



**Exhibit 1**

**March 3, 2021 Corte Bella GAC  
Virtual Town Hall Summary**

## Questions related to re-zoning and site location

**Question:** Why not the Lake Pleasant Parkway industrial zoned areas off Rt. 303 and away from housing developments?

**Answer:** The Lake Pleasant Parkway/Loop 303 interchange is too remote for any existing trash streams to be useful as a transfer station. The reduction in local trash truck travel distances would not be significant.

**Question:** What other sites have been considered for this? Why isn't an area on the 60/Grand Avenue, toward Wickenburg being explored?

- **Answer:** We evaluated over 40 potential properties in the Northwest Valley, and we feel the proposed location is ideal. It is located close to the Loop 303 and would utilize no existing residential roads. It is in a future industrial park and does not require rezoning from either commercial or residential uses. And, as noted earlier, transfer stations are most effective when located near existing waste collection and recycling routes. This is one of the fastest growing zip codes in Maricopa County.

*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** When will the rezone be made to the County for the rezoning from I-2 to I-3 associated with this proposed project? Who will be making the application, Republic Services or the WestWing Industrial Park, LLC developers?

- **Answer:** Republic Services has filed a pre-application for the rezoning. Once the pre-application process is complete, Republic Services will be permitted to file the rezoning application, and that lengthy, public process is expected to take about 9 months. Republic Services will be making the application with the authorization of the WestWing Industrial Park owners.

**Question:** Will the rezone allow public comment as part of the Board of Supervisors review and approval?

- **Answer:** Yes. Public comment is welcome and encouraged during any rezoning process.

**Question:** If the area is rezoned as I-3, would this not create the potential for other I-3 uses/industry to move in?

- **Answer:** The rezoning application would only be valid for our 10-acre parcel. The 65-acre remainder of the existing industrial park would remain zoned I-2, allowing a full range of manufacturing, trucking, and warehouse activities.

**Question:** What is the difference between I-2 and I-3 zoning?

- **Answer:** Maricopa County I-2 zoning allows truck depots, warehouses, and manufacturing. I-3 zoning is intended for uses that are not included in the I-2 list, and that includes transfer stations.

**Question:** What, to your knowledge, is going in the rest of the industrial park?

- **Answer:** We don't know. The existing zoning allows manufacturing truck depots and warehousing.

**Question:** Is the property already owned by you, thereby making it attractive to you?

- **Answer:** No, Republic Services is under contract to purchase the property, and that is contingent on a successful rezone.

**Question:** Will Republic Services notify the Corte Bella HOA when the rezoning application is filed?

- **Answer:** Yes, Republic Services will remain in contact with Corte Bella through the process.

**Question:** When was this land zoned for industrial?

- **Answer:** The County Board of Supervisors approved the I-2 rezoning of the WestWing Industrial Park in Fall 2019.

**Question:** We are not serviced by Republic Services. How would this keep our prices down as is being promoted in your literature?

- **Answer:** The same way any business competition keeps prices under control. One gas station in a community can charge higher prices. Multiple gas stations in an area can keep prices under control as businesses compete. Transfer stations reduce labor, maintenance and fuel costs to municipalities, saving cities money and those savings could be passed along to you, the customer. In addition, because trucks do not have to travel as far to recycling centers or landfills, there are fewer vehicle emissions and less wear and tear on roads.

### **Questions related to operations and safety**

**Question:** You've talked about tipping floors earlier. What is a tipping floor?

- **Answer:** The tipping floor is the concrete pad inside the transfer facility. It is where the local trash and recycling trucks "tip" or empty their contents.

**Question:** The danger of an electrical substation in the area is very real. I don't understand proposing such a facility in that location.

- **Answer:** We do not believe the substation proposes any fire risk to any of its neighbors, whether it be the fire station the single-family rental homes, the RV storage facilities or the existing industrial park. That would include our facility as well. Regardless, the transfer station will be equipped with best-in-class equipment, including fire suppression, along with well-trained employees.



*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** What cities or communities in the Northwest Valley does Republic serve now? And who are you planning to serve?

- **Answer:** Republic Services serves commercial and industrial customers throughout the Northwest Valley. Like any business that is growing and competing, we hope to expand our customer base. We think other local haulers in the area will see the economic benefit to them to stop driving their local trucks long distances and use our facility instead. This would dramatically shorten their travel times.

**Question:** It has been said to me by Stephen Herring that Republic plans to have in the beginning 3 to 5 trucks with one transfer truck at the site.

- **Answer:** We anticipate 3 to 5 trucks will utilize the facility each hour while it's open. This estimate includes both local and transfer trucks.

**Question:** What are the proposed daily tonnages the facility will handle?

- **Answer:** That will vary depending on the size of the trucks using the facility. Typically, we estimate between 100 and 175 tons per day.

**Question:** Where are the empty trailers parked while waiting to be filled with garbage? How are these empty trailers cleaned to prevent odor and rodent infestation?

- **Answer:** The transfer vehicles will queue on the property and leave as soon as they are loaded with materials. Empty trailers are stored off-site at another location.

**Question:** How will transfer trucks be stored if they are only half full at the close of business? Will you pull it into a bay or leave it outside?

- **Answer:** One or two transfer trailers (for trash and recycling) half-full at the close of business would be tarped and stored within the "tunnel" inside the facility. Every evening all bay doors of the facility would be closed. No transfer trailers would be stored overnight outside the facility.

**Question:** Will the trucks have back-up alarms and how far will that noise travel? Will we hear the alarms?

- **Answer:** Local vehicles do have back-up alarms. Our site plan calls for the local vehicles to back up on the north side of the facility (where the bay doors are located), thus mitigating any noise. Regional vehicles would not back up at the site. We believe any sound coming from the facility will be negligible, compared to existing noise on the Loop 303.

**Question:** Is there any hazardous materials or medical waste deposited at this location? If yes, and there is a spill, what is your operational plan for this type of emergency?

- **Answer:** No. Republic Services does not accept or haul hazardous or medical waste at this facility. Those materials are handled by specialized waste hauling businesses.

**Question:** How do you guarantee that no toxic materials will get to the station?

**Answer:** We have screening to detect and reject any such material.

**Question:** Who inspects the transfer station and how often? The website says up to 80 trucks daily.

- **Answer:** ADEQ and Maricopa County have jurisdiction. A quick clarification: the website says 80 truck trips daily. One vehicle entering and then subsequently exiting counts as two traffic trips. So only 40 trucks daily.

**Question:** How do we know you will abide by your expressed commitments? It's easy to say things now but as this area grows over the next 5-10 years, what keeps you from changing your mind?

- **Answer:** These commitments would be submitted as part of our public approval process. If we don't adhere to them, the County can cite us and, ultimately, revoke our permit.

**Question:** Where do you next take the waste & recycle material? Is it to the landfill off I-17 and 101? Would it make sense to have a transfer station closer to the landfill?

- **Answer:** Trash would be taken to the Republic Services landfill located in Buckeye and the recycling would go to either the City of Phoenix's facility or a Republic-owned property under construction in the East Valley. It would not make sense to locate the transfer facility near the landfill for the reasons noted previously.

### **Questions related to odor and traffic**

**Question:** How often do you rinse the area?

- **Answer:** We do a dry sweep of the floors each night. We do not typically rinse the tipping floor as water can result in leachate production.

**Question:** The proximity to planned communities is not acceptable. You cannot promise that this service will not affect our communities with increased truck traffic and potential smells.

- **Answer:** Actually, the very purpose of a transfer station is to eliminate truck traffic off the 303, cutting truck trips by two-thirds. There would be more trucks on the 303 without a transfer station. We think the absence of a transfer station to serve the communities in this area, when the rest of the Valley already has this service, is not acceptable. Republic Services has a long-standing commitment to being a good neighbor. We are taking extra precautions to ensure that truck traffic and odor is not a nuisance. For example, the truck bay doors will be located on the north side of the facility, at the furthest point from residential developments, and they will be closed



nightly. We propose to build an access road that will allow trucks to enter and exit directly from the Loop 303, away from neighborhoods.

**Question:** Heat and garbage mean smell. How can you promise that in the hot months of summer that your facility will have sufficient cooling to mitigate this situation?

- **Answer:** As you know, Republic Services is an Arizona-based company and we operate several transfer stations and other facilities throughout this region, so we're very familiar with the market. The operational commitments we've made, and the odor mitigation efforts we employ, are designed to work in both the winter and summer months.

**Question:** There is no question that the increase in truck traffic may create a significant increase in noise, including those accelerating and heading north on El Mirage. Is Republic Services prepared to help the community find effective noise mitigation techniques and is Republic services prepared to fund those efforts.

- **Answer:** We do not believe there will be a need for noise mitigation. Here's why. Trucks will not be accessing the transfer facility from El Mirage. They will be accessing the facility from a not-yet-built-access-road at Exit 123, on the north side of the Loop 303. Further, daily traffic to and from the facility is estimated to be 40 trucks, which represents less than 0.2% of the 30,000 daily trips on the 303.

**Question:** Why do you say this won't impact roads? Are you committing that you will not drive garbage trucks or transfer trucks on the 303, El Mirage and Grand Avenue?

- **Answer:** Local trucks are already driving these roads today. If we can cut those trips by two-thirds, with the addition of a transfer facility, then the 303 will be in better shape than it is today, with fewer long-distance truck trips. We are conducting a traffic study and are confident that this transfer facility will have a negligible impact on existing traffic counts. The vehicles that service you now will continue to do so, but one of the benefits of this critical infrastructure is the reduction of wear and tear on local roads. The traffic study will be shared on [WestWingTransfer.com](http://WestWingTransfer.com) as soon as its available.

**Question:** You said no additional traffic on local roads, but by opening to landscapers and others, they will use El Mirage as an access point, which would increase traffic in our local housing areas.

- **Answer:** As a follow-up to the previous answer: the vehicles (landscape or otherwise) that service you now will continue to do so. But any vehicle wishing to utilize the transfer facility will only be able to access it via Exit 123, on a yet-to-be-built road, north of the Loop 303. The facility will not increase vehicle traffic in area neighborhoods, and we are currently conducting a traffic study that includes El Mirage and the 303.

**Question:** The trucks that currently exit the 303 at El Mirage are noisy and the sound barrier is ineffective. What will you do to mitigate this noise?

- **Answer:** We are prohibiting our larger transfer trucks from using their air or "jake" brake, which will greatly reduce noise coming from vehicles that enter or exit the 303 from Exit 123.

**Question:** Will noise impact be part of the traffic study?

- **Answer:** No, it is not.

**Question:** What hours would the trucks be coming and going and creating noise?

- **Answer:** The proposed hours of operation are 5 a.m. to 6 p.m., Monday through Friday, with reduced hours of operation on Saturday. There will be more restricted hours of operation for landscapers and residential customers utilizing the bulk drop off option, but those have not been established yet.

**Question:** How does a highway or power station mitigate airborne odors?

- **Answer:** They don't, although a highway obviously generates an enormous amount of emissions, more than any single other business operating in your community. But our proposed location utilizes the Loop 303 and the substation as buffers between the transfer station and residential areas. Further, we have committed to using best-in-class technologies and design to mitigate noise and odor issues. These include sweeping the tipping floor nightly, utilizing anti-odor misting systems, closing the bay doors every evening, locating the bay doors on the north side of the parcel, away from residential areas, and building a future access road from the Loop 303 to the facility.

**Question:** Have the misters been used at other Republic transfer stations? If so, which ones?

- **Answer:** Yes, misters are present in most of our transfer facilities nationwide.

**Question:** How far does this misting scent travel? Would we smell this in our community?

- **Answer:** The misters are located on the inside of the facility, by the bay doors, on the north side of the building, and are meant to keep any odor within the building. We do not anticipate the scent will leave the site.
- 

### **Questions related to property values**

**Question:** How can you state that there is no impact on property values, odor and noise and the location is not close to residential areas?

**Answer:** We feel confident in saying this because we are unaware of any study showing a correlation between transfer facilities and decreased property values. In fact, there are 32 transfer stations in Maricopa County, and home values throughout the county increased by more than 17 percent in 2020.

*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** Are you aware of the EPA's 63-page study that states that transfer stations in fact decrease property values?



- **Answer:** We are aware of the document you are referring to, but it is not a study. There was no evaluation or examination of property values and there were no conclusions drawn backed by data. Rather, the EPA document detailed considerations for siting a transfer station. In one paragraph, the agency noted that locating too many industrial and environmental facilities in low-income communities could potentially further depress property values in the area. None of these factors are relevant to the WestWing site.

**Question:** Who was there first – you or the homes?

- **Answer:** Homes. Rapidly growing communities require infrastructure and services to support the residential and commercial development. For example, who was here first: the homes or the grocery stores? The grocery stores did not arrive until after the people did. The same is true for us. That's why this recycling and transfer facility is now needed. It was not needed before. Your trash and recycling are what makes this business viable.

### **Questions that don't immediately fit into other categories**

**Question:** Are you aware there is a petition with over 1,900 signatures opposing your request?

- **Answer:** Yes. We encourage anyone with questions or concerns to visit [westwingtransfer.com](http://westwingtransfer.com)

**Question:** How much community input has been scheduled to discuss the feasibility of this project and the impact on residents?

- **Answer:** We have conducted three town halls, organized two site tours, responded to more than 100 emailed questions, and met with several community HOAs. These outreach efforts are continuing now and throughout the re-zoning process.

**Question:** I have spoken to Mayor Carlat and if violations occur it would not be the City of Peoria that is responsible. That would be up to Maricopa County.

- **Answer:** That is correct. The proposed site is in unincorporated Maricopa County and it would have jurisdiction.

**Question:** What independent studies have been done in other Phoenix metro areas to evaluate the value and effectiveness of these transfer facilities?

- **Answer:** We are not aware of any such studies in Maricopa County. However, transfer facilities are effective when they reduce truck traffic, reduce wear and tear on roads, provide efficient disposal options and exist in convenient, easy to access locations. There is a reason these facilities exist all over the Valley today: they work.

**Question:** Will you combine your trash facility at this location with corporate services like you have at other locations?

- **Answer:** No. This will be a recycling and transfer facility only.

**Question:** With a 17,000 square foot facility there is lots of land to expand on. What guarantee do we have that there are no plans for additional growth?

- **Answer:** The facility is designed to accommodate at least 15 years of growth. If an expansion is required in the future, there is only room for one additional bay. That would bring the total footprint to a maximum of 20,000 square feet.

**Question:** What is the timeline for opening of this site?

- **Answer:** The rezoning application takes 9 months. After that we would have to construct the proposed access road. Assuming no delays, we anticipate being operational in 2023.

**Question:** Who are your commercial customers? What kind of trash is coming from them?

- **Answer:** Potential customers include municipalities, other haulers, and Republic Services. Trash will be what is considered standard “front load” waste. Think items that might come from a department store, office building or gas station.

**Question:** What other transfer facilities are located so close to residential areas? Google Earth measurement shows this facility would only be about 2,200 feet from the nearest residence.

- **Answer:** All the existing transfer stations we have suggested that you and your neighbors drive by are within a quarter of a mile of homes. It’s not uncommon for transfer facilities to be within ½ a mile, or even a ¼ of a mile from the nearest residence, and that’s true in Maricopa County as well. We feel this site is particularly advantageous because it’s sheltered from residential areas by the Loop 303 freeway and the WestWing substation.

**Question:** Please clarify your statement about once a month bulk drop off. Is it true that it will not be picked up and residents will have to take their bulk waste to your facility?

- **Answer:** Yes, the free monthly bulk disposal is a benefit to residents. You will have to bring your items to the facility. We cannot pick them up as other providers have exclusive contracts for waste disposal.

**Question:** Would you please ask about a traffic light that could be installed at the new access road exit?

- **Answer:** Traffic lights are installed based on the traffic volume and flow of each intersection. Maricopa County Department of Transportation would be the governing body responsible for deciding whether to install a traffic light at that location.

**Question:** On average, how much in property taxes do your facilities pay?

- **Answer:** At Cave Creek we paid a little over \$100,000 last year. At Chandler, a smaller facility without business offices, we paid a little over \$30,000 last year.

**Question:** Can you discuss the Rainbow transfer station in California and how that situation will not occur here?

- **Answer:** Republic Services acquired the Rainbow transfer station when it purchased Rainbow Environmental Services, which means we inherited the facility in an “as is” state. We have since funded tens of millions in improvements to the site, including a new 45,000 square foot building, best-in-class ventilation systems and filtration and other odor mitigation measures. We don’t consider Rainbow and WestWing to be comparable because we will be constructing this site ourselves as a best-in-class facility.

**Question:** What about security at the facility after hours?

- **Answer:** Our property will be surrounded with fencing and gates and will be equipped with security cameras and monitoring. The bay doors of the transfer facility will also be closed nightly. We do not anticipate any issues with trespassing.





