

CITIZEN PARTICIPATION REPORT October 10, 2022

EASTMARK GREAT PARK

<u>Overview</u>.

The Master Developer (Brookfield Residential Properties, Inc.) ("Brookfield") is working with the City of Mesa ("City") on an amendment to the Pre-Annexation Development Agreement ("PADA") for the Eastmark master planned community to modify provisions related to development of the Eastmark Great Park. As part of that process and in an effort to inform the residents of Eastmark, the Brookfield development team, along with representation from Gammage & Burnham, PLC, voluntarily hosted a community meeting on May 24, 2022 to provide a general update regarding development of the Great Park and to discuss the proposed changes to the PADA. Additional follow-up communications with residents occurred after the community meeting. Modifications to a development agreement, such as the PADA, do not require a citizen participation process. The City of Mesa encouraged Brookfield to voluntarily conduct outreach to provide information to residents on proposed changes. The purpose of this Citizen Participation Report is to summarize the community outreach efforts.

Community Meeting Details.

An in-person community meeting was held on May 24, 2022 from 5:30 – 6:30 pm at the Learning Stairs at Eastmark High School.

Notices of the meeting and registration information were provided to all residents of the Eastmark community via social media and email communications. This form of communication was selected because it reaches all owners within the community and is the typical form of communication utilized by the Eastmark community. Approximately 5,872 emails were sent out. Copies of the meeting notices and social media posts are attached at **Tab A**.

In order to ensure that the selected meeting space would accommodate the number of residents who wished to attend, a registration system was utilized for the meeting. Registration for the meeting was handled through the digital EventBrite application, which is frequently utilized for Eastmark events. Approximately 159 residents pre-registered for the meeting. A copy of the EventBrite registration list is attached at **Tab B**. A reminder/"Need to Know" email was sent to all meeting registrants on Monday, May 23, 2022, the day before the meeting. Given the large number of registered attendees, the reminder email included instructions about arrival, parking, attendance, meeting format and subject matter, meeting timeframe and civil discourse rules. Note that this practice is typical practice for Eastmark meetings conducted by the Eastmark Community Alliance ("ECA"). A copy of the "Need to Know" email is attached at **Tab C**.

On the day of the meeting, starting at 5 pm, residents could check-in for the meeting. Ninety-six (96) residents ultimately checked-in and attended the meeting. A copy of the registration list including confirmation of those residents who checked-in for the meeting is attached at <u>**Tab D**</u>.

On site at the meeting were representatives of the Brookfield development team, including Eric Tune and Christina Christian, and Susan Demmitt of Gammage & Burnham PLC. Additionally, given the large number of expected attendees, Trish Robinson of Eastmark Community Life/Co-Here also attended to assist with meeting logistics. The meeting started at 5:30 pm with the formal presentation given by Susan Demmitt of Gammage & Burnham. A copy of the meeting presentation is attached at <u>**Tab E**</u>.

The formal presentation concluded at approximately 6 pm and the meeting was opened up for a facilitated Question and Answer session. Representatives of Brookfield and Gammage & Burnham answered questions in a group format and via individual one on one conversations with residents. The formal question and answer session concluded at approximately 6:15 pm. Following the conclusion of the formal portion of the meeting, questions were answered on an individual basis. When all questions had been answered, the meeting concluded at approximately 7pm.

Additional Communications with Residents

On August 16, a follow-up email from Susan Demmitt of Gammage & Burnham was sent to all residents who registered to attend the May 24 meeting and those who attended. The list of residents who received the follow-up email is included at <u>**Tab F**</u> and a copy of the email is included at <u>**Tab G**</u>. The purpose of the email was to provide a summary of the May 24 meeting with a summary of discussion topics, comments and questions (presented as an FAQ) along with answers to same. The follow-up email provided an opportunity for residents to ask additional questions via a digital survey link. Additional questions were accepted through August 31st. Included at <u>**Tab H**</u> is a copy of all questions submitted through the digital survey (by approximately 11 residents) and answers as provided by Brookfield.

Resident Comments and Concerns; Key Points

The May 24, 2022 meeting was the first opportunity for the Brookfield team to provide an overview of the updated plans for the Great Park and to discuss the PADA. Prior to the May 24 meeting, information prepared and widely circulated on social media by a small number of residents provided a broad range of background information and assertions about the PADA and the Great Park – some of the representations were accurate while others were not. Regardless of these representations, concerns expressed by residents prior to the May 24th meeting included the following:

- 1. Assertions that the Developer was not meeting its obligations to develop the Great Park.
- 2. Assertions that the Developer would sell ECA land to the City at a profit.
- 3. Assertions that the community would get diminished amenities
- 4. Assertions that such changes required an amendment to zoning.

In addition to the above, at the May 24 meeting, other questions and comments that were raised by residents included the following:

- 1. Would there be increased liability to the ECA for the skate park being used by individuals other than Eastmark residents?
- 2. Would CFD funds be used for the park?
- 3. Does the ECA (Eastmark residents) pay for maintenance of the Great Park?

Responses to these questions and others were provided to residents, either as part of the presentation and/or via group or individual Q&A. Following the May 24th meeting, the FAQ included at **Tab G** was emailed to residents in an effort to provide responses to the most commonly asked questions. As

noted above, detailed responses to additional questions submitted via the digital survey, by approximately eleven (11) residents, are include at **Tab H**.

As part of the community outreach process, residents have been given a detailed overview of the PADA and proposed changes to the Great Park, and have asked very good and detailed questions about the proposed modifications. Additionally, residents have also raised other comments and suggestions that fall outside of the scope of the Great Park and PADA. As a summary, approximately 5,689 single-family homes exist in Eastmark with approximately 20,000 residents. All property owners within Eastmark received notice about the proposed modifications and were invited to attend the informational meeting on May 24, 2022. Approximately 159 residents registered to attend the meeting and 96 residents actually attended. Following that meeting and in response to additional opportunities to ask questions, approximately 11 residents submitted additional questions.

Generally, residents expressed concern about the Great Park not being as large as they expected it to be and that through this proposal, the overall size of the Great Park would be reduced from 106 acres; concern that the portions of the "Great Park" not owned by the City (i.e., the Disc Golf and Skate Park) would be owned and maintained by the ECA but would be used by the larger public (also creating liability issues for the ECA); concerns about use of the Community Facilities District; and concerns that the Master Developer does not have the legal authority to encumber land owned by the ECA with public use easements. Additional concerns were raised that the community was not built according to representations and that there are inadequate public facilities, schools, parks, restaurants and retail uses in the community and too many employment type uses.

As summarized by this Citizen Participation Report, the Brookfield team has provided ample opportunity for community questions and input and has provided detailed responses to all questions formally posed as part of the outreach process. In responding to these questions, foundational information was provided about the entitlement structure as well as recorded CC&R documents that provide the Master Developer the authority to implement the development of Eastmark, including that changes and modifications can be made. This concept was key to the approved regulatory structure of the community and was done so in order to be able to respond to market conditions and to take advantage of opportunities. With this flexibility, Eastmark has developed as a superior community with sought after neighborhoods, vast amounts of open space, unique amenities and a large developing employment area with some of the biggest global brands. Brookfield has worked closely with the City for the entirety of the project to comply with all statutory requirements whether through entitlement processing or via the CFD.

Overall, the Eastmark Great Park will collectively consist of 114 acres and will be a connected and continuous open space system that will serve Eastmark residents first and foremost. The Great Park has been constructed to exceed City standards in many locations and is a point of pride for the Eastmark community and the City of Mesa. This partnership with the City in the development and operation of this facility is unique and has resulted in development of an outstanding amenity for the community. Additionally, it is important to note that the proposed changes will provide a significant benefit by ensuring that the 16 acre "City portion" of the Great Park is developed within a defined timeframe. In the proposal, the site location and parcel have been identified and will be constructed by the Master Developer and be reimbursed through the CFD. This approach will advance the timeline for construction of the City portion of the Great Park. It is important to note that the PADA does not obligate the City to develop a 16-acre park.

Lastly, the Eastmark community and its open space facilities in particular have been designed to present themselves as welcoming to users. Other than certain gated communities, all open space facilities, whether owned by the ECA or the City, are accessible and the ability to restrict access is limited. Additionally, many improvements were financed by the CFD and cannot be restricted for access because of the public nature of these funds. In fact, one of the original premises of the community was to provide seamless connectivity of all open spaces throughout the community, and this goal has been achieved. Finally, as noted in the FAQ (attached at **Tab G**), the amount of open space in Eastmark is significant and exceeds most standards including the amount of overall park space provided to residents in the City of Mesa. Brookfield recognizes the value of having an engaged resident base in the community and our efforts to create community have proven to be successful.

Tab A

< 🚯 Click Map



Candid Conversation: The Eastmark Great Park

May 24 | 5:30 - 6:30 p.m. Eastmark High School (Learning Stairs, Building A)

On Tuesday (May 24), the Eastmark development team will set the record straight about the proposed plans for your community's 90-acre open space network. Get the most up-to-date and accurate information direct from the source.

Representatives from Brookfield Residential and DMB Associates, Inc. will share their collective efforts to deliver on the promise in partnership with the city of Mesa. The presentation will provide clarity around the complex matter that'll ultimately beneficiate (start) esidents and the greater community.

Sign up to attend this heighborhood meeting to get your questions answered about future development. Seating is limited.



Last click recorded Mon., Jun. 6, 2022 6:25 pm

Click Summary

Click Rate 142 recipients who clicked / 5,869 successful deliveries Clicks Per Unique Open	2.4%
142 recipients who clicked / 3,549 unique opens	4%

Links by: Appearance order 👻

eventbrite.com/e/candid-conversation-the	53.4%	>
eventbrite.com/e/candid-conversation-the	36,5%	>
facebook.com/EastmarkAZ/	3.7%	>
residents.eastmark.com/	3.1%	>
dmbcommunitylife.com/	3.4%	>

5,881 Recipients

Audience: Eastmark Residents Subject: Kickball, basketball anyone? Delivered: Thu, May 19, 2022 8:00 am

View email · Download · Print · Share

3,279 Opened	261 Clicked	9 Bounced	O Unsubscribed
Successful deliveries	5,872 99.8%	Clicks per unique opens	8.0%
Total opens	4,830	Total clicks	428
Last opened	7/28/22 2:34PM	Last clicked	6/24/22 7:53AN

05-17-22 - Developer Update The Eastmark Great Park

Switch report *

Overview Activity ~ Cli Analytics360	ck Performance Content (Optimizer Social E-comm	erce Inbox	
5,878 Recipients				
Audience: Eastmark Residents Subject: Development update	next week.	Delivered: Tue, May 17, 2022 8 View email · Download · Print		
3,549 Opened	142 Clicked	9 Bounced	1 Unsubscribed	
Successful deliveries	5,869 99.8%	Clicks per unique opens	4.0%	
Total opens	5,422	Total clicks	356	
Last opened	7/28/22 2:24PM	Last clicked	6/6/22 3:25PM	
Forwarded	0	Abuse reports 0		

Click Map



In case you missed it

The Eastmark devel 37 (8.6%) am invites residents to join them for a Candid Conve 8 (1.9%) bout the Eastmark Great Park on Tuesday, May 24. Save your seat for the meeting at Eastmark High School if you plan to attend. Space is limited. The presentation will begin promptly at 5:30 p.m. followed by a Q&A session.





Last click recorded Fri., Jun. 24, 2022 10:53 am

Click Summary

eventbrite.com/e/july-4-kickball-tourname	10.3%	>	
eventbrite.com/e/paint-and-sip-tickets-3319	15.7%	>	
eventbrite.com/e/paint-and-sip-tickets-331	10.0%	>	
eventbrite.com/e/paint-and-sip-tickets-331	13.6%	>	
residents.eastmark.com/meet-dawn-blake	0.9%	>	
residents.eastmark.com/meet-dawn-blake	2.6%	>	Faarhar
childcrisisaz.org/	2.8%	>	
residents.eastmark.com/event/child-crisis-az	1.2%	>	
residents.eastmark.com/event/child-crisis-a	3.5%	>	
residents.eastmark.com/event/candid-conv	8.6%	>	
eventbrite.com/e/candid-conversation-the-e	1.9%	>	
eventbrite.com/e/candid-conversation-the-e	2.1%	>	
dmbcommunitylife.com/	0.5%	>	

Tab B

Tuesday, May 24, 2022 from 5:30 PM to 6:30 PM (MST) Eastmark High School (Learning Stairs, Building A) - 9560 E Ray Rd, Mesa, AZ 85212 - Bldg A - Mesa, AZ 85212

Adams				Payment Status
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Baltas	Jackie	1	Attendee	Free Order Order 342289275437-3621914119
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Bassett	Keegan	2	Attendee	Free Order Order 342289275437-3635108839
Beaudoin	Sandy	2	Attendee	Free Order Order 342289275437-3619311709
Bertagni	Cheryl	2	Attendee	Free Order Order 342289275437-3619133589
Bittner	Scott	2	Attendee	Free Order Order 342289275437-3619320069
Boelter	Tammy	1	Attendee	Free Order Order 342289275437-3619490549
Bolton	Tiffany	1	Attendee	Free Order Order 342289275437-3649965079
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Catalanotto	Lenny	2	Attendee	Free Order Order 342289275437-3619388929
Cervantes	Andrea	1	Attendee	Free Order Order 342289275437-3649107299
Charas	Ethan	2	Attendee	Free Order Order 342289275437-3619119259
Chew	Sharon	1	Attendee	Free Order Order 342289275437-3621058109
Chris	Melissa	2	Attendee	Free Order Order 342289275437-3634950589
Clayton	Laurie	1	Attendee	Free Order Order 342289275437-3621337709
Colon	Helen	2	Attendee	Free Order Order 342289275437-3619172739

