



## **Citizen Participation Report**

### **Cadence DU1 Phase 1 West**

Submitted: May 13, 2020

#### **Purpose:**

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for Cadence DU1 Phase 1 West, ZON19-00961. The applicant is requesting Site Plan Review approval for a proposed attached single-family residential community from the City of Mesa Planning and Zoning Board. The site is located southeast of the southeast corner of Ellsworth Road and Cadence Parkway within Development Unit 1 Phase 1 of the Cadence master planned community on approximately 10.3 net acres. This report provides evidence that citizens, property owners, neighbors, interested parties, neighborhood associations, agencies, schools and businesses near the site have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

#### **Contact:**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School, Suite 120  
Mesa, AZ 85201  
(480) 355-0616 (phone)  
(480) 503-2258 (fax)  
[David.Hughes@epsgroupinc.com](mailto:David.Hughes@epsgroupinc.com)

#### **Pre-Submittal Conference:**

The pre-submittal conference with the City of Mesa planning staff was held on Tuesday, October 22, 2019 with a follow-up conference held on Tuesday, December 10, 2019.

#### **Action Plan:**

In order to provide effective citizen participation in conjunction with the applications, the following actions were taken to provide opportunities for members of the community to understand and address any real or perceived impacts of the proposed development:

1. A contact list was developed for citizens and agencies in this area including
  - a. Interested neighbors – focused on 1,000 feet from the site, but more were included based on an extended contact list created by Gammage and Burnham from interested parties of past neighborhood and Cadence community meetings;
  - b. Homeowners' Associations within ½ mile of the project;
  - c. All registered neighborhood associations within 1 mile of the project.
  - d. Queen Creek Unified School District

2. All persons listed on the contact list received a letter describing the project, application requests, site plan, and a link to download the application documents for review.
  - a. In lieu of a neighborhood meeting during the COVID-19 state of emergency, a link was provided to all persons on the contact list to download documents related to the proposed development. There shall be a 35-day period of public review to provide an opportunity the citizens on the list to ask questions and state concerns. Copies of emails from citizens, any comments, and concerns will be given to the City of Mesa Planner assigned to this project.
3. Per City of Mesa notification requirements, all property owners within 500 feet of the site will be notified to inform them of scheduled public hearing dates.
4. A 4' x 4' sign shall be posted on the subject site two weeks prior to the Planning & Zoning Board.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.)

### Correspondence with Neighbors:

Only two neighbors have reached out to the applicant's contact during the 35-day public review period so far. One neighbor asked if there was going to be a community pool in the proposed community and what the estimated unit price would be. The applicant's contact responded the development will be part of the overall Cadence Homeowners' Association and the residents will have the ability to utilize the Cadence Community Center's pool and amenities. The estimated unit price is planned to be in the range of \$260,000 to \$280,000, but will be adjusted to market value. The other neighbor requested more clarification on the type of request to the City, and more information was provided. Copies of the email correspondences are provided with this report.

### Schedule:

- Pre-Submittal Conference: [Tuesday, October 22, 2019](#)
- Follow-up Pre-Submittal Conference: [Tuesday, December 10, 2019](#)
- 1<sup>st</sup> Application Submittal: [Monday, December 16, 2019](#)
- 2<sup>nd</sup> Application Submittal: [Monday, February 10, 2020](#)
- 3<sup>rd</sup> Application Submittal: [Monday, March 23, 2020](#)
- Public Participation Review Mailing: [Tuesday, April 14, 2020](#)
- Public Participation Review Period: [April 15 – May 20, 2020](#)
- Comment Resolution Submittal: [Tuesday, April 28, 2020](#)
- Submittal of Final Citizen Participation Report and Notification materials: [Wednesday, May 13, 2020](#)
- Planning and Zoning Board Hearing: [Wednesday, May 27, 2020](#)
- City Council Hearing: TBD



### Attachments:

- Public Review Notification Package
- Public Review Email Correspondence
- Public Hearing Notification Package
- Sign Posting Affidavit & Pictures



