

**Good Neighbor Policy  
For  
Speedway Convenience Store  
(SWC of Pecos Rd & Ellsworth Rd)  
7530 S Ellsworth Rd  
Mesa, AZ 85212**

PREPARED FOR:  
**Crosland Barnes Group**

PREPARED BY:

HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
(480) 991-3985

**July 15, 2019**

**H.E. PROJECT NO. BARN001**

Our Proposed Development located at SWC Ellsworth & Pecos is Zoned L1 with Employment District as outlined in General Plan as well as part of the Logistics & Commerce District of Strategic Development Plan which encourages a diversified and broad range of Uses including Light and Heavy Industrial, Manufacturing, Business as well as giving same importance to Retail to support said Employment Districts and the currently under-served Community.

Speedway, based in Ohio, operates approximately 3,923 stores in 22 states mostly throughout the mid-west and east coast. This will be Speedway's introduction to Arizona and the southwestern united states. Speedway's business model focuses on convenience and value with a commitment to service with integrity.

We employ local team members generating local community employment as well as City Tax revenue. New to the market, Speedway will quickly become a major competitor with Quik Trip and Circle K. Speedway is actively committed to supporting the communities that they serve. For over 26 years they have partnered with both the Children's Miracle Network and the United Way to support children and families in need.

Our proposed South-East Mesa development is an example of how the company searches for viable retail areas in under-served communities with the highest Quality Design and Customer Service. Our Proposed Speedway Convenience Store & Fueling Station facility will entail a Convenience Store with Fuel and represents the 1st Phase of an overall 37-acre Master Plan development with future phases coming online soon, including an adjacent carwash.

In the event there is ever an issue that needs Site Manager's attention, He/She will do their absolute best to address said concern(s) on site and if unresolved, it will be forwarded to Upper Management consisting of General Manager and ultimately with Owners. Owner's Contact information is listed below for your information:

Speedway Convenience Store: Mr Ned Barnes, Owner/General Manager  
1332 Main Street Suite 30 Columbia, SC 29201, 803-254-0350.

Complaints requiring the attention of the staff and procedural changes on site are addressed during morning staff meetings until the operations are sufficiently revised to address the complaint. Each complaint is followed by a personal response to the individual filing the complaint from the general manager of the company.