**Exhibit 2**

**May 13, 2021 Corte Bella Cave Creek Tour  
Attendance Sheet**



5/13/21

MEETING: Site Visit  
DATE:

PLEASE SIGN IN BELOW

RESIDENT NAME		RESIDENT ADDRESS	RESIDENT EMAIL ADDRESS
1	STEVEN MICHAEL	22037 W. PEDREGOSA DR	SMICHA4D@comcast.net
2	CHARLEE CHAZARILLA	13354 W. SUMMIT DR	<del>CHARLEE@charlee.com</del> @gmail.com
3	LINDA CANTON/ON	23223 N. GAVIATA DR.	LKCRI7CH1U1@GMAIL.COM
4	Deb Humpal	22725 N. Pico Dr.	debrahumpal@hotmail.com
5	Jan Still	23109 N Pico DE	janstill@comcast.net
6	Greg Still	23109 N Pico DE	hrlusft00@hotmail.com
7	Gindy Bush	23127 N. Pink Raymond Dr.	c-bush21@hotmail.com
8	Eivie Hansen	22628 N. San Ramon Dr.	E.E.Vie.Hansen.NE@gmail.com
9	LINDA WRIGHT	13224 W. Lincoln Dr	trigibe@aol.com
10	Duane Yantorno	23007 N Pedregosa Dr	duaney2009@g.com
11	Diana Day	13219 W. Sumipere Dr	dianaiday@hotmail.com
2			





**Exhibit 3**

**Attendance Sheets from February 13, 2021  
and March 6, 2021 Open Houses**



February 13, 2021

Time Slot - 10am - 11am

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assume no risk\*

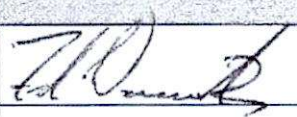
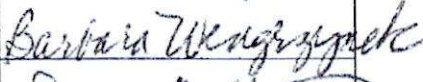
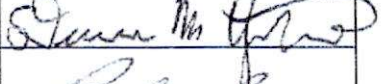


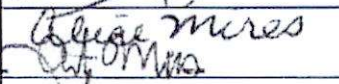



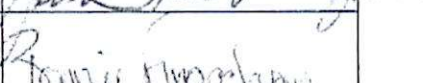
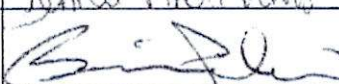

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Russ. Alice Jensen	28278 N. 123 <sup>rd</sup> Ln.	Russ@WSEA.com	949 633-3582	A Jensen
Tom CASH	12824 Logan Ave	TomC@Gmail.com		Tom CASH
Julie LaBonte	27969 N 92	julie@JulieLaBonte.com	949-554-5205	Julie LaBonte
Tom Meyer	23023 New Pointe	tmeyer1@cox.net	309 236 4110	Tom Meyer
Mat Hummer	13142 W Nogales Dr	mhummer@cox.net		Mat Hummer
Geoff Whitaker	12136 W Monk Lane CT	gwhitaker1389@gmail.com	623-889-1517	Geoff Whitaker
Steve Ellis	27-27 <sup>th</sup> Ave	SteveEllis@Comcast.net	602-751-667	Steve Ellis
J.J. Fowlie	25172 N. 108 <sup>th</sup> LN Renoia 85383	jfowlie@live.com	623-337-1163	J.J. Fowlie
Vanessa Angel	12016 W Montelima Sun City 85383	Vanessaangel@cox.net	602-721-3345	Vanessa Angel
Tom ANGEL	↑	ANGELTS@Yahoo.com	602 721 8345	Tom Angel
H. Hanna	21812 W Las Posas			H. Hanna



February 13, 2021

Time Slot: 10am - 12pm

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assume no risk\*

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
FRED WENGRZYNEK	21731 N. 120TH AVE	fred.wengrzynek@hotmail.com	(623) 225-3913	
BARB WENGRZYNEK	SONOMA, AZ	bwengrzynek@hotmail.com	(860) 690-0974	
Duane M. Yantow	23037 N. Piedras Dr Sun City West	duaney2009@gmail.com	(520) 247-4751	
Ralph Brown	22115 N. 225 Positas, SCW	rwbrown127@gmail.com	623-549-7177	
JAN ENNIS	21865 N LAS POSITAS CT	enncs.com	425-269-7274	
Joe Downs	1066 E Pison St.	arizona.joe.downs@gmail.com	480-298-9354	
ART & Alice Mires	22084 N. DeLa Guerra	alice.c.mires@gmail.com	(580) 7637400 (580) 7614282	
LARRY & KERRI GORES	134130 W. DUNE PEORIA SCW	skidiloo@gmail.com	847-665527	
Larry Leslie Stiles	12831 W El Somero	ljestiles@hotmail.com		
Jan Janus	13811 W. Soda	jlillywindow@gmail.com		
Bonnie Finorello	13121 W Santa Ynez Ct	bfinorello@thegiftgroup.com		
Brian Perkins	13544 W. Juniper	LDevel400@Aol.com	623 234 3337	



February 13, 2021

Time Slot: 12pm - 1pm

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assume no risk\*

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Kathy Jorgensen	13544 W Junipero <sup>DR</sup>	Fillyfixr@aol.com	623-234-3337	Kathy Jorgensen
Maggie Harvey	12834 W. <sup>CT SCW</sup> <del>Junipero</del>	WHarvey@aol.com	623-628-6213	Maggie Harvey
3rd Terry Kelly	22621 N Galindo	Bir - Terry - Kelly Comcast	623-444-6417	Terry Kelly
DAVID LAZAR	22907 N DEL MONTE			David Lazar
Geneine Robert Bruch	22304 N Las Posas	rebertjfb@comcast.net	847-381-6165	Robert Bruch
Tim Lukowski	12814 W. Los Banos <sup>DR</sup>	BUNYAP911@gmail.com		Tim Lukowski
Lyn Peterson	23014 N Alco Ct	Lynpeterson61@gmail.com	6235709785	Lyn Peterson
Dan Peterson	23614 N. Pico Ct <sup>SCW</sup>	SKagwayeagle@gmail.com		Dan Peterson
Dana Zolner	12413 W Pennington	590162@aol.com		Dana Zolner
Maria Camacho	11918 W Villa Hermosa Ln <sup>SUNCHY, AZ</sup>	Cambique 2308 eacilon	623-580-3732	Maria Camacho
Maria Curtis	22918 N. DeLaGuerra	CHNAIVE De. Ogmil.com	6023163356	Maria Curtis
Robert Miles	↓ ↓ ↓	↓ ↓ ↓	↓ ↓ ↓	Robert Miles



February 13, 2021

Time Slot: 14pm - 4pm

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assume no risk\*

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
HANS & JUDY KNUUIT	13931 W LOS RANOS DR	KNUUIT@GMAIL.COM	516 522 4495	Hans Knudt
ES Southwick	12951 W. ...			ES Southwick
Dorothy Hansen	13946 W RICCO DR Sun City West AZ	dshansen@cox.net	480-430-1151	Dorothy Hansen
Tom Brandli	22524 N. Del Monte Ct Sun City West	TABRANDLI@gmail.com		Tom Brandli
Nick + Nicole Parr	28053 N. 124th Ln Peoria AZ			Nicole Parr
Rosalind NAYMAN	23125 N 96th SCW Land	mollywayman@yahood.com	818 207 9364	Rosalind NAYMAN
Phyllis Vollmer	28675 N. 113th Ln Peoria 85383	phylvollmer@yahoo.com	623-698-8015	Phyllis Vollmer
Tim Vollmer	29675 N. 113th Ln Peoria 85383		602 861-5942	Tim Vollmer
Jim & Sandra HAILE	Peoria AZ 85383 29384 N 129 AVE	SHAILE@AOL.COM	702-769-7386	Jim & Sandra Haile
Pauline & Dick Robinson	22126 N San Ramon Dr.		623-533-4917	Pauline & Dick Robinson
Schiller Frank & Joann	30149 N. 129th Ln Peoria, AZ	fjschiller@yahoo.com	928-254-6794	Frank & Joann Schiller
Kay Mueller	13107 W. Quinto SCW. AZ 85375	kay-mueller45@yahoo.com	480-330-3103	Kay Mueller



March 6<sup>th</sup>, 2021

## Republic Services Recycling & Transfer Facility – WAVIER SIGN SHEET

*\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assumes no risk\**

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
K. Anderson				K. Anderson
A. Donovan				A. Donovan
J. Donovan				J. Donovan
J. MESSINA				J. Messina
G. Robillard				G. Robillard
C. Robillard				C. Robillard
S. Eckert				S. Eckert
S. Rooney				S. Rooney
Z. Zarnik				Z. Zarnik
W. B. Greiner				W. B. Greiner

March 6, 2021

## Republic Services Recycling & Transfer Facility – WAVIER SIGN SHEET

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assumes no risk\*

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
Adam Vincent	12650 W Juniper CT	adamvincent@yahoo.com	616-885-4492	[Signature]
R Belsham	23281 N 126 <sup>th</sup> Drive	redway.belsham@gmail.com	480-3930345	[Signature]
Rosalind Wayman	23125 N 126 Lane	mollywayman@yahoo.com	818-207-9364	[Signature]
ANTRUELSEN				[Signature]
JG Alvar				[Signature]
B Klein	12931 PANCITA	-	-	[Signature]
T Klein	11	-	-	
Daniel Martin	22311 N. Arrellaga DR			[Signature]
Janet Martin	San City West	d.martin@yahoo.com	875-3212	[Signature]
Mike McClure	12629 W Sola DR "SOLERA"	-	480-215-8121	[Signature]





**Exhibit 4**

**Comment Cards from February 13, 2021  
and March 6, 2021 Open Houses**

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Sebastian + Bonnie Finocchiaro  
Address: 13121 W Santa Ynez Ct  
E-mail: bfinoc@the-gt-group.com  
Phone Number: 360.607.6083

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: We oppose the site. It will absolutely bring our property  
values down, smell will increase due to summer heat & wind,  
and traffic will be terrible. AZ is so vast, it seems  
ridiculous to build in the middle of homes, shopping & churches.  
That is a sorry excuse. Do what other businesses do: pass  
the cost to your customers, and move it out! There are so  
many possibilities off 60 and off west Bell road. Try &  
be more considerate!

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: BRIEN PERKINS  
Address: 13544 W Juniper DR 85375  
E-mail: LDevil46@Aol.com  
Phone Number: 623 234 3337

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: My mind has not changed, this is  
A TERRIBLE location. The SO's wall & Power  
STATION will not stop the smell of the place.  
You need to look FURTHER OUT & AND  
where there are NO neighborhoods if you  
HAVE to have something in NW MARICOPA county.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: ART MURES  
Address: 22004 N. De La Guerra  
E-mail: amures@muresconsulting.com  
Phone Number: 580-761-4282

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Presentation was well done. All questions answered  
• Would like to know about the lanes on all 4 entrances & exits.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Fred Wengrzynek  
Address: 21731 N. 120<sup>th</sup> Ave Sun City 85373  
E-mail: Fred.Wengrzynek@btinternet.com  
Phone Number: 623-225-3913

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Perhaps a tour of a local existing facility would  
help the public to understand the impact to this area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Bob AND Terri Kelly

Address: 22621 N Galicia Dr. Sun City West

E-mail: bob\_terri\_kelly@msn.com

Phone Number: 623-444-6917

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Our main concerns are odor coming from  
plant we have been told there is a middle that  
addresses that problem we would like to see the middle  
but it was not available. We are also concerned about  
increased traffic coming from the local pick up  
stations.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: JAN ENNIS

Address: 21825 N LAS POSITAS CT

E-mail: janennis@ennco.com

Phone Number: 425 269 7274

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: NICE PRESENTATION, BUT THE ZONING YOU NEED  
OPENS PANDORA'S BOX. NO THANK YOU.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Jeff Whitaker

Address: 12136 W Monte Lindo CT San City, AZ 85375

E-mail: gwhitaker1389@gmail.com

Phone Number: 623-889-1517

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: We would like a different area considered as we  
believe the added noise + smell pollution to the area  
outweighs the benefits of the transfer station to the  
community.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Kathy Jorgensen

Address: 13544 W Junipero Dr.

E-mail: FillyFixx@aol.com

Phone Number: 623-234-3337

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Terrible location. It needs to be moved. Not in  
The middle of Homes.



**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Bill + Maggie Arrey

Address: 12839 W. Quinto Ct.

E-mail: wharvey29@cox.net

Phone Number: 623-628-6213

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Very good presentation. No immediate  
concerns

---

---

---

---



WestWing Recycling & Transfer Facility Survey

Name Terry Klein

Phone \_\_\_\_\_

E-Mail btkontheroad@gmail.com

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

WestWing Recycling & Transfer Facility Survey

Name Barry Klein

Phone \_\_\_\_\_

E-Mail bare03@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

WestWing Recycling & Transfer Facility Survey

Name DANNY MARTIN

Phone \_\_\_\_\_

E-Mail dmartin12308753@yahoo.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

*will fight this site.*

WestWing Recycling & Transfer Facility Survey

Name Janet MARTIN

Phone \_\_\_\_\_

E-Mail Janet Martin 1280@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

*Built somewhere else not wanted in my back yard too much traffic*



WestWing Recycling & Transfer Facility Survey

Name Pam Belsham.  
Phone 480-393-0845  
E-Mail rodney.belsham@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

Very informative.  
Like the idea its would  
be the latest technology -  
it is what it is

Name Susan Eckert  
Phone (623) 594-1728  
E-Mail suse480@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

The commitments  
to make this station  
cleaner & less ~~intrusive~~  
are positive, but would  
like to know how they  
will be codified. Thanks!

WestWing Recycling & Transfer Facility Survey

Name RODNEY BELSHAM  
Phone 480 393 0845  
E-Mail rodney.belsham@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

It is a necessity that  
a new facility is built.  
I believe that Republic  
services is the best.



WestWing Recycling & Transfer Facility Survey

Name Michael Donovan  
Jeanne Donovan

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments: Will not give out my private info to you.  
There is no transparency  
how this will benefit  
community.

WestWing Recycling & Transfer Facility Survey

Name Mike McClure

Phone 480-215-8121

E-Mail WMM5UN@gmail.com

My current position on the proposed WestWing facility is (circle one):

☐ Oppose      ☐ Neutral      ☒ Support

Other Comments:

1) MORNING WIND DIRECTION -  
NOISE & SMELL QUESTIONS  
ANSWERED TO MY SATISFACTION  
- NO NEGATIVE IMPACT  
 2) TRAFFIC QUESTIONS ANSWERED -  
NO NEGATIVE IMPACT

WestWing Recycling & Transfer Facility Survey

Name Gail Robillard  
Sunkya <sup>Home</sup> owner

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments:

Please consider:  
North of 303  
on Lake Pleasant Parkway

WestWing Recycling & Transfer Facility Survey

Name Claude Robillard  
Sunkya <sup>Home</sup> owner

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments:

Please consider:  
North of 303  
on Lake Pleasant Parkway



WestWing Recycling & Transfer Facility Survey

Name JOHN MESSINA

Phone (1002)-349-9480

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

PICK ANOTHER  
PLACE

WestWing Recycling & Transfer Facility Survey

Name Cap

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

Pls relocate

NIMBY  
Thank you residents for  
former site  
of recommendation  
this site

WestWing Recycling & Transfer Facility Survey

Name Lada Zaria

Phone \_\_\_\_\_

E-Mail Lada.Zaria@gmail.com

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

I understand why this location but I do feel a location north along 303 would be better. away from - any-residential.

WestWing Recycling & Transfer Facility Survey

Name Bill Greiner

Phone 913-653-9621

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:





**Exhibit 5**

**Invitations to February 13, 2021 and  
March 6, 2021 Open Houses**

# Come See It For Yourself



You're invited to take a look at the new site for the  
**WestWing Recycling and Transfer Facility**

**Saturday, February 13th**

10:00 am - 2:00 pm

***near 119th Ave. and W. Happy Valley Road***

- Pre-Packaged food and beverages will be provided. Parking is available on-site.
- We encourage all attendees to wear durable, comfortable shoes as the site is on natural and uneven terrain.
- Face Masks will be required and guests' temperatures will be checked upon arrival.  
*\*Based on guidance from health authorities, anyone displaying a temperature of 100.4 F or above will not be allowed entry.*
- Please stay home if sick or demonstrating signs of illness.  
*\*The event reserves the right to remove a person if symptoms are obvious.*
- Due to COVID precautions and attendance limits, an RSVP is required, or admittance will be denied.

**RSVP at [RSVP@rosemoserallynpr.com](mailto:RSVP@rosemoserallynpr.com)**

*\*Directions to the site will be provided upon RSVP\**

**WE  
LISTENED.**

**WE  
RECONSIDERED.**

**WE  
ACTED.**



The proposed location for the WestWing Recycling and Transfer Facility is in an industrial area south of the WestWing Power Station and north of the 303.