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	Crea	Holly	1	Attendee	Free Order Order 342289275437-3620000959
	Crownover	Alexandria	1	Attendee	Free Order Order 342289275437-3620562599
	Crowther Miller	Kimberly	1	Attendee	Free Order Order 342289275437-3619653429
	Сиосо	Dr. Louis	2	Attendee	Free Order Order 342289275437-3622198499
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	DOBBERSTEIN	Gene	2	Attendee	Free Order Order 342289275437-3627874529
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	Fernandez	Jason	1	Attendee	Free Order Order 342289275437-3682108629
	Figueroa	Jonathan	2	Attendee	Free Order Order 342289275437-3630938319
	Fisher	Matthew	6	Attendee	Free Order Order 342289275437-3630976809
	Fisher	Matthew	1	Attendee	Free Order Order 342289275437-3683107569
	Flesch	Julie	1	Attendee	Free Order Order 342289275437-3620416159
	Fletcher	Curtis	1	Attendee	Free Order Order 342289275437-3677103889
	Frandsen	Thomas	1	Attendee	Free Order Order 342289275437-3659682809
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	Gimenez	Anna Liza	1	Attendee	Free Order Order 342289275437-3631716849
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Griffo	Lynnette	1	Attendee	Free Order Order 342289275437-3622092449
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Hartz	Sarah	2	Attendee	Free Order Order 342289275437-3619901319
Hatch	Heather	1	Attendee	Free Order Order 342289275437-3639972469
Hindman	Josh	1	Attendee	Free Order Order 342289275437-3635017209
Hingtgen	Jerry	1	Attendee	Free Order Order 342289275437-3619281229
Imbrescia	Amy	2	Attendee	Free Order Order 342289275437-3620461099
Inglis	Cassie	2	Attendee	Free Order Order 342289275437-3622553289
Ingraham	Barb	2	Attendee	Free Order Order 342289275437-3625319329
Jelks-Emmanuel	Merry	2	Attendee	Free Order Order 342289275437-3623099529
Johnsen	Raina	2	Attendee	Free Order Order 342289275437-3623829799
Jordan	Kristen	1	Attendee	Free Order Order 342289275437-3622610129
Kee	Elsa	2	Attendee	Free Order Order 342289275437-3619376119
Kester	David	2	Attendee	Free Order Order 342289275437-3620261719
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Law	Matthew	2	Attendee	Free Order Order 342289275437-3619143849
Le	Timala	1	Attendee	Free Order Order 342289275437-3624417019
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Last Name	First Name	Qty	Ticket Type	Payment Status
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Mayr	Leighanne	2	Attendee	Free Order Order 342289275437-3642279609
McIntyre	Kevin	1	Attendee	Free Order Order 342289275437-3619218039
Melvin	Patricia	2	Attendee	Free Order Order 342289275437-3622119179
Mesinas	Sasha	2	Attendee	Free Order Order 342289275437-3619221219
Middleton	Sharris	1	Attendee	Free Order Order 342289275437-3619275599
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Miller	Monnica	1	Attendee	Free Order Order 342289275437-3619207049
Miller	Travis	1	Attendee	Free Order Order 342289275437-3619771619
Minard	Angela	1	Attendee	Free Order Order 342289275437-3620951099
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Moseley	Frederick	1	Attendee	Free Order Order 342289275437-3623539009
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Nielson	Mindy	1	Attendee	Free Order Order 342289275437-3620537359
OFerrall	Myra	2	Attendee	Free Order Order 342289275437-3620218949
Ouellette	Marti	2	Attendee	Free Order Order 342289275437-3625108039
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Palermo	Diane	1	Attendee	Free Order Order 342289275437-3649571969
Palermo	Daniel	1	Attendee	Free Order Order 342289275437-3681616039
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	Posner	Jarrod	2	Attendee	Free Order Order 342289275437-3621107089
	Rakosky	Rose	1	Attendee	Free Order Order 342289275437-3631289849
	Rand	Linda	1	Attendee	Free Order Order 342289275437-3619157569
	Redlinger	Lori	2	Attendee	Free Order Order 342289275437-3623784849
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	Rheingans	Merrie	1	Attendee	Free Order Order 342289275437-3620901269
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	Rivington	Shannon	1	Attendee	Free Order Order 342289275437-3620127419
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	Romeo	Diane	2	Attendee	Free Order Order 342289275437-3621057839
	ROMERO	REGINA	2	Attendee	Free Order Order 342289275437-3620385839
	Roth	Stephanie	2	Attendee	Free Order Order 342289275437-3620739669
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	Sage	Don	1	Attendee	Free Order Order 342289275437-3623845939
	Sandberg	Jonathan	2	Attendee	Free Order Order 342289275437-3620912849
	Sanders	Joe	2	Attendee	Free Order Order 342289275437-3627748809
	Saucedo	Ashley	1	Attendee	Free Order Order 342289275437-3630966089
	Schultz	Ryan	1	Attendee	Free Order Order 342289275437-3620733959
	Senyard	Roy	2	Attendee	Free Order Order 342289275437-3622710089
	Sharma	Alok	1	Attendee	Free Order Order 342289275437-3619188719
	Shaw	Mike	1	Attendee	Free Order Order 342289275437-3619667009
	Silberman	Matt	1	Attendee	Free Order Order 342289275437-3623560139
	Sitek	Alex	1	Attendee	Free Order Order 342289275437-3619634599
	Stale	Alex	1	Attendee	Free Order Order 342289275437-3627837899
	Stallard	Richard	2	Attendee	Free Order Order 342289275437-3620193919
	Stenquist	Justin	2	Attendee	Free Order Order 342289275437-3619207849
11 I					

Last Name	First Name	Qty	Ticket Type	Payment Status
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Stone	Michael	2	Attendee	Free Order Order 342289275437-3621464089
Strobel	Stephanie	1	Attendee	Free Order Order 342289275437-3629931729
Strobel	Stephanie	1	Attendee	Free Order Order 342289275437-3629931729
Swedbergh	Richard	1	Attendee	Free Order Order 342289275437-3635303989
Tambone	Jacqueline	1	Attendee	Free Order Order 342289275437-3620101879
Tambone	Robert	1	Attendee	Free Order Order 342289275437-3620111689
Taylor	Amy	2	Attendee	Free Order Order 342289275437-3619188509
Taylor	Roberto	1	Attendee	Free Order Order 342289275437-3619662379
Tobler	Teriney	1	Attendee	Free Order Order 342289275437-3620910109
Tolenada	Janet	2	Attendee	Free Order Order 342289275437-3625575709
Trinidad	Shirley	1	Attendee	Free Order Order 342289275437-3641973509
Tune	Esther	2	Attendee	Free Order Order 342289275437-3619830599
Underwood	Elonda	1	Attendee	Free Order Order 342289275437-3667414169
Upham	Matt	1	Attendee	Free Order Order 342289275437-3620422099
Valdes	Robert	2	Attendee	Free Order Order 342289275437-3619983619
Veasley	lyazhane	1	Attendee	Free Order Order 342289275437-3621152129
Vega	Jamie	2	Attendee	Free Order Order 342289275437-3625171729
Ventre	Steve	1	Attendee	Free Order Order 342289275437-3619252909
Villont	J. P.	2	Attendee	Free Order Order 342289275437-3619114589
Weishaar	William	2	Attendee	Free Order Order 342289275437-3622421969
Wells	Jonathan	1	Attendee	Free Order Order 342289275437-3620243849
Wells	Amanda	2	Attendee	Free Order Order 342289275437-3645330989
Wells	Vanessa	1	Attendee	Free Order Order 342289275437-3676274379
Westerhausen	Mari	2	Attendee	Free Order Order 342289275437-3619129799
Wheeler	Stephanie	2	Attendee	Free Order Order 342289275437-3682290939
Whitesel	Marion	1	Attendee	Free Order Order 342289275437-3635151679
Wilson	Jean	1	Attendee	Free Order Order 342289275437-3677051339
Wilson	Jean	1	Attendee	Free Order Order 342289275437-3677051339

Last Name	First Name	Qty	Ticket Type	Payment Status
Winter	Whitney	1	Attendee	Free Order Order 342289275437-3633189799
worrell	Kathy	2	Attendee	Free Order Order 342289275437-3641318099
Zarka	Joni	1	Attendee	Free Order Order 342289275437-3620105419

Tab C

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eventbrite

\equiv Emails to Attendees

Review of the message sent



This was sent to you by Eastmark Community Life Team

The Eastmark development team looks forward to welcoming you to Candid Conversations: The Eastmark Great Park tomorrow evening. Please take a moment to read through the following info before you head to the event.

Arrive early

About 250 people are expected to attend the event, so please arrive early to get checked in and find a seat. Doors will open at 5 p.m.

Parking

The meeting will be held at Eastmark High School. It will be located in the Learning Stairs location in building A. Park in the East side parking lot where there will only be one gate open to enter. The parking lot is off of Copernicus rd. Enter through the Administration entrance.

Registration is a must

Only those who registered online for the event will be allowed to attend. If you're bringing a friend or additional family members, they must have registered online ahead of time, too. If your registration includes more than one attendee, everyone in your party must check in and enter at the same time.

The Eastmark Great Park is the sole topic

The purpose of this community meeting is to provide residents with key information and clarity on what the developer is proposing for the undeveloped portion of The Great Park. The developer will detail items that were identified, after coordination conversations with the city of Mesa, to address the obligations related to The Great Park and the city recreation site.

(X)

Review of the message sent



This was sent to you by Eastmark Community Life Team

The Eastmark development team looks forward to welcoming you to Candid Conversations: The Eastmark Great Park tomorrow evening. Please take a moment to read through the following info before you head to the event.

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(X)

Tab D

First Name	Last Name	Email	Quantity	Ticket Type Check-In Date	Order Type	Attendee Status
J. P.	Villont	jpvllont@gmail.com	1	Attendee	Free Order	Attending
J. P.	Villont	jpvllont@gmail.com	1	Attendee	Free Order	Attending
Mark	Kyser	mdkyser@comcast.net	1	Attendee	Free Order	Attending
Mari	Westerhausen	miles.access@yahoo.com	1	Attendee	Free Order	Attending
Mari	Westerhausen	miles.access@yahoo.com	1	Attendee	Free Order	Attending
Bianca	Dippong	biancadippong@kw.com	1	Attendee	Free Order	Attending
Cheryl	Bertagni	cblondie56@hotmail.com	1	Attendee	Free Order	Attending
Cheryl	Bertagni	cblondie56@hotmail.com	1	Attendee	Free Order	Attending
Linda	Rand	linda.rand51@gmail.com	1	Attendee	Free Order	Attending
Elizabeth	Atkins	eatkins4755@gmail.com	1	Attendee	Free Order	Attending
Helen	Colon	hnmwedding2017@gmail.com	1	Attendee	Free Order	Attending
Helen	Colon	hnmwedding2017@gmail.com	1	Attendee	Free Order	Attending
Christopher	Nickerson	kelvin03_chords@icloud.com	1	Attendee	Free Order	Attending
Alok	Sharma	alokmanisha@hotmail.com	1	Attendee	Free Order	Attending
Justin	Stenquist	justinjstenquist@gmail.com	1	Attendee	Free Order	Attending
Justin	Stenquist	justinjstenquist@gmail.com	1	Attendee	Free Order	Attending
Kevin	McIntyre	kmach111@yahoo.com	1	Attendee	Free Order	Attending
Sasha	Mesinas	sasha@hopeacademy4autism.com	1	Attendee	Free Order	Attending
Sasha	Mesinas	sasha@hopeacademy4autism.com	1	Attendee	Free Order	Attending
Steve	Ventre	sventre@hotmail.com	1	Attendee	Free Order	Attending
Brian	Banach	calvinb83@yahoo.com	1	Attendee	Free Order	Attending
Brian	Banach	calvinb83@yahoo.com	1	Attendee	Free Order	Attending
Kenneth	Padilla	kenpadilla@hotmail.com	1	Attendee	Free Order	Attending
Jerry	Hingtgen	jerry.j.hingtgen@gmail.com	1	Attendee	Free Order	Attending
Sandy	Beaudoin	jqbskh@live.com	1	Attendee	Free Order	Attending
Sandy	Beaudoin	jqbskh@live.com	1	Attendee	Free Order	Attending
Chris	Pierce	chris.katiepierce@gmail.com	1	Attendee	Free Order	Attending
Tammy	Boelter	tammy.boelter@gmail.com	1	Attendee	Free Order	Attending
Samantha	Anders	anders.samantha@gmail.com	1	Attendee	Free Order	Attending
Samantha	Anders	anders.samantha@gmail.com	1	Attendee	Free Order	Attending
Christian	Harding	christian.harding@academymortgage.com	1	Attendee	Free Order	Attending
Kirbi	Doty	kdoty@tctproperties.com		Attendee	Free Order	Attending
Kimberly	Crowther Miller	kcrowthermiller@gmail.com		Attendee	Free Order	Attending

