

Updated Narrative for Addictive Desert Designs

6-9-2019

Addition of new warehouse build out campus updates

Addictive Desert Designs (ADD) is a US based manufacturing company with its primary physical location at 308 and 310 South Extension road in Mesa Arizona. The current property was leased initially in 2015 and since purchased from the prior owner by Jared Hare (Hare Holdings, LLC) The campus consists of 2 separate sections identified as APN:134-06-015E and APN:134-06-010A on the Maricopa County Assessors site.

The company has experienced tremendous growth over the last 4 years since it has occupied the space mentioned above. When the company first moved in it employed about 50 people and today the company employs over 130 people full time and still growing. The buildings were vacant for a long time prior to ADD working out the deal to occupy them. Since that time the company has invested heavily in upgrading the property and doing everything possible to grow and bring more jobs to the area. The purchase of the property that was finished less than a year ago provided the opportunity to take over the office space at 310 S. Extension that was previously occupied by a tenant that serviced homeless and mentally challenged individuals which caused issues in the neighborhood with homeless people camping out in many places nearby. When ADD took over the office spaces there the homeless population moved away, and the neighborhood has been much better in this area. The local convenience store workers have even thanked other employees of ADD for "cleaning up the area" and their amount of shoplifting and theft problems have gone down in the recent months.

Since the company has taken occupancy in the space substantial investment has been rolled into the property. The company made an over \$2M installation of steel fabrication equipment including a large laser cutting machine and bending machines. CNC machine centers and other infrastructure items that again allow the company to grow and provide more jobs in the Mesa area. In June of 2019 the company is scheduled to take delivery of their second large laser and another CNC press brake which totals an additional \$1.5M investment into the area. The company currently runs 3 shifts 24 hours a day in the laser and bending department and 2 shifts in the welding and other areas. The company is currently still hiring new employees daily to help with the growth and product demand and expects to be over 170 employees by the end of 2019

As the company continues to grow the need for more warehouse space has presented problems for the company to deliver finished goods in a timely manner. The addition of a new approximately 20,000 SQFT warehouse in the back lot of the property would provide some relief to the problem and allow the company to continue to grow. The current plan is being presented to add a new steel building to the existing grounds in the back lot. This new building would be used exclusively for finished goods storage in preparation of shipping the finished goods out to fill orders. The new building would carry the new look for the campus with a 3-tone color scheme of Red, Grey, and Black to make it look great. The architect added a lower wainscoat style finish to break up the design on the building. We will still use the tri tone paint scheme

As part of the bigger picture plan the entire campus would be updated and re painted to match the new buildings tri tone paint. This would be a big improvement for the community to have the entire campus updated. In addition, we plan to remove the existing chain link fence that is on the property in the front along Extension road completely to help improve the look. The landscaping in front of the 310 building will be cleaned up and maintained for the best-looking appearance possible. The addition of a block wall across the front area to connect the buildings with a wrought iron rolling gate will also help the appearance and close off some of the back-lot area from the street visibility. The gate would be kept open during normal business hours to facilitate employees and shipments coming and going through the day. The area outside of the block wall would be public customer parking area and should already meet all of the landscaping and other requirements needed.