

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/24/2019  
Agenda Item: 4**

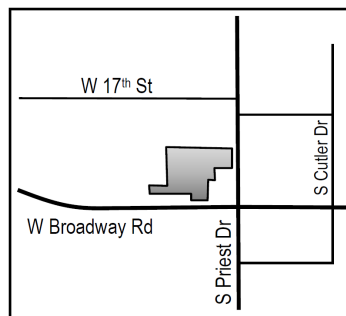
**ACTION:** Request a Use Permit to allow vehicle rental (rideshare service) in the PCC-1, Planned Commercial Center Neighborhood district, for **UCARS**, located at 1414 West Broadway Road.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** UCARS (PL190208) is requesting a Use Permit to allow vehicle rental within the PCC-1 zoning district. UCARS rents vehicles to customers to utilize rideshare services such as Uber and Lyft. The request includes the following:

ZUP190062 Use Permit to allow vehicle rental.



Property Owner  
Applicant  
Zoning District  
Suite Area  
Vehicle Parking  
Hours of Operation

Mcmaron Investments, LLC  
Joel Goldberg, UCARS  
PCC-1  
2,440 s.f.  
286 spaces (204 min. required for the center)  
M-F, 9 a.m. - 5 p.m.

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Dalton Guerra, Planner I  
Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

UCARS rents vehicles on site to customers that are employed by companies such as Uber, Lyft, Door Dash, and Postmates. The anticipated fleet will be 15 vehicles that will be rented out daily. There is adequate parking on site to accommodate the 15-vehicle fleet and the applicant stated that not all vehicles will be on site at once. Staff will condition that the fleet does not occupy more spaces than allowed.

## PUBLIC INPUT

To date, staff has not received public input.

## USE PERMIT

The proposed use requires a Use Permit to allow vehicle rental within the PCC-1, Planned Commercial Center Neighborhood zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use will have no more than fifteen vehicles in the fleet within the allowed parking spaces on site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use is not expected to create a nuisance exceeding that of the ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; vehicle rental is a permitted use within the PCC-1 zoning district, subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is in an existing office building with commercial and industrial uses surrounding the site.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the applicant is expected to have adequate control of disruptive behavior on site.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

## CONDITION(S) OF APPROVAL:

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
4. Hours of Operation shall be Monday – Friday, 9am – 5pm.

5. To provide adequate off-street parking for the existing buildings and uses, the fleet inventory shall be limited to a maximum of fifteen (15) vehicles on site.
6. The business shall not prep, wash, stage or engage in similar activity for the vehicles on site.
7. There shall be no signs, banners, or similar methods of advertisement for the business without approval of a sign permit.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

**USE PERMIT:**

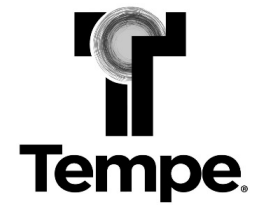
- The Use Permit is valid for UCARS and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

**HISTORY & FACTS:**

None pertinent to this case.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
Section 4-203 Development Standards for Commercial and Mixed-Use Districts  
Section 6-308 Use Permit