Roberto	Taylor	mr.robertotaylor@gmail.com	1	Attendee	Free Order	Attending
Mike	Shaw	mshaw023@hotmail.com		Attendee	Free Order	Attending
DAVID	CARDOSO	cardoso.michelle@yahoo.com	1	Attendee	Free Order	Attending
Jhenna	Perry	uc_jhen@yahoo.com	1	Attendee	Free Order	Attending
Jhenna	Perry	uc_jhen@yahoo.com	1	Attendee	Free Order	Attending
Kim	Glass	kimtiana@gmail.com	1	Attendee	Free Order	Attending
Travis	Miller	travismill23@yahoo.com	1	Attendee	Free Order	Attending
Kim	Glass	kimtiana@gmail.com	1	Attendee	Free Order	Attending
Jose	Gonzales	misericordia10@icloud.com	1	Attendee	Free Order	Attending
Jose	Gonzales	misericordia10@icloud.com	1	Attendee	Free Order	Attending
Trish	Robinson	trobinson@coherelife.com	1	Attendee	Free Order	Attending
Trish	Robinson	trobinson@coherelife.com	1	Attendee	Free Order	Attending
Michael	Bailey	michael@uticaexecutivesuites.com	1	Attendee	Free Order	Attending
Jacqueline	Tambone	quebueno.97@gmail.com	1	Attendee	Free Order	Attending
Robert	Tambone	Rob.tambone@gmail.com	1	Attendee	Free Order	Attending
Joni	Zarka	jonizarka@gmail.com	1	Attendee	Free Order	Attending
Sophia	Morrison	sophym143@gmail.com	1	Attendee	Free Order	Attending
Jason	Сох	jasonpcox@gmail.com	1	Attendee	Free Order	Attending
Myra	OFerrall	myrao_ferrall@hotmail.com	1	Attendee	Free Order	Attending
Myra	OFerrall	myrao_ferrall@hotmail.com	1	Attendee	Free Order	Attending
Jason	Cox	jasonpcox@gmail.com	1	Attendee	Free Order	Attending
Jason	Сох	jasonpcox@gmail.com	1	Attendee	Free Order	Attending
REGINA	ROMERO	gina.rom@icloud.com	1	Attendee	Free Order	Attending
REGINA	ROMERO	gina.rom@icloud.com	1	Attendee	Free Order	Attending
Julie	Flesch	julie.flesch1@gmail.com	1	Attendee	Free Order	Attending
Matt	Upham	mattup23@gmail.com	1	Attendee	Free Order	Attending
Janet	Latour	jlmuffin@cox.net	1	Attendee	Free Order	Attending
Janet	Latour	jlmuffin@cox.net	1	Attendee	Free Order	Attending
Janet	Latour	jlmuffin@cox.net	1	Attendee	Free Order	Attending
Robert	Kiesecker	bkiesecker@gmail.com	1	Attendee	Free Order	Attending
Amy	Imbrescia	amyimbrescia@gmail.com	1	Attendee	Free Order	Attending
Amy	Imbrescia	amyimbrescia@gmail.com	1	Attendee	Free Order	Attending
Mindy	Nielson	mindyknielson@gmail.com	1	Attendee	Free Order	Attending
Alexandria	Crownover	allsopcrown@aol.com	1	Attendee	Free Order	Attending
maylin	griffiths	maylingriffiths@gmail.com	1	Attendee	Free Order	Attending

Tabu	A	atahu2@aau nat	Attendes	France Original	Attandin -
Toby	Armour	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Attendee	Free Order	Attending
Stephanie	Roth	1 -0	Attendee	Free Order	Attending
Stephanie	Roth	1	Attendee	Free Order	Attending
Jonathan	Sandberg	,, , , , , , , , , , , , , , , , , , ,	Attendee	Free Order	Attending
Jonathan	Sandberg	jpsandberg@yahoo.com 1	Attendee	Free Order	Attending
Angela	Minard	angmin2008@icloud.com	Attendee	Free Order	Attending
Diane	Romeo	usromeo@aol.com 1	Attendee	Free Order	Attending
Diane	Romeo	usromeo@aol.com	Attendee	Free Order	Attending
Sharon	Chew	chews1@live.com 1	Attendee	Free Order	Attending
Jarrod	Posner	posner4aca@gmail.com 1	Attendee	Free Order	Attending
Jarrod	Posner	posner4aca@gmail.com 1	Attendee	Free Order	Attending
Laurie	Clayton	clayton98110@yahoo.com 1	Attendee	Free Order	Attending
Casey	Pearce	caseylpearce@gmail.com 1	Attendee	Free Order	Attending
Casey	Pearce	caseylpearce@gmail.com 1	Attendee	Free Order	Attending
Casey	Pearce	caseylpearce@gmail.com 1	Attendee	Free Order	Attending
Casey	Pearce	caseylpearce@gmail.com 1	Attendee	Free Order	Attending
Stacy	Stiens	stacyj1114@gmail.com	Attendee	Free Order	Attending
Stacy	Stiens	stacyj1114@gmail.com	Attendee	Free Order	Attending
Kyle	Felix	kylefelix@hotmail.com	Attendee	Free Order	Attending
Toni	Dalrymple	toni@4salebytoni.com 1	Attendee	Free Order	Attending
Lynnette	Griffo	lynnette_smith123@yahoo.com 1	Attendee	Free Order	Attending
Christopher	Renfrow	renfrow.house@gmail.com	Attendee	Free Order	Attending
William	Weishaar	billweishaar@yahoo.com	Attendee	Free Order	Attending
William	Weishaar	billweishaar@yahoo.com 1	Attendee	Free Order	Attending
Cassie	Inglis	cassinglis@gmail.com	Attendee	Free Order	Attending
Cassie	Inglis	cassinglis@gmail.com	Attendee	Free Order	Attending
Kristen	Jordan		Attendee	Free Order	Attending
Mitchell	Millard		Attendee	Free Order	Attending
Mitchell	Millard		Attendee	Free Order	Attending
Merry	Jelks-Emmanuel		Attendee	Free Order	Attending
Merry	Jelks-Emmanuel		Attendee	Free Order	Attending
Frederick	Moseley		Attendee	Free Order	Attending
Matt	Silberman	0	Attendee	Free Order	Attending
Raina	Johnsen	- 0	Attendee	Free Order	Attending
Raina	Johnsen		Attendee	Free Order	Attending
	Johnsen			ince oraci	, according

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Timala	Le	Azsoccermomof5@yahoo.com		Attendee	Free Order	Attending
Angelika	Parrish	angelika.parrish21@gmail.com		Attendee	Free Order	Attending
Angelika	Parrish	angelika.parrish21@gmail.com		Attendee	Free Order	Attending
Marti	Ouellette	marti_ouellette@msn.com	1	Attendee	Free Order	Attending
Marti	Ouellette	marti_ouellette@msn.com		Attendee	Free Order	Attending
Jamie	Vega	jamievega382@gmail.com	1	Attendee	Free Order	Attending
Jamie	Vega	jamievega382@gmail.com	1	Attendee	Free Order	Attending
Ray	Ellis	RayEllis2724@gmail.com	1	Attendee	Free Order	Attending
Barb	Ingraham	barb85236@gmail.com	1	Attendee	Free Order	Attending
Barb	Ingraham	barb85236@gmail.com	1	Attendee	Free Order	Attending
Joe	Sanders	jsan786560@comcast.net	1	Attendee	Free Order	Attending
Joe	Sanders	jsan 786560@comcast.net	1	Attendee	Free Order	Attending
Alex	Stale	alexsta@cdw.com	1	Attendee	Free Order	Attending
Tim	Коо	timkoo@gmail.com	1	Attendee	Free Order	Attending
James	Ricks	ricksjrr@gmail.com	1	Attendee	Free Order	Attending
Bill	Nelson	bill_nelson85032@yahoo.com	1	Attendee	Free Order	Attending
Stephanie	Strobel	stephanie@myagentstephanie.com	1	Attendee	Free Order	Attending
Jonathan	Figueroa	jonathan.d.figueroa@gmail.com	1	Attendee	Free Order	Attending
Jonathan	Figueroa	jonathan.d.figueroa@gmail.com	1	Attendee	Free Order	Attending
Janet	Peterson	jlpete67@icloud.com	1	Attendee	Free Order	Attending
Rose	Rakosky	beepmycat@aol.com	1	Attendee	Free Order	Attending
Kelly	Phipps	kelly.phipps13@gmail.com	1	Attendee	Free Order	Attending
Melissa	Chris	smylineyes@gmail.com	1	Attendee	Free Order	Attending
Melissa	Chris	smylineyes@gmail.com	1	Attendee	Free Order	Attending
Josh	Hindman	joshua.hindman80@gmail.com	1	Attendee	Free Order	Attending
Keegan	Bassett	keegan.bassett@gmail.com	1	Attendee	Free Order	Attending
Keegan	Bassett	keegan.bassett@gmail.com	1	Attendee	Free Order	Attending
Marion	Whitesel	marionwhitesel@yahoo.com	1	Attendee	Free Order	Attending
Richard	Swedbergh	rswedbergh@gmail.com	1	Attendee	Free Order	Attending
Guillermo	Looez	gmozlopez@gmail.com	1	Attendee	Free Order	Attending
Matthew	Applegate	matthewjapplegate@yahoo.com	1	Attendee	Free Order	Attending
Heather	Hatch	heatherhatch07@gmail.com	1	Attendee	Free Order	Attending
Kathy	worrell	pupiekat22@aol.com	1	Attendee	Free Order	Attending
Kathy	worrell	pupiekat22@aol.com	1	Attendee	Free Order	Attending
Shirley	Trinidad	qtrinidad377@gmail.com	1	Attendee	Free Order	Attending

Michael	Munroe	mmunroe@coherelife.com	1 Attendee	Free Order	Attending
Amanda	Wells	amanda.choquette@yahoo.com	1 Attendee	Free Order	Attending
Amanda	Wells	amanda.choquette@yahoo.com	1 Attendee	Free Order	Attending
Tiffany	Bolton	tiffanyabolton@gmail.com	1 Attendee	Free Order	Attending
CESAR	MAYORGA	SOUTHPAW1532@GMAIL.COM	1 Attendee	Free Order	Attending
CESAR	MAYORGA	SOUTHPAW1532@GMAIL.COM	1 Attendee	Free Order	Attending
CESAR	MAYORGA	SOUTHPAW1532@GMAIL.COM	1 Attendee	Free Order	Attending
CESAR	MAYORGA	SOUTHPAW1532@GMAIL.COM	1 Attendee	Free Order	Attending
Raun	Mawson	raun_squan@hotmail.com	1 Attendee	Free Order	Attending
Vester	Adams	vester03@gmail.com	1 Attendee	Free Order	Attending
Vester	Adams	vester03@gmail.com	1 Attendee	Free Order	Attending
Vanessa	Wells	vanessawilker@hotmail.com	1 Attendee	Free Order	Attending
Jean	Wilson	jean@perimetersgroup.com	1 Attendee	Free Order	Attending
Jason	Fernandez	json.b.fernandez@gmail.com	1 Attendee	Free Order	Attending
Stephanie	Wheeler	stephanierwheeler1@gmail.com	1 Attendee	Free Order	Attending
Stephanie	Wheeler	stephanierwheeler1@gmail.com	1 Attendee	Free Order	Attending
Frederick	Moseley	fmoseley4@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Law	jaxtos@hotmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Law	jaxtos@hotmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Victoria	Etter	vikki1214@aol.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Monnica	Miller	monicakwasny@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Elsa	Кее	elsackee@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Elsa	Кее	elsackee@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
James	КІерре	kleppejr@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
James	КІерре	kleppejr@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
David	Kester	dkester10@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
David	Kester	dkester10@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Lenny	Catalanotto	lencatphotography@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Lenny	Catalanotto	lencatphotography@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
lyazhane	Veasley	yaziveasley@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In

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Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Matthew	Fisher	mfisher@coherelife.com	1 Attendee	May 24, 2022 5: Free Order	Checked In
Merrie	Rheingans	merrierheingans@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Janet	Tolenada	tolenadajanet@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Janet	Tolenada	tolenadajanet@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Lori	Redlinger	loriredlinger@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Lori	Redlinger	loriredlinger@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Ryan	Schultz	schultz0618@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Holly	Crea	holly.crea@brookfieldpropertiesdevelopment.cc	1 Attendee	May 24, 2022 5 Free Order	Checked In
Allen	Anderson	allen.anderson@asu.edu	1 Attendee	May 24, 2022 5 Free Order	Checked In
DAVID	ESTILL	Dave.Estill@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
DAVID	ESTILL	Dave.Estill@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Chris	Daria	c.j.daria@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Esther	Tune	etsqrd@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Esther	Tune	etsqrd@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Thomas	Frandsen	pagram3@icloud.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jean	Wilson	jean@perimetersgroup.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Sarah	Hartz	sarahjhartz@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Sarah	Hartz	sarahjhartz@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jonathan	Wells	wellsunlvj@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jackie	Baltas	Beingmelv@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jackie	Baltas	Beingmelv@yahoo.com	1 Attendee	Free Order	Attending
Roy	Senyard	roy.senyard@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Roy	Senyard	roy.senyard@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Gene	DOBBERSTEIN	generdobb@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Gene	DOBBERSTEIN	generdobb@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Janet	Peterson	jlpete67@icloud.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jennifer	Castillo	sjcphx@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Jennifer	Castillo	sjcphx@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
B.J.	Parsons	cbj4homes@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Shannon	Rivington	shannonrivington@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
David	Ellett	de987@protonmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
David	Ellett	de987@protonmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Eric	Rozas	erozas1994@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Scott	Bittner	nellieandscott@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In

	-			1	1
Scott	Bittner	nellieandscott@gmail.com	1 Attendee	May 24, 2022 5: Free Order	Checked In
Peggy	Coomans	peggydcoomans@gmail.com	1 Attendee	May 24, 2022 5: Free Order	Checked In
Sharris	Middleton	sharrismiddleton@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Brian	Kramer	btkramer9@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Brian	Kramer	btkramer9@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Andrea	Cervantes	houndmama68@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Amy	Taylor	amytaylor211@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Amy	Taylor	amytaylor211@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Andy	Lorenz	andyklorenz@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Dr. Louis	Сиосо	LFCuoco@att.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Dr. Louis	Сиосо	LFCuoco@att.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Beth	Dubovik	badubovik@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Beth	Dubovik	badubovik@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Rebecca	Easton	rebecca@eastonlawpllc.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Leighanne	Mayr	lastarr.az@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Leighanne	Mayr	lastarr.az@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Don	Sage	sages100612@icloud.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Ashley	Saucedo	asaucedo@coherelife.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Alexia	Porto	alporto13@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Patricia	Melvin	plmelvin79@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Patricia	Melvin	plmelvin79@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Elizabeth	Atkins	eatkins4755@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Daniel	Palermo	dndpalermo@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Diane	Palermo	dndpalermo@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Alex	Sitek	alex.sitek@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Michael	Stone	mikeyq223@hotmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Michael	Stone	mikeyq223@hotmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Elonda	Underwood	junderwood7@icloud.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Robert	Valdes	VPAuditing@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Robert	Valdes	VPAuditing@cox.net	1 Attendee	May 24, 2022 5 Free Order	Checked In
Whitney	Winter	winterwhit@yahoo.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Teriney	Tobler	angryelf@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Curtis	Fletcher	cd-fletch@hotmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
Stephanie	Strobel	stephanie@myagentstephanie.com	1 Attendee	May 24, 2022 5 Free Order	Checked In
David	Giarrizzo	davidjgiarrizzo@gmail.com	1 Attendee	May 24, 2022 5 Free Order	Checked In