The site was selected after considerable input from residents who had opposed locating a transfer facility at 115th Ave. and Happy Valley Road. In fact, this new site was suggested by some in the community.



The 17,000 square foot facility will be nearly impossible to see from residential neighborhoods and there will be no additional truck traffic in residential neighborhoods.



The WestWing Recycling and Transfer Facility will also help keep trash rates low and preserve recycling.



It will not impact property values but it can help preserve recycling for Northwest valley communities.

To learn more, please visit [www.WestWingTransfer.com](http://www.WestWingTransfer.com)



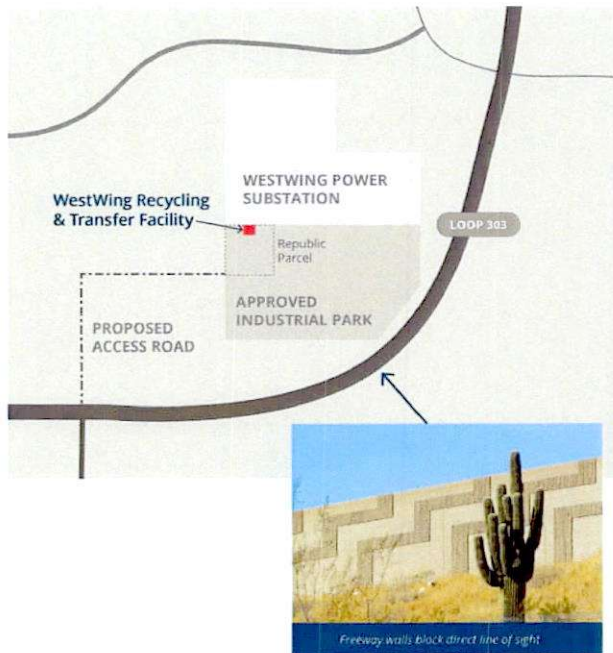
# Come See It For Yourself

You're invited to take a look at the new site for the  
**WestWing Recycling and Transfer Facility**

**Saturday, March 6th**

10:00 am - 2:00 pm

***near 119th Ave. and W. Happy Valley Road***



- Pre-Packaged food and beverages will be provided. Parking is available on-site.
- We encourage all attendees to wear durable, comfortable shoes as the site is on natural and uneven terrain.
- Face Masks will be required and guests' temperatures will be checked upon arrival.

*\*Based on guidance from health authorities, anyone displaying a temperature of 100.4 F or above will not be allowed entry.*

- Please stay home if sick or demonstrating signs of illness.  
*\*The event reserves the right to remove a person if symptoms are obvious.*
- Due to COVID precautions and attendance limits, an RSVP is required, or admittance will be denied.

**RSVP at [RSVP@rosemoserallynpr.com](mailto:RSVP@rosemoserallynpr.com)**

*\*Directions to the site will be provided upon RSVP\**

**WE  
LISTENED.**

**WE  
RECONSIDERED.**

**WE  
ACTED.**



The proposed location for the WestWing Recycling and Transfer Facility is in an industrial area south of the WestWing Power Station and north of the 303.



The site was selected after considerable input from residents who had opposed locating a transfer facility at 115th Ave. and Happy Valley Road. In fact, this new site was suggested by some in the community.



The 17,000 square foot facility will be nearly impossible to see from residential neighborhoods and there will be no additional truck traffic in residential neighborhoods.



The WestWing Recycling and Transfer Facility will also help keep trash rates low and preserve recycling.



It will not impact property values but it can help preserve recycling for Northwest valley communities.

To learn more, please visit [www.WestWingTransfer.com](http://www.WestWingTransfer.com)



**Exhibit 6**

**February 11, 2021 Tele Town Hall  
List of Attendees**



## February 11, 2021 Tele Town Hall Attendees

Name	City	First Name	Last Name
Tami Aggers	Peoria	Tami	Aggers
Anne Levig	Sun City West	Anne	Levig
Kristi Cajthaml-Webb & Christopher Webb	Sun City	Kristi	Cajthaml-Webb
Lyle & Joyce Van Sciver	Peoria	Lyle	Van Sciver
Bianca & Ryan Brochard	Peoria	Bianca	Brochard
Jonathan Riley & Ralph Rodríguez	Peoria	Ralph	Rodríguez
Jill & Heath Bottomly	Peoria	Jill	Bottomly
The West Household	Sun City	Joshua	West
Dianne & Philip Dankes	Peoria	Dianne	Dankes
The Thomas Household	Peoria	Roeann	Thomas
Brandon & Kara Van Buskirk	Peoria	Kara	Van Buskirk
Debra & John Ewan	Peoria	Debra	Ewan
Connie & Philip Enea	Peoria	Connie	Enea
John Buonagurio	Peoria	John	Buonagurio
Christine & Dean Robeson	Sun City West	Dean	Robeson
Dina Elia	Peoria	Dina	Elia
Shirley Wright-Panek & James Panek	Sun City West	James	Panek
The Pierce Household	Sun City West	Ann	Pierce
Ivana Pettyjohn & Nicole Lambros	Peoria	Ivana	Pettyjohn
Richard Haecker & Richard Vasquez	Sun City West	Jon	Kile
Diedrich Wasserbauer	Sun City	Diedrich	Wasserbauer
Lynn Gabriel	Sun City West	Clarence	Gabriel
John Ricuito	Sun City	John	Ricuito
Dan Reynolds	Sun City West	Dan	Reynolds
Richard & Susan Hoe	Sun City West	Richard	Hoe
Debbie Brady	Sun City West	Deborah	Brady
Vanessa Angell	Sun City	Thomas	Angell
Mike Collins	Sun City West	Patricia	Collins
Mary & Gary Van Maanen	Sun City West	Mary	Van Maanen
The Pake Household	Peoria	Gloria	Pake
The Nasca Household	Sun City West	Carl	Nasca
Karen & Lee McDowell	Sun City West	Karen	McDowell
Fred Wagner	Sun City West	Beverly	Wagner
Richard & Virginia Jean	Sun City West	Richard	Jean
Chrissy Casseday	Peoria	Kristine	Casseday
Richard Frechette	Sun City West	Richard	Frechette
Bob Olson	Sun City West	Diane	Olson
Bob Stenzel	Sun City West	Robert	Stenzel
Kathleen & William Albertino	Sun City West	Kathleen	Albertino
Josette & Jori Garth	Peoria	Walter	Garth
Roberta Fremder	Peoria	Gary	Fremder
Jo Anne Jones	Sun City West	Jo Anne	Jones
James & Helen Rakers	Sun City West	Helen	Rakers
Denise & Michael Vega	Peoria	Denise	Vega



<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Deborah & Billye Simmons	Peoria	Deborah	Simmons
Concetta & Christopher Ecker	Peoria	Concetta	Ecker
The Cobb Household	Surprise	Susan	Cobb
Carole Lombardi	Sun City	Carole	Lombardi
D & Carolyn Joyner	Peoria	D	Joyner
Barbara & Harry Newman	Peoria	Harry	Newman
Martha & Richard Kates	Peoria	Martha	Kates
Jessica & Christopher Mendez	Sun City	Jessica	Mendez
Suzanne & Sean Fay	Peoria	Suzanne	Fay
Irene & Donald Lehrer	Sun City West	Irene	Lehrer
Gina Dacquisto & Daniel Britts	Peoria	Gina	Dacquisto
Eric Schambari & Troy Pladson	Sun City West	Troy	Pladson
The Stice Household	Sun City	Darrel	Stice
The Jackson Household	Surprise	Sharon	Jackson
Arlene Mandel	Peoria	Arlene	Mandel
The Hutton Household	Peoria	Maria	Hutton
Erica & Douglas Burian	Surprise	Erica	Burian
The Saka Household	Peoria	Delshad	Saka
Ellen & William Bresnick	Peoria	Ellen	Bresnick
The Strasser Household	Peoria	Rhiannon	Strasser
Adam & Melissa Fleishman	Peoria	Adam	Fleishman
The Underhill Household	Peoria	Cory	Underhill
Kathryn & Douglas Smith	Sun City West	Douglas	Smith
Thomas Fuller & Daniel Hatley	Peoria	Daniel	Hatley
Eric & Joan Bendall	Sun City West	Joan	Bendall
Sharon & Willeke Jankowski	Peoria	Patricia	Jankowski
The Dufek Household	Sun City West	Daniel	Dufek
Ronald Bitterli	Peoria	Ronald	Bitterli
The Gallo Household	Peoria	Michelle	Gallo
Heather & Derek Block	Sun City	Heather	Block
Laurie English	Peoria	Laurie	English
Frederick & Gayle Kirkpatrick	Sun City West	Frederick	Kirkpatrick
Corwin & Arvie Woodard-Wade	Sun City West	Joanne	Woodard-Wade
The Meyer Household	Sun City West	Walter	Meyer
Sheila & Donald Kibner	Peoria	Donald	Kibner
Patrick & Donna Folan	Sun City West	Patrick	Folan
The Cruz Household	Sun City	Victoria	Cruz
Leonard Smith & Randi Bourget	Surprise	Randiann	Stangle
Linda & Russell Brown	Peoria	Russell	Brown
Maria & Ernest Fragoso	Peoria	Ernest	Fragoso
The Weible Household	Sun City	Matthew	Weible
Felicia Tarwater & Sylvia Ontiveros	Peoria	Sylvia	Ontiveros
The Slaughter Household	Peoria	William	Slaughter
Tabor Williams & Mary Traylor	Sun City West	Tabor	Williams
Shawn Kilpatrick & Maury Segarra	Sun City	Maury	Segarra
Bryson Alexander & Michael Alexander	Sun City	Hallie	Fuller



Name	City	First Name	Last Name
Cherilyn Toland	Peoria	Cherilyn	Toland
Neala Shulman	Sun City West	Neala	Shulman
Kathleen & Sam Himes	Sun City West	Kathleen	Himes
James & Suzanne Nelson	Peoria	Suzanne	Nelson
Sarah & Jeremy Mulleneaux	Sun City	Sarah	Mulleneaux
The Stone Household	Peoria	Patrick	Stone
Kimberly & Randall Smith	Peoria	Kimberly	Smith
Nancy & Gregory Schulte	Peoria	Nancy	Schulte
Jaimie & Benjamin Renstrom	Peoria	Jaimie	Renstrom
Pamela Mills	Peoria	Pamela	Mills
The Karnafel Household	Peoria	Maria	Karnafel
Kristine & Timothy Mc Cullough	Peoria	Timothy	Mc Cullough
Joy & Robert Breuninger	Sun City West	Robert	Breuninger
Michael & Robert Lindgren	Peoria	Robert	Lindgren
Eleanor Hess	Peoria	Eleanor	Hess
Frances & Richard Severns	Peoria	Frances	Severns
Shirley Walker	Peoria	Shirley	Walker
Melissa & Charles Price	Peoria	Charles	Price
Patricia Wilson	Sun City	Patricia	Wilson
Thomas & Elsa Varallo	Sun City West	Thomas	Varallo
Scott & Cheryl Kennedy	Sun City West	Scott	Kennedy
Nelson Johnson & Brandon Yarbrough	Sun City West	Nelson	Johnson
Karen & Charles Liquori	Sun City West	Charles	Liquori
The Langlois Household	Peoria	Keith	Langlois
The Updegraff Household	Sun City West	Gene	Updegraff
Fae Dudek	Sun City West	Fae	Dudek
Allen & Tracie Young	Peoria	Allen	Young
The Gatlin Household	Peoria	John	Gatlin
Stephen & Joan Speckman	Peoria	Stephen	Speckman
Rose Heine	Sun City West	Rose	Heine
Marissa & De Andre Reale	Peoria	Marissa	Reale
The Sophusson Household	Sun City West	Jean	Sophusson
The Mc Alister Household	Peoria	Nancy	Mc Alister
Bailee Maercklein & Lewis Russell	Peoria	Sandee	Craig
Donna Johnson	Peoria	Donna	Johnson
Kelley & Brian Triggs	Peoria	Brian	Triggs
Edna & John Falk	Sun City West	John	Falk
The Huddleston Household	Sun City	Terry	Huddleston
The Oyoung Household	Sun City West	Patti	Oyoung
Constance & Ronald Pekara	Peoria	Ronald	Pekara
Marjorie & John Sutsos	Peoria	Marjorie	Sutsos
Elizabeth & Lyndon Kelly	Peoria	Elizabeth	Kelly
Leona & Lester Szubra	Sun City West	Leona	Szubra
Marie & Derrick Hickman	Sun City	Derrick	Hickman
Mary & Ronald Collins	Sun City West	Mary	Collins
JJ Bowie			

Name	City	First Name	Last Name
Scott Trahan			
Inbound Caller: [Naser Alizadeh]			
Inbound Caller: [Javare]			
Inbound Caller: [Downs Joseph]			
Bryan			
Inbound Caller: [Michael Celaya]			
Inbound Caller: [Wireless Caller]			
Johanna with Support (Quality Check)	Republic Services		
Carrie with Support	Republic Services		
Mike Scerbo	Rose+Moser+Allyn		
Eric Anderson	Republic Services		
Steve Herring	Republic Services		
Ginger Rough	Republic Services		
Johanna with Support	Republic Services		
Stephen Anderson	Gammage & Burnham		





**Exhibit 7**

**February 16, 2021 Tele Town Hall  
List of Attendees**

## February 16, 2021 Tele Town Hall Attendees

Name	City	First Name	Last Name
The Petersen Household	Peoria	David	Petersen
The Malaise Household	Peoria	Maurice	Malaise
Adrienne & Richard Lalonde	Peoria	Richard	Lalonde
The Stone Household	Peoria	Patrick	Stone
Christine & Francesco Tignini	Peoria	Christine	Tignini
Darlene & Gordon Arnsperger	Sun City West	Gordon	Arnsperger
Elaine & Enos Jones	Sun City West	Enos	Jones
Marissa & De Andre Reale	Peoria	Marissa	Reale
Lyle & Joyce Van Sciver	Peoria	Lyle	Van Sciver
Carolyn & Sandra Nachand	Peoria	Sandra	Nachand
The Stoner Household	Sun City West	Dennis	Stoner
Alan & Deborah Falk	Peoria	Alan	Falk
The Welty Household	Peoria	Jeffrey	Welty
The Adams Household	Sun City West	Jeffrey	Adams
Leslie & Thomas Rubano	Peoria	Leslie	Rubano
Jill & Heath Bottomly	Peoria	Jill	Bottomly
Bianca & Ryan Brochard	Peoria	Bianca	Brochard
Nancy & Gregory Schulte	Peoria	Nancy	Schulte
Jonathan Riley & Ralph Rodríguez	Peoria	Ralph	Rodríguez
The Glass Household	Peoria	Jerrod	Glass
Christine & Theodore Escobar	Sun City West	Christine	Escobar
Bryson King & Peter Giroux	Peoria	Bryson	King
Daniel Ahee	Peoria	Daniel	Ahee
Debra & Wayne Robinson	Surprise	Debra	Robinson
Stephanie & Brent Steiner	Peoria	Stephanie	Steiner
The Langlois Household	Peoria	Keith	Langlois
The Guay Household	Sun City West	Roland	Guay
Judith & Thomas Keller	Sun City West	Judith	Keller
Frederick & Linda Cohen	Peoria	Frederick	Cohen
Kathi Hausman & Keith Burns	Peoria	Keith	Burns
Tabor Williams & Mary Traylor	Sun City West	Tabor	Williams
Rose Heine	Sun City West	Rose	Heine
Sondra Thomas	Sun City West	Sondra	Thomas
Norma Remaklus & Clifton Robinson	Sun City West	Norma	Remaklus
Christel & Maynard Turner	Sun City West	Christel	Turner
Thomas & Elsa Varallo	Sun City West	Thomas	Varallo
Erin Kraus	Peoria	Erin	Kraus
The Lubarski Household	Peoria	Nolan	Lubarski
Nelson Johnson & Brandon Yarbrough	Sun City West	Nelson	Johnson
Michael & Harriet Kessler	Sun City West	Harriet	Kessler
The Gallo Household	Peoria	Michelle	Gallo
Scott & Cheryl Kennedy	Sun City West	Scott	Kennedy
Henry Forsythe	Sun City West	Henry	Forsythe
Leonard Smith & Randi Bourget	Surprise	Randiann	Stangle



