



April 12, 2016

AZPB Limited Partnership
AZPB FM Limited Partnership
Chase Field
401 East Jefferson
Phoenix, AZ 85004
Attention: Derrick M. Hall

Re: Steel and Concrete Repair planned for 2016 Off-Season

Dear Mr. Hall:

The District is very concerned that the Team has given notice that, for the first time, the Team and Facility Manager have declined to approve proceeding with the next stage of the concrete and steel repair at Chase Field that has been planned for the 2016 off-season. This project is a continuation of the repairs that have been on-going over the past several off-seasons, with the Facility Manager, Team and District working diligently in close concert. As you know, although the condition of the Facility was graded "excellent" in the 2013 Facility Assessment Study, in the Ballpark Structural Assessment Section of the study, the Engineer of Record for Chase Field concluded that repairs such as these are necessary because of damage caused by the Facility Manager's past history of cleaning procedures using pressurized water to clean the stadium seating bowl. Although the Facility is in overall excellent condition, it is essential to repair the structural and concrete damage done, replace the failing caulk and expansion joints, and to add waterproof coating now to prevent further deterioration and increased costs of repair in the future.

As you are aware, modifying the Facility Manager's cleaning procedures to reduce pressure washing and avoid pooling of water near expansion joints and calk joints was a part of the "Amendment to LED Board and Suite Renovations Letter Agreements" dated August 7, 2013. Since the Facility Manager modified these procedures in 2013, the rate of deterioration has slowed, allowing for the necessary repairs and waterproofing to be programmed and phased over several off-seasons. However, these operational modifications have in no way relieved the Facility Manager from the obligation to perform the work to remediate the damage done and to prevent further damage. It is inconsistent that the Team has alleged that the District has failed to proactively address identified needs for necessary capital repairs, when here the Team has declined to follow what has been the routine process for approving the next phase of capital projects involving concrete and steel repair programmed to be completed during the upcoming

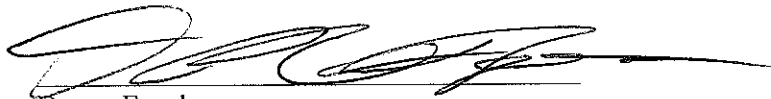


off-season. We urge the Team to reconsider its decision not to approve the continuation of these repairs identified as necessary by the Chase Field Engineer of Record. Any further delay in granting approval of the next phase of this project will jeopardize the scheduling of this work during the off-season, and will likely result in greater damage and expense. Furthermore, failure to proceed with this project would constitute a failure by the Facility Manager to meet the FM performance standards established by FMA section 10.2.

We urge you to remedy this problem immediately by giving the customary approvals to allow the procurement to proceed expeditiously. We ask that you respond to this urgent request by April 22, 2016. If the Team has decided to continue its refusal to approve moving forward with these necessary repairs, please advise the District as soon as possible to enable the District to proceed with steps necessary to address the problem and to protect the Facility from further damage.

Sincerely,

MARICOPA COUNTY STADIUM DISTRICT

A handwritten signature in black ink, appearing to read 'Daren Frank', with a long horizontal flourish extending to the right.

Daren Frank
Executive Director Representative

cc: Clint L. Hickman, Chairman, District 4, MCSD
Denny Barney, Director, District 1, MCSD
Steve Chucri, Director, District 2, MCSD
Andy Kunasek, Director, District 3, MCSD
Steve Gallardo, Director, District 5, MCSD
Fran McCarroll, Official Record Keeper, MCSD
Tom Manos, Executive Director, MCSD