Anna Liza	Gimenez	anna@machin.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Cheryl	Farney	cherylfarney1@gmail.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Cheryl	Farney	cherylfarney1@gmail.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Richard	Stallard	rvstallard@gmail.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Richard	Stallard	rvstallard@gmail.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Ethan	Charas	echaras@stratmar.com	1	Attendee	May 24, 2022 5 Free Order	Checked In
Ethan	Charas	echaras@stratmar.com	1	Attendee	May 24, 2022 5 Free Order	Checked In



WELCOME TO EASTMA

Eastmark Neighborhood Meeting Eastmark Great Park



May 24, 2022







Eastmark Development Plan

Eastmark History

- DMB purchased property in 2006. Partnered with Brookfield in 2014. Brookfield manages the project for the ownership entity
- Flexible Zoning (Community Plan) approved in 2008
 - 15,000 Dwelling Units entitled

EASTMARK 1

- 20 million square feet of non-residential entitled
- Vision to create a community that includes area for employment together with livable, intimate and well-designed neighborhoods
- Employment and non-residential uses were always a huge part of the vision
- Eastmark Great Park always intended to be an important amenity

Eastmark Background

Eastmark Entitlements/Regulatory Structure

- <u>Pre-Annexation & Development Agreement (including 4</u>
 <u>subsequent amendments)</u>
- Community Plan (Eastmark Zoning Regulations)
- Master infrastructure Plans (Drainage, Transportation, Water, Sewer)
- Development Unit Plans
- Infrastructure Development Unit Plans
- Subdivisions/Site Plans
- Conceptual Great Park Master Plan

Eastmark Background



Residents

Things To Do

mesa·az

Business

Government

- Planning

Planning FAQ

Pre-Submittal Applications

Registering Manjuana Facilities

tong Range Planning

Planning & Zoning Process Overview

Subdivision Process Overview

Design Review Process Overview

Board of Adjustment Process Overview

Annexation

Code/Zoning Administration

Design Guidelines

Forms, Fees & Guidelines

Historic Preservation Office

Historic District Overlay Zoning Process

Historic Landmark Overlay Zoning Process

Zoning Ordinance

Processes and Procedures

Community Residence

Quality Development Design Guidelines

Eastmark (Mesa Proving Grounds)

Cadence Community Plan (formerly Pacific Proving Grounds North)

Hawes Crossing PAD Documents

Special Projects

Business - Development Services - Planning -

Eastmark (Mesa Proving Grounds)

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Community Plan, Development Unit Plans, Infrastructure Plans and Development Agreements

The Community Plan was approved by City Council on November 3, 2008 This page contains the Community Plan planning documents, Development Unit Plans planning documents, Infrastructure Master Plans and Development Agreements for the 3200 acre property located between Ellsworth and Signal Butte Roads, south of Elliot Road. To view these documents go to the links below (all files are in PDF format).



Related Information

Eastmark Project web site

Community Facilities District property tax information

Community Plan

- PCD Ordinance [PDF].
- Project Narrative [PDF]
- Table of Contents with Amendments
- Section 1, Authority & Introduction
- Section 2 Site and Context
- Section 3 Overall Vision
- Section 4 Regulatory Framework
- Section 5: Development Unit Plans
- Section 6, Final Development Plans
- Section 7, Land Use Groups & Standards
- Section 8: Design Guidelines
- Section 9 Applicability of City of Mesa Engineering and Design Standards
- Section 10 Street Standards



Eastmark Background
Community Plan

- PCD Ordinance [PDF]
- Project Narrative [PDF]
- Table of Contents with Amendments
- Section 1, Authority & Introduction
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- Section 4, Regulatory Framework
- Section 5, Development Unit Plans Section 6, Final Development Plans
- Section 7, Land Use Groups & Standards
- Section 8, Design Guidelines
- Section 9, Applicability of City of Mesa Engineering and Design Standards
- Section 10, Street Standards
- Section 11, Parks and Plazas Standards
- Section 12, Landscaping Standards
- Section 13, Stormwater Drainage and Retention Standards ٠
- Section 14, Parking and Loading Standards
- Section 15, Lighting Standards
- Section 16, Sign Standards
- Section 17, Supplementary Provisions
- Section 18, Definition of · Section 19, List of Exhib
- Master Sign Plan
- Master Signage Program
- **Development Unit Plans (Approved**
 - Area Map [PDF]
 - DU 1 Development Unit Plan (PDF)
 - DU 2 Development Unit Plan (PDF) Updated March
 - DUP 3 South Development Unit Plan [PDF]
 - DU 3/4 Development Unit Plan-Approved [PDF]
 - DU 3/4 North Development Unit Plan-Approved [PD
 - DU 5 East Development Unit Plan (PDF)
 - <u>DU 5/6 South</u> [PDF] Updated September 2017
 - DU 6 North DUP Cover and Table of Contents [PDF
 - Part 1
 - Part 2
 - Part 3
 - Part 4
 - DU 7 Development Unit Plan [PDF]
 - DU 8/9 Development Unit Plan [PDF]
 - DU 8/9 Amended December, 2015
 - Sec 1-3 12-22-15 [PDF]
 - Sec 1-3-redlines 12-22-15 [PDF]
 - Sec 5A 12-22-15 [PDF]
 - Sec 5A-redlines 12-22-15 [PDF]

Infrastructure Master Plans

- DU 2 Master Drainage Report [PDF]
- DU 2 Master Waste Water Report [PDF]
- DU 2 Master Water Report [PDF]
- DU 3/4 Master Drainage Report [PDF]
- DU 3/4 Master Wastewater Report [PDF]
- DU 3/4 Master Water Report [PDF]
- DU 3 South Master Drainage Report [PDF]
- DU 3 South Master Wastewater Report [PDF]
- DU 3 South Master Water Report [PDF]
- DU 5 East Master Drainage Report [PDF]
- DU 5 East Master Wastewater Report (PDF)
- DU 5 East Master Water Report [PDF]
- DU5, 5N, 6S Master Wastewater Report August 2017
- <u>DU 5/6 Transportation Plan</u> March 2017 [PDF]
- DU 7 Master Drainage Report [F]
- **Development Agreements** DU 7 Master Wastewater Report
- DU 7 Master Water Report [PDF
- DU 8 & 9 Master Drainage Repo
- DU 8 & 9 Master Wastewater Re
- DU 8 & 9 Master Water Report [
- Master Drainage Report Update
- Master Wastewater Report [PD
- Master Water Report Update [P]
- Master Non-Potable Water Repr
- Master Transportation Plan Ma
- DU 3/4 Transportation Plan 5/1
- DU 7 Transportation Report-fina
- Gaylord Entitlements Development Agreement (PDF) 1st Amendment to the Gaylord Entitlements Development Agreement [PDF]

DMB Entitlements Development Agreement [PDF]

Hospitality Facility & Convention Center Development Agreement

1st Amendment to DMB Entitlements Development Agreement [PDF]

2nd Amendment to DMB Entitlements Development Agreement (PDF)

3rd Amendment to DMB Entitlements Development Agreement [PDF]

4rth Amendment to DMB Entitlements Development Agreement (PDF)

- Part 1
- Part 2
- Part 3
- Part 4
- Part 5
- 1st Amendment to Hospitality Facilities Development Agreement [PDF]

Other Documents

Elimination of Non-Potable Water System [PDF]

Application Documents

- Application [PDF]
- Citizen Participation [PDF]
- Title Report [PDF]
- Ownership Map [PDF]
- Citizen Participation Report [PDF]
- Parcel Description [PDF]

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Eastmark Documents on City Website

PADA – Section 3.14

(From 2nd Amendment to PADA)

The PCD depicts an approximate 106-acre site for the location of a Great Park (the "Great Park"). The Developer shall reserve sixteen (16) contiguous acres within the Great Park for the City to construct certain recreational amenities that it desires to locate within the southeast portion of the City, which recreational amenities may include an aquatic center, sports courts, and a recreational facility ("Recreational Facility Site"). Upon request by the City, the Developer shall sell to the City the Recreational Facility Site. Prior to commencement of development of the Great Park, the Developer shall generate a master plan for the Great Park that has been mutually agreed upon by the Developer and the City ("Great Park Master Plan"). The Great Park Master Plan will include provisions for lake design, retention, landscaping, improvements and other amenities. The Developer may construct and dedicate improvements to the Great Park in phases which are reasonably approved by the City so that the City can provide the maintenance and operation of the Great Park at the time of dedication. Pursuant to the

Eastmark Great Park Provisions

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Eastmark Great Park Provisions

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Current PADA Obligations

Developer Obligation:

- 90 acres to be developed by developer
- Park improvements may be phased
- Dedicated to City upon completion of improvements

<u>City Option to Purchase</u>:

- Optional purchase of 16 acres
- City to develop park facilities
- City Recreational Facility

90 + 16 = 106 acres



Eastmark Great Park Provisions

<u>Additional Facts about</u> <u>the Great Park</u>

- Developer funds the design & construction and then qualifies the improvements for reimbursement through the CFD.
- Land for the Great Park was donated to the City by developer.
- The Great Park was designed and built to exceed the City's "typical" design standards.



Eastmark Background

<u>Conceptual Master Plan for</u> <u>Great Park (2012)</u>



EASTMARK

Eastmark Great Park

<u>Conceptual</u> <u>Master Plan for</u> <u>Great Park</u> (2012)

Approved May 22, 2012

D3 5 Contes Dr Building 1 PD Brus 1466 Promos Andreas Promos Andre

May 22, 2012

Jill Kusy Hegardt, AICP Vice President - Entitlements DMB Associates 7600 E. Doubletree Ranch Road, Suite 300 Scottsdale, AZ 85258

RE: Mesa Proving Grounds - Great Park Master Plan

- III.

On behalf of the Parks, Recreation and Commercial Facilities (PRCF) Department we accept and approve the proposed Great Park Master Plan for the Mesa Proving Grounds as submitted by DMB on January 5, 2012 and subsequently revised on April 3, 2012.

PRCF understands and appreciates the fact that the Mesa Proving Grounds project and subsequent Great Park is a fluid design process. PRCF understands and anticipates that programmatic changes may occur within the Great Park as development of the community occurs. As these changes occur, the PRCF Department requests that both DM8 and the Development and Sustainability Department continue to apprise PRCF of changes and allow the department the opportunity to provide comments and feedback on proposed changes and/or enhancements to the project.

Again, the PRCF department looks forward to continuing to work with DMB on this project in the future as we continue to make Mesa a great place to live work and play! Please feel free to contact myself or Andrea Moore, Planning and Development Supervisor at 480-644-2643 or by email andrea.moore@mesaar.gov should you have any questions or require additional information.

Sincerely,

Marc Heirshberg, CPRE

Parks, Recreation and Commercial Facilities Department Director

Cc: Andrea Moore, City of Mesa – PRCF John Wesley, City of Mesa – Planning Laura Hyneman, City of Mesa - Planning Dea McDonald, DM8 Trevor Barger, Espiritu Loci Dan Clealand, Westwood PS



430,644 2052 (MI) 430,644 4556 (mr)

<u>Conceptual Master Plan for Great</u> <u>Park (2012)</u>

open space calcs

Shared recreation fields/open space - 50ac Trails/water features/recreation - 40ac City of Mesa recreation facilities - 16ac Total cross recreation area - 106ac

notes

Prototypical layout for shared balfields to be determined by partnering schools.

Uses shown may be included in zone, but are not required, other similar elements may be added.

All formal programmed fields, courts & parking may be lighted All paths & trail systems may include pedestrian lighting.

on site retention

The Great Park's storm water will be retained within the park, typically in turf, bioswale and wetland areas. All formal programmed ballfields, game courts, buildings and parking areas will be excluded and out of retention areas for the Great Park.

PARK MASTER PLAN- RECREATIONA EASTMARK 'GREAT PARK'

General itemization of

Park acreages

Shared recreation facilities (50 acres)

Trails, water feature/ recreation (40 acres)

City Park (16 acres)

TOTAL (106 ACRES)



Eastmark Great Park



EASTMARK

Eastmark Development



Eastmark Great Park Phases





EASTMARK

Eastmark Great Park Phases



EASTMARK

Eastmark Great Park Phases

<u>Eastmark Great Park Final Plans</u> <u>(Proposed Modifications to PADA –</u> <u>"5th Amendment"</u>)

- Specifically define location of City portion (the 16 acres) at eastern terminus of Disc Golf Plus buffer.
- Skate Park and the Disc Golf to be counted towards the 90-acre developer obligation
- Enhanced multi-use trail connection to the Skate Park and Disc Golf.

EASTMARK 1

Eastmark/City Plan for Final Great Park

<u>Eastmark Great Park Final Plans</u> <u>(Proposed Modifications to PADA –</u> <u>"5th Amendment"</u>)

- Developer to dedicate 16 acres land to the City (PADA currently requires City to purchase)
- Developer to build the City 16 acre portion of the park at direction of the City (PADA currently requires City to build).
- Development to occur within 3 years (PADA currently has no timeline).