<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Stephen & Joan Speckman	Peoria	Stephen	Speckman
Laurie English	Peoria	Laurie	English
The Slaughter Household	Peoria	William	Slaughter
Frances & Richard Severns	Peoria	Frances	Severns
Sally Ahern	Peoria	Sally	Ahern
Melissa & Charles Price	Peoria	Charles	Price
Ronald Bitterli	Peoria	Ronald	Bitterli
Theresa Boks	Surprise	Theresa	Boks
Cathryn Bassett	Peoria	Cathryn	Bassett
Jaimie & Benjamin Renstrom	Peoria	Jaimie	Renstrom
Carrie & David Green	Peoria	David	Green
Charles & Merle Harlan	Peoria	Merle	Harlan
Michael & Robert Lindgren	Peoria	Robert	Lindgren
Dena & Randy Pollock	Peoria	Dena	Pollock
Neala Shulman	Sun City West	Neala	Shulman
Deborah & Gerald Johnson	Peoria	Gerald	Johnson
Pamela Mills	Peoria	Pamela	Mills
Richard & Susan Erikson	Sun City West	Richard	Erikson
The Lozanovski Household	Peoria	Jim	Lozanovski
Diane & James Cawley	Peoria	James	Cawley
Karen & Charles Liquori	Sun City West	Charles	Liquori
The Mortensen Household	Sun City West	Janice	Mortensen
Kathryn & Frederick Bordman	Sun City West	Kathryn	Bordman
Myrna & Richard Hert	Sun City West	Myrna	Hert
Maria & Ernest Fragoso	Peoria	Ernest	Fragoso
Heather & Derek Block	Sun City	Heather	Block
The Neel Household	Peoria	Beth	Neel
Kristine & Timothy Mc Cullough	Peoria	Timothy	Mc Cullough
Michael & Lynn Abruzzise	Peoria	Michael	Abruzzise
Cecilia & Seth Easley	Peoria	Seth	Easley
Richard Haecker & Richard Vasquez	Sun City West	Jon	Kile
Alicia Bankston & Elizabeth Wilson	Peoria	Elizabeth	Wilson
Bryson Alexander & Michael Alexander	Sun City	Hallie	Fuller
Marsha & Dale Paape	Peoria	Dale	Paape
The Underwood Household	Peoria	Steven	Underwood
Cherilyn Toland	Peoria	Cherilyn	Toland
Ann & John Anderson	Peoria	John	Anderson
Jessica & Ryan Softley	Peoria	Ryan	Softley
The Andryshak Household	Sun City West	Carol	Andryshak
Gayla & Joyce Johnston	Sun City West	Joyce	Johnston
Lisette Michaels	Peoria	Lisette	Michaels
The Cruz Household	Sun City	Victoria	Cruz
Manley & Barbara Perkel	Peoria	Manley	Perkel
Susan & Steven Eckert	Peoria	Susan	Eckert
Judith Gage	Peoria	Judith	Gage
Fred Wagner	Sun City West	Beverly	Wagner



<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
The Burrows-Fyffe Household	Surprise	Kristy	Burrows-Fyffe
Elizabeth & Lyndon Kelly	Peoria	Elizabeth	Kelly
Laverne & Wayne Daly	Surprise	Wayne	Daly
The Meyer Household	Sun City West	Walter	Meyer
The Nepley Household	Peoria	John	Nepley
Barbara & Stephen Melkin	Sun City West	Barbara	Melkin
Kevin & Daryl Marcelo	Peoria	Kevin	Marcelo
Denise & Michael Vega	Peoria	Denise	Vega
Richard Gray	Sun City	Richard	Gray
Maureen Jacobs	Sun City	Maureen	Jacobs
Beverley Lamothe	Sun City West	Beverley	Lamothe
The Blodgett Household	Peoria	Muriel	Blodgett
Linda & Mark Sivakoff	Sun City West	Mark	Sivakoff
Sylvia & Edward Myers	Sun City West	Sylvia	Myers
Isabell & Steven Beinfest	Sun City West	Isabell	Beinfest
Karen & James Webster	Sun City	James	Webster
The Pake Household	Peoria	Gloria	Pake
Debbie Brady	Sun City West	Deborah	Brady
Diane Olson	Sun City West	Diane	Olson
Roxanne & Mary Chancellor	Sun City West	Mary	Chancellor
Richard Hoe	Sun City West	Richard	Hoe
Lynn & Clarence Gabriel	Sun City West	Clarence	Gabriel
Norman Hershfield	Sun City West	Norman	Hershfield
John Ricuito	Sun City	John	Ricuito
Ivana Pettyjohn & Nicole Lambros	Peoria	Ivana	Pettyjohn
The Gemma Household	Peoria	Michele	Gemma
Dina Elia	Peoria	Dina	Elia
Anne Levig	Sun City West	Anne	Levig
The Helfrich Household	Peoria	Linda	Helfrich
Roger & Susan Pettett	Sun City West	Roger	Pettett
David Krazel & Jeffrey Krazel-Cook	Peoria	David	Krazel
The Chambers Household	Peoria	Angela	Chambers
Inbound Caller: [G T Group]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Doug Handzel]			
Inbound Caller: [Wills Thomas]			
Inbound Caller: [Western Adventi]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Buda Cynthia]			
Inbound Caller: [Javare]			
David Schwartz			
Roberta Hoffman	Sun City West	Bert	Hoffman
Terry Braun			
Inbound Caller: [Pearcy Louise]			
Cathleen Kelly	Sun City West	Robert	Kelly
Inbound Caller: [Fry Eugene]			

Name	City	First Name	Last Name
Keith			
Inbound Caller: [Self Michael Je]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Max Hinerman]			
Bill Andrekopoulos			
Inbound Caller: [Berard Paul M]			
Inbound Caller: [Cor - Greg]			
Inbound Caller: [Wireless Caller]			
Duane Yantorno			
Inbound Caller: [Cathryn Emerson]	Sun City West	Cathryn	Emerson
Sharon Martin			
Vanessa Angel			
Cheryl Grande			
Inbound Caller: [Eugene Fry]			
Inbound Caller: [Wireless Caller]			
Dean Folk			
Tim Holderman			
Inbound Caller: [Keith Yaktus]			
Inbound Caller: [Linda Zakas]			
Inbound Caller: [Naser Alizadeh]			
Inbound Caller: [Mateyka Eileen]			
Inbound Caller: [Stretzuinn]			
Inbound Caller: [Bechtold Jim]			
Inbound Caller: [Micro Standard]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Luparello Mary]			
Inbound Caller: [Braun Terry]			
Ginger Rough [Republic Services]			
Mike Scerbo [Republic Services]			
Stephen Anderson [Republic Services]			
Eric Anderson [Republic Services]			





**Exhibit 8**

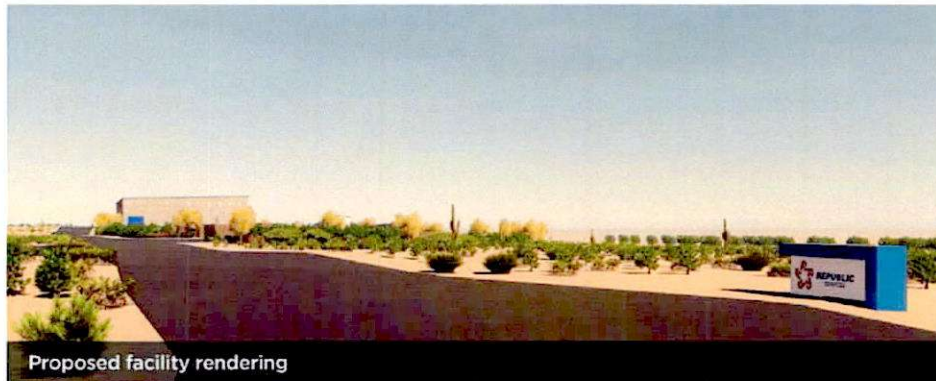
**Advertisement of the March 3, 2021  
Community Cleanup**





## Committed to Being A Good Neighbor & Providing Critical Infrastructure in the Northwest Valley

February 26, 2021



Community Cleanup Wednesday March 3rd

SUN CITY, Ariz. (Feb. 26, 2021) – Republic Services has been reaching out to the community as it proposes the WestWing Recycling and Transfer Facility in an industrial area directly adjacent to the WestWing Power Station and north of Highway 303.

One resident asked if we could help a neighborhood dealing with illegally dumped trash and construction materials that have been collecting in the area.

That's why we are organizing a community cleanup **Wednesday, March 3rd from 8am to 11am** near the Agua Fria river bed and Tierra Del Rio.

If you would like to volunteer,  
please email  
[RSVP@RoserMoserAllynPR.com](mailto:RSVP@RoserMoserAllynPR.com)

Republic employees will participate and provide volunteers with proper safety equipment and refreshments. Once collected, Republic will haul away the material for proper disposal.



Here is a link to the location: <https://goo.gl/maps/D4UYLRYear64yUGG6>

To access the site you should travel north on 107th Ave, take a left on Hatfield Rd, and then a right on 109th Ave. Go north until you arrive at the southwest corner of the Tierra Del Rio HOA.

**Second Open House Saturday, March 6th. Come see the site for yourself!**

The proposed location for the WestWing Recycling and Transfer Facility was selected after considerable public input and was even suggested by some in the community. It's sheltered from view by the 303, and there will be no new truck traffic in or near residential neighborhoods. Plus, it will help keep trash rates low and preserve recycling without impacting property values.

You're invited to take a look at the new site for the proposed WestWing Recycling and Transfer Facility on **Saturday, March 6th from 10am-2pm** at a second Open House. We will follow COVID-specific guidelines.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.





**Exhibit 9**

**Summary of the March 3, 2021  
Community Cleanup**



## Responding to Your Questions & Concerns

March 10, 2021



### Second Open House Saturday March 6th Drew More Than 30 Residents

SUN CITY, Ariz. (Mar. 10, 2021) – The proposed new location for the WestWing Recycling and Transfer Facility was selected to address concerns about noise, traffic, and odor. Republic Services feels the best way to demonstrate how those concerns are addressed is to have residents see the site for themselves. That's why we have held two open houses. The most recent one was last weekend on March 6th. The first open house in February attracted 60 residents. Those who could not make the first one asked for an additional opportunity, and we were happy to oblige.

Residents saw for themselves how the proposed facility would be sheltered from view thanks to the Loop 303 and the existing WestWing Power Station. The facility would be accessed from the Loop 303, at exit 123, avoiding any homes and neighborhoods, which means no additional truck traffic impacting neighbors. Its proposed remote location is in an existing zoned industrial park. Waste transfer facilities, such as the Republic Services facility in Chandler, operate virtually unnoticed by area neighbors.



### Community Cleanup Last Wednesday

During our continued community engagement, we were asked to help clean up a problem that had been challenging Tierra Del Rio. For years the neighboring riverbed has been plagued with illegal dumping, including construction debris.



On March 3rd a team from Republic Services, with help from some heavy equipment, collected and hauled away nearly 12 tons of trash and debris. One of the neighbors let us know that the clean up made a big difference.

We were happy to help. In fact, waste transfer facilities like the one we are proposing can help prevent illegal dumping by providing a convenient location to dispose of bulk trash. Republic Services will be offering nearby residents free bulk trash disposal.

The northwest valley is the only part of Maricopa County without a recycling and transfer facility. In addition to preventing illegal dumping, the WestWing Recycling & Transfer Facility can help preserve recycling by keeping costs down. It can also help keep trash rates low.

Learn more at [www.WestwingTransfer.com](http://www.WestwingTransfer.com). You can also email your questions to [Westwing@Republicservices.com](mailto:Westwing@Republicservices.com)



**Exhibit 10**  
**Traffic Study**





April 1, 2021

Mr. Eric Anderson  
Republic Services  
Director of Business Development  
Southwest Area  
1855 E. Deer Valley Road  
Phoenix, AZ 85024

Re: WestWing Transfer Station Site Analysis, Maricopa County, Arizona

Dear Mr. Anderson:

This letter outlines our findings regarding the trip generation of the proposed transfer station and hauling facility located on a 10-acre parcel at the southwest corner of the Westwing substation, north of the Loop-303 and east of El Mirage Road in Maricopa County, Arizona. The development is proposed with five (5) transfer bays. Access to the site is proposed from a future collector street extension east, along the Mariposa Grande alignment, from an extension of El Mirage Road north from the existing Loop-303 interchange, to the west side of the Westwing Business park. The development is anticipated to be completed by the fall of 2022. The site location is shown in the attached graphic for reference.

#### Trip Generation

The projected trip generation characteristics for trucks from the development were prepared from forecasted data provided by the operator of the proposed facility. According to the facility operator, the transfer station is expected to experience substantial annual growth for the first 5 years, and then achieve minimal growth for the years following. It was further estimated that both AM and PM peak hours would generate around 10% of the daily traffic expected entering and exiting the site. The peak trip generation characteristics for the proposed development are summarized in **Table 1**.

**Table 1. Proposed Land Use Trip Generation**

Land Use	Daily Total	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Transfer Station (5 years after opening)	76	4	4	8	4	4	8

As shown in **Table 1**, the site would be expected to generate 76 daily truck trips, with 8 trips occurring in the AM peak hour and 8 trips occurring in the PM peak hour. Onsite employees would account for another four to six trips during the peak periods.

Three potential alternative land use scenarios were evaluated for a comparison of the potential trip generation of the transfer station to other allowable uses on the same size parcel. The comparison assumed a 100,000 square foot building could be accommodated on a similar sized parcel as either Warehousing, Manufacturing or Truck Terminal uses. Trip generation rates published by the *Institute*



of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition were used to determine the trip generation characteristics of the alternative land uses.

**Table 2. Alternative Land Use Trip Generation**

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Truck Terminal	030	100,000	SF		93	104	197	97	90	187
Manufacturing	140	100,000	SF	394	48	14	62	21	46	67
Warehousing	150	100,000	SF	174	13	4	17	5	14	19

The trip generation comparison shows that the proposed transfer station will generate the fewest trips when compared to the three alternative uses that could potentially be developed on a similar sized site. Although truck traffic within the vicinity of the transfer station may increase slightly due to the development, the traffic during the peak hours is anticipated to be minimal with minor impact on the adjacent street network and does not generate sufficient traffic to warrant additional traffic analysis.

#### Westwing Transfer Station Access Review

In addition to the traffic statement, a review of the potential access options for the site was prepared. As mentioned above, the site under consideration for the location of the proposed Westwing Transfer Station is situated on a parcel of land within the Westwing Business Park. The Westwing Business Park plan includes approximately 75 acres of land in the south half of Section 12, Township 4 North, Range 1 West, in Maricopa County, Arizona (APN 503-53-025U). The proposed Westwing Transfer Station parcel is located in the northwest corner of the Westwing Business Park. The area surrounding the Westwing Business Park is within the City of Peoria planning area. Several parcels in the vicinity of the site have been annexed into the City of Peoria municipal boundaries, however the Westwing Business Park parcel, adjacent privately held parcels and the nearby AZ State Land Department parcels remain within Maricopa County jurisdiction.

The Westwing Business Park parcel is located on the north side of the Loop-303 freeway and immediately south of the existing electrical substation. Existing freeway interchanges on the Loop-303 at Happy Valley Road to the north of the site, and El Mirage Road to the west of the site, provide access to the surrounding areas. The Happy Valley Road interchange at the Loop-303 provides access to the northern connection to Vistancia Boulevard and also to the western extension of Happy Valley Road on the north side of the McMicken Dam. The El Mirage Road interchange at the Loop-303 provides access to the southern extension of El Mirage Road between Sun City West and the Agua Fria River channel. The Circulation Element of the City of Peoria General Plan identifies the roadway cross-section (Arterial) and general alignment for the future extension of El Mirage Road improvements, between Jomax Road and the Loop-303. The majority of the ultimate El Mirage Road improvements between Jomax Road and the Loop-303 have not been completed, with the exception of limited half-street improvements adjacent to recently constructed developments. A significant portion of the remaining segments of El Mirage Road improvements between Jomax Road and the Loop-303 are adjacent to, or cross through, AZ State Land Department parcels and Flood Control District of Maricopa County parcels. In addition, the current general plan alignment for El Mirage Road improvements between Jomax Road and the Loop-303 will cross multiple existing electrical transmission line corridors and an irrigation canal, as well as significant drainage features. In addition to the plan for El Mirage Road, the Circulation Element of the City of Peoria General Plan identifies a future collector street segment approximately ¼-mile north of the Loop 303 (the Mariposa Grande alignment), extending



approximately one mile west of El Mirage on the south side of the McMicken Dam. This collector street would ultimately access the Loop-303 from the northern extension of El Mirage Road from the existing freeway interchange.