## Cadence DU1 Phase 1 West Notification of Public Review

April 15, 2019

Dear Neighbor,

You are receiving this letter because your property is located within 1,000 feet; you are a Homeowners' Association within ½ mile or Register Neighborhood within 1 mile of a proposed attached single-family residential development within the Cadence master planned community. An application for Site Plan Review and Preliminary Plat approval has been filed with the City of Mesa Planning Division regarding the request above. As required by the Cadence Community Plan, this notice is being sent to you because property listed in your name is located within the criteria listed above, and to provide you with an opportunity to relay any questions, issues, or concerns regarding these applications to the contact person below. In lieu of a neighborhood meeting during the COVID-19 emergency, an extended public review period of 35 days has been provided in accordance with the City of Mesa's interim citizen participation protocol to give the public an opportunity to ask questions and state concerns. An internet link has been provided below for you to download the related application documents for your review. Please forward your comments and concerns to the contact persons listed below.

**DOWNLOAD LINK:** <https://nextcloud.epsgroupinc.com/nextcloud/index.php/s/t5QKJ9aS9xXhG7v>

**REQUEST:** Approval from the Planning & Zoning Board of a Site Plan Review and Preliminary Plat of the proposed attached single-family development.

**PROPOSAL:** The development of 135 attached, individually owned, single-family units on approximately 10.3 net acres. The proposed neighborhood shall be incorporated into the Cadence homeowner's association. Please refer to the attached site plan for further detail.

**LOCATION:** Southeast of Ellsworth Road and Cadence Parkway

**PROPERTY SIZE:** Approximately 10.3 net acres

**DEVELOPER:**

Darryn Lane  
La Vida Homes, LLC  
4860 E. Baseline Road, Suite 107  
Mesa, AZ 85206

**CONTACT PERSON:**

David Hughes  
EPS Group, Inc.  
1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
Phone: 480-355-0616  
[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)

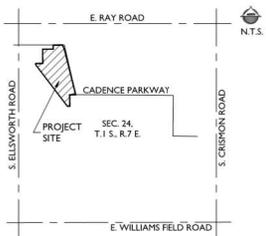
**CASE PLANNER:**

Ryan McCann  
City of Mesa Planning Div.  
55 N. Center Street  
Mesa, AZ 85201  
Phone: 480-644-4691  
[ryan.mccann@mesaaz.gov](mailto:ryan.mccann@mesaaz.gov)

**THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING BOARD. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR A PUBLIC HEARING.**

Thank you,  
David Hughes  
EPS Group, Inc.

VICINITY MAP



PROJECT DATA

A.P.N.:	313-25-006-0068 (PORTION OF)	
EXISTING GENERAL PLAN:	MIXED USE COMMUNITY	
EXISTING ZONING:	PLANNED COMMUNITY (PC)	
LAND USE GROUP:	COMMUNITY MULTI-RESIDENCE (CMR)	
GROSS AREA:	11.50 AC	
NET AREA:	10.31 AC	
LOT TYPE	NO. OF BLDGS.	NO. OF LOTS
3-FLEX	4	18
4-FLEX	3	52
5-FLEX	11	65
TOTAL	12	135
GROSS DENSITY:	11.7 DU/AC	
NET DENSITY:	13.1 DU/AC	
REQUIRED PARKING:	284 SPACES (2.1 PER UNIT)	
PROVIDED PARKING:	270 SPACES (2 PER UNIT)	
GARAGE SPACES:	41 SPACES	
GUEST SPACES:	311 SPACES	
TOTAL SPACES:		
REQUIRED OPEN SPACE:	14,700 SQ. FT. (108 SQ. FT. PER UNIT)	
PROVIDED OPEN SPACE:	179,641 SQ. FT. (4.12 AC.)	

KEYNOTES

- 1 RAMADA
- 2 TOT LOT
- 3 TURF
- 4 SIDEWALK
- 5 PARKING
- 6 TRASH ENCLOSURE
- 7 SEAT NODE





262

260

258



## David Hughes

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**From:** Mark Tarter <msbkt@hotmail.com>  
**Sent:** Thursday, April 23, 2020 9:00 AM  
**To:** David Hughes  
**Subject:** Re: Condos

Thanks for the response.

