



Land Services
P.O. Box 53933
Phoenix, Arizona 85072
Mail Station 3286

November 17, 2021

Jason A. Steele, Registered Architect
Aperture Design
10324 East Cactus Road
Scottsdale, AZ 85260

RE: Abandon 15-foot Right-of-Way and Roadway Easement. Public Utility Easement to remain.

Jason Steele,

Per your request for Arizona Public Service Company (APS) to concur with the abandonment of a 15-foot Right-of-Way and Roadway Easement located at the southerly property line of the property located at 10324 East Cactus Road, Scottsdale, AZ 85260, as described in your request dated September 13, 2021, the following information is provided.

I have researched our records and found that the subject property is situated within the APS service territory. There are underground APS facilities in the vicinity of the 15-foot easement. This includes the underground line providing power to the streetlight at the northwest corner of the North 104th Street and East Cactus Road intersection, as well as other streetlights in the area. APS has no objection to the encroachment, as long as the following guidelines are met:

- APS does not concur to the abandonment of the 15-foot Public Utility Easement (PUE) at the southerly property line of the above-referenced property. APS requires that its utility rights and access to its facilities by maintained.
- All construction is to take place after a valid Bluestake is marked and the Bluestake digging guidelines are met when digging within the vicinity of any electrical lines. Any damage caused to active power lines will be repaired at property owners cost. More specifically, any excavation taking place within 24 inches of a marked utility must be "**carefully exposed with hand tools.**"
- The safe operation and maintenance of our facilities are not impaired and the necessary National Electrical Safety Code clearances are met.

Should you have further questions concerning this matter, please contact me at (602) 371-7271 or beverly.metevia@aps.com.

Sincerely,

A handwritten signature in cursive script that reads "Beverly Metevia".

Beverly Metevia
Land Agent II, Land Services Department
Arizona Public Service Company



Delivering water and power™

Senior Right of Way Technician
PAB 10W | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-3126 | F: (602) 236-8193
sherry.wagner@srpnet.com

September 13, 2021

Mr. Jason A. Steele
Aperture Design
4700 N. 12th Street
Site 201
Phoenix, AZ 85014

RE: Abandonment 10324 E Cactus Road

Dear Mr. Steele:

Salt River Project has no objection to the Abandonment of the Roadway Right of Way on the north side of Cactus Road adjacent to 10324 E Cactus Road. This is in the Arizona Public Service serving area.

If you have any questions, please feel free to contact me on 602-236-3126.

Sincerely,

Sherry Wagner

Sherry Wagner



Delivering water and power™

SRP-General Use



CenturyLink

October 4, 2021

TPH Coffee LLC
10324 E. Cactus Rd.
Scottsdale, AZ 85260

c/o Jason Steele
jasonasteele@aperturedesignaz.com

No Objection with Reservation

**SUBJECT: 10324 E. Cactus Rd., Scottsdale, AZ
Lot 1, Tierra De Los Arcos
APN 217-23-027A
Release of road right-of-way **ONLY**
Public Utility Easement to remain**

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation of the public road right-of way and has determined that it has no objections with respect to the area proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

Reservation of the Public Utility Easement within the same location to remain.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Lisa Gallegos-Thompson at lisa.gallegos@lumen.com

Sincerely,

Mary Hutton
Network Infrastructure Services
CenturyLink
P838965
mary.hutton@lumen.com



Water Resources

9379 E. San Salvador
Scottsdale, AZ 85258

PHONE 480-312-5685
FAX 480-312-5615
www.ScottsdaleAZ.gov

December 1, 2021

Aperture Design
Attn: Jason Steele
4700 N 12th Street, Suite 201
Phoenix, AZ 85014

Re: City of Scottsdale Water Resources Department: Abandonment of Right Of Way (R/W) Interests for 10324 E Cactus Road (APN 217-23-027A)

Dear Mr. Steele,

The City of Scottsdale Water Resources Department has no conflict with the proposed abandonment of up to fifteen feet (15') of existing R/W Easement located along the southern boundary of the subject property, along E Cactus Road.