The proposed off-site access to the Westwing Business Park, and the site for the Westwing Transfer Station, is anticipated to be an easterly extension of the currently proposed collector street system, on the Mariposa Grande alignment, from El Mirage Road to the site. The improvements would include an approximately ¼-mile interim northern extension of El Mirage Road, from the current termination on the north side of the Loop -303 interchange, to the Mariposa Grande alignment. The El Mirage Road interim improvements would be consistent with the ultimate improvements and alignment crossing the AZ State Land Department holdings up to the Mariposa Grande alignment. The Mariposa Grande collector street would extend approximately ½-mile east within Section 11, through the AZ State Land Department holdings and the Flood Control District of Maricopa County parcel, to the western edge of the Westwing Business Park parcel. The recommended off-site roadway improvements (depicted in green in the attached exhibit) would total ¾ of a mile and would be consistent with the existing Arterial Street alignments identified in the Circulation Element of the City of Peoria General Plan. The Mariposa Grande collector street extension improvements would be compatible with the existing collector street alignment included in the circulation plan and would accommodate the required drainage structures through the Flood Control District of Maricopa County parcel. Existing utility corridors would be accommodated for the entire ¾-mile length of off-site improvements. Easements or right of way for the off-site roadway improvements would need to be obtained from AZ State Land Department and the Flood Control District of Maricopa County.

The proposed off-site access improvements allow for the traffic generated by the Westwing Transfer Station to gain access to the site from the Loop-303 without significantly impacting existing arterial streets in the area. Direct access to the El Mirage Road interchange at the Loop-303 will be provided by a new extension of El Mirage Road eliminating the need to utilize existing arterial streets. Similarly, the Mariposa Grande collector street extension would provide direct access to El Mirage Road eliminating potential impact to any other existing streets near the site. The proposed Mariposa Grande collector street extension also provides the foundation for a future collector street system within Section 12 that serves not only the Westwing Transfer Station but also the remaining parcels within the Westwing Business Park and adjacent private properties and AZ State Land Department parcels north of the Loop-303.

The existing improvements at the El Mirage Road interchange at the Loop-303 provide significant surplus capacity for the accommodation of future traffic volumes. The existing pavement on El Mirage Road at the interchange has been constructed to a width to accommodate three lanes in both the northbound and southbound directions, with dual left turn lanes onto the loop-303 and three lane off-ramps at the intersections. Temporary pavement markings have been utilized at the interchange for the current interim condition. The existing interchange improvements also included the infrastructure required to accommodate the addition of traffic signal control.

The most recent traffic counts on El Mirage Road, south of the Loop-303 indicated the total 24-hour volume in both directions was approximately 10,500 vehicles per day. In comparison, 24-hour traffic counts on Happy Valley Road showed approximately 32,000 vehicles per day east of the Loop-303, 23,000 vehicles per day west of the Loop-303 and 14,000 vehicles per day west of 119th Avenue. Based on discussions with ADOT staff, it appears that the current traffic volumes at the El Mirage Road and Loop-303 interchange do not currently meet the volumes to require signalization. The addition of the projected site traffic (less than 100 trips per day) and the addition of the interim northern extension of El Mirage Road, is not anticipated to significantly impact the need for traffic signal control at the El Mirage Road interchange at the Loop-303. Additional future development within the Westwing Business



Park, other AZ State Land Department parcels in the area or the extension of El Mirage Road north to Happy Valley Road or Jomax Road, could result in the need for the addition of signal control at the interchange.

Two potential off-site improvement options to provide access to the site from the north were also reviewed. One option considered was the potential to access the site from a southern extension of El Mirage Road from the existing Happy Valley Road and El Mirage Road intersection, to the northwest of the existing electrical substation (depicted in purple in the attached exhibit). The improvements would include an approximately 1.1-mile interim extension of El Mirage Road from Happy Valley Road to the Mariposa Grande alignment. The Mariposa Grande collector street extension improvements would be the same as previously described. The southern extension of El Mirage Road would be a mile longer than the northern extension from the Loop-303. Under the option to extend El Mirage Road to the south, site traffic would utilize the existing Happy Valley Road segments from El Mirage Road to the Loop-303, which has significantly more existing traffic, and less surplus capacity, than the preferred off-site improvement plan.

The second off-site improvement considered, was the potential to access the site from a southern extension of 119th Avenue from the existing Happy Valley Road and 119th Avenue intersection (depicted in blue in the attached exhibit). The improvements would include an approximately ½-mile extension of 119th Avenue from the end of the existing improvements, south of Happy Valley Road to the southeast corner of the existing electrical substation. An additional ½-mile extension southwest to the Mariposa Grande alignment would be required to access the Westwing Transfer Station parcel. In addition to impacting the more heavily utilized road segments along Happy Valley Road, this option is constrained by the limitation to right-in and right-out turns at the intersection of Happy Valley Road and 119th Avenue necessitated by the limited spacing between 119th Avenue and Vistancia Boulevard.

Both alternative access options from the north require more off-site improvements than the proposed off-site access improvement plan. The ultimate lane configuration of both Happy Valley Road and El Mirage Road will consist of three through lanes in each direction. The potential impact to current traffic utilizing existing area streets is more significant with the two off-site improvement options utilizing Happy Valley Road. The existing traffic volumes near the Loop-303 on Happy Valley are nearly three times the existing traffic volumes near El Mirage Road. The portion of the additional available roadway capacity utilized by the proposed transfer station with El Mirage Road access would be significantly less than at Happy Valley Road. Additionally, access options from the north will require circulation of site traffic adjacent to existing residential development along Happy Valley Road.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

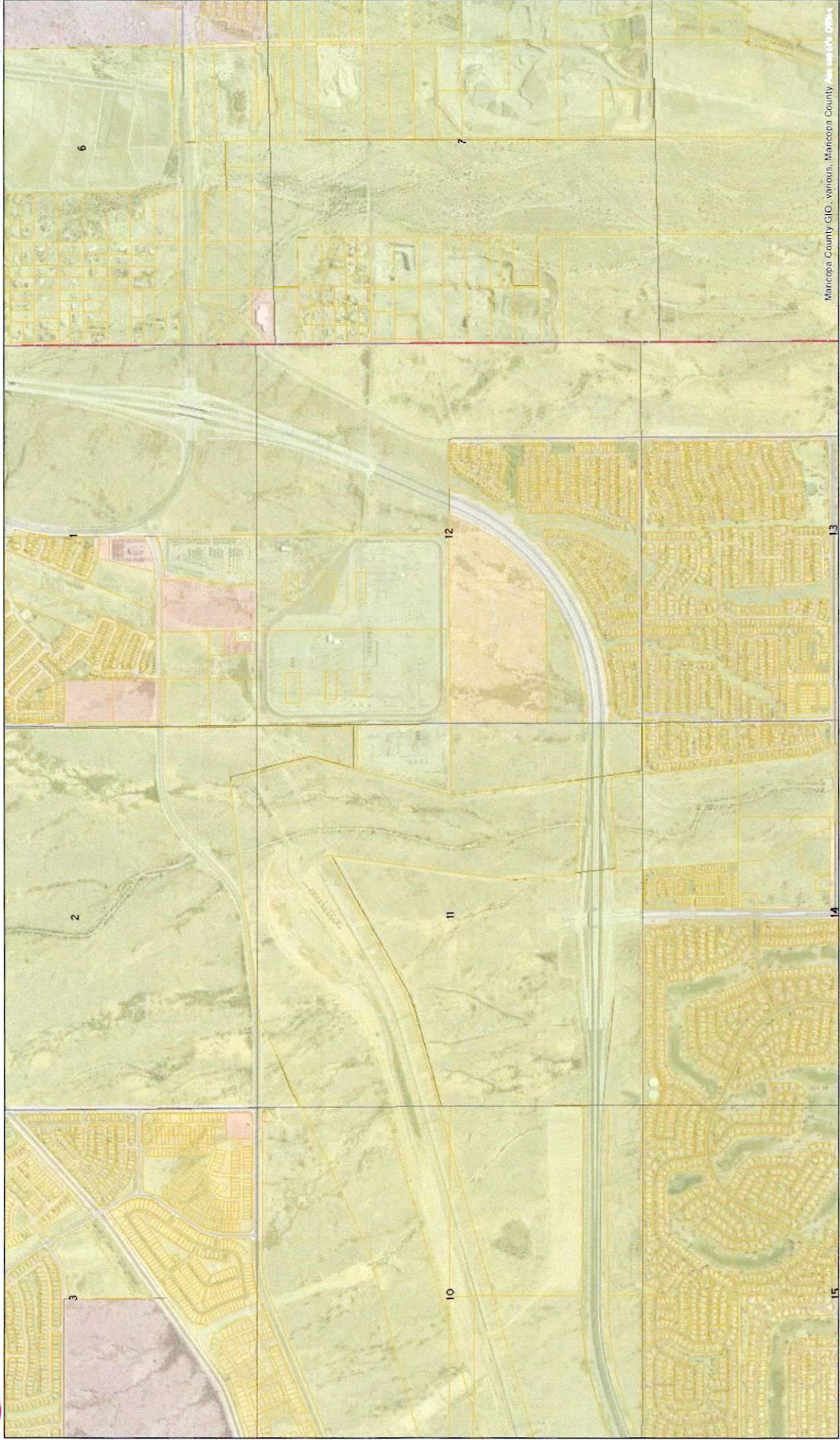
KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.











**Exhibit 11**  
**Property Values Study**

CBRE VALUATION & ADVISORY SERVICES

# CONSULTING ASSIGNMENT

TWO EXISTING TRANSFER STATIONS PLUS  
ONE PROPOSED TRANSFER STATION  
LOCATED WITHIN METROPOLITAN PHOENIX  
INCLUDING PEORIA (WESTWING), PHOENIX  
(CAVE CREEK) AND CHANDLER (GERMANN)  
CBRE GROUP, INC. FILE NO. 21-251PS-1066

REPUBLIC SERVICES, INC.

**CBRE**



April 26, 2021

Eric Anderson  
Area Director, Business Development  
**REPUBLIC SERVICES, INC**  
18500 North Allied Way  
Phoenix, Arizona 85054

**Re: A consulting assignment pertaining to two existing transfer stations and one proposed transfer station located within metropolitan Phoenix, including Peoria (WestWing), Phoenix (Cave Creek), and Chandler (Germann)**

Dear Mr. Anderson:

At your request and authorization, CBRE, Inc. has prepared a consulting assignment pertaining to the above referenced properties (two existing transfer stations and one proposed transfer station). The reader is hereby advised that this is a consulting assignment and not an appraisal report, nor does it constitute a value conclusion. All assumptions and limiting conditions are an integral part of, and inseparable from, this report.

The subject property pertains to two existing transfer stations and one proposed transfer station site located within metropolitan Phoenix, including locations in Peoria (proposed WestWing transfer station), north Phoenix (existing Cave Creek transfer station), and Chandler (existing).

The purpose of this consulting assignment is to determine the impact (if any) the existing transfer stations have upon residential property values. We selected two existing comparable Republic Services transfer facilities for this analysis, including the Cave Creek and Germann facilities. As part of this determination, we also conducted a comparison of residential property values with respect to proximity to a freeway in the location of the proposed WestWing transfer station. The intended use is for internal decision-making purposes. The client and intended user are Republic Services, Inc., a Delaware Corporation, and its subsidiaries.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

CBRE - VALUATION & ADVISORY SERVICES



---

Thomas Raynak, MAI  
Director  
Appraiser Certified General  
Real Estate Appraiser No. 30413



---

Jo Dance, MAI, CCIM  
Managing Director  
Appraiser Certified General  
Real Estate Appraiser No. 30249



## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. As of the date of this report, Thomas Raynak, MAI and Jo Dance, MAI, CCIM have completed the continuing education program for Designated Members of the Appraisal Institute.
10. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have not made personal inspections of the properties that are the subject of this report.
11. No one provided significant assistance to the persons signing this report.
12. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
13. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have not provided services, as appraisers or consultants, regarding the properties that are the subject of this report during the past three-years.
14. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have the appropriate knowledge, education and experience to complete this assignment in a competent manner. The reader is referred to the appraisers' Qualifications in the Addenda.



Thomas Raynak, MAI  
Director  
Arizona Certified General  
Real Estate Appraiser No. 30413



Jo Dance, MAI, CCIM  
Managing Director  
Arizona Certified General  
Real Estate Appraiser No. 30249

## Executive Summary

**Property Description**

The subject property pertains to two existing transfer stations and one proposed transfer station site located within metropolitan Phoenix, including locations in Peoria (proposed WestWing transfer station), north Phoenix (existing Cave Creek transfer station), and Chandler (existing Germann transfer station).

**Purpose**

The purpose of this consulting assignment is to determine the impact (if any) the existing transfer stations have upon residential property values.

**Methodology**

The methodology employed involved a comparison of single-family home prices within and just outside of a one-half mile radius of the Cave Creek transfer station during two different time periods (2019 and 2020 through February 2021). Due to limited sales data within a one-half mile radius of the Chandler (Germann transfer station), the radius was expanded to three-fourth of a mile, and includes three separate study areas. In all cases, in comparing homes within and just outside of the radii, we attempted to compare homes of similar size and quality (same subdivision, if possible).

**Conclusion - Proposed WestWing Transfer Station**

Based on the sales data presented, it appears that single-family homes located closer to Loop 303 are selling at slightly lower prices when compared to the homes located a slightly greater distance to the freeway.

**Conclusion - Cave Creek Transfer Station**

Based on the sales data presented, there does not appear to be a clear indication of a price difference for those homes located within or just outside of a one-half mile radius of the Cave Creek Transfer Station.

**Conclusion - Chandler Germann Transfer Station**

Based on the sales data presented, there does not appear to be a clear indication of a price difference for those homes located within or just outside of a three-quarter mile radius of the Chandler Germman Transfer Station.

**Date of Report**

April 26, 2021

---

Compiled by CBRE

---



SUMMARY OF FINDINGS				
Property	Year	Within Radius	Outside Radius	Differential
Cave Creek Transfer Station	2019	\$163.53	\$167.09	-2.1%
	2020-2021	\$199.79	\$184.72	8.1%
Chandler Germann (West Study Area)	2019-2021	\$168.90	\$155.08	8.9%
Chandler Germann (North Study Area)	2019-2021	\$170.67	\$169.12	0.9%
Chandler Germann (Northeast Study Area)	2019-2021	\$230.26	\$268.23	-14.2%
<i>Source: Data compiled by CRBE via Arizona Multiple Listing Service</i>				

As indicated above home prices were found to be higher on a per square foot basis within the designated radius (one-half or three-quarter mile) on three of the five study comparisons and then were found to be lower on the other two study comparisons. Based on the sales data, there does not appear to be a correlation between home prices and distance to the two existing transfer stations.

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assumption directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser’s opinions or conclusions.” <sup>1</sup>

- None noted.

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis.” <sup>2</sup>

- None noted.

<sup>1</sup> The Appraisal Foundation, *USPAP*, 2020-2021 ed., 3.

<sup>2</sup> The Appraisal Foundation, *USPAP*, 2020-2021 ed., 3.

# Table of Contents

Certification ..... i

Executive Summary ..... ii

Table of Contents .....iv

Scope of Work..... 1

WestWing Transfer Station (Proposed) ..... 2

Cave Creek Transfer Station (Existing)..... 7

Chandler Germann Transfer Station (Existing)..... 12

Assumptions and Limiting Conditions ..... 19

**ADDENDA**

A Qualifications



## Scope of Work

This is a consulting assignment and not an appraisal report. Supporting documentation concerning the data, reasoning, and analyses has been retained in the appraisers' work file.

### PURPOSE OF THE APPRAISAL

The purpose of this consulting assignment is to determine the impact (if any) the existing transfer stations have upon residential property values. As part of this determination, we also conducted a comparison of residential property values with respect to proximity to a freeway in the location of the proposed WestWing transfer station.

### INTENDED USE OF REPORT

The intended use is for internal decision-making purposes.

### INTENDED USER

The intended user is Republic Services, Inc., a Delaware Corporation, and its subsidiaries. This consulting assignment is to be used by Republic Services, Inc. and its subsidiaries and no other user may rely on our report unless as specifically indicated in the report.