Get [Outlook for iOS](#)

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**From:** David Hughes <david.hughes@epsgroupinc.com>  
**Sent:** Wednesday, April 22, 2020 9:56:36 PM  
**To:** Mark Tarter <msbkt@hotmail.com>  
**Subject:** RE: Condos

Hello Mark,

My apologies for the delay in responding back to you. The development is not proposing a pool in its main amenity area. There are large open space areas in addition to the main amenity area for residents to gather and recreate in. This development will be a part of the overall Cadence Homeowners' Association and the residents will have the ability to utilize the Cadence Community Center pool and amenities.

The units are planned to be in the \$260,000 to \$280,000 price range, but this is just an estimate at this point and they will be adjusted to market value.

Thank you,

**David Hughes | EPS Group**

**Planner**

1130 N. Alma School Road, Suite 120 | Mesa, AZ 85201

O: 480.503.2250 | D: 480.355.0616 | [david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)

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**Join us as we work to make a difference for Arizona families in need - EPS Group is matching dollar-for-dollar donations up to 250,000 meals!**



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**From:** Mark Tarter <msbkt@hotmail.com>  
**Sent:** Wednesday, April 15, 2020 9:13 PM  
**To:** David Hughes <david.hughes@epsgroupinc.com>  
**Subject:** Condos

David, I recall from a previous meeting the apartments will have a dedicated pool. Will the condos have a pool? This would seem important. What is the estimated unit price?

Regards,  
Mark Tarter  
9840 E Tupelo

Get [Outlook for iOS](#)

**CAUTION - EXTERNAL EMAIL**

Phishing? Forward to Helpdesk or \_Trouble ticket

## David Hughes

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**Subject:** RE: ZON19-00961 Public Review Notification

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**From:** David Hughes  
**Sent:** Wednesday, April 22, 2020 9:53 PM  
**To:** Traci Zieper <tzieper@brighthouseplan.com>  
**Subject:** RE: ZON19-00961 Public Review Notification

Hello Traci,

My apologies for my delayed response to your email. Your property, or a property you own, is located within 1,000 feet of a property our development team is proposing an attached single-family residential development on. The 1,000-foot radius is a requirement from the City of Mesa for us to notify property owners in the adjacent neighborhoods, like yourself, and give them an opportunity to review our proposal, ask any questions, and relay any concerns to us.

The approval we are requesting is from the City of Mesa of our applications for a site plan review of our proposed development. The site plan is also accompanied by a preliminary plat, which is a preliminary document showing how the property would be subdivided. This line in my previous email was just to let you know what we are requesting from the City of Mesa in terms of the development applications we are currently processing through them.

Were you able to download the documents showing the proposed residential community? Do you have any more questions for me?

Thank you,

**David Hughes | EPS Group**

**Planner**

1130 N. Alma School Road, Suite 120 | Mesa, AZ 85201  
O: 480.503.2250 | D: 480.355.0616 | [david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)

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**From:** Traci Zieper <[tzieper@brighthouseplan.com](mailto:tzieper@brighthouseplan.com)>  
**Sent:** Thursday, April 16, 2020 8:38 AM  
**To:** David Hughes <[david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com)>  
**Subject:** RE: ZON19-00961 Public Review Notification

Please clarify the following email you sent out. You need to be more specific, your vague requests do not make sense.

located within 1,000 feet- A 100 feet from what?

Approval from the Planning & Zoning Board of a Site Plan Review and Preliminary Plat of the proposed attached single-family development.

I still have no idea what you are requesting? Approval for what?

Traci Zieper



May 13, 2020

Dear Neighbor,

We have applied for Site Plan Review for the property located southeast of Ellsworth Road and Cadence Parkway. This request is for development of an attached single-family residence development within the Cadence at Gateway Community. The case number assigned to this project is ZON19-00961.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (480) 503-2250 or e-mail me at [david.hughes@epsgroupinc.com](mailto:david.hughes@epsgroupinc.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 27, 2020 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/city-hall/city-council-meetings/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

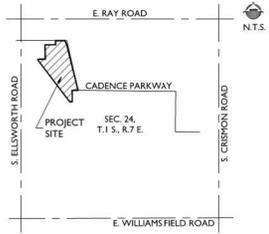
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or [ryan.mccann@mesaaz.gov](mailto:ryan.mccann@mesaaz.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,  
David Hughes  
EPS Group, Inc.

