



Volume I, Issue I

Newsletter Date Ending May 2018

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WELCOME!

Welcome to the first edition of the Lone Butte News! Our aim is to provide Community Members, Tenants and other interested parties with information and updates on projects within the Lone Butte Industrial Park (“the Park”) each quarter.

WHAT’S NEW!

The Lone Butte Facilities Department has installed some new speed enforcement signs within the Park. Lone Butte hopes these enforcement signs will help with controlling the speeds within the Park. We will also be setting a mobile speed enforcement sign in different areas of the Park to help control excessive speeds. Lone Butte has been concentrating on resurfacing and restriping its’ existing roadways. We recently finished resurfacing and restriping Allison Road, Germann, and Rock Solid Way. We will continue to improve roadways and infrastructure throughout the Park in the years to come.

A RECENT SUCCESS

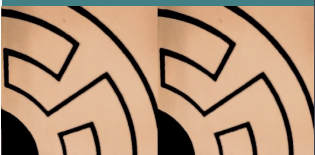
Lone Butte is happy to announce that the South West corner of Kyrene Road and Allison Road will soon become available for lease. Lone Butte has entered into an agreement with the Connect 202 Project for the removal of the large dirt pile which has restricted Lone Butte from marketing these lands. There will be approximately 28 Acres of property available for lease beginning in the early part of 2018.



UPCOMING PROJECTS 2018

As you have probably already noticed, Lone Butte has been installing solar lighting in different areas of the Park. We will continue to install solar lights in low lighted areas of the Park over the next few years. These lights have drastically improved visibility in the Park.

The Lone Butte Trade Center plans on expanding its business to the South East corner of 56th Street and Sundust Road. They plan to lease a 5-acre site which will be used as a Smoke Shop and Convenient Store.





**Developing
Community
Lands since
1966**



Lone Butte Tenants as Resources.

One thing that makes Lone Butte unique is that we have a diversified group of tenants. Please keep in mind that we can utilize the resources within our Park. If you plan to perform any upcoming property improvements, we have general contractors, landscaping, concrete, heavy equipment rentals/sales, and much more right here in our Park.

Available Properties

The Lone Butte Park consists of 823 acres and is currently at about 75% capacity. At this time, we only have properties available without any buildings or structures. Our website has a complete list of available properties.

Lone Butte Construction and Development Guidelines

Lone Butte Development L.L.C has completed and adopted the updated Construction and Development Guidelines that serves as a resourceful tool for current and prospective tenants. The guidelines address permitted uses, density, architectural standards, Parking, landscaping, and other phases of development. Final approval of all site plans and projects will be required from the Lone Butte Development L.L.C. Please visit lonebuttedevelopment.com -> Resources -> Park Guidelines for the latest version of the guidelines.

Tenant Building Signage—Lone Butte Development L.L.C understands the importance of signage within a business, however all tenants must notify and obtain Lone Butte approval for any and all signage on or around leased premises. In some cases, approval may extend to the Gila River Indian Community. * Contact Lone Butte for more information.

Lone Butte Pylon Sign

Space is available for advertising your business on our Electronic Message Center Panel or on a static panel on our Pylon Sign located off I-10. Please contact Christina Waquie, (520) 796-5632 or cwaquie@lbidc.com for availability and pricing information.

Gila River TERO Compliance Packets

The Tribal Employment Rights Office (TERO) would like to ensure that all tenants are complying with the Gila River Community Code, Section 12.401 of Title 12. All tenants and their subtenants must complete a Compliance packet. For more information, please contact Compliance Officer, Mareaa Lucero Vega at (520) 562-3387 or email: mareaa.lucero-vega@gric.nsn.us



Lone Butte Park Landscaping

It is that time of year again, when unwanted weeds start to germinate. At Lone Butte, landscape is an important component of the Park design that softens the Park appearance. Lone Butte advises its tenants to be responsive with landscaping and adhere to the Lone Butte Construction and Development Guidelines Section 6, Landscaping.

“Our Mission at Lone Butte is to promote economic development for the Gila River Indian Community, develop reservation lands for industrial and commercial purposes, create job opportunities for tribal members and generate revenue.”

LONE BUTTE TENANT UPDATES

*Time for an
UPDATE!*

Tenants, We could use your help in keeping Lone Butte Updated with changes within your organization

- Company Name and Organizational Changes , including General Manager/Owner changes- As soon as applicable - notify, Lone Butte General Manager, Esther Manuel (520) 796-1033 or at esther@lbidc.com
- Emergency Contact Names , email addresses and Company Contact Numbers—This information is confidential and is used for Lone Butte Security purposes in case of emergency. This information can be updated with Tonita Lamb at (520) 796-1033 or tlamb@lbidc.com
- Tenant Employee Census Lists - This list should be provided at the end of each month via email tlamb@lbidc.com or (520) 796-1033.

Please contact Tonita Lamb at (520) 796-1033 for more info

LONE BUTTE DEPARTMENT UPDATES



CONTACT US

1235 S Akimel Ln.
Chandler, Arizona 85226

Phone: 520-796-1033
Fax: 520-796-1032

Lone Butte 24-hour
Security Patrol
(520) 705-0968
(520) 705-4055



Or at

Lonebuttedevelopment.com

Want more updates?

Email us your ideas for
the next Quarter issue by
6/20/2018 to
cwaquie@lbidc.com

Lone Butte Security

The Lone Butte Security Department would like to remind all tenants and their employees to obey the speed limits throughout the park. Security has noticed an increase in speeders. The security department would also like to remind tenants that when there is an emergency on their property to always call, Gila River Police Dispatch, ("PD") or 911 first, and indicate your on the Gila River Indian Community, then notify Security second. Security will be able to provide assistance to PD on getting to their location and deal with any other traffic issues while PD is on the way.

Lone Butte Water System

The Lone Butte water system provides water to all the tenants within the Park and is monitored by certified staffed Lone Butte Operators. If you would like to establish water services for your facility or obtain a fire hydrant water meter for construction purposes please visit our office at 1235 S. Akimel Lane to complete a hydrant meter application. Hydrant meters are also subject to a deposit, those payments may also be made at our office.

Office hours are:

- Monday through Friday
7:00 am to 4:00 p.m.

For water emergencies after
hours please call our 24/7
Security Department (520)
705-0698

Lone Butte Accounting

Lone Butte sends out tenant invoices by the first of each month. For any tenant that wishes to have their invoices emailed to them or needs to update their contact or mailing information, please contact Karen Park, Financial Officer, at 520-796-5634 or email kapark@lbidc.com.

Lone Butte Drop Box

For any payments, correspondence or anything needed to be dropped off after hours to our offices, can be put in our dropped box, conveniently located at the front entrance of our office.



Solid Waste Services

For solid waste services/ Bulk trash pick up within the Lone Butte Development Park please call the **Gila River Department of Public Works** in Sacaton, Arizona.

Office hours are:

Monday through
Friday 8:00 am to
5:00 pm.

For service or
questions please call
520-562-3232