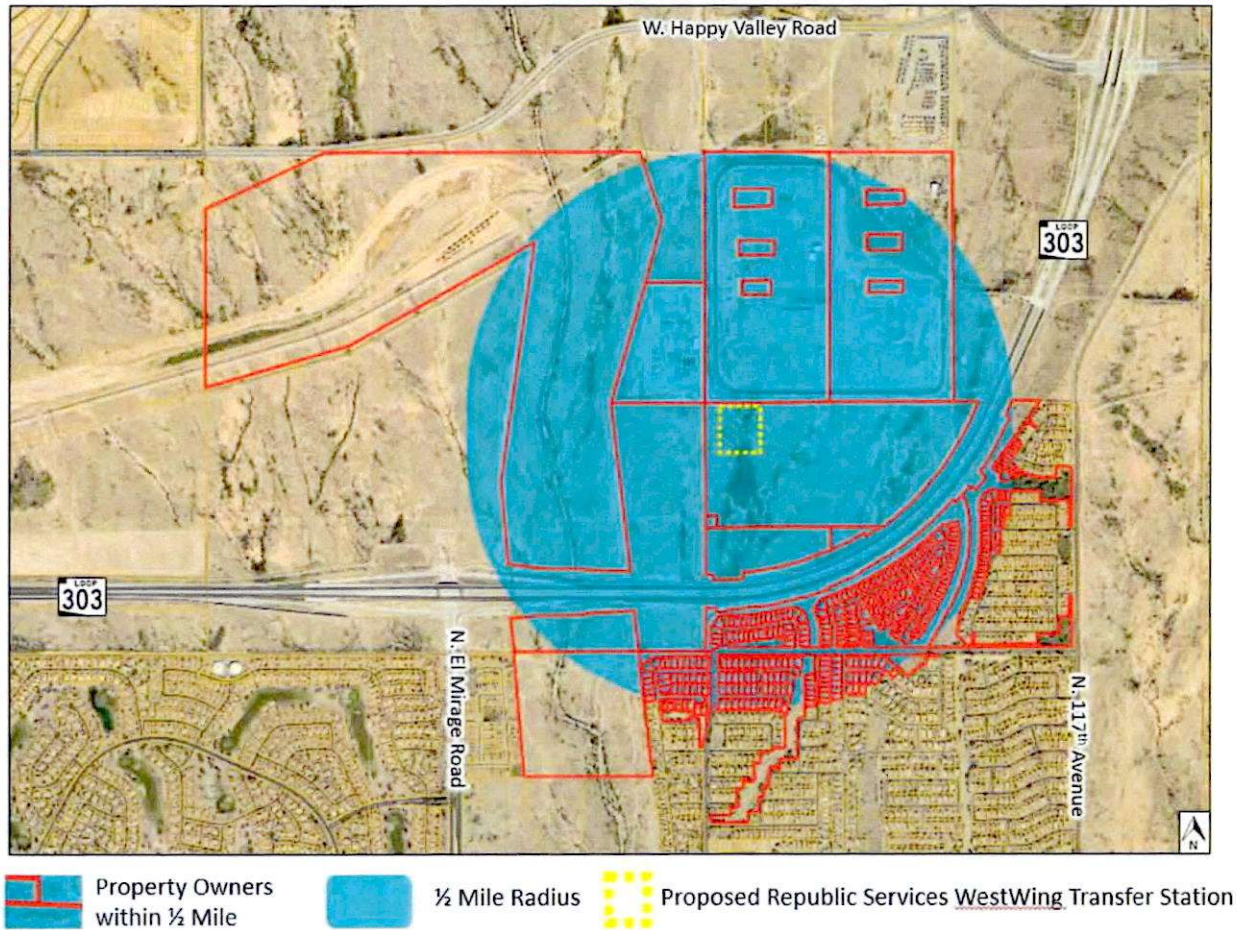
Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.<sup>3</sup>

---

<sup>3</sup> Appraisal Institute, *The Appraisal of Real Estate*, 14<sup>th</sup> ed. (Chicago: Appraisal Institute, 2013), 50.

## WestWing Transfer Station (Proposed)

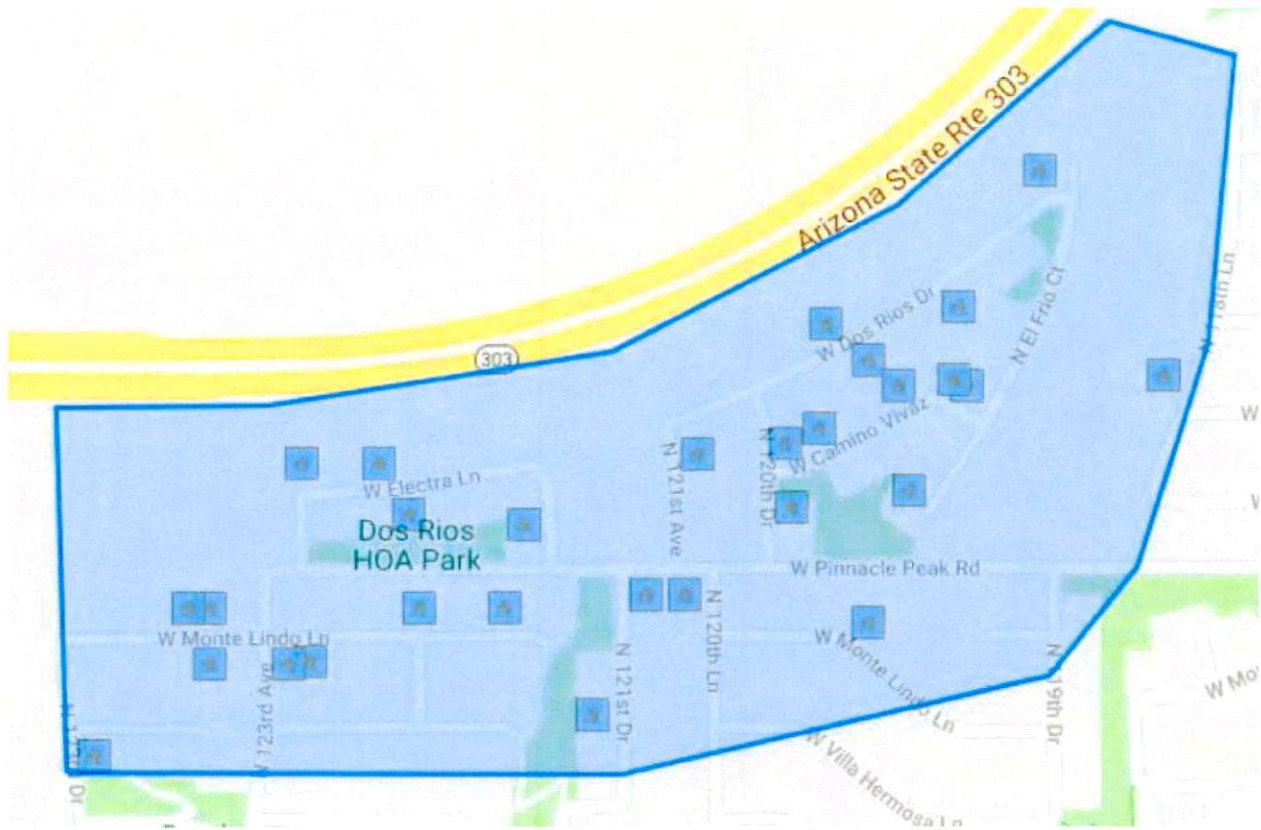
One-Half Mile (2,640 Foot) Radius from WestWing Site



### HOME SALES WITHIN A ONE-HALF MILE RADIUS

The single-family homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately one-half mile of the proposed WestWing transfer station are displayed below.

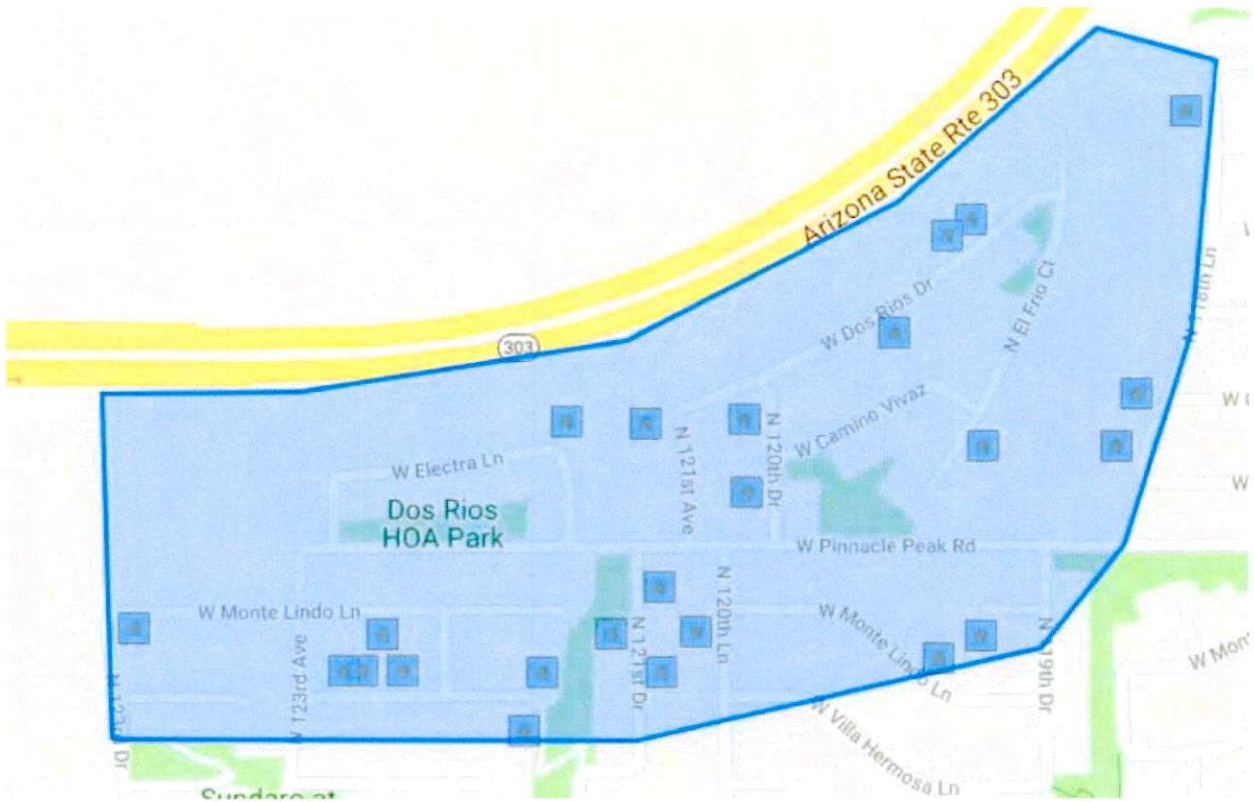




	List Price	Sold Price	Sale/List Price
Low	229,500	215,000	0.94
Avg	291,403	288,536	0.99
High	420,000	410,000	1.01

ARMLS data reveals there were a total of 29 sales within approximately one-half mile of the proposed WestWing transfer station during 2019, with an average home size of 2,534 SF and an average price of \$288,536, or \$113.87 per SF.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	252,000	252,000	0.94	1,310
Avg	345,616	344,871	1.00	2,805
High	430,000	430,500	1.05	4,112

ARMLS data reveals there were a total of 30 sales within approximately one-half mile of the proposed WestWing transfer station during 2020 and 2021 year-to-date with an average home size of 2,805 SF and an average price of \$344,871, or \$122.95 per SF.

### HOME SALES JUST OUTSIDE OF A ONE-HALF MILE RADIUS

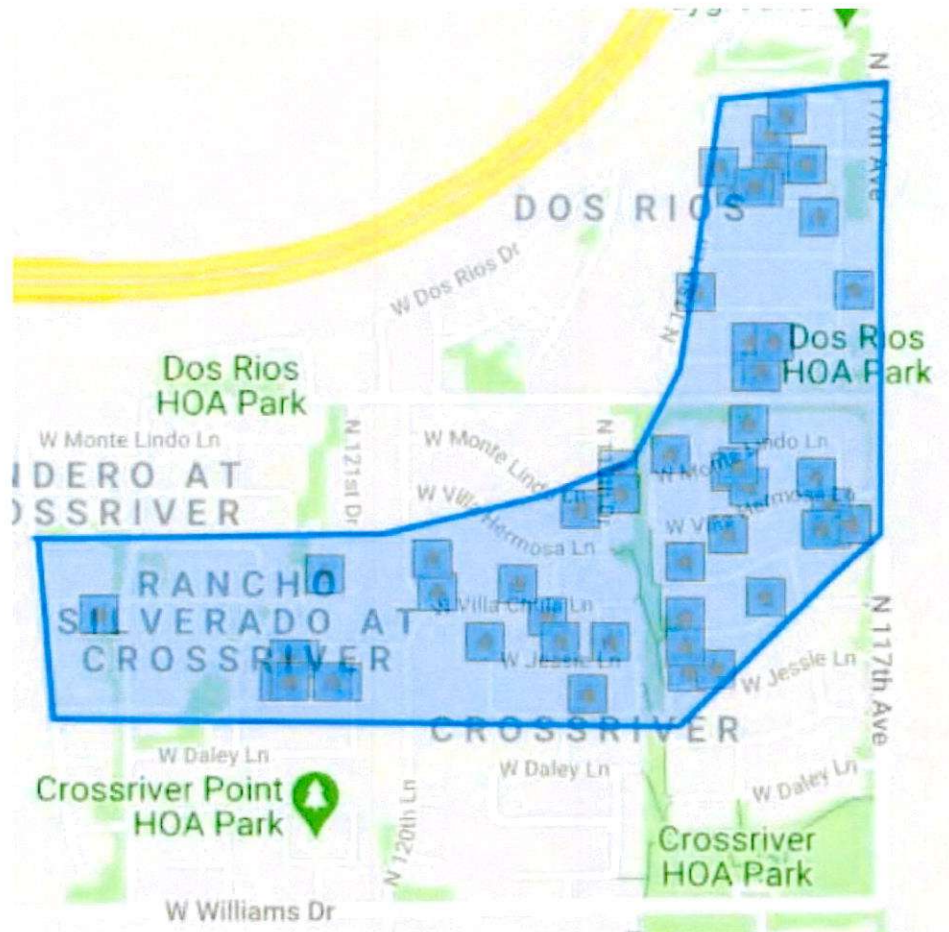
The single-family homes sales during 2019 and 2020-2021 year-to-date located just outside of one-half mile radius of the proposed WestWing transfer station are displayed below. Of note, these homes are considered to be similar when compared to the homes located within the one-half mile radius as they are located with the same subdivision.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	236,000	228,000	0.95	1,531
Avg	306,573	303,476	0.99	2,577
High	406,111	398,000	1.02	3,830

ARMLS data reveals there were a total of 42 sales located just outside of one-half mile radius of the proposed WestWing transfer station during 2019, with an average home size of 2,577 SF and an average price of \$303,476, or \$117.76 per SF. This per square foot price is 3.4% higher than the average per square foot price of \$113.87 per SF for the data set which is within a one-half mile radius of the proposed transfer station.





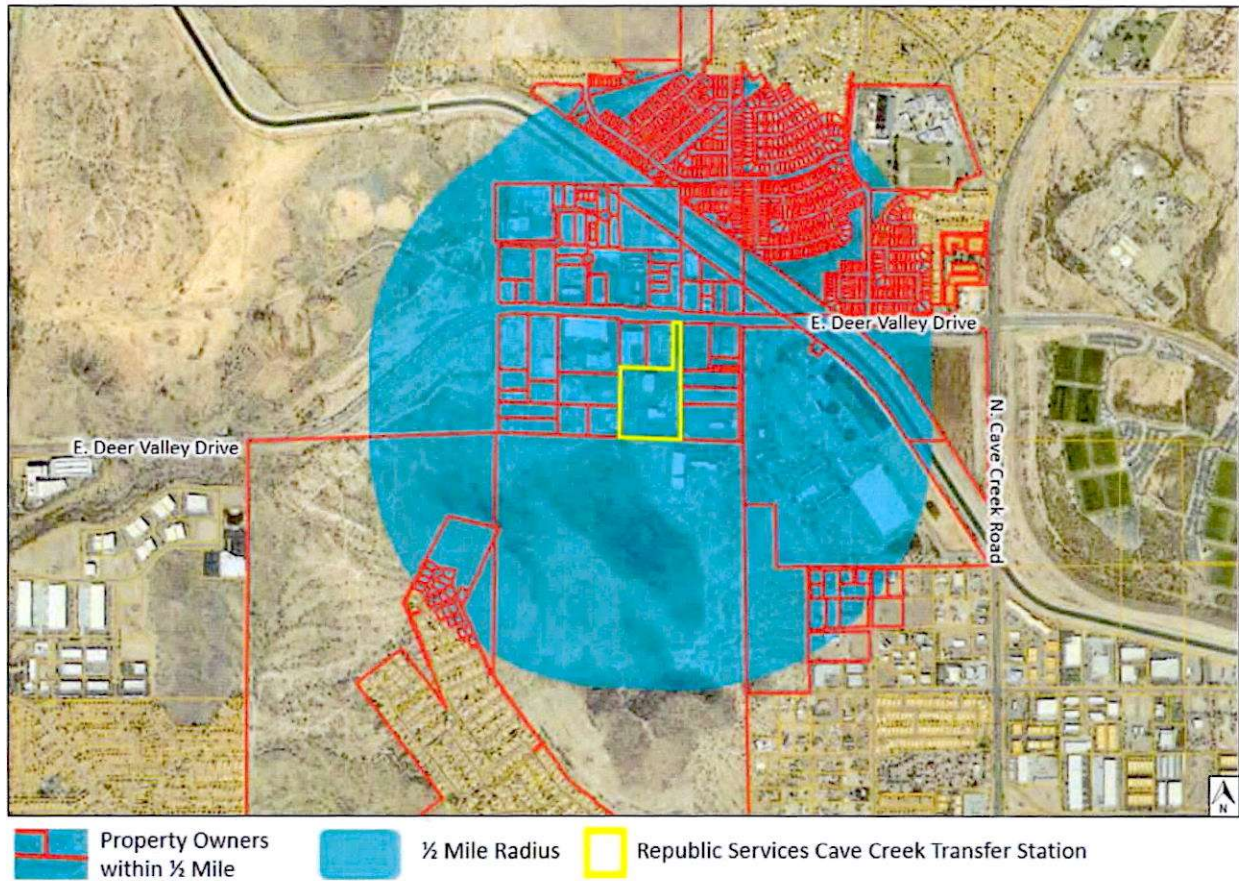
ARMLS data reveals there were a total of 59 sales just outside of one-half mile radius of the proposed WestWing transfer station during 2020, and 2021 year-to-date with an average home size of 2,400 SF and an average price of \$331,641, or \$138.18 per SF. This per square foot price is 12.4% higher than the average per square foot price of \$122.95 per SF for the data set which is within a one-half mile radius of the proposed transfer station.

