

CONSTRUCTION MITIGATION PLAN

The purpose of this plan as described below in the 3 Phases of Construction is to manage the impact of construction on the surrounding businesses. Note all areas, timeframes and boundaries are approximate.

- **Phase One: Utilities work** (Duration: 8-10 months)

1. The East part of Parcel along Osborn Road (Area A on Exhibit 1), shall be used for housing of construction trailer, equipment, and city/construction workers' vehicles.

2. Scottsdale Road, Osborn Road, and 71st Street rights-of-way may be reduced periodically for installation of infrastructure.

3. All surrounding on-street parking on 71st Street shall remain open for use for public and shall not be occupied by construction vehicles or construction materials.

4. Timeline for construction includes a) 12 weeks for demolition of existing utilities and installation/rerouting of new utilities

- **Phase Two: Excavation and building underground garage** (Duration: 2-4 months)

1. The East Portion of Parcel along Osborn Road (Area B on Exhibit 2), shall be used to house the construction trailer and contractor vehicles during the excavation/shoring and construction of the West side of one level underground parking.

2. The West Portion of Parcel along Osborn Road (Area C on Exhibit 2), shall be used to house the construction trailer and contractor vehicles during the excavation/shoring and construction of the East side of one level underground parking.

3. All surrounding on-street parking on 71st Street shall remain open for use for public and shall not be occupied by construction vehicles or construction materials.

4. Neither Scottsdale Road, Osborn Road or 71st Street shall be closed to vehicular traffic, with the exception of some street reduction on 71st Street for deliveries as needed. This area is marked as "Temporary Delivery Area".

5. Other than the sidewalks on 71st Street and Osborn Road, all pedestrian walkways will remain open, with the exception of safety closures.

6. Materials will be delivered to the site from an off-site laydown/marshalling yard for "just in time" use. No materials will be stored in excess on site.

- **Phase Three: Construction of above ground building** (Duration: 16-20 months)

1. The completed one level underground parking garage shall be used for construction/contractor vehicle parking.

2. Construction Trailer, and other equipment will be placed within the construction fenced area (not on street).

3. All surrounding on-street parking on 71st Street shall remain open for use for public and shall not be occupied by construction vehicles or construction materials, with the exception of temporary 1 day closures on 71st Street only, as some deliveries arrive.

4. Other than the sidewalks on 71st Street and Osborn Road, all pedestrian walkways will remain open with the exception of safety closures.

5. Neither Scottsdale Road, Osborn Road, and 71st Street shall be closed to vehicular traffic, with the exception of some street reduction on 71st Street for deliveries as needed. This area is marked as “Temporary Delivery Area”.

6. Materials will be delivered to the site from an off-site laydown/marshalling yard for “just in time” use. No materials will be stored in excess on site.

General: All Streets and public/on-street parking spaces to remain open and unobstructed in the time periods/lags between and after the 3 phases of construction.

In the event the “Temporary Delivery Area” needs to be expanded for staging and/or delivery for short durations, the East lane of 71st street shall be used.