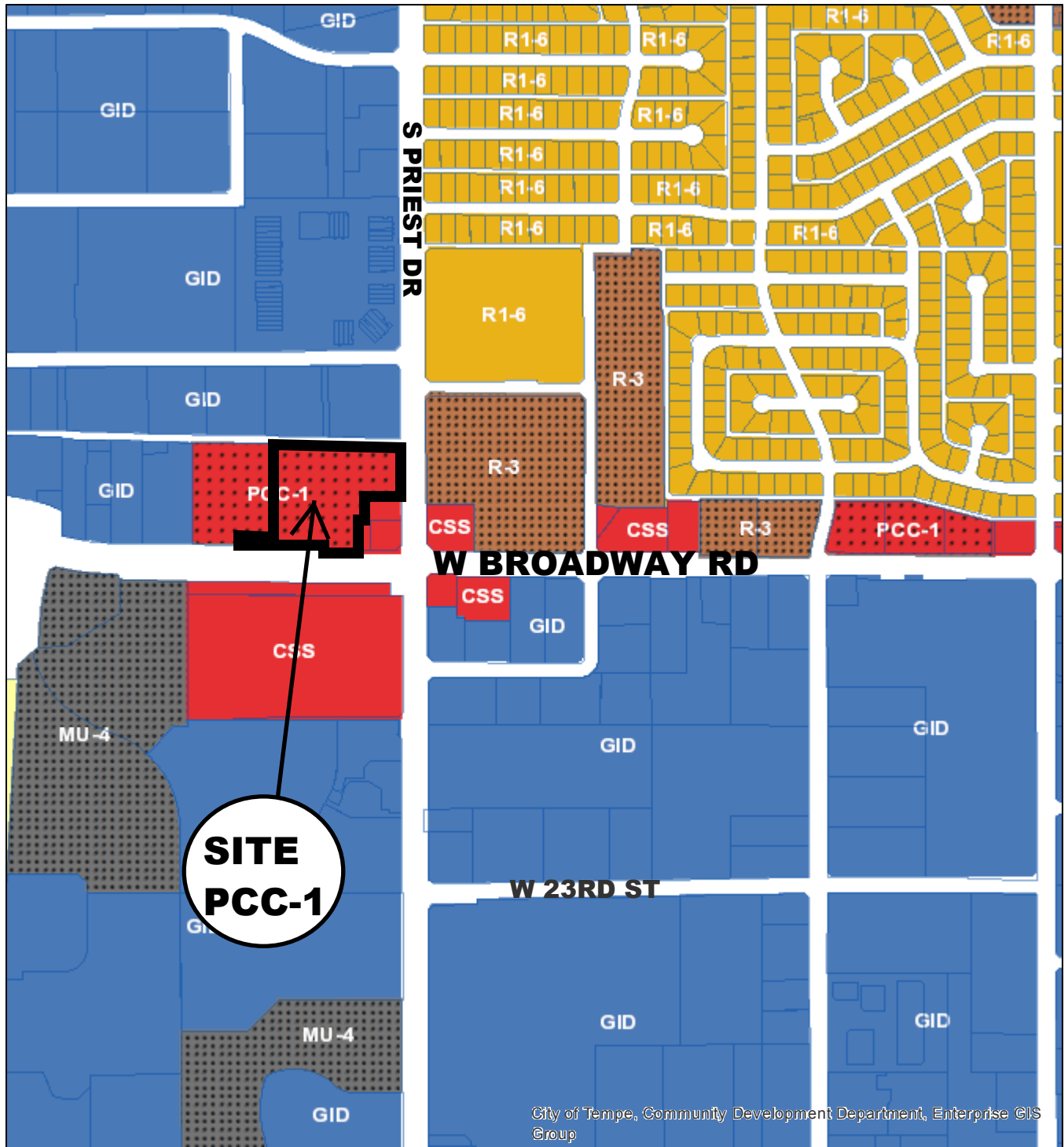


# DEVELOPMENT PROJECT FILE









for  
UCARS  
(PL190208)

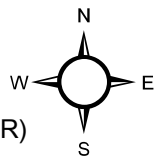
## ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Site Plan
- 6-8. Floor Plans



City of Tempe, Community Development Department, Enterprise GIS Group

- |  |  |
|--|--|
|  General Industrial District (GID)              |  Agricultural (AG)                          |
|  Mixed Use High (MU-4)                          |  Single-Family Residential (R1-6)           |
|  Commercial Shopping and Services (CSS)         |  Multi-Family Residential Restricted (R-3R) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Limited (R-3)     |

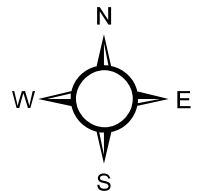




UCARS



Aerial Map



## Letter of Explanation

August 5, 2019

UCars  
1414 W Broadway Rd #140  
Tempe, AZ 85282

To Whom It May Concern:

This is our official Letter of Explanation for our Use Permit.