## CONCLUSION

Based on the sales data presented above, the homes located closer to Loop 303 appear to be selling at slightly lower prices when compared to the homes located a slightly greater distance to the freeway. This appears reasonable given freeways are typically associated with higher noise levels and often have unsightly sound walls.

## Cave Creek Transfer Station (Existing)

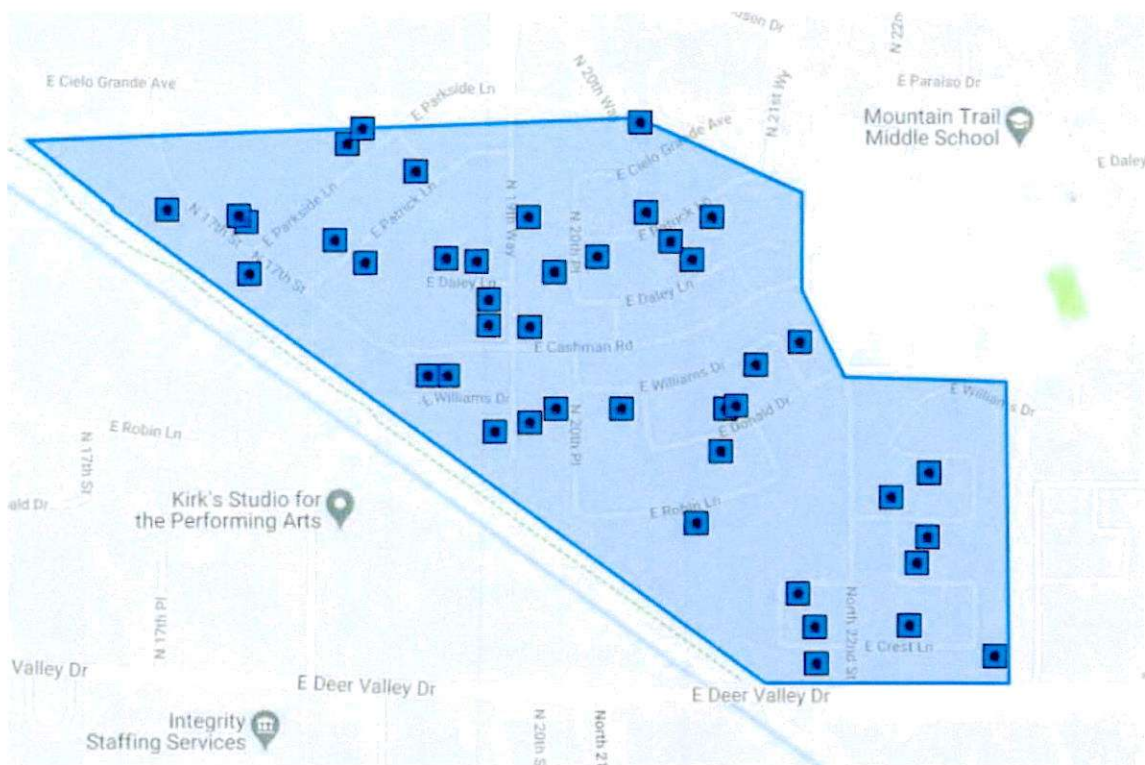
One-Half Mile (2,640 Foot) Radius from Republic Services Cave Creek Transfer Station



### HOME SALES WITHIN A ONE-HALF MILE RADIUS

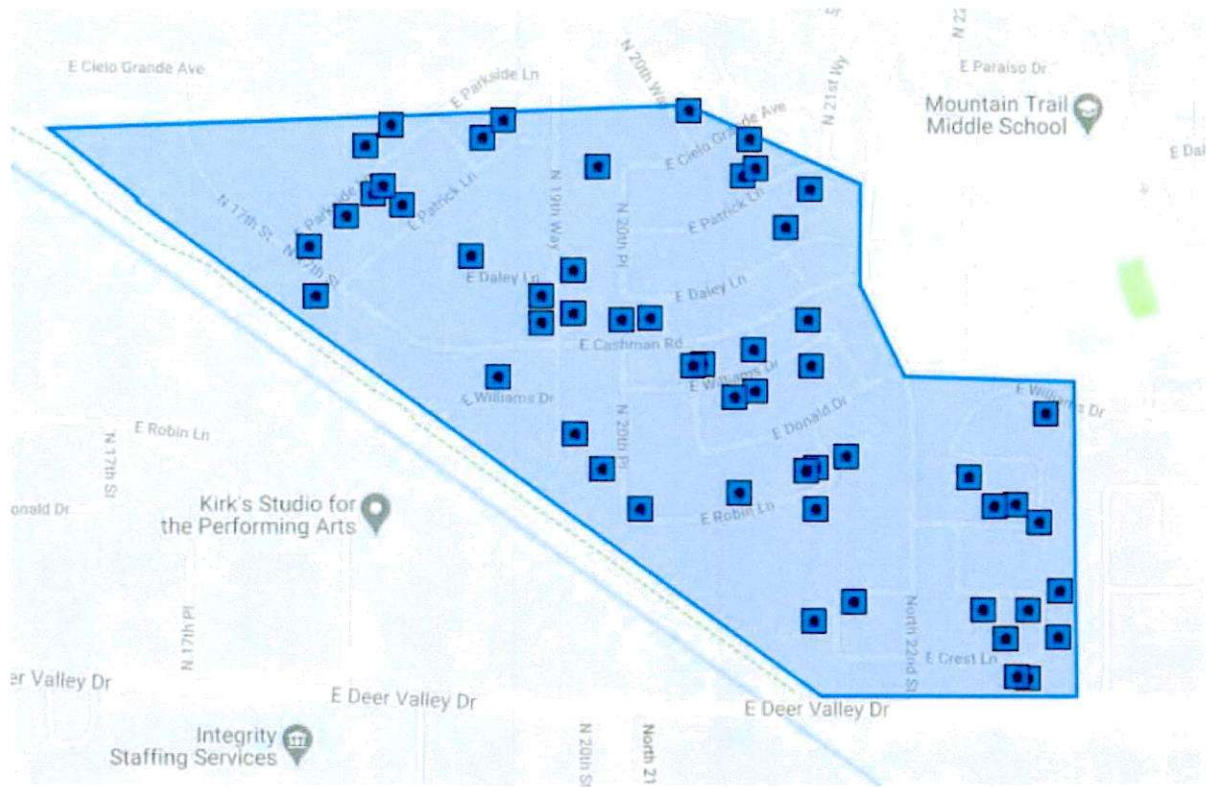
The single-family homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately a one-half mile radius of the Cave Creek transfer station are displayed below.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	164,900	176,000	0.94	874
Avg	335,086	331,806	0.99	1,919
High	439,900	439,900	1.07	3,182

ARMLS data reveals there were 43 single-family home sales located within approximately a one-half mile radius of the Cave Creek transfer station during 2019, with an average home size of 1,919 SF and an average price of \$313,806, or \$163.53 per SF.



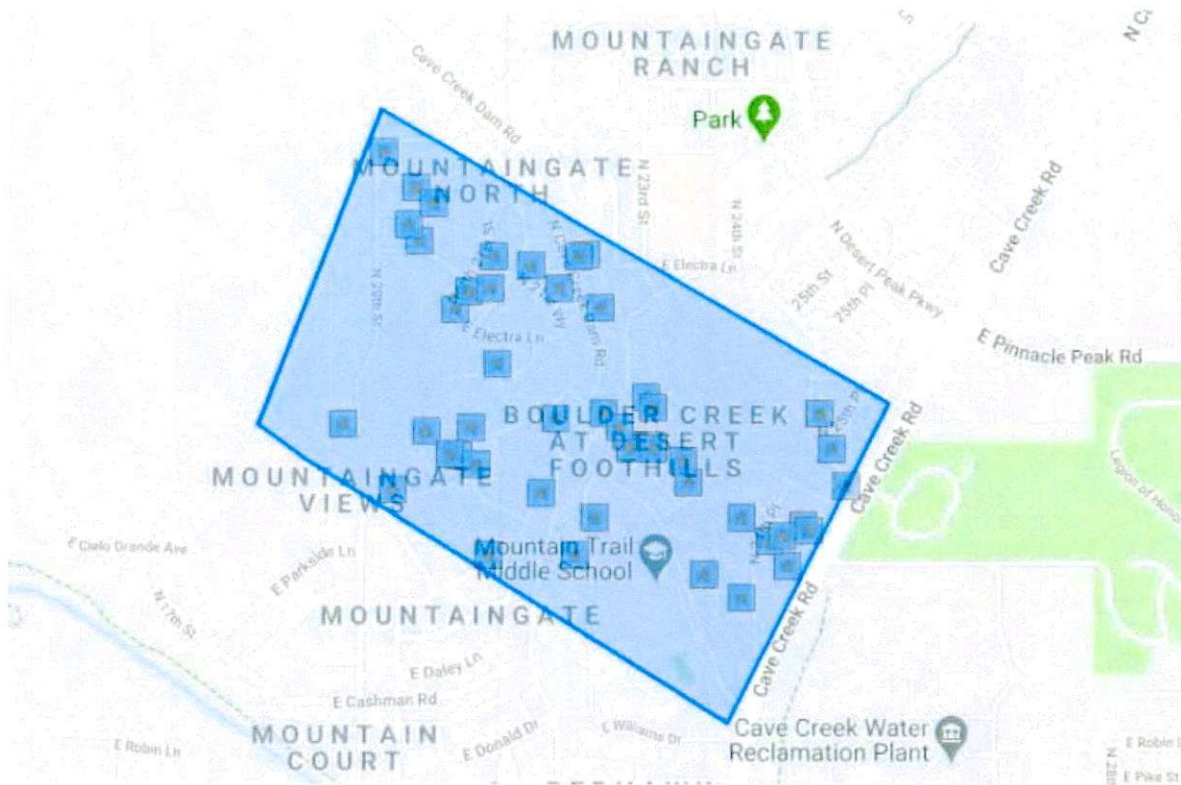
	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	265,000	267,000	0.96	874
Avg	375,005	372,812	0.99	1,866
High	579,990	574,910	1.04	3,182

ARMLS data reveals there were 54 single-family home sales located within approximately a one-half mile radius of the Cave Creek transfer station during 2020 and 2021 year-to-date, with an average home size of 1,866 SF and an average price of \$372,812, or \$199.79 per SF.

### HOME SALES JUST OUTSIDE OF A ONE-HALF MILE RADIUS

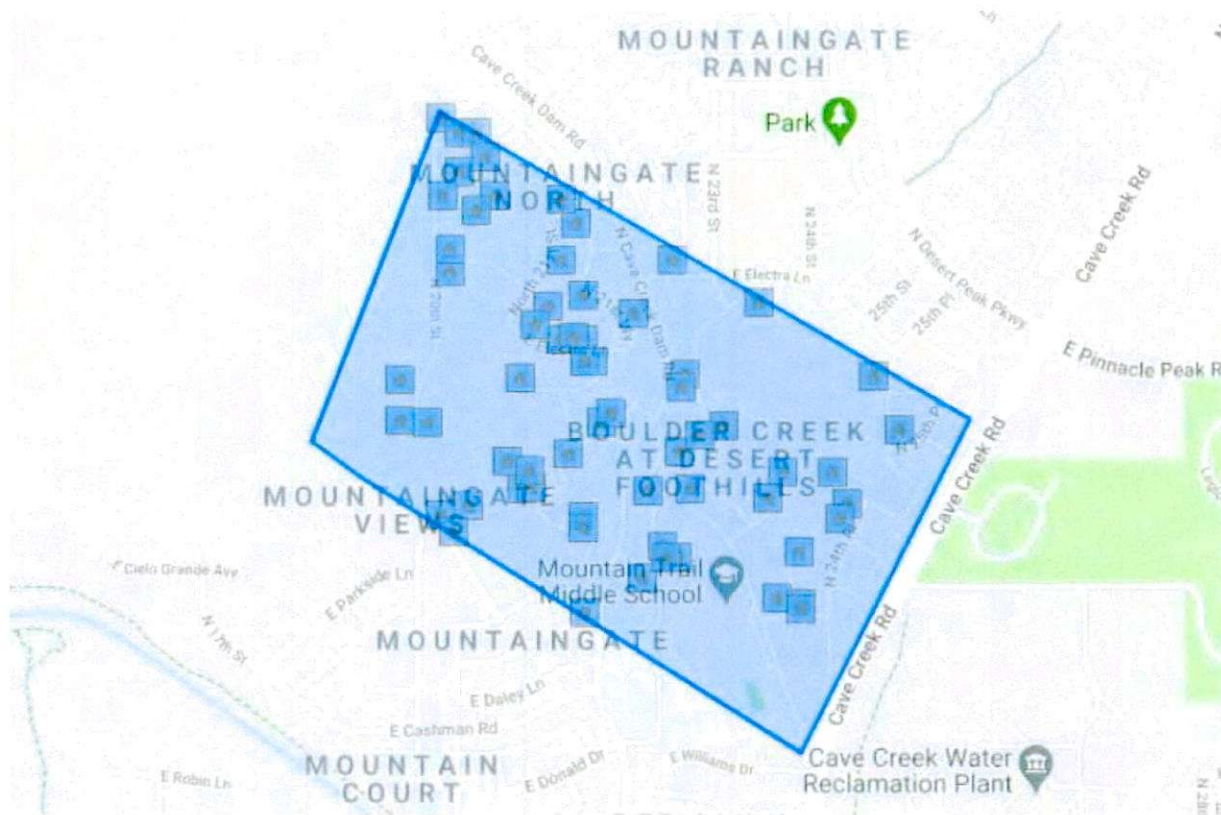
The single-family homes sales during 2019 and 2020-2021 year-to-date located just outside of a one-half mile radius of the Cave Creek transfer station are displayed below. These homes are considered to be similar when compared to the homes located within the one-half mile radius, as they are located with the same subdivision or in a subdivision of similar quality.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	289,900	287,500	0.94	1,400
Avg	381,764	375,944	0.98	2,250
High	569,800	557,950	1.03	4,036

ARMLS data reveals there were 47 single-family home sales located just outside of a one-half mile radius of the Cave Creek transfer station during the 2019, with an average home size of 2,250 SF and an average price of \$375,944, or \$167.09 per SF. By comparison, an average home size of 1,919 SF and an average price of \$313,806, or \$163.53 per SF was recorded during the same time period for the data set located within a one-half mile radius of the transfer station.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	315,000	315,000	0.94	1,251
Avg	430,798	429,108	1.00	2,323
High	515,000	505,000	1.06	4,036

ARMLS data reveals there were 63 single-family home sales located just outside of a one-half mile radius of the Cave Creek transfer station during 2020- 2021 year-to-date, with an average home size of 2,323 SF and an average price of \$429,108, or \$184.72 per SF. By comparison, an average home size of 1,866 SF and an average price of \$372,812, or \$199.79 per SF was recorded during the same time period for the data set located within a one-half mile radius of the transfer station.

