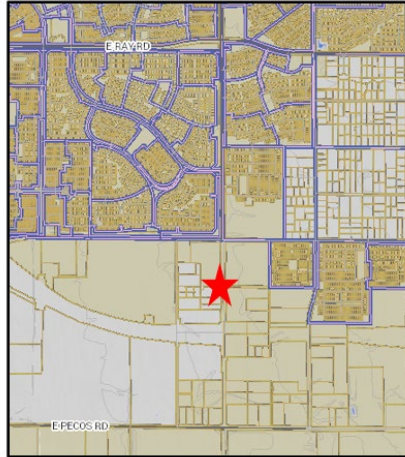


Annexation, Rezone and General Plan Amendment Narrative
Signal Butte & Williams Field Roads - Mesa, AZ
Case No. ZON22-00267 & ANX22-00258



Submitted by:

Sean B. Lake
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On behalf of:

The Berge Family

September 7, 2022

Introduction

Pew & Lake, PLC, on behalf of our client, The Berge Family, is pleased to submit this project narrative to the City of Mesa in support of Annexation, General Plan Amendment, Rezoning, and Conditional Use Permit applications to allow for the development of an auto mall and residential horizontal mixed-use development ("Auto Mall"). The development is located at Signal Butte Road, between Williams Field Road and the future State Route 24. The total development site shown in Figure 1 below, is comprised of approximately 130.92 acres. A significant portion of this property, shown in orange, received a zoning approval for the Auto Mall in 2019, case number ZON19-00805. The Berge Family has acquired or is acquiring additional land in the area to control and plan for development surrounding the future Auto Mall. Accordingly, on behalf of the Berge Family, we are requesting City of Mesa approval to zone the additional Property so it may be included in the overall development. The image below illustrates the ten (10) additional parcels requesting to be added.

Figure 1- Overall Site Aerial including additional land