We provide fleet use of Toyota Prius vehicles to rideshare drivers. We are located in the same building as the Uber Greenlight Hub. There will be no more than 15 vehicles on site, which are clean and ready for use fleet use by drivers. Drivers take vehicles to their primary residence; thus, minimal vehicles will be stored on site.

We operate Monday-Friday 9am – 5pm. We have approximately 8-10 members of staff on site. At no time will we have more than 2-5 clients on site.

This request will not be detrimental to persons residing or working in the vicinity to adjacent properties, to the neighborhood, or the public welfare in general and will conform to the following standards and Zoning and Development Code Criteria Section 6-308(E), as applicable:

1. Any significant vehicular or pedestrian traffic in adjacent areas;

*All business will be conducted in office and light cleaning of vehicles will be performed in designated parking spaces in the far corner of the parking lot and car wash locations in the vicinity. There will be no additional vehicular or pedestrian traffic in adjacent areas aside from 15 vehicles stored on site for fleet use.*

2. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;

*There is no heavy machinery being used in the cleaning of vehicles. Vacuuming is performed at nearby car wash along with cleaning of vehicles. Any additional cleaning on site is performed using hand towels and non-hazmat cleaning supplies.*

3. Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan;

*Our operations aligns with the goals, objectives and policies of the city to provide friendly, clean service to fleet drivers.*

4. Compatibility with existing surrounding structures and uses; and

*\Business activities are compatible with existing surrounding structures and uses. Minimal visual impact on surround areas.*

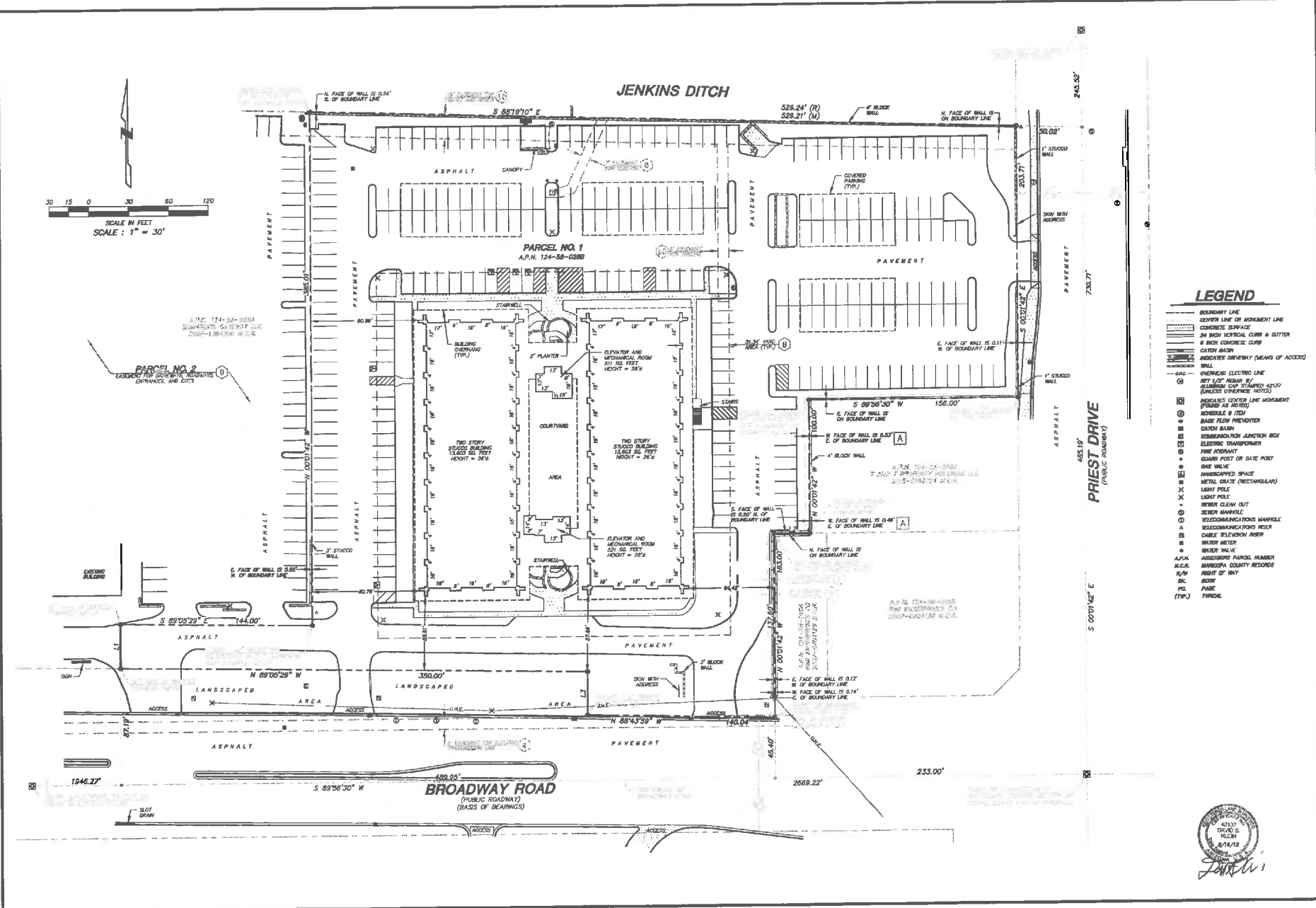
5. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.