The conditions attached with this abandonment permission are as-follows:

- The 15-foot R/W Easement also includes a 15-foot wide Public Utility Easement (P.U.E.) that will remain existing on the southern and eastern boundaries of the subject property.
- Scottsdale Water Resources is not abandoning future interest in the P.U.E.
- This approval is pending approvals from other utilities and the applicable City of Scottsdale governing departments.

If you require further information, you may reach the Water Resources Department at 480-312-5685.

Sincerely,

12/01/2021 12:30:25 PM

Julia Campo
Engineering Associate
Scottsdale Water



September 14, 2021

Jason A. Steele

[Aperture Design](#)

Registered Architect

LEED A.P.

[602.492.3116](#) office

[602.316.3116](#) cell

4700 North 12th Street

RE: Abandonment Request **10324 E CACTUS RD APN 217-23-027A**

Jason,

I have reviewed the proposed abandonment request for the parcel located at **10324 E CACTUS RD APN 217-23-027A** in **Scottsdale, AZ**.

Based upon the supplied drawings/exhibit that you've submitted it has been determined that **COX will allow easement abandonment with the following stipulations:**

Cox will agree to the abandonment if Cox facilities on the south side of the parcel to be abandoned in the easement are protected in place and a new PUE or ROW has been established for our facilities. If our facilities are to be relocated, then the requestor pays Cox for the relocation of Cox facilities prior to relocation of existing facilities.

Also, please note that Cox Communications accepts no liability for costs associated with any relocation of existing facilities required as of a result of this proposed abandonment.

If I can be of further assistance or a conflict arises, please contact me using the contact information below.

Zach Lawson

Zach Lawson

OSP Compliance Tech II

Cox Communications

Outside Plant Engineering & Construction

1550 W Deer Valley Road, Phoenix, AZ 85027-2121

AZ.JointUse@cox.com





SOUTHWEST GAS CORPORATION

September 21, 2021

Aperture Design
Attn: Jason A. Steele
4700 North 12th St., Suite 201
Phoenix, AZ 85014

SUBJECT: Roadway Easement Extinguishment
REQ 15169 – 10324 E Cactus Rd., Scottsdale AZ 85260

Dear Mr. Steele,

After reviewing the plans for the above-referenced project, it has been determined that there are **no apparent conflicts** between the Southwest Gas system and your proposed extinguishment as shown on the application you provided. Southwest Gas would like to recommend the extinguishment of the roadway easement located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

Sincerely,

Tami Garcia

Tami Garcia
Analyst/Right-of-Way
725-502-3385



6215 N Cattle Track Road
Scottsdale, AZ 85250-4607 USA
epcor.com

September 30, 2021

VIA EMAIL TO: chill@treadstonemgmt.com

TPH Coffee, LLC
C/O Christopher Hill
10324 E. Cactus Rd.
Scottsdale, AZ 85260

RE: Request for Approval of the Abandonment of the Public Utility Easement (“PUE”) located across the parcel commonly known as 10324 E. Cactus Rd., Scottsdale, AZ 85260 (APN: 217-23-027A) (“Property”)

Mr. Christopher Hill (“**Applicant**”):

EPCOR USA, INC., and its subsidiaries (“**EPCOR**”), has or has no objections to your request for abandonment of the 15’ PUE running along the southern boundary (“**Abandonment Area**”) of the Property.

It is the intent and understanding of EPCOR that this abandonment shall not reduce our rights to any other existing easement or rights we have on this Property or in this area.

This abandonment request is being submitted with the stipulation that if EPCOR facilities are found and/or damaged within the Abandonment Area, the Applicant will bear the cost of relocation and repair of said facilities.

Should you have any further questions or concerns, please contact me directly at the phone number or email address listed below.

Sincerely,

Steven Colla

Steven Colla
Real Estate Specialist
Engineering Department
EPCOR
2355 W. Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027
Tel 623.587.5296|Cell 480.521.5742| scolla@epcor.com

CC: Michael Kasem, P.E., Engineering Manager via email at MKasem@epcor.com
Daniel Holwerda, Esq., Associate General Counsel via email at DHolwerda@epcor.com
Jason A. Steele, via email at jasonasteele@aperturedesignaz.com
Justin Sawyer, via email at justinsawyer@treadstonemgmt.com
R.J. Cushing, via email at rjcushing48@gmail.com