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• Allows City park to be developed in the near term with Developer assistance since they do not have a source of revenue to construct park

Eastmark/City Plan for Final Great Park



EASTMARK

Proposal for City 16 Acre Park



EASTMARK

±+	L 11.		
PARK LEGEND SYMBOL	DESCRIPTION	SQ.FT.	ACRES
NON-GREAT PARK REL	ATED AMENITIES		
	COMMUNITY FARM	77,972 S.F.	1.79 AC
	COMMUNITY CENTER	74,488 S.F.	1.71 AC
	RESTAURANT	40,875 S.F.	.94 AC
GREAT PARK	NON-GREAT PARK TOTAL	193,335 S.F.	4.44 AC
	GREAT PARK PHASE 1	337,590 S.F.	7.75 AC
HAR HER HAR HE	GREAT PARK PHASE 2	187,744 S.F.	4.31 AC
	GREAT PARK PHASE 3	1,207,483 S.F.	27.72 AC
	GREAT PARK PHASE 4	1,063,300 S.F.	24.40 AC
777777777	SKATE PARK*	145,491 S.F.	3.88 AC
	18 - HOLE DISC GOLF	863,359 S.F.	21.65 AC
	LINEAR PARK AND BUFFER TRANSITION AREA	[/] 399,010 S.F.	9.16 AC
لللك الكسية الأسطارة متكلته	GREAT PARK TOTAL	4,306,777 S.F.	12 of the party of the Sector of the
	DEVELOPER OBLIGATION	3,920,400 S.F.	90.00 AC
7001000000	POTENTIAL FUTURE COM	723,532 S.F.	16.61 AC
T	AL POTENTIAL GREAT PARK	5,030,309 S.F.	115.48 AC
	 ENHANCED PEDESTRIAN CO PARK TO DISC GOLF COURS 	ONNECTION FRO	MGREAT
* SKATE PARK AND DISC GOLF A	PARK TO DISC GOLF COURS RE HOA-OWNED AND NAVINTAINED BUT OPEN T		

Developer portion = 98.87 ac City portion = 16.61 TOTAL = 115.48



PADA vs. Actual

	PADA OBLIGATION	ACTUAL/PLANNED	DIFFERENCE
DEVELOPER	90	98.87	+8.87
CITY	16	16.61	+0.61
TOTAL	106	115.48	+9.48

Eastmark Great Park Acreage



Benefits of Great Park Plan

- Community ends up with a larger Great Park than anticipated
- Total of 115.48 acres rather than 106 acres (9.5 additional acres)
- Guarantee that 16 acre City park will be developed.
- Location of 16 acre City park has great access.
- Location of 16 acre City park provides additional buffer for residences.

Eastmark Background





Q & A





Tab F

Event Name	First Name	Last Name	Email Address
Candid Conversation: The Eastmark Great Park	J. P.	Villont	jpvllont@gmail.com
Candid Conversation: The Eastmark Great Park	Brian	Kramer	btkramer9@gmail.com
Candid Conversation: The Eastmark Great Park	Ethan	Charas	echaras@stratmar.com
Candid Conversation: The Eastmark Great Park	Mark	Kyser	mdkyser@comcast.net
Candid Conversation: The Eastmark Great Park	Mari	Westerhausen	miles.access@yahoo.com
Candid Conversation: The Eastmark Great Park	Bianca	Dippong	biancadippong@kw.com
Candid Conversation: The Eastmark Great Park	Cheryl	Bertagni	cblondie56@hotmail.com
Candid Conversation: The Eastmark Great Park	Matthew	Law	jaxtos@hotmail.com
Candid Conversation: The Eastmark Great Park	Linda	Rand	linda.rand51@gmail.com
Candid Conversation: The Eastmark Great Park	Elizabeth	Atkins	eatkins4755@gmail.com
Candid Conversation: The Eastmark Great Park	Helen	Colon	hnmwedding2017@gmail.com
Candid Conversation: The Eastmark Great Park	Christopher	Nickerson	kelvin03_chords@icloud.com
Candid Conversation: The Eastmark Great Park	Amy	Taylor	amytaylor211@yahoo.com
Candid Conversation: The Eastmark Great Park	Alok	Sharma	alokmanisha@hotmail.com
Candid Conversation: The Eastmark Great Park	Monnica	Miller	monicakwasny@yahoo.com
Candid Conversation: The Eastmark Great Park	Justin	Stenquist	justinjstenquist@gmail.com
Candid Conversation: The Eastmark Great Park	Kevin	McIntyre	kmach111@yahoo.com
Candid Conversation: The Eastmark Great Park	Sasha	Mesinas	sasha@hopeacademy4autism.com
Candid Conversation: The Eastmark Great Park	Steve	Ventre	sventre@hotmail.com
Candid Conversation: The Eastmark Great Park	Brian	Banach	calvinb83@yahoo.com
Candid Conversation: The Eastmark Great Park	Sharris	Middleton	sharrismiddleton@yahoo.com
Candid Conversation: The Eastmark Great Park	Kenneth	Padilla	kenpadilla@hotmail.com
Candid Conversation: The Eastmark Great Park	Jerry	Hingtgen	jerry.j.hingtgen@gmail.com
Candid Conversation: The Eastmark Great Park	Eric	Rozas	erozas1994@gmail.com
Candid Conversation: The Eastmark Great Park	Sandy	Beaudoin	jqbskh@live.com
Candid Conversation: The Eastmark Great Park	Scott	Bittner	nellieandscott@gmail.com
Candid Conversation: The Eastmark Great Park	Elsa	Кее	elsackee@gmail.com
Candid Conversation: The Eastmark Great Park	David	Giarrizzo	davidjgiarrizzo@gmail.com
Candid Conversation: The Eastmark Great Park	Lenny	Catalanotto	lencatphotography@gmail.com
Candid Conversation: The Eastmark Great Park	Chris	Pierce	chris.katiepierce@gmail.com
Candid Conversation: The Eastmark Great Park	Tammy	Boelter	tammy.boelter@gmail.com
Candid Conversation: The Eastmark Great Park	Samantha	Anders	anders.samantha@gmail.com
Candid Conversation: The Eastmark Great Park	Rebecca	Easton	rebecca@eastonlawpllc.com
Candid Conversation: The Eastmark Great Park	B.J.	Parsons	cbj4homes@yahoo.com
Candid Conversation: The Eastmark Great Park	Christian	Harding	christian.harding@academymortgage.com
Candid Conversation: The Eastmark Great Park	Kirbi	Doty	kdoty@tctproperties.com
Candid Conversation: The Eastmark Great Park	Alex	Sitek	alex.sitek@gmail.com
Candid Conversation: The Eastmark Great Park	Kimberly	Crowther Miller	kcrowthermiller@gmail.com
Candid Conversation: The Eastmark Great Park	Roberto	Taylor	mr.robertotaylor@gmail.com
Candid Conversation: The Eastmark Great Park	Mike	Shaw	mshaw023@hotmail.com
Candid Conversation: The Eastmark Great Park	DAVID	CARDOSO	cardoso.michelle@yahoo.com
Candid Conversation: The Eastmark Great Park	Jhenna	Perry	uc_jhen@yahoo.com
Candid Conversation: The Eastmark Great Park	Kim	Glass	kimtiana@gmail.com
Candid Conversation: The Eastmark Great Park	Travis	Miller	travismill 23@yahoo.com

Candid Conversation: The Eastmark Great Park	Kim	Glass	kimtiana@gmail.com
Candid Conversation: The Eastmark Great Park	Jose	Gonzales	misericordia10@icloud.com
Candid Conversation: The Eastmark Great Park	Esther	Tune	etsqrd@gmail.com
Candid Conversation: The Eastmark Great Park	Andy	Lorenz	andyklorenz@yahoo.com
Candid Conversation: The Eastmark Great Park	Sarah	Hartz	sarahjhartz@gmail.com
Candid Conversation: The Eastmark Great Park	Trish	Robinson	trobinson@coherelife.com
Candid Conversation: The Eastmark Great Park	Alexia	Porto	alporto13@yahoo.com
Candid Conversation: The Eastmark Great Park	Robert	Valdes	VPAuditing@cox.net
Candid Conversation: The Eastmark Great Park	Holly	Crea	holly.crea@brookfieldpropertiesdevelopment.c
Candid Conversation: The Eastmark Great Park	Michael	Bailey	michael@uticaexecutivesuites.com
Candid Conversation: The Eastmark Great Park	DAVID	ESTILL	Dave.Estill@gmail.com
Candid Conversation: The Eastmark Great Park	Jacqueline	Tambone	quebueno.97@gmail.com
Candid Conversation: The Eastmark Great Park	Joni	Zarka	jonizarka@gmail.com
Candid Conversation: The Eastmark Great Park	Robert	Tambone	Rob.tambone@gmail.com
Candid Conversation: The Eastmark Great Park	Shannon	Rivington	shannonrivington@gmail.com
Candid Conversation: The Eastmark Great Park	Jason	Cox	jasonpcox@gmail.com
Candid Conversation: The Eastmark Great Park	Sophia	Morrison	sophym143@gmail.com
Candid Conversation: The Eastmark Great Park	Richard	Stallard	rvstallard@gmail.com
Candid Conversation: The Eastmark Great Park	Myra	OFerrall	myrao_ferrall@hotmail.com
Candid Conversation: The Eastmark Great Park	Jason	Сох	jasonpcox@gmail.com
Candid Conversation: The Eastmark Great Park	Jonathan	Wells	wellsunlvj@gmail.com
Candid Conversation: The Eastmark Great Park	David	Kester	dkester10@gmail.com
Candid Conversation: The Eastmark Great Park	REGINA	ROMERO	gina.rom@icloud.com
Candid Conversation: The Eastmark Great Park	Janet	Latour	jlmuffin@cox.net
Candid Conversation: The Eastmark Great Park	Julie	Flesch	julie.flesch1@gmail.com
Candid Conversation: The Eastmark Great Park	Matt	Upham	mattup23@gmail.com
Candid Conversation: The Eastmark Great Park	Janet	Latour	jlmuffin@cox.net
Candid Conversation: The Eastmark Great Park	Robert	Kiesecker	bkiesecker@gmail.com
Candid Conversation: The Eastmark Great Park	Amy	Imbrescia	amyimbrescia@gmail.com
Candid Conversation: The Eastmark Great Park	Chris	Daria	c.j.daria@gmail.com
Candid Conversation: The Eastmark Great Park	Mindy	Nielson	mindyknielson@gmail.com
Candid Conversation: The Eastmark Great Park	Alexandria	Crownover	allsopcrown@aol.com
Candid Conversation: The Eastmark Great Park	maylin	griffiths	maylingriffiths@gmail.com
Candid Conversation: The Eastmark Great Park	Peggy	Coomans	peggydcoomans@gmail.com
Candid Conversation: The Eastmark Great Park	Beth	Dubovik	badubovik@gmail.com
Candid Conversation: The Eastmark Great Park	Ryan	Schultz	schultz0618@yahoo.com
Candid Conversation: The Eastmark Great Park	Toby	Armour	atoby2@cox.net
Candid Conversation: The Eastmark Great Park	Stephanie	Roth	stephanierothaz@gmail.com
Candid Conversation: The Eastmark Great Park	Merrie	Rheingans	merrierheingans@gmail.com
Candid Conversation: The Eastmark Great Park	Teriney	Tobler	angryelf@gmail.com
Candid Conversation: The Eastmark Great Park	Jonathan	Sandberg	jpsandberg@yahoo.com
Candid Conversation: The Eastmark Great Park		Minard	angmin2008@icloud.com
	Angela	Minard	angininzooo@iciouu.com
Candid Conversation: The Eastmark Great Park	Angela Diane	Romeo	usromeo@aol.com
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	Candid Conversation: The Eastmark Great Park	Jonathan	Figueroa	jonathan.d.figueroa@gmail.com
Candid Conversation: The Eastmark Great Park Matthew Fisher mfisher@coherelife.com	Candid Conversation: The Eastmark Great Park	Ashley	Saucedo	asaucedo@coherelife.com
	Candid Conversation: The Eastmark Great Park	Matthew	Fisher	mfisher@coherelife.com

Candid Conversation: The Eastmark Great Park	Janet	Peterson	jlpete67@icloud.com
Candid Conversation: The Eastmark Great Park	Rose	Rakosky	beepmycat@aol.com
Candid Conversation: The Eastmark Great Park	Anna Liza	Gimenez	anna@machin.com
Candid Conversation: The Eastmark Great Park	Whitney	Winter	winterwhit@yahoo.com
Candid Conversation: The Eastmark Great Park	Kelly	Phipps	kelly.phipps13@gmail.com
Candid Conversation: The Eastmark Great Park	Melissa	Chris	smylineyes@gmail.com
Candid Conversation: The Eastmark Great Park	Josh	Hindman	joshua.hindman80@gmail.com
Candid Conversation: The Eastmark Great Park	Keegan	Bassett	keegan.bassett@gmail.com
Candid Conversation: The Eastmark Great Park	Marion	Whitesel	marionwhitesel@yahoo.com
Candid Conversation: The Eastmark Great Park	Richard	Swedbergh	rswedbergh@gmail.com
Candid Conversation: The Eastmark Great Park	Guillermo	Looez	gmozlopez@gmail.com
Candid Conversation: The Eastmark Great Park	Matthew	Applegate	matthewjapplegate@yahoo.com
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Candid Conversation: The Eastmark Great Park	Kathy	worrell	pupiekat22@aol.com
Candid Conversation: The Eastmark Great Park	Shirley	Trinidad	qtrinidad377@gmail.com
Candid Conversation: The Eastmark Great Park	Leighanne	Mayr	lastarr.az@gmail.com
Candid Conversation: The Eastmark Great Park	Michael	Munroe	mmunroe@coherelife.com
Candid Conversation: The Eastmark Great Park	Amanda	Wells	amanda.choquette@yahoo.com
Candid Conversation: The Eastmark Great Park	Andrea	Cervantes	houndmama68@gmail.com
Candid Conversation: The Eastmark Great Park	Diane	Palermo	dndpalermo@gmail.com
Candid Conversation: The Eastmark Great Park	Tiffany	Bolton	tiffanyabolton@gmail.com
Candid Conversation: The Eastmark Great Park	CESAR	MAYORGA	SOUTHPAW1532@GMAIL.COM
Candid Conversation: The Eastmark Great Park	Thomas	Frandsen	pagram3@icloud.com
Candid Conversation: The Eastmark Great Park	Elonda	Underwood	junderwood7@icloud.com
Candid Conversation: The Eastmark Great Park	Raun	Mawson	raun_squan@hotmail.com
Candid Conversation: The Eastmark Great Park	Vester	Adams	vester03@gmail.com
Candid Conversation: The Eastmark Great Park	Vanessa	Wells	vanessawilker@hotmail.com
Candid Conversation: The Eastmark Great Park	David	Ellett	de987@protonmail.com
Candid Conversation: The Eastmark Great Park	Jean	Wilson	jean@perimetersgroup.com
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Candid Conversation: The Eastmark Great Park	Stephanie	Wheeler	stephanierwheeler1@gmail.com
Candid Conversation: The Eastmark Great Park	Matthew	Fisher	mfisher@coherelife.com