*All staff and drivers are pre-screened with full background checks and MVR's to ensure high quality individuals onsite.*

Sincerely,



Joel Goldberg  
CEO  
UCars



**ALTA / NSPS LAND TITLE SURVEY**  
 1414 W. BROADWAY ROAD  
 TEMPE, AZ 85282

2123 78' LARRY CLARK, JR., SUT# 11  
 024-889-0223 (PH) 223-440-4478 (TX)  
 www.superiorlandtitle.com  
 PHOTOS: GARY WATSON/STANLEY

**SUPERIOR**  
 SURVEYING & LAND TITLE, L.L.C.

SHEILA ORAL  
 SHEET 2 OF 2  
 DATE: 8/19/18  
 JOB NO.: 180704



# ALTA / NSPS LAND TITLE SURVEY

## OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



### NOTES

- The basis of bearing is the monument line of Broadway Road, also being the south line of the southeast quarter of Section 20, with a bearing of South 89 degrees 06 minutes 30 seconds West per Special Warranty Deed No. 2003-0524312, Records of Maricopa County, Arizona.
- All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, File Number NCS-917504-THV1, dated July 20, 2018 and that all easements, covenants and restrictions referenced in said title commitment or easement from a physical inspection of the site or otherwise known to me have been plotted far more or otherwise noted as to their effect on the subject property.
- The number of striped parking spaces on the subject property are as follows:  
Regular: 281  
Handicapped: 286  
Total: 567
- The building lines and dimensions shown depict the exterior building footprint of ground level based on field measurements. This information is intended to assist the general configuration of the building of ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leaseable area of any building. The building street distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- The survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the exact location, depth or service of any such utilities or facilities. It is the intent of this survey to be developed or improved the survey should not be used for design purposes. Risks exist on underground utility location or Arizona SH 11 (802)263-1100 for the precise location and extent of all utilities to be used prior to any design and/or excavation.
- There was no observable evidence of easements, provisions or burial grounds on the subject property as disclosed by record documents provided to the surveyor or observed in the process of conducting the survey.
- The subject property has direct physical access to Broadway Road & Priest Drive being improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gaps or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. does not have liability for any unauthorized use of this information without their prior written consent.