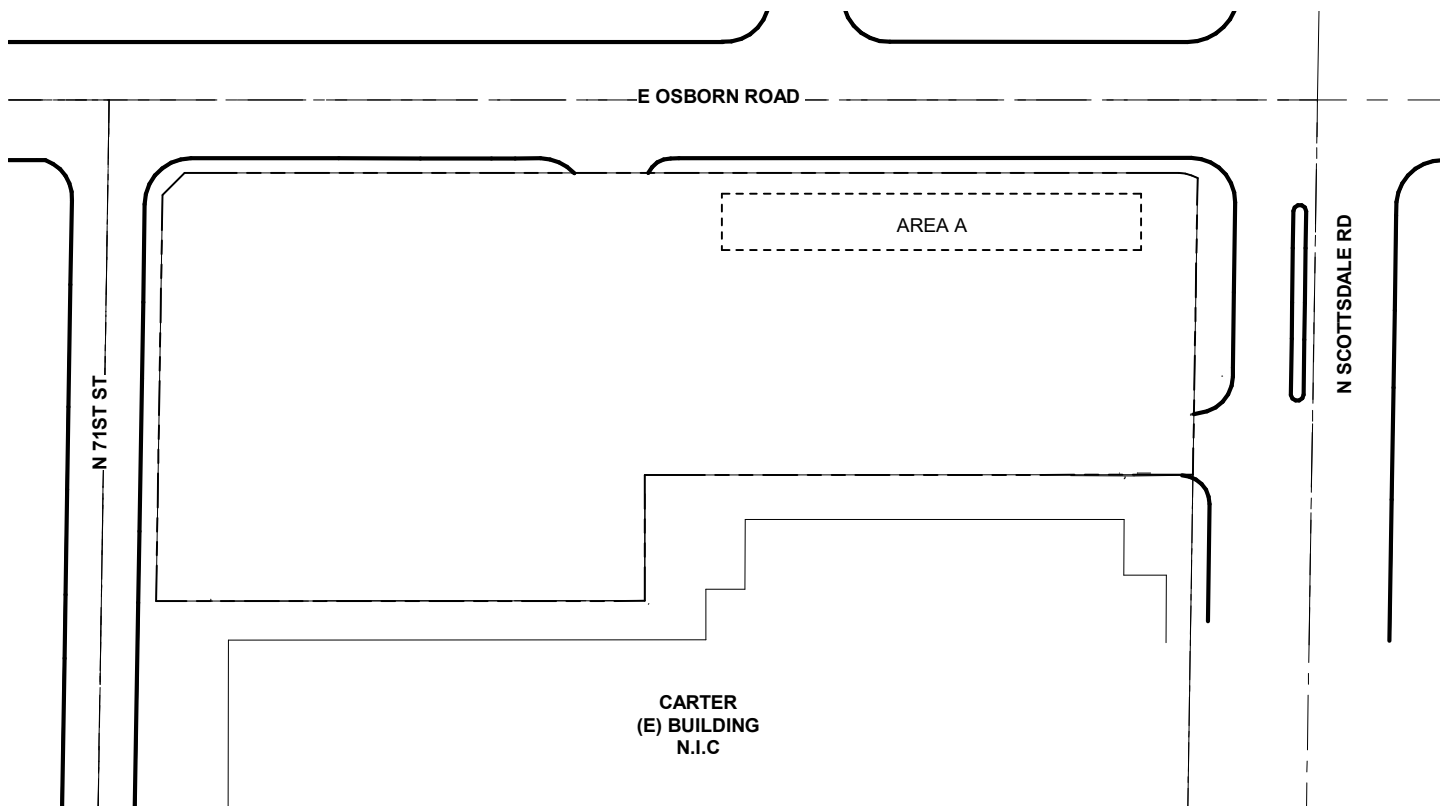


EXHIBIT 1 - PHASE 1

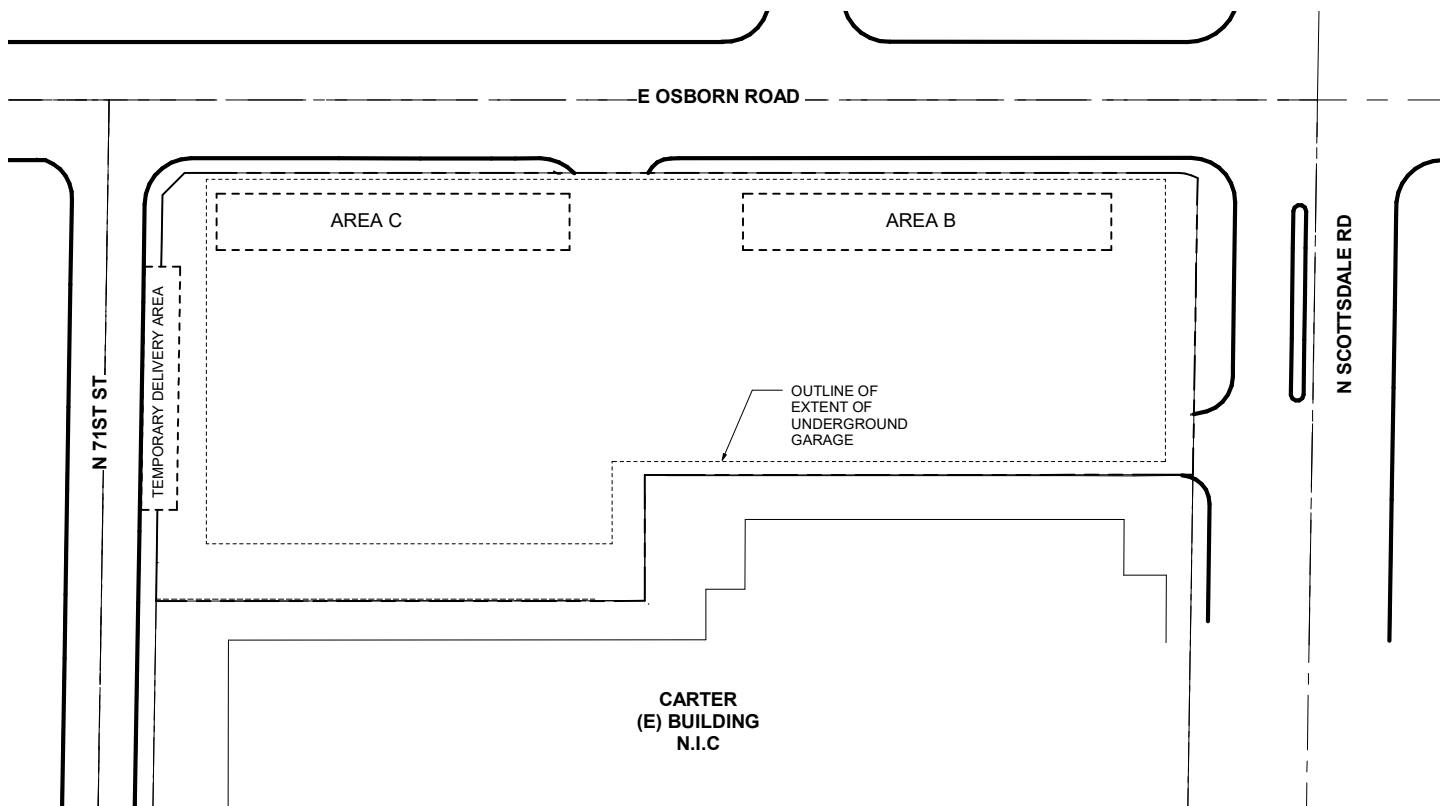