Tab G

Susan E. Demmitt

From:	Bradford B. Brohard on behalf of Susan E. Demmitt
Sent:	Tuesday, August 16, 2022 4:47 PM
То:	Susan E. Demmitt
Subject:	Eastmark Great Park Follow-Up
Attachments:	Eastmark Great Park FAQ(3209803.1).pdf

Dear Eastmark Neighbor,

Thank you for your interest in the Eastmark Great Park and to all of those who were able to attend the meeting held on May 24th to hear about the Eastmark Great Park and proposed amendments to the Eastmark Development Agreement (5th Amendment). As a follow-up to that meeting, on behalf of the Eastmark Developer and HOA we are sending you the attached FAQ (Frequently Asked Questions) that provides a listing of questions that were posed at the meeting along with responses as well as some additional questions along with answers.

If you have any additional questions or comments or did not have the opportunity to obtain answers to your questions, please email your questions to us by August 31 using the following link:

<u>https://www.surveymonkey.com/r/JNYSNWY</u>. We appreciate your interest in Eastmark and the Eastmark Great Park.

Kind Regards,

Susan Demmitt on behalf of the Eastmark team

Susan E. Demmitt 602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

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40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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Eastmark Great Park FAQ

1. What is the Master Developer required to provide in terms of Great Park?

The Pre-Annexation and Development Agreement (PADA) provides for the following current obligations:

- Master Developer to develop 90 acres of Great Park with dedication to the City upon completion of improvements
- Master Developer and City to mutually agree on a Great Park Master Plan
- Master Developer to make improvements to the Great Park which can occur in a phased manner
- City has the option to purchase 16 acres (to complete the total 106-acre park area referenced in the PADA)
- City to develop park facilities on the 16-acre site

2. What change is the Master Developer proposing for the Eastmark Great Park?

The Master Developer is modifying the PADA to allow for the following:

- Formally establish that the Disc Golf Course and the Skate Park acreages count toward the Great Park (total of 25+ acres)
- Designate the 16-acre site for the City portion of the Great Park
- Establish obligation for the Master Developer to construct the recreational facilities on the City 16 acres and, upon completion, dedicate the site and improvements to the City at no cost to the City

3. <u>Where is the 16-Acre Site?</u>

The 16-acre parcel is located generally north of the terminus of S. Parc Joule Street and west of the commercial shopping area located at the northwest corner of Signal Butte and Point Twenty-Two Blvd (see exhibit below). The 16-acre parcel is located north of existing residential areas.



4. How many acres is the Great Park supposed to be and what will it be at completion?

The original entitlement set forth that the minimum area for the Great Park is 90 acres with the possibility of being 106 acres if the City moves forward with the development of the 16-acre area. The proposed changes will ensure that the City 16-acres will be developed and included as a portion of the Great Park therefore realizing the intent to have a total of 106 acres.

5. When will the Eastmark Great Park be completed?

All required phases of the Eastmark Great Park are completed, including the Disc Golf and the Skate Park. It is anticipated that upon approval of the PADA modifications, the 16-acre City Park, and the adjacent 9-acre area, that will connect the Disc Golf Course to the 16- acre parcel will be completed by 2026.

6. <u>Who owns and maintains the Eastmark Great Park?</u>

The City of Mesa owns and maintains all existing portions of the Great Park. The Eastmark Community Alliance, Inc. ("Alliance") contributes to the cost of the maintenance. The Alliance owns and maintains the Disc Golf Course and Skate Park subject to a public use easement.

7. Have the Master Developer and the City mutually agreed to a master plan for the Great Park?

Yes. The City approved a conceptual master plan for the Great Park in 2012 and has worked closely with the Master Developer on the development of each phase of the Great Park.

8. <u>How many total acres of open space exists in Eastmark? How much is owned by the Alliance and how much is owned by the City?</u>

In Eastmark, there is approximately 419 acres of open space (includes Great Park areas, neighborhood parks, and linear parks). Of this approximately, 64 acres is currently owned by the City.

9. How does this compare to other areas of the City of Mesa?

Eastmark has considerably more park and open space area compared to the entirety of the City of Mesa. Utilizing a typical level of service standard utilized by the National Recreation and Parks Association (10 acres of park per 1,000 residents), Eastmark is "over-parked" by approximately 160 acres while the City is "under-parked" by approximately 1,823 acres.

10. <u>Are Eastmark Great Park, Disc Golf Course and Skate Park improvements financed by the</u> <u>CFD?</u>

Yes. All qualifying improvements within the Great Park, Disc Golf Course and Skate Park have been financed by the Eastmark CFD.

11. Do these changes require a change in the zoning or the Eastmark Community Plan?

No.

12. Will there be increased liability to the Alliance for the Skate Park?

No. The Alliance is required to carry liability insurance for all facilities that it manages and maintains.

13. Will this change result in more people using the Disc Golf Course and Skate Park facilities?

No.

14. What are the benefits of the modifications?

The proposed modifications will ensure the development and completion of the 16-acre City portion of the Great Park. Currently, this is optional for the City, not a requirement. At this point, the City has not identified any sources of revenue to purchase the site and develop it. This modification will ensure the development of the site at no cost to the City within a reasonable period of time. Without the pursuit of this modification, the 16-acre site may not be developed due to lack of City funding.

Tab H

Questions from residents regarding 5th Amendment

(Note: Questions are provided verbatim as submitted and all questions are noted even though there is repetition of some of the questions)

Question #1: How can the Master Developer Attorney respond to questions that pertain to the Alliance? Isn't this a conflict of interest and should the Alliance attorneys respond?

Response: The Master Developer is the party to the proposed Fifth Amendment; the Eastmark Community Alliance (ECA) is not a party. Therefore, as the applicant, the Master Developer is the proper party to answer any and all questions pertaining to the application. Also, the Master Developer created the ECA as an essential part of the Eastmark Community, so the Master Developer is very familiar with the ECA's history and legal structure.

Question #2: Can the Alliance to continue to own the Disc Golf and Skate Park?

Response: Yes, the ECA can own property where CFD funded improvements have been accepted by a Community Facilities District.

Question #3: Will the Alliance be "breaking the law" if they didn't transfer the two parks to the City for management and referenced this statute (below):

48-728. Public infrastructure acceptance; bond

A. On completion of a discrete segment of public infrastructure, the individual or entity constructing the discrete segment of public infrastructure may submit a letter of completion to the governing body. Within thirty days after receiving a letter of completion, the governing body, or the governing body's designee, shall conduct an inspection of the discrete segment of public infrastructure and provide the individual or entity with a written list of deficiencies not later than thirty days after initiating the inspection.

B. Within thirty days after submittal of an engineer's certification that a discrete segment of public infrastructure has been constructed according to the plans and specifications required by the governing body and that the deficiencies identified by the governing body or the governing body's designee have been remedied, the governing body shall adopt and accept the discrete segment of public infrastructure for ownership, operation and maintenance.

Response: The ECA will not be breaking the law. As part of the CFD funding for the Disc Golf Course and Skate Park elements, the park improvements will be transferred to the CFD but the land itself will continue to be owned by the ECA. This is consistent with many other common areas in Eastmark, where landscape and other improvements are conveyed to the CFD but the ECA continues to own the land.

Question #4: When is this going up for vote with the City of Mesa?

Response: A specific date has not been determined at this point, though it is likely the City Council will consider the item at one of their meetings in September or October 2022.

Question #5: Will this great park extend to the east all the way to the back of the Safeway? The map we saw in the meeting indicated that there was an area which said "future development".

Response: The 16-acre park to be the "City" portion of the Great Park does not extend all the way east to the Safeway. As you can see from the map below, there is an approximately 11-acre L-shaped parcel that surrounds the northern portions of the existing commercial area. This 11-acre parcel was denoted as "Future Development". At this point, the Master Developer does not have a plan for the development of this parcel.



Question #6: Explain how this change impacts the upkeep and other monetary responsibilities the residents of Eastmark in regards to the skate park and disc golf course. Does this mean Eastmark residents are paying for upkeep of a public area and/or responsible for any upkeep or other items the city might want now or in the future?

Response: There is no change in maintenance responsibilities. The Master Developer has always planned on the ECA owning the Disc Golf Course and Skate Park. As such, the ECA will be responsible for the maintenance and associated costs. The improvements to the Disc Golf Course and Skate Park are owned by the CFD. As such, some CFD funds may also be used for maintenance of these facilities in accordance with statute.

Question #7: Please provide the appropriate contact for the city of Mesa to discuss this with.

Response: Individuals can contact Beth Hughes-Ornelas with the City of Mesa Development Services Department.

Question #8: During the quarter 3 Eastmark Community Alliance (ECA) Board Meeting on August 24, 2022, representatives of the board who also happen to be employees of Brookfield Residential stated definitively that title and ownership of the Eastmark Disc Golf Course has been transferred to the Eastmark Community Alliance and recorded with the Maricopa County Recorder's Office. Because the developer no

longer owns the Disc Golf Course, what gives the developer the right to encumber this property with a public easement?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that to-date only a portion has been conveyed to the ECA.

In response to the question regarding the ability of the developer to encumber property that is owned by the ECA with a public easement, in accordance with the recorded covenants for Eastmark, the Master Developer (as the Community Declarant) has reserved rights to certain actions including the ability to grant easements over areas of community responsibility.

Question #9: Confirming that as of July the Eastmark Community Alliance is the legal owner of the Disc Golf Course.

Response: To clarify, the first nine holes of the Disc Golf were conveyed and recorded to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and by DMB Mesa Proving Grounds, LLC.

Question #10: If the Alliance is the recorded owner of the Disc Golf property, how can the City and developer legally place a public easement on private property now owned by the Eastmark Alliance without the owner entity involved?

Response: In accordance with the recorded covenants for Eastmark, the Master Developer (as the Community Declarant) has reserved rights to certain actions including the ability to grant easements over areas of community responsibility and in compliance with provisions of the Development Agreement.

Question #11: Currently the City and the Developer are considering an amendment to the Eastmark Development Agreement. Per the proposal, the Disc Golf Course acreage would be credited as Great Park land. As described in the presentation and the FAQ related to the proposed changes the Disc Golf Course would be funded utilizing CFD dollars but owned and maintained by the Eastmark Community Alliance. Pursuant to Arizona Law, ARS 48-728, Public infrastructure Acceptance, upon completion of public infrastructure funded with CFD tax dollars, the governing body shall adopt and accept the discrete segment of public infrastructure for ownership, operation and maintenance. Furthermore, the CFD disclosure for Eastmark provides that, "upon completion, the CFD Improvements are dedicated or transferred to the City or other appropriate governmental entity." Considering that the law requires infrastructure that is funded with public tax monies (CFD dollars) to be owned by a public entity, wouldn't it be illegal for the Eastmark Community Alliance (ECA) to own land funded with CFD dollars? What steps has the ECA taken to avoid the civil and criminal liabilities related to this proposal? **Response**: Your citation of ARS 48-728 relative to CFDs is correct in noting that the CFD funded improvements are accepted by the CFD District. This practice is consistent with state statute and has been implemented throughout Eastmark including but not limited to ECA-owned tracts adjacent to roadways that contain paths, sidewalks and landscaping. It is important to note that the CFD will own the improvements while the ECA will continue to own the real estate. The granting of a public use easement over the areas that contain the publicly funded improvements will provide for the use of the area by the public, thereby eliminating any conflict.

Question #12: On August 16, 2022, I received a communication from Susan E. Demmitt, from Gammage & Burnham that stated in point 12 that the Eastmark Community Alliance would have no increased liability by granting an easement to the entire public to access our private land, because the ECA has liability insurance. For this to be a truthful statement, the ECA would have to have unlimited liability coverage against harm from any use of any ECA property by any person. Does the ECA have unlimited liability coverage against any use by any person on our property or was Attorney Demmitt being dishonest? How much is our annual insurance policies and what do they actually cover?

Response: The ECA will not have "unlimited" insurance and Ms. Demmitt did not say that its insurance would be "unlimited". In both the private sector and among non-profit corporations, insurance is maintained at a level that is reasonable and prudent given the cost of the coverage and the risks being insured against. The ECA has always maintained insurance on its properties at levels that it deems appropriate, taking into account advice from insurance experts and community management experts, and the ECA will continue to do so.