Enc. Site Plan and Elevations

VICINITY MAP



PROJECT DATA

APN:	313-35-004, 008 (PORTION OF)	
EXISTING GENERAL PLAN:	MIXED USE COMMUNITY	
EXISTING ZONING:	PLANNED COMMUNITY (PC)	
LAND USE GROUP:	COMMUNITY MULTI-RESIDENCE (CMR)	
GROSS AREA:	11.50 AC	
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SUB-LEX	14	60
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KEYNOTES

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- 7 SEAT NODE

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Acacia aneura	Mulga	24" Box 36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Chilopsis linearis 'Art's Seedless'	'Art's Seedless' Desert Willow	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box 36" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Pinus eldarica	Mondel Pine	24" Box 36" Box
	Pistacia x 'Red Push'	Red Push Pistacia	24" Box 36" Box
	Prosopis hybrid 'Phoenix'	Phoenix Mesquite	24" Box 36" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box 36" Box
<b>SHRUBS/ACCENTS</b>			
	Aloe striata	Coral Aloe	5 Gal
	Aloe X Blue Elf	Blue Elf Aloe	5 Gal
	Aclepias subulata	Desert Milkweed	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Callistemon viminalis 'Lute John'	Lute John Callistemon	5 Gal
	Cordia parvifolia	Little Leaf Cordia	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium hirsutum	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Hesperaloe	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Leucophyllum frutescens	Texas Sage	5 Gal
	Leucophyllum lanuginosa 'Rio Bravo'	Rio Bravo Texas Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Mubly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Mubly	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Petalanthus macrocarpus	Lady's Slipper	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
	Tecoma stans	Yellow Bells	5 Gal
<b>GROUNDCOVERS</b>			
	Cornolobus encornum	Bush Morning Glory	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagnetrola trilobata	Yellow Dot	1 Gal
<b>TURF</b>			
	Cynodon dactylon 'Midron'	Midron	