EXHIBIT 2 - PHASE 2

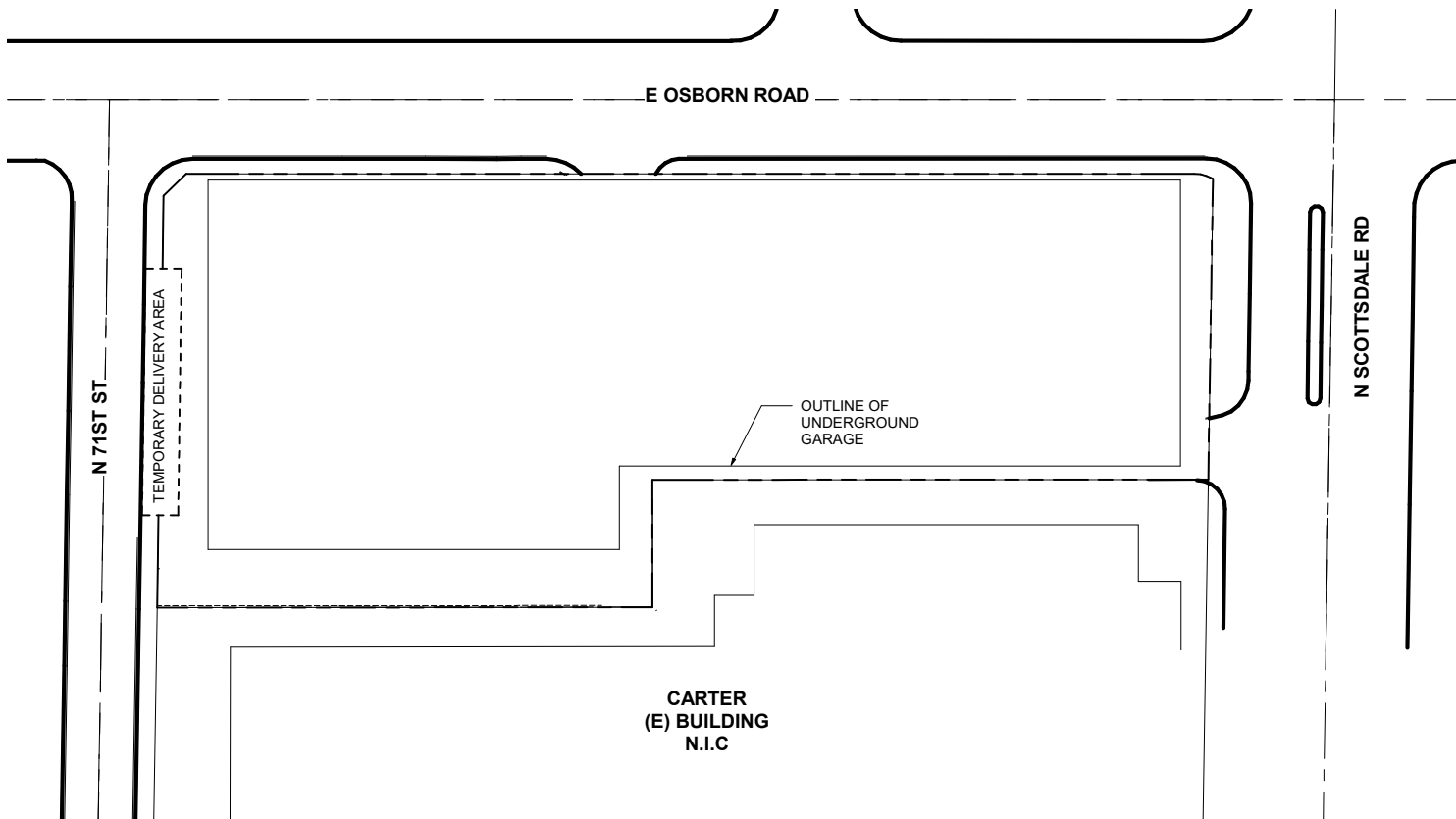


EXHIBIT 3 - PHASE 3