Question #13: On August 16, 2022, I received a communication from Susan E. Demmitt, from Gammage & Burnham that stated in point 14 talked about benefits related to an agreement between the City of Mesa and Master Developer that would alleviate both of their liabilities by placing increased financial burden on the residents of Eastmark and the Eastmark Community Alliance to take ownership of park land, maintain it, and give individuals outside of our HOA access to our land via an easement. As a fiduciary of ECA membership, would the ECA take on these liabilities that provide no benefit to the ECA or its membership? Did ECA board members who are employees of the Master Developer or City of Mesa recuse themselves due to the obvious conflict of interest? Did you seek outside legal counsel to advise you on this decision?

Response: Point 14 reads as follows:

"The proposed modifications will ensure the development and completion of the 16-acre City portion of the Great Park. Currently, this is optional for the City, not a requirement. At this point, the City has not identified any sources of revenue to purchase the site and develop it. This modification will ensure the development of the site at no cost to the City within a reasonable period of time. Without the pursuit of this modification, the 16 -acre site may not be developed due to lack of City funding."

The 16-acre site will provide popular amenities to the Eastmark Community that otherwise would not be available. The Great Park, including the 16-acre site, has always been intended to be open to the public and not limited to Eastmark residents. This arrangement works to the benefit of
Eastmark residents, by enabling CFD funding for amenities that otherwise might not have been developed. The ECA will not own this land; it will be conveyed to the City. No recusal by ECA board members who are Master Developer employees is required; there is no conflict of interest.

(3) Eastmark residents want our CFD funds to be used to fulfill promises made to us in Question 14: exchange for our home purchases and payments of CFD funds. Over the lifecycle of the CFD hundreds of millions of dollars are paid exclusively by Eastmark residents to fund expedited and increased access to infrastructure within Eastmark. Eastmark is now at build-out, but the infrastructure has not been delivered. The core entitlement that would be obtained in exchange for these funds was a contiguous 106-acre Great Park with schools, civic spaces, and restaurants that connected Eastmark. We see Cadence and every surrounding community have these amenities. The Great Park was advertised everywhere, and every resident anticipated we would receive what was advertised, promised, and paid for through our CFD This PowerPoint fees (tax dollars). provides а good summary: https://speakerdeck.com/monicamiller4211/monica-miller?slide=7 (specifically see slides 7 and 8 that show what we were promised contrasted against what was delivered). The City of Mesa and DMB/Brookfield took these public CFD monies (tax dollars) but did not deliver on the promised Great Park. Rather than civic spaces (schools, police substation, 2 fire substations) and restaurants; Brookfield built homes, apartments, and warehouses. We feel deceived and that it is unfair and unethical to create a CFD, take resident's money, but not deliver on the promised benefits for taking that public money. There are now only two remaining tracks of land remaining in Eastmark. The vacant land with frontage off of Ellsworth, south of Facebook, called East Market (notably – the only planned retail in all of Eastmark) and the land with frontage off of Signal Butte is 57 acres that is listed for sale for more warehouses (it is not an understatement to say hundreds of warehouses are currently being built within a 10-mile radius of Eastmark).

We as residents want to see these two remaining parcels leveraged to deliver on the promises we were made and to see the money we contributed toward the CFD be used for a QCUSD elementary school, a police substation/fire substation, retail/restaurants, and Great Park-like space. We do not want more warehouses. We do not feel Brookfield/DMB should be able to build and profit from the sale of houses/apartments/Facebook on the land where public elementary schools and the Great Park should have gone and not accommodate those community needs elsewhere.

Response: The Eastmark CFD's (there are 2 Districts), are only authorized to sell bonds and reimburse for infrastructure projects that have been approved and constructed in accordance with state statutes and CFD agreements and, as such, CFD funds have only been used for approved infrastructure projects that are in place today. The Master Developer could not utilize the CFDs to fund construction of schools or private retail/commercial facilities. It would be up to the City to decide if and when fire and police stations would be warranted and how the improvements would be funded.

Question #15: I would like to know why, as an Eastmark resident I will be part of a group responsible for liabilities for facilities that are now deemed public? This is not appropriate or proper.

Response: As part of the planning and development of Eastmark, the Master Developer and the City of Mesa worked together to create a regulatory framework that would ensure

sustainability of the "look and feel" of Eastmark. A Community Maintenance Agreement was negotiated with the City of Mesa prior to any development occurring within Eastmark to aid in the maintenance of this "look and feel" for the long term. All of the landscaping and open space areas within Eastmark are maintained by the ERA and/or ECA. However, the City of Mesa maintains the Great Park with a subsidy from the ECA so that the Community can control the level of maintenance desired. This has been a principle focus of the Master Developer since the inception of Eastmark.

Question #16: What percentage has Eastmark been granted occupancy permits?

Response: Eastmark is entitled for 15,000 residential units. Approximately 5,689 singlefamily homes have been closed in Eastmark and there are 1,378 rental units. This number changes as new homes are completed, but represents approximately 47% of the total units allowed within Eastmark.

Question #17: Why has the skate park and disc course not been dedicated to the Eastmark association?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question #18: Why are community questions not answered publicly or by your office? We have a RIGHT to know the answers to the questions that our community continues to ask!

Response: The ECA Board is not responsible for the development of the Eastmark Community; therefore, it would not be appropriate for the Board to answer development-related questions. Even ECA Board members who are employees of the Master Developer should not address development questions when they are acting as Board representatives. The Master Developer has answered numerous questions from community members, both at public meetings and in email exchanges with individuals.

Question #19: Who owns the disc golf course & skate park located within Eastmark? If the disc golf course & skate park are made public what are the costs of liability insurance? And who is responsible for those?

Response: The first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a

portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question #20: What are the current costs of maintenance for the disc golf course & skate park located within Eastmark? And why are we responsible for maintenance on land that is supposed to become public use? And why does the board support these liabilities, insure & maintenance for these properties when they are use of the public?

Response: The current costs for maintenance of the disc golf course are approximately \$15,000/month. The current costs for maintenance of the skate park are approximately \$6,500/month. As part of the planning and development of Eastmark, the Master Developer and the City of Mesa work together to ensure sustainability of the "look and feel" of Eastmark. A Community Maintenance Agreement was negotiated with the City of Mesa to aid in maintaining this "look and feel". All of the landscaping and open space areas within Eastmark are maintained by the ERA and/or ECA. However, the City of Mesa maintains the Great Park with a subsidy from the ECA so that the Community can control the level of maintenance desired. This has been a principle focus of the Master Developer since the inception of Eastmark.

Question #21: Why is the alliance still under declarant control when over 75% of the homes within Eastmark have been sold? Per our CCRs that control period should have been terminated.

Response: The CC&Rs and the Bylaws for the ECA provide that the Master Developer retains the authority to appoint the Board members for the ECA until the "Turnover Date," which is the date on which the Master Developer no longer owns any land within Eastmark.

Question #22: Who owns the Eastmark Disc Golf Course

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and by DMB Mesa Proving Grounds, LLC.

Question #23: What are the terms and cost of our liability insurance (how this would be affected if the skate park and disc golf course are made public).

Response: You can find information related to the annual costs for insurance incurred by the Eastmark Associations through the annual financial reports available on the Eastmark Resident Portal.

Question #24: Why are we paying all of the maintenance on assets that have not been dedicated to our association but are proposed to be made publicly available?

Response: The ECA only pays for maintenance on assets that have been conveyed to it.

Question #25: Why is the Eastmark Community Alliance (ECA) still under declarant control when it is to be terminated when homeowners control over75%?

Response: The CC&Rs and the Bylaws for the ECA provide that the Master Developer retains the authority to appoint the Board members for the ECA until the "Turnover Date," which is the date on which the Master Developer no longer owns any land within Eastmark.

Question #26: What is the current to date homeowners occupied statistic?

Response: Approximately 5,689 single-family homes have been closed in Eastmark.

Question #27: Why is the Eastmark alliance still under declaring control

Response: In accordance with the recorded covenants, Declarant control continues until there is no property owned by the Declarant or upon an earlier date expressly designated in writing by the Declarant and set forth in a notice given to the ECA Board.

Question #28: Who owns the disc golf course and skate park in Eastmark?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question #29: What is the cost the residents of Eastmark pay to maintain the skate park and disc golf course?

Response: The current costs for maintenance of the disc golf course are approximately \$15,000/month. The current costs for maintenance of the skate park are approximately \$6,500/month.

Question 30: The land for the proposed 16 acre site is not within the Eastmark Community Facilities District (see boundary map on https://www.mesaaz.gov/home/showpublisheddocument/32490/6374917219266300000). Per Arizona law, all public infrastructure funded with CFD funds must be within the geographical boundaries of the CFD. It was stated in the presentation on May 24th, that the developer will be reimbursed for a portion of the costs to develop the newly proposed land for the 16 acre site. Considering that this land is not located within the CFD how can funds be used for this public infrastructure as proposed? Furthermore, the CFD disclosure provides that improvements funded with CFD dollars "will be dedicated to the City upon acquisition or construction of such public infrastructure by the CFD." Because the disclosure states that all public infrastructure funded with CFD dollars will be dedicated to the City, how can the Disc Golf Course/Eastmark Skatepark be owned by the Community Alliance but funded with CFD monies?

Response: Arizona law does not require that the improvements be located within the boundaries of the CFD. As noted above, the CFD will own the disc golf course and skate park improvements while the ECA will continue to own the real estate.

Question #31: A large portion of the Eastmark Disc Golf Course has been deeded to the Eastmark Community Alliance (Deed Number 220551465). Considering that the developer no longer owns this land, how can they grant a public easement on land that they do not own? Section 11.8 Not a Public Dedication, of the Amended and Restated Declaration of Covenants, Restrictions and Easements for Eastmark states that, "Nothing contained in the Community Declaration shall be deemed a dedication of any portion of the Community to the General public, for the general public or for any public use whatsoever, it being the intention and understanding of the Owners and Community Alliance that this Community Declaration shall be strictly limited to and for the purposes herein expressed for the solely for the benefit of the Community Alliance and the Owners." The Community Alliance shall have the ability to restrict/prevent public dedication for any purpose contrary to the operation of the Community as a first class private development as contemplated by the community declaration. Because the Community Declaration specifically states that community land will not be used for public purposes and all residents of Eastmark agreed to the CC&R's and pay monthly dues for these benefits, how does Brookfield believe they can give away a public easement over our alliance land to the City of Mesa?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. In accordance with the recorded covenants for Eastmark, that the developer (as Community Declarant) has reserved rights to certain actions including the ability to grant easements over areas of community responsibility and in compliance with provisions of the Development Agreement. The City, as a party to the Development Agreement (along with DMB Mesa Proving Grounds) can make modifications to the approved Development Agreement.

Question #32: The Eastmark Disc Golf Course and Eastmark Skate Park already have approved site plans, identified LUGS, and are constructed and being used by the public. All Site plan approvals specifically state that these amenities will be "private," "will be owned and maintained by the Eastmark Community Alliance for the use of Eastmark Residents and their guests," and that these amenities are "not part of the Great Park." Furthermore, the selected LUG is Neighborhood Open Space which has a use character that is not consistent with public lands. How does the developer and City believe that establishing a public easement does not require public notice for adjacent landowners who are impacted by the increase in land use intensity and allowable uses?

Response: Both the Skate Park and Disc Golf have approved site plans as noted in the question. Additionally, it is accurate that in those applications, the narrative reports identified that the amenities would be private facilities as noted above. The purpose of the amendment to the Development Agreement is to allow for these facilities to be counted towards the Great Park which would modify those provisions.

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 7:03 AM
То:	'mnctlc@gmail.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Tammy,

Below are responses to the questions related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: Who owns the Eastmark Disc Golf Course

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Question: What are the terms and cost of our liability insurance (how this would be affected if the skate park and disc golf course are made public).

Response: You can find information related to the annual costs for insurance incurred by the Eastmark Associations through the annual financial reports available on the Eastmark Resident Portal.

Question: Why are we paying all of the maintenance on assets that have not been dedicated to our association but are proposed to be made publicly available?

Response: The ECA only pays for maintenance on assets that have been conveyed to it.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 6:58 AM
То:	'samantha.h.delgadillo@gmail.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Samantha,

Below is a response to the question related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: I would like to know why, as an Eastmark resident I will be part of a group responsible for liabilities for facilities that are now deemed public? This is not appropriate or proper.

Response: As part of the planning and development of Eastmark, the Master Developer and the City of Mesa worked together to create a regulatory framework that would ensure sustainability of the "look and feel" of Eastmark. A Community Maintenance Agreement was negotiated with the City of Mesa prior to any development occurring within Eastmark to aid in the maintenance of this "look and feel" for the long term. All of the landscaping and open space areas within Eastmark are maintained by the ERA and/or ECA. However, the City of Mesa maintains the Great Park with a subsidy from the ECA so that the Community can control the level of maintenance desired. This has been a principle focus of the Master Developer since the inception of Eastmark.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 7:00 AM
То:	'rldunning@msn.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Becky,

Below are responses to the questions related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: What percentage has Eastmark been granted occupancy permits?

Response: Eastmark is entitled for 15,000 residential units. Approximately 5,689 single-family homes have been closed in Eastmark and there are 1,378 rental units. This number changes as new homes are completed, but represents approximately 47% of the total units allowed within Eastmark.

Question: Why has the skate park and disc course not been dedicated to the Eastmark association?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question: Why are community questions not answered publicly or by your office? We have a RIGHT to know the answers to the questions that our community continues to ask!

Response: The ECA Board is not responsible for the development of the Eastmark Community; therefore, it would not be appropriate for the Board to answer development-related questions. Even ECA Board members who are employees of the Master Developer should not address development questions when they are acting as Board representatives. The Master Developer has answered numerous questions from community members, both at public meetings and in email exchanges with individuals.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 7:05 AM
То:	'jerry.j.hingtgen@gmail.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Jerry,

Below are responses to the questions related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: Why is the Eastmark Community Alliance (ECA) still under declarant control when it is to be terminated when homeowners control over75%?