### REFERENCES

- GENERAL LAND OFFICE RECORDS OF TITLE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
- SUBDIVISION OF "VALLE VERDE INDUSTRIAL PARK" RECORDED IN BOOK 105 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS
- PLAT OF "FREEWAY COMMERCE CENTER - AMENDED" RECORDED IN BOOK 187 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS
- FINAL PLAT OF "MACH 1" RECORDED IN BOOK 354 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS
- DEED OF "MOUNTAINHEAD CORPORATE PARK, LOT 14" RECORDED IN BOOK 728 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS
- PLAT OF "GOLDFEIN ELEMENTARY SCHOOL" RECORDED IN BOOK 091 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

### DESCRIPTION

PASADENA, AZ  
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 283.00 FEET TO A POINT;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 45.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, A DISTANCE OF 140.03 FEET TO A POINT;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 32.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD;

THENCE NORTH 89 DEGREES 06 MINUTES 29 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT;

THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 33.90 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 06 MINUTES 29 SECONDS EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, A DISTANCE OF 144.00 FEET TO A POINT;

THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 385.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JENKINS DITCH;

THENCE SOUTH 89 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF JENKINS DITCH, A DISTANCE OF 304.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRIEST ROAD (30TH STREET);

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF PRIEST ROAD, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 203.70 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 156.00 FEET TO A POINT;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 102.00 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 137.80 FEET TO THE TRUE POINT OF BEGINNING.

PASADENA, AZ  
AN EASEMENT SET FORTH IN OIL OILM DEED RECORDED IN DOCKET 150418, PAGE 618 FOR THE NON-EXCLUSIVE USE, ENJOYMENT AND BENEFIT OF GRANTEE THE GRANTEE'S EMPLOYEES, BUSINESS INVITEES, SUCCESSORS AND ASSIGNS OVER AND ACROSS ALL DRIVEWAYS, ROADWAYS, ENTRANCES AND DRIVE AND PARKING AREA DRIVEWAYS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 283.00 FEET TO A POINT;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 20, A DISTANCE OF 140.00 FEET TO A POINT;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 41.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD;

### DESCRIPTION

THENCE NORTH 89 DEGREES 06 MINUTES 29 SECONDS WEST, A DISTANCE OF 350.07 FEET TO A POINT;

THENCE NORTH 0 DEGREES 01 MINUTES 13 SECONDS WEST, A DISTANCE OF 422.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JENKINS DITCH;

THENCE SOUTH 89 DEGREES 19 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF JENKINS DITCH, A DISTANCE OF 304.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PRIEST ROAD (30TH STREET);

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF PRIEST ROAD, SAID RIGHT-OF-WAY LINE BEING 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 203.70 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 106.00 FEET TO A POINT;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 100.00 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 143.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 48.60 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT FROM SAID EASEMENT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 137.80 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 350.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JENKINS DITCH;

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THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 137.80 FEET TO THE TRUE POINT OF BEGINNING.

### SCHEDULE 'B' ITEMS

- An easement for utility lines and poles over the driveway (PLOTTED HEREON - DOCUMENT HAS BEEN AMENDED BY DECLARATION RECORDED IN 2018-082004H DENYING WIDTH OF EASEMENT AS A POINT)
- An easement for underground power and telephone conduits in the driveway recorded in Book 105, Page 31 (PLOTTED HEREON)
- All matters as set forth in Covenant and Agreement Regarding Maintenance of Trench for on-Street Building, recorded November 14, 2018 as Book 1050, Page 502 (PLOTTED HEREON)
- A non-exclusive easement over and across all driveway, roadways, entrances and parking area driveways as reserved and granted by document recorded in Book 104, Page 022 (PLOTTED HEREON)
- Restrictions, covenants, conditions and restrictions, including and including a waiver of first party of Subdivision, Book 105, Page 31 and Book 105 of Maps, Page 31 and all other restrictions, conditions and restrictions, including and including a waiver of first party of Subdivision, Book 105, Page 31 and Book 105 of Maps, Page 31 and all other restrictions, conditions and restrictions, including and including a waiver of first party of Subdivision, Book 105, Page 31 and Book 105 of Maps, Page 31 (PLOTTED HEREON)

**AREA = 4.446 ACRES**  
193,683 SQ. FT.

### SIGNIFICANT OBSERVATIONS

- EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER THE EAST BOUNDARY LINE BY A MAXIMUM OF 0.53 FEET.

