

OZ16 QOZB, LLC

Date: April 17, 2025

Mesa City Clerk
PO Box 1466
Mesa, AZ 85211-1466

Subject: Formal Objection to District Assessment

Dear City Clerk,

I am writing to formally object to the proposed assessment under district 228 assessments, which affects the property located at:

Property Address: 311 West Main Street, Mesa, AZ 85210

Parcel Number: 138-54-010

I respectfully request that this objection be recorded and presented as part of the public record.

As a property owner, I am concerned about the financial burden this assessment imposes.

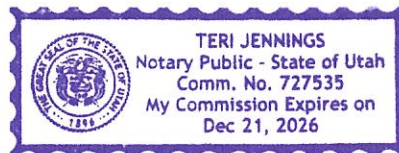
I hereby request that the City of Mesa reevaluate the need for and fairness of this assessment and consider alternative funding mechanisms or adjustments to ensure equitable treatment of affected property owners.

Thank you for your attention to this objection.

Sincerely,



Steve Ruf, Manager OZ16 QOZB, LLC



NOTARY ACKNOWLEDGMENT

State of UT)

County of UT)

On this 17 day of April, 2025, before me, the undersigned Notary Public, personally appeared

☒ personally known to me or

☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Notary Public Signature Teri Arones

(Seal)

My Commission Expires: Dec 21 2026

Nancy C. Berge

Owner, Madisson B LLC
123 N Centennial Way
Mesa, AZ 85201

April 15, 2025

City Clerk's Office
City of Mesa
P.O. Box 1466
Mesa, AZ 85211-1466

Subject: Protest Against Proposed Annual Assessments for Mesa Town Center
Improvement District No. 228

Dear Sir/Madam,

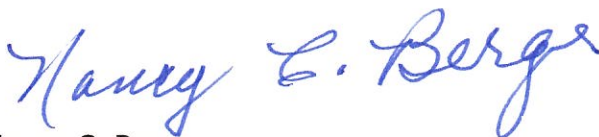
As the owner of Madisson B LLC and the property located at 123 N Centennial Way, Mesa, AZ 85201 (parcel numbers 138-31-039B & 138-31-039A), I am writing to formally protest the proposed annual assessments for the Mesa Town Center Improvement District No. 228.

The proposed assessments would place an undue financial burden on property owners within the "Town Center." Unlike entities such as Arizona State University (ASU), the City of Mesa, or large retail establishments, smaller property owners will not benefit equally from the enhanced public services, coordinated management, or the marketing and promotion efforts intended for the Mesa Town Center.

I respectfully request that the Mesa City Council reconsider these proposed assessments and explore more equitable alternatives that better account for the varying levels of benefit among property owners within the district.

Thank you for your time and consideration. I look forward to your response and remain available to discuss this matter further.

Sincerely,



Nancy C. Berge
Owner, Madisson B LLC
P.O. Box 4008
Mesa, AZ 85211
nberge@db11properties.com
(480) 535-9633

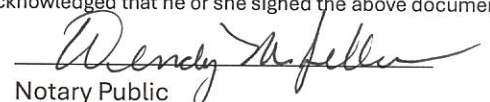
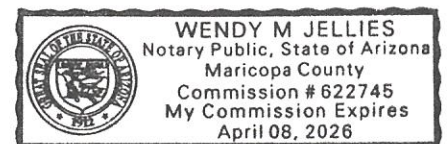
State of Arizona

County of Maricopa

On this 15th day of April 2025, before me personally

appeared Nancy C. Berge, whose identity was proven

to me on the basis of satisfactory evidence to be the person who he or she
claims to be and acknowledged that he or she signed the above document.



Notary Public

CRE MOB LLC

RECEIVED

APR 21 2025

CITY OF MESA
CITY ATTORNEY'S OFFICE

Owner: CRE MOB, LLC

Property Address: 222 E Main St, Mesa AZ 85201

Parcel Number: 138-64-005

Date: April 12, 2025

Mesa City Clerk
PO Box 1466
Mesa, AZ 85211-1466

Subject: Formal Objection to Enhanced Municipal Services for the Mesa Town Center

To Whom It May Concern,

I am writing to **formally object** to the proposed continuation and/or expansion of the Enhanced Municipal Services District (EMSD) for the Mesa Town Center.

As a property owner in the affected area, I have serious concerns regarding both the necessity and the effectiveness of these enhanced services, particularly in relation to the additional costs being imposed. The special assessments levied as part of this program place an undue financial burden on those of us operating within the district, and the return on investment in terms of tangible improvements remains unclear.

Specifically, I object to the following:

- **Lack of transparency** in how funds are allocated and which services are prioritized.
- **Insufficient community input** in the planning and implementation of these services.
- **Questionable effectiveness** of the enhanced services in improving business activity, public safety, or cleanliness in the district.
- **Disproportionate impact** on smaller businesses and property owners who may not benefit equally from the services provided.
- **Additional Property Tax Assessment** We already pay a substantial amount of property tax.

I believe any public-private partnership or district-based enhancement must be accountable, equitable, and truly reflective of the stakeholders' needs and priorities.

Therefore, I respectfully request that the City of Mesa reconsider the current structure and funding mechanism of the Enhanced Municipal Services District.

Thank you for your attention to this matter.

Sincerely,



Ken Goldmann

CRE MOB, LLC
2311 Harriman Lane, #B, Redondo Beach, CA 90278

CALIFORNIA ACKNOWLEDGMENT

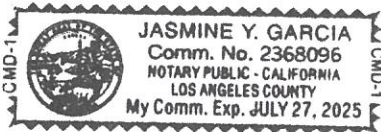
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn 4-14-2025 before me, Jasmine Y. Garcia, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Ken Goldmann
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jasmine Y. Garcia
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____