Response: The CC&Rs and the Bylaws for the ECA provide that the Master Developer retains the authority to appoint the Board members for the ECA until the "Turnover Date," which is the date on which the Master Developer no longer owns any land within Eastmark.

Question: What is the current to date homeowners occupied statistic?

Response: Approximately 5,689 single-family homes have been closed in Eastmark.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 6:51 AM
То:	'monicakwasny@yahoo.com'; 'travismill23@yahoo.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Monica and Travis,

Below are responses to the questions that you submitted through the Eastmark Great Park survey. Some of these questions were submitted by you jointly and others individually, so we have combined the responses into this single email. These responses were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: Confirming that as of July the Eastmark Community Alliance is the legal owner of the Disc Golf Course.

Response: To clarify, the first nine holes of the Disc Golf were conveyed and recorded to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Question: If the Alliance is the recorded owner of the Disc Golf property, how can the City and developer legally place a public easement on private property now owned by the Eastmark Alliance without the owner entity involved?

Response: In accordance with the recorded covenants for Eastmark, the Master Developer (as the Community Declarant) has reserved rights to certain actions including the ability to grant easements over areas of community responsibility and in compliance with provisions of the Development Agreement.

Question: Currently the City and the Developer are considering an amendment to the Eastmark Development Agreement. Per the proposal, the Disc Golf Course acreage would be credited as Great Park land. As described in the presentation and the FAQ related to the proposed changes the Disc Golf Course would be funded utilizing CFD dollars but owned and maintained by the Eastmark Community Alliance. Pursuant to Arizona Law, ARS 48-728, Public infrastructure Acceptance, upon completion of public infrastructure funded with CFD tax dollars, the governing body shall adopt and accept the discrete segment of public infrastructure for ownership, operation and maintenance. Furthermore, the CFD disclosure for Eastmark provides that, "upon completion, the CFD Improvements are dedicated or transferred to the City or other appropriate governmental entity." Considering that the law requires infrastructure that is funded with public tax monies (CFD dollars) to be owned by a public entity, wouldn't it be illegal for the Eastmark Community Alliance (ECA) to own land funded with CFD dollars? What steps has the ECA taken to avoid the civil and criminal liabilities related to this proposal?

Response: Your citation of ARS 48-728 relative to CFDs is correct in noting that the CFD funded improvements are accepted by the CFD District. This practice is consistent with state statute and has been implemented throughout Eastmark including but not limited to ECA-owned tracts adjacent to roadways that contain paths, sidewalks and landscaping. It is important to note that the CFD will own the improvements while the ECA will continue to own the real estate. The granting of a public use easement over the areas that contain the publicly funded improvements will provide for the use of the area by the public, thereby eliminating any conflict.

Question: On August 16, 2022, I received a communication from Susan E. Demmitt, from Gammage & Burnham that stated in point 12 that the Eastmark Community Alliance would have no increased liability by granting an easement to the entire public to access our private land, because the ECA has liability insurance. For this to be a truthful statement, the ECA would have to have unlimited liability coverage against harm from any use of any ECA property by any person. Does the ECA have unlimited liability coverage against any use by any person on our property or was Attorney Demmitt being dishonest? How much is our annual insurance policies and what do they actually cover?

Response: The ECA will not have "unlimited" insurance and Ms. Demmitt did not say that its insurance would be "unlimited". In both the private sector and among non-profit corporations, insurance is maintained at a level that is reasonable and prudent given the cost of the coverage and the risks being insured against. The ECA has always maintained insurance on its properties at levels that it deems appropriate, taking into account advice from insurance experts and community management experts, and the ECA will continue to do so.

Question: On August 16, 2022, I received a communication from Susan E. Demmitt, from Gammage & Burnham that stated in point 14 talked about benefits related to an agreement between the City of Mesa and Master Developer that would alleviate both of their liabilities by placing increased financial burden on the residents of Eastmark and the Eastmark Community Alliance to take ownership of park land, maintain it, and give individuals outside of our HOA access to our land via an easement. As a fiduciary of ECA membership, would the ECA take on these liabilities that provide no benefit to the ECA or its membership? Did ECA board members who are employees of the Master Developer or City of Mesa recuse themselves due to the obvious conflict of interest? Did you seek outside legal counsel to advise you on this decision?

Response: Point 14 reads as follows:

"The proposed modifications will ensure the development and completion of the 16-acre City portion of the Great Park. Currently, this is optional for the City, not a requirement. At this point, the City has not identified any sources of revenue to purchase the site and develop it. This modification will ensure the development of the site at no cost to the City within a reasonable period of time. Without the pursuit of this modification, the 16 -acre site may not be developed due to lack of City funding."

The 16-acre site will provide popular amenities to the Eastmark Community that otherwise would not be available. The Great Park, including the 16-acre site, has always been intended to be open to the public and not limited to Eastmark residents. This arrangement works to the benefit of Eastmark residents, by enabling CFD funding for amenities that otherwise might not have been developed. The ECA will not own this land; it will be conveyed to the City. No recusal by ECA board members who are Master Developer employees is required; there is no conflict of interest.

(3) Eastmark residents want our CFD funds to be used to fulfill promises made to us in exchange for **Ouestion**: our home purchases and payments of CFD funds. Over the lifecycle of the CFD hundreds of millions of dollars are paid exclusively by Eastmark residents to fund expedited and increased access to infrastructure within Eastmark. Eastmark is now at build-out, but the infrastructure has not been delivered. The core entitlement that would be obtained in exchange for these funds was a contiguous 106-acre Great Park with schools, civic spaces, and restaurants that connected Eastmark. We see Cadence and every surrounding community have these amenities. The Great Park was advertised everywhere, and every resident anticipated we would receive what was advertised, promised, and paid for through our CFD fees (tax dollars). This PowerPoint provides a good summary: https://speakerdeck.com/monicamiller4211/monica-miller?slide=7 (specifically see slides 7 and 8 that show what we were promised contrasted against what was delivered). The City of Mesa and DMB/Brookfield took these public CFD monies (tax dollars) but did not deliver on the promised Great Park. Rather than civic spaces (schools, police substation, 2 fire substations) and restaurants; Brookfield built homes, apartments, and warehouses. We feel deceived and that it is unfair and unethical to create a CFD, take resident's money, but not deliver on the promised benefits for taking that public money. There are now only two remaining tracks of land remaining in Eastmark. The vacant land with frontage off of Ellsworth, south of Facebook, called East Market (notably – the only planned retail

in all of Eastmark) and the land with frontage off of Signal Butte is 57 acres that is listed for sale for more warehouses (it is not an understatement to say hundreds of warehouses are currently being built within a 10-mile radius of Eastmark).

We as residents want to see these two remaining parcels leveraged to deliver on the promises we were made and to see the money we contributed toward the CFD be used for a QCUSD elementary school, a police substation/fire substation, retail/restaurants, and Great Park-like space. We do not want more warehouses. We do not feel Brookfield/DMB should be able to build and profit from the sale of houses/apartments/Facebook on the land where public elementary schools and the Great Park should have gone and not accommodate those community needs elsewhere.

Response: The Eastmark CFD's (there are 2 Districts), are only authorized to sell bonds and reimburse for infrastructure projects that have been approved and constructed in accordance with state statutes and CFD agreements and, as such, CFD funds have only been used for approved infrastructure projects that are in place today. The Master Developer could not utilize the CFDs to fund construction of schools or private retail/commercial facilities. It would be up to the City to decide if and when fire and police stations would be warranted and how the improvements would be funded.

Question: The land for the proposed 16 acre site is not within the Eastmark Community Facilities District (see boundary map on https://www.mesaaz.gov/home/showpublisheddocument/32490/6374917219266300000). Per Arizona law, all public infrastructure funded with CFD funds must be within the geographical boundaries of the CFD. It was stated in the presentation on May 24th, that the developer will be reimbursed for a portion of the costs to develop the newly proposed land for the 16 acre site. Considering that this land is not located within the CFD how can funds be used for this public infrastructure as proposed? Furthermore, the CFD disclosure provides that improvements funded with CFD dollars "will be dedicated to the City upon acquisition or construction of such public infrastructure by the CFD." Because the disclosure states that all public infrastructure funded with CFD dollars will be dedicated to the City, how can the Disc Golf Course/Eastmark Skatepark be owned by the Community Alliance but funded with CFD monies?

Response: Arizona law does not require that the improvements be located within the boundaries of the CFD. As noted above, the CFD will own the disc golf course and skate park improvements while the ECA will continue to own the real estate.

Question: A large portion of the Eastmark Disc Golf Course has been deeded to the Eastmark Community Alliance (Deed Number 220551465). Considering that the developer no longer owns this land, how can they grant a public easement on land that they do not own? Section 11.8 Not a Public Dedication, of the Amended and Restated Declaration of Covenants, Restrictions and Easements for Eastmark states that, "Nothing contained in the Community Declaration shall be deemed a dedication of any portion of the Community to the General public, for the general public or for any public use whatsoever, it being the intention and understanding of the Owners and Community Alliance that this Community Declaration shall be strictly limited to and for the purposes herein expressed for the solely for the benefit of the Community Alliance and the Owners." The Community Alliance shall have the ability to restrict/prevent public dedication for any purpose contrary to the operation of the Community as a first class private development as contemplated by the community declaration. Because the Community Declaration specifically states that community land will not be used for public purposes and all residents of Eastmark agreed to the CC&R's and pay monthly dues for these benefits, how does Brookfield believe they can give away a public easement over our alliance land to the City of Mesa?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. In accordance with the recorded covenants for Eastmark, that the developer (as Community Declarant) has reserved rights to certain actions including the ability to grant easements over areas of community responsibility and in compliance with provisions of the Development Agreement. The City, as a party to the Development

Agreement (along with DMB Mesa Proving Grounds) can make modifications to the approved Development Agreement.

Question: The Eastmark Disc Golf Course and Eastmark Skate Park already have approved site plans, identified LUGS, and are constructed and being used by the public. All Site plan approvals specifically state that these amenities will be "private," "will be owned and maintained by the Eastmark Community Alliance for the use of Eastmark Residents and their guests," and that these amenities are "not part of the Great Park." Furthermore, the selected LUG is Neighborhood Open Space which has a use character that is not consistent with public lands. How does the developer and City believe that establishing a public easement does not require public notice for adjacent landowners who are impacted by the increase in land use intensity and allowable uses?

Response: Both the Skate Park and Disc Golf have approved site plans as noted in the question. Additionally, it is accurate that in those applications, the narrative reports identified that the amenities would be private facilities as noted above. The purpose of the amendment to the Development Agreement is to allow for these facilities to be counted towards the Great Park which would modify those provisions.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 7:02 AM
То:	'ginasabatini@hotmail.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Gina,

Below are responses to the questions related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: Who owns the disc golf course & skate park located within Eastmark? If the disc golf course & skate park are made public what are the costs of liability insurance? And who is responsible for those?

Response: The first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question: What are the current costs of maintenance for the disc golf course & skate park located within Eastmark? And why are we responsible for maintenance on land that is supposed to become public use? And why does the board support these liabilities, insure & maintenance for these properties when they are use of the public?

Response: The current costs for maintenance of the disc golf course are approximately \$15,000/month. The current costs for maintenance of the skate park are approximately \$6,500/month. As part of the planning and development of Eastmark, the Master Developer and the City of Mesa work together to ensure sustainability of the "look and feel" of Eastmark. A Community Maintenance Agreement was negotiated with the City of Mesa to aid in maintaining this "look and feel". All of the landscaping and open space areas within Eastmark are maintained by the ERA and/or ECA. However, the City of Mesa maintains the Great Park with a subsidy from the ECA so that the Community can control the level of maintenance desired. This has been a principle focus of the Master Developer since the inception of Eastmark.

Question: Why is the alliance still under declarant control when over 75% of the homes within Eastmark have been sold? Per our CCRs that control period should have been terminated.

Response: The CC&Rs and the Bylaws for the ECA provide that the Master Developer retains the authority to appoint the Board members for the ECA until the "Turnover Date," which is the date on which the Master Developer no longer owns any land within Eastmark.

Susan E. Demmitt

GAMMAGE & BURNHAM

From:	Susan E. Demmitt
Sent:	Friday, September 9, 2022 7:06 AM
То:	'czimmerman24@gmail.com'
Subject:	Eastmark Great Park Survey Question Responses

Good morning Christina,

Below are responses to the questions related to the Eastmark Great Park and the 5th Amendment that you submitted through the Eastmark Great Park survey. Responses to resident questions were prepared in coordination with the Eastmark development team and a copy of these responses are also being provided to the City of Mesa for City records. Thank you for your participation.

Question: Why is the Eastmark alliance still under declaring control

Response: In accordance with the recorded covenants, Declarant control continues until there is no property owned by the Declarant or upon an earlier date expressly designated in writing by the Declarant and set forth in a notice given to the ECA Board.

Question: Who owns the disc golf course and skate park in Eastmark?

Response: To clarify, the first nine holes of the Disc Golf were conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC and were not part of that conveyance. Therefore, the correct response to the first part of the above question is that only a portion has been conveyed. The second nine holes (Tract E) are owned by DMB Mesa Proving Grounds, LLC.

Additionally, the skate park property was conveyed to the ECA on July 5, 2022 in a document that was recorded at the Maricopa County Recorder on that same date.

Question: What is the cost the residents of Eastmark pay to maintain the skate park and disc golf course?

Response: The current costs for maintenance of the disc golf course are approximately \$15,000/month. The current costs for maintenance of the skate park are approximately \$6,500/month.

Susan E. Demmitt

602.256.4456 Direct | 602.762.0466 Mobile sdemmitt@gblaw.com | Profile | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004