2 TOT LOT



1 RAMADA



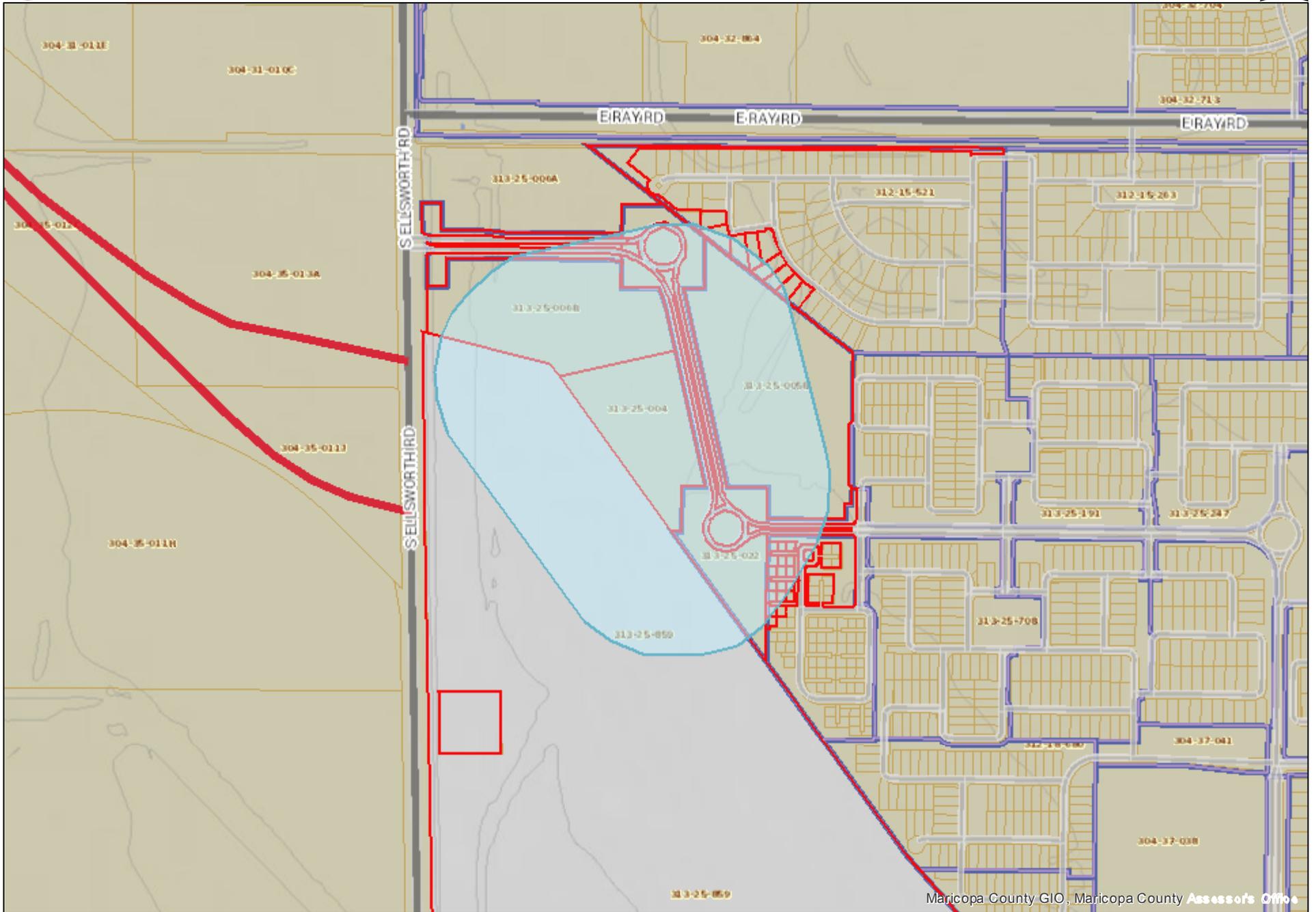




PROPERTY OWNERS WITHIN 500 FEET					
CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	Email
CITY OF MESSA PLANNING DIVISION C/O RYAN MCCANN	55 N CENTER ST, FIRST FLOOR	MESA	AZ	85201	<a href="mailto:ryan.mccann@mesaaz.gov">ryan.mccann@mesaaz.gov</a>
CADENCE HOA	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
CADENCE PJ82 LAND GROUP LLC	4860 E BASELINE RD STE 107	MESA	AZ	85206	
EASTMARK RESIDENTIAL ASSOCIATION INC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254	
GTIS CADENCE QOZ LLC	1999 AVENUE OF THE STARS SUITE 3350	LOS ANGELES	CA	90067	
LLOYD JONATHAN LEE/LISA M W	9441 E THEIA DR	MESA	AZ	85212	
LUCERO SHANNON U	9439 E TENSOR AVE	MESA	AZ	85212	
MAUSKAPF ROBERT S/SUSAN	9459 E THEIA DR	MESA	AZ	85212	
MCINTYRE KEVIN C/CLAUDIA PATRICIA	9427 E TENSOR AVE	MESA	AZ	85212	
OHERRON LINDSAY	9447 E THEIA DR	MESA	AZ	85212	
PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650	PHOENIX	AZ	85016	
PPGN-ELLSWORTH LLLP	17700 N PACESETTER WAY	SCOTTSDALE	AZ	85255	
SIERRA JOEL ENRIQUE PEREZ/VAZQUEZ BRIGITT-ANN RUIZ	9453 E THEIA DR	MESA	AZ	85212	
TORRES REBECCA CHRISTINE/MARIO ANTHONY	5234 S THOMPSON	MESA	AZ	85212	
TUCKER JON/MELISSA	9433 E TENSOR AVE	MESA	AZ	85212	
HOMEOWNER'S ASSOCIATIONS & REGISTERED NEIGHBORHOODS WITHIN 1/2 MILE					
CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	Email
CADENCE HOMEOWNERS ASSOCIATION	17700 N PACESETTER WAY STE 100	SCOTTSDALE	AZ	85255	
EASTMARK RESIDENTIAL ASSOCIATION INC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254	
OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	Email
Gammage & Burnham, PLC ATTN: SUSAN E. DEMMITT	2 North Central Avenue, 15th Floor	Phoenix	AZ	85004	

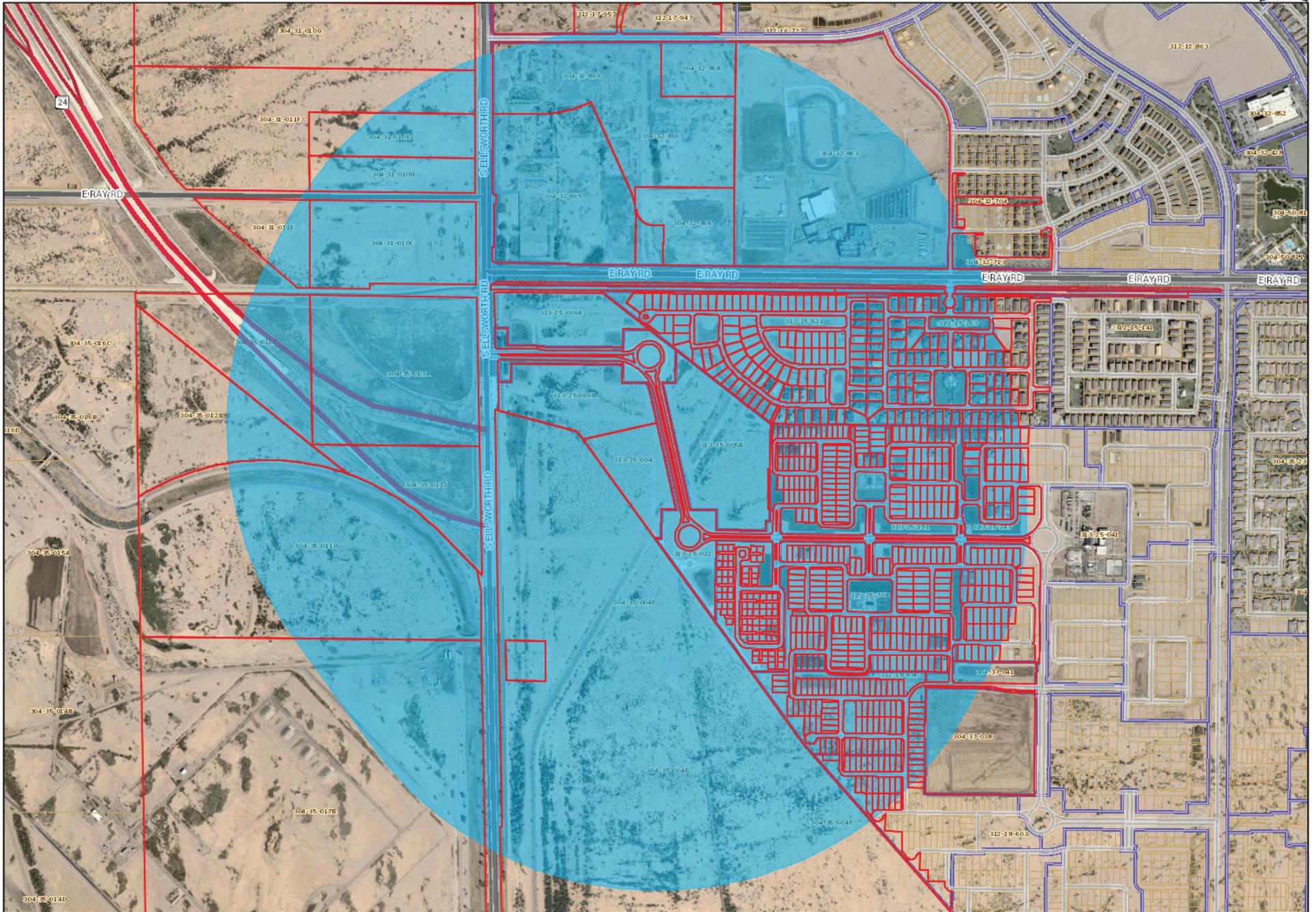


# 500' Buffer Map





# 1/2 Mile Buffer Map



CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: May 27, 2020

CASE: ZON19-00961

Request: Site Plan Review. This request will allow  
for an attached single residence development  
within the Cadence at Gateway Community.

APPLICANT: EPS Group, Inc.

PHONE: 480-503-2250

Planning Division 480-644-2385

Posting date: 5/13/2020

5/13/20 09:52:46

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by \_\_\_\_\_, 2020

Date: MAY 13<sup>th</sup>, 2020

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON19-00961 (case number), on the 13<sup>th</sup> day of MAY, 2020. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 13<sup>th</sup> day of may, 2020

Marybeth Conrad  
Notary Public