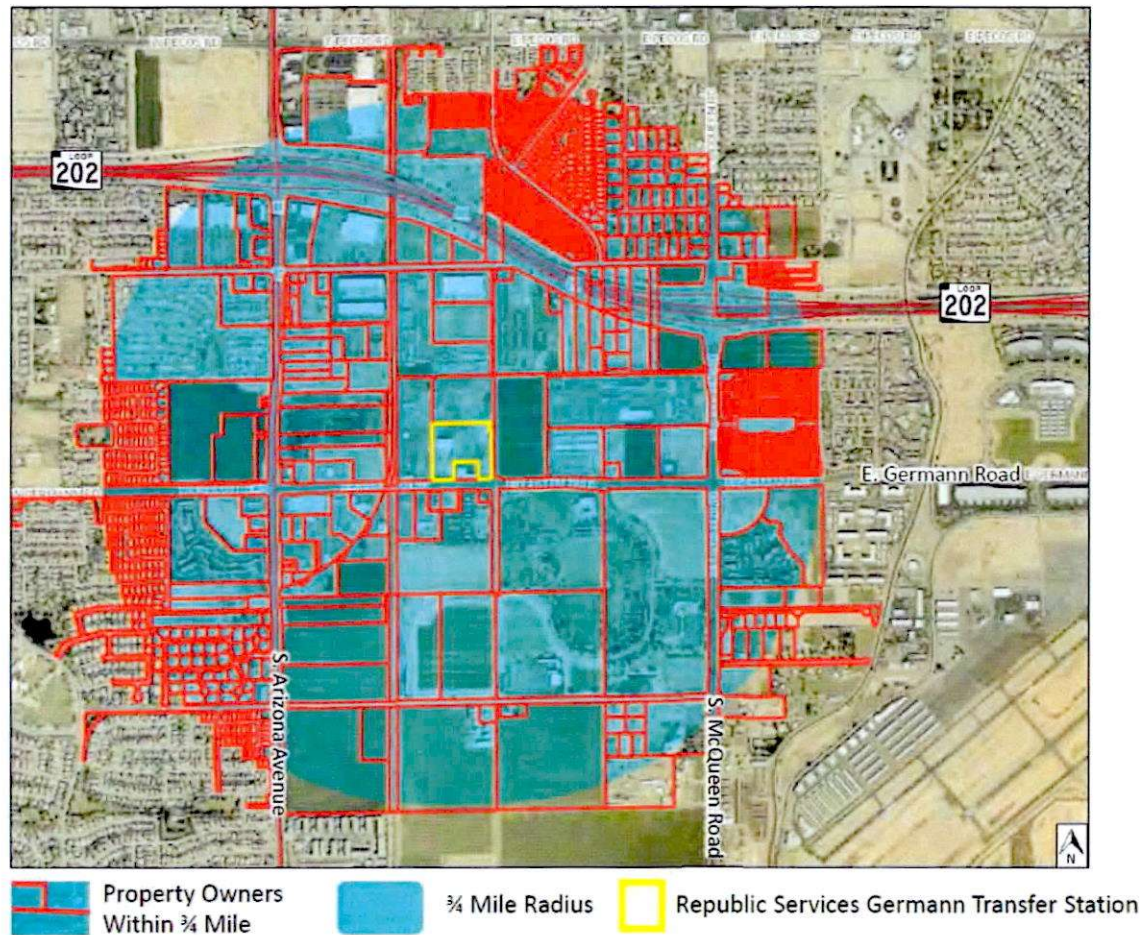
## CONCLUSION

Based on the sales data presented above, there does not appear to be any definitive evidence suggesting the presence of the Cave Creek transfer station has impacted home prices within the immediate area.



## Chandler Germann Transfer Station (Existing)

3/4 Mile (3,960 Foot) Radius from Republic Services Chandler (Germann) Transfer Station

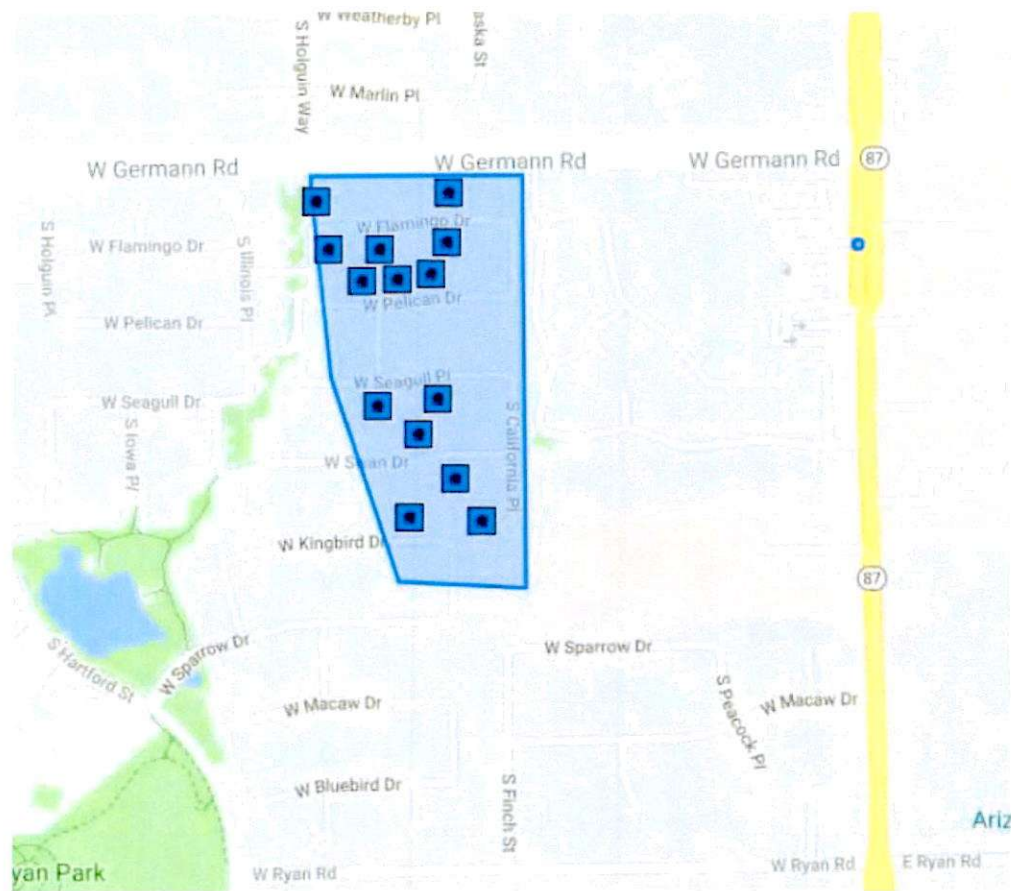


Due to the lack of sufficient sales data within a one-half mile radius, the study area was expanded to three-fourths of a mile for the Chandler Germann transfer station.

### HOME SALES WITHIN A THREE-QUARTER MILE RADIUS (WEST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately a three-quarter mile radius of the Chandler Germann transfer station (West Study Area) are displayed below.

There are multiple study areas within this particular analysis, which are identified as the West Study Area, the North Study Area and the Northeast Study Area.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	378,000	367,000	0.93	2,178
Avg	499,507	490,321	0.98	2,903
High	725,000	696,500	1.01	4,765

ARMLS data reveals there were 14 single-family home sales located within approximately a three-quarter mile radius of the Chandler Germann transfer station between 2019 and the first two months of 2021, with an average home size of 2,903 SF and an average price of \$490,321, or \$168.90 per SF.

#### HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (WEST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (West Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	339,900	329,900	0.94	1,974
Avg	468,380	465,393	0.99	3,001
High	631,500	640,000	1.01	3,631

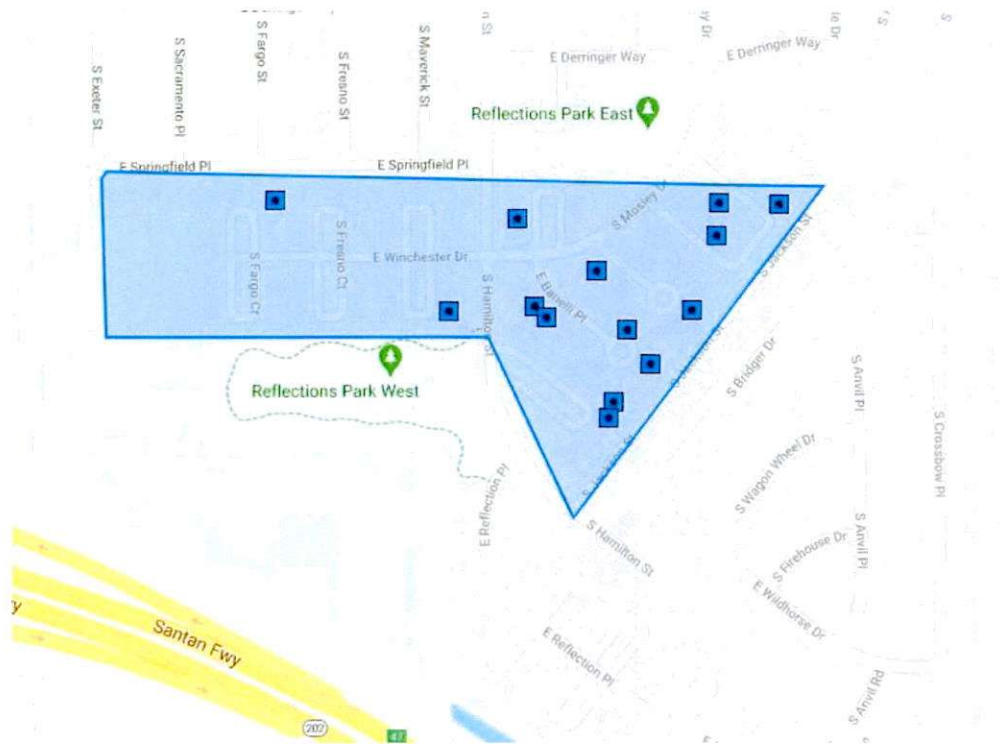
ARMLS data reveals there were 15 single-family home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (adjacent to the west of the prior data set) between 2019 and the first two months of 2021, with an average home size of 3,001 SF and an average price of \$465,393, or \$155.08 per SF.

### CONCLUSION (WEST STUDY AREA)

In this particular case, the homes located within a three-quarter mile radius to the west of the Chandler Germann transfer station were found to be slightly higher priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius.

### HOME SALES WITHIN A THREE-QUARTER MILE RADIUS (NORTH STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located within approximately a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) are displayed below.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	230,000	235,000	0.97	1,162
Avg	281,400	283,143	1.01	1,659
High	349,500	367,000	1.05	2,370

ARMLS data reveals there were 14 home sales located within a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) between 2019 and the first two months of 2021, with an average home size of 1,659 SF and an average price of \$283,143 or \$170.67 per SF.

### HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (NORTH STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.



ARMLS data reveals there were 24 home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) between 2019 and the first two months of 2021, with an average home size of 1,773 SF and an average price of \$299,850 or \$169.12 per SF.

In this particular case, the homes located within a three-quarter mile radius to the north of the Chandler Germann transfer station (North Study Area) were found to be similarly priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius.

The homes sales during 2019 and 2020-2021 year-to-date located within approximately a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) are displayed below.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	499,000	487,000	0.89	1,973
Avg	551,667	512,333	0.93	2,225
High	599,000	535,000	0.98	2,434

ARMLS data reveals there were three home sales located within a three-quarter mile radius to the northeast of the Chandler Germann transfer station (Northeast Study Area) between 2019 and the first two months of 2021, with an average home size of 2,225 SF and an average price of \$512,333 or \$230.26 per SF.

#### HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (NORTHEAST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	420,000	410,000	0.98	1,504
Avg	451,667	446,333	0.99	1,664
High	470,000	465,000	1.00	1,983

ARMLS data reveals there were three home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) between 2019 and the first two months of 2021, with an average home size of 1,664 SF and an average price of \$446,333 or \$268.23 per SF.

### CONCLUSION (NORTHEAST STUDY AREA)

In this particular case, the homes located within a three-quarter mile radius to the northeast of the Chandler Germann transfer station (Northeast Study Area) were found to be lower-priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius; however, much of the difference can be attributed to the differences in average home size.



## Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.



- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.



**ADDENDA**

Addendum A

# QUALIFICATIONS



# Thomas Raynak, MAI

Director, Phoenix, Arizona

CBRE



T + 602-735-1744  
M + 602-516-8352  
thomas.raynak@cbre.com

2575 East Camelback Road  
Suite 500  
Phoenix, Arizona 85016

## Clients Represented

- Alliance Bank
- AZ State Land Dept.
- Bank of America
- Banner Bank
- BNC National Bank
- Central Bank
- Commencement Bank
- Comerica Bank
- CIBC World Markets
- Developers
- Homebuilders
- Farmers Merchant Bank
- First Bank
- GTIs Partners
- Metro Phoenix Bank
- National Bank Of AZ
- NY Community Bank
- Pacific Western Bank
- Parkway Bank & Trust
- Talmer Bank & Trust
- The Resmark Cos.
- Tricon Capital Group
- US Bank
- Unison Bank

© 2021 CBRE, Inc.

## Experience

Thomas Raynak, MAI, is a Director with CBRE's Valuation & Advisory Services. Thomas Raynak has experience with a broad spectrum of property types, but specializes in the valuation of vacant land, master planned communities, residential subdivisions (single-family, townhomes and condominiums), and apartments. He also provides review services to several lending institutions. He also has experience completing appraisals and consulting assignments on office and medical office buildings, retail properties, industrial properties, mobile home/RV parks, mini storage facilities, private/charter schools, restaurants, automotive facilities, and a variety of special use properties.

Thomas Raynak has completed over 2,500 assignments throughout the state of Arizona. Additionally, he has extensive experience as a qualified expert in Federal Bankruptcy Court. As a member of the Appraisal Institute, he held several positions including serving as a member of an experience review committee, a regional disciplinary panel, and as a mentor to candidates for membership. Thomas Raynak has been a partner in a private real estate development venture since 2007.

Thomas Raynak works in the Western Region which covers the western portion of the United States.

## Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI)
- Arizona Certified General Real Estate Appraiser, No 30413

## Education

- Master of Arts Degree, Geography (Land Use Analysis)
  - Arizona State University, Tempe, Arizona 1985
- Bachelor of Science Degree, Geography (Urban Planning)
  - Pennsylvania State University, University Park, Pennsylvania 1981

**Department of Insurance and Financial Institutions**  
**State of Arizona**

**CGA - 30413**

This document is evidence that: **THOMAS A. RAYNAK** has complied with the provisions of  
Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**THOMAS A. RAYNAK**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **September 30, 2022**



# Jo Dance, MAI, CCIM

*Managing Director, Arizona*

**CBRE**



+ 01 602-735-5686  
M +01 602-361-6600  
jo.dance@cbre.com

2575 East Camelback Road  
Suite 500  
Phoenix, AZ 85016

## Clients Represented

- CBRE Capital Markets
- Western Alliance Bank
- Walker & Dunlop
- MidFirst Bank
- C-III Asset Management
- Opus Bank
- JLL
- HFF
- Bank of the West
- National Bank of AZ
- Bank of Oklahoma
- BBVA Compass
- PNC
- Citibank
- Washington Federal
- Blackstone
- StanCorp
- A10 Capital
- Starwood Capital
- VEREIT, Inc.
- CoBiz Bank
- First Bank
- East West Bank
- Bank OZK

## Experience

Jo Dance serves as Managing Director of CBRE Valuation & Advisory Services, Pacific Southwest Division, where she leads a team of over 20 appraisal and consulting professionals in the Phoenix and Tucson offices. An accomplished 30-year real estate professional with extensive industry and management experience, she leads CBRE's efforts to provide exceptional outcomes for local, regional and global clients.

Working alongside a dedicated team of specialized experts, she works to elevate CBRE's best-in-class status by ensuring consistent, quality appraisal services. In her role as Managing Director, she coordinates all activities for Arizona, including overseeing new business development, client relations and appraisal quality control production.

She is licensed as a Certified General Appraiser in the states of Arizona, New Mexico and Nevada. Ms. Dance is a designated member of the Appraisal Institute (MAI and SRA) and holds a CCIM designation. Her appraisal experience spans a broad spectrum of real estate appraisals, rent analyses and market studies of commercial and multifamily residential properties. She has also provided litigation support and expert testimony in deposition and court in Arizona.

## Professional Affiliations / Accreditations

- Appraisal Institute – Designated Member (MAI and SRA)
- CCIM Institute – CCIM designation
- Certified General Real Estate Appraiser, State of Arizona, No. 30249
- Certified General Real Estate Appraiser, State of New Mexico, No. 03242-G
- Certified General Real Estate Appraiser, State of Nevada, No. A.0206799-CG
- Licensed Real Estate Broker: State of Arizona (#BR505868000)

## Education

- Arizona State University
  - Science in Business Administration, Production & Operations Management

**Department of Insurance and Financial Institutions**  
**State of Arizona**

**CGA - 30249**

This document is evidence that: **Jolene U. Dance** has complied with the provisions of  
Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**Jolene U. Dance**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **August 31, 2022**