### CERTIFICATION

I, **MCMANON INVESTMENTS, LLC**, an Arizona limited liability company, **PRESSON ADVISORY, LLC**, an Arizona limited liability company, **MISSION ADVISORY, LLC**, an Arizona limited liability company, and **FIRST AMERICAN TITLE INSURANCE COMPANY**,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on August 13, 2018.

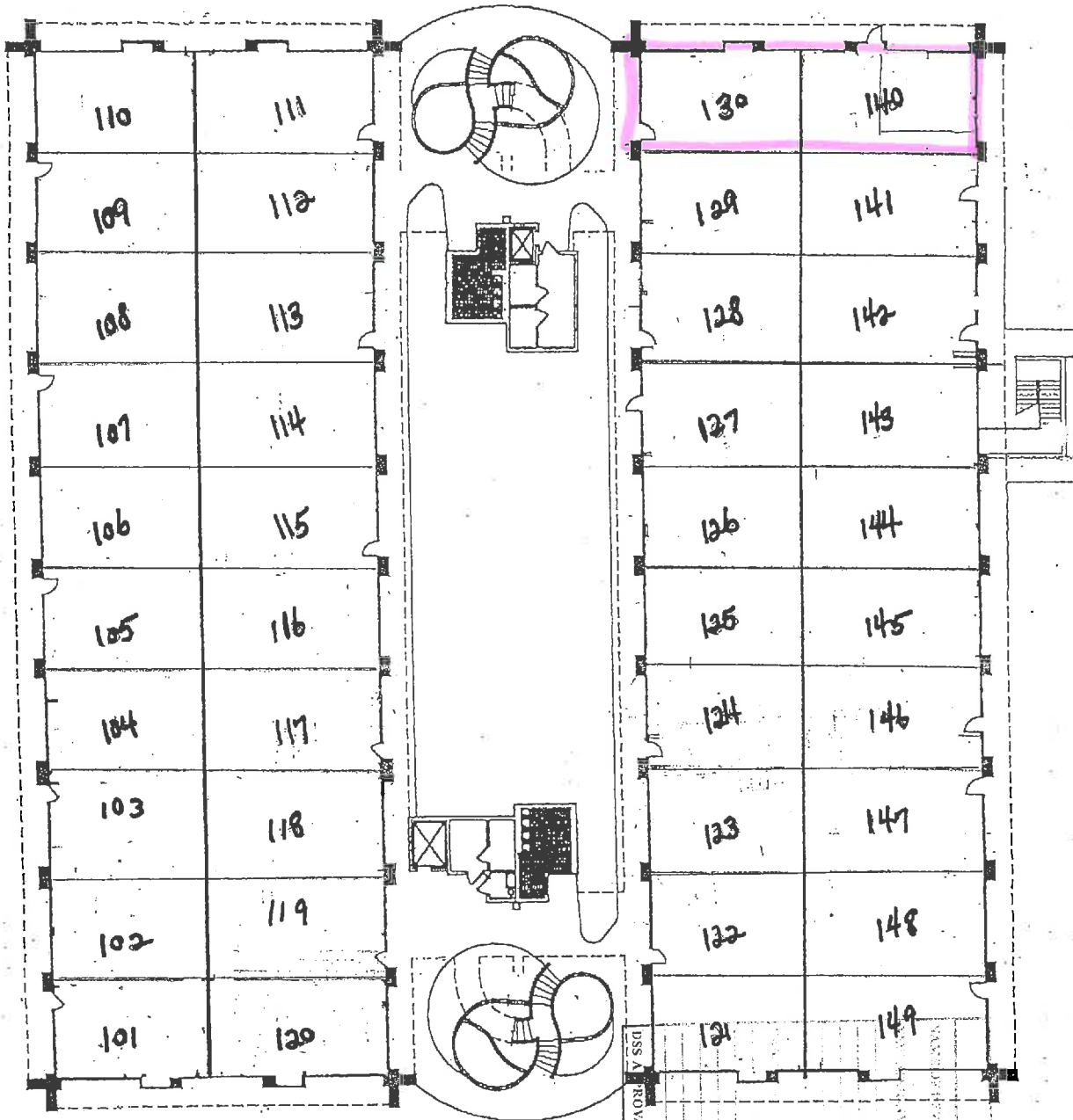
Date of Plot or Map: August 15, 2018  
Last Revised: August 16, 2018  
David S. Klein  
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY  
1414 W. BROADWAY ROAD  
TEMPE, AZ 85282

1414 W. BROADWAY ROAD, SUITE 111  
TEMPE, AZ 85282  
PH: 480-833-1022  
WWW.SUPERIORSURVEYS.COM

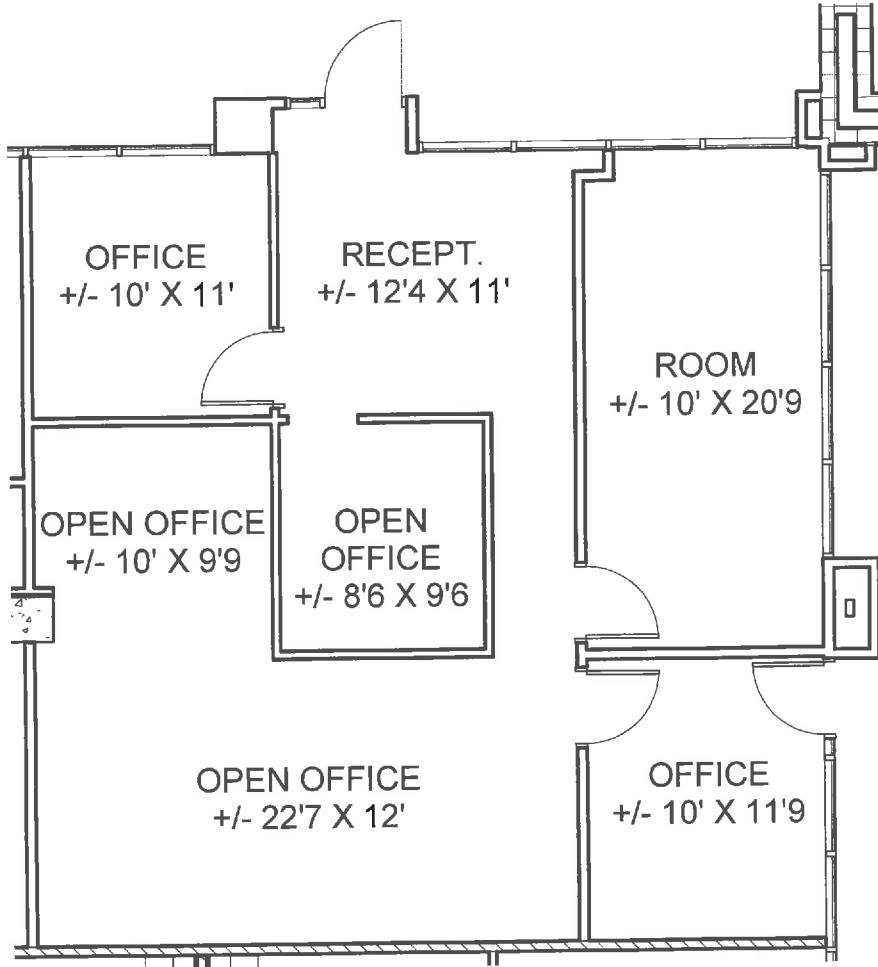
**SUPERIOR**  
SURVEYING SERVICES, INC.  
DANIELA LINDA AL  
SHEKIP 1 GP 2  
DATE: 8/16/18  
JOB NO.: 100764



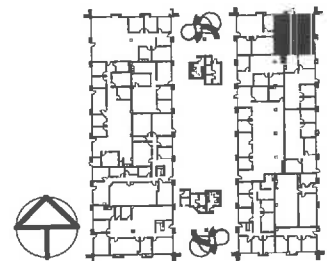
1ST  
Floor  
1414 W.  
BROADWAY

DSS APPROVAL: *[Signature]* DATE: 3/11/02

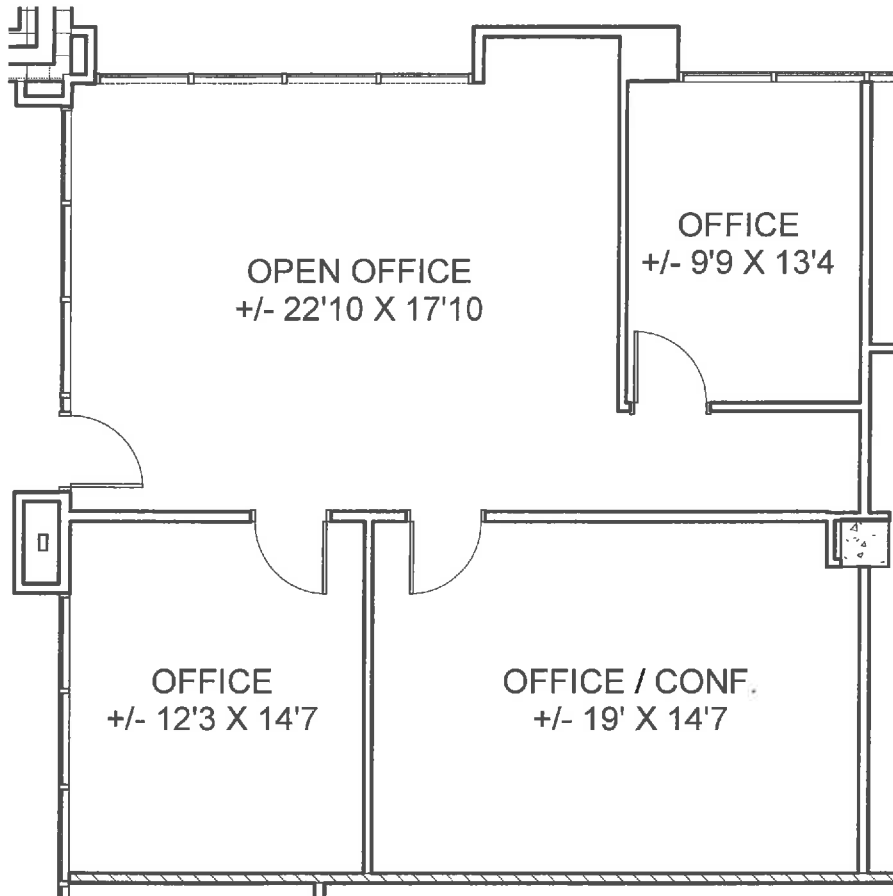
City of New York  
Department of Buildings  
Construction Bldg.  
Get permit 107-117  
Serial No. 201-234  
See next page for print



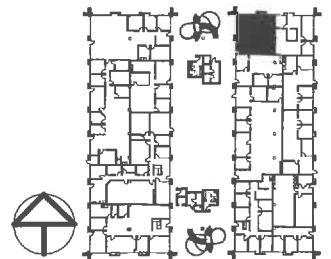
1,220 RSF



MAC6 COMMUNITIES COMMERCIAL SPACE  
1414 BUILDING - SUITE 140



1,220 RSF



MAC6 COMMUNITIES COMMERCIAL SPACE  
1414 BUILDING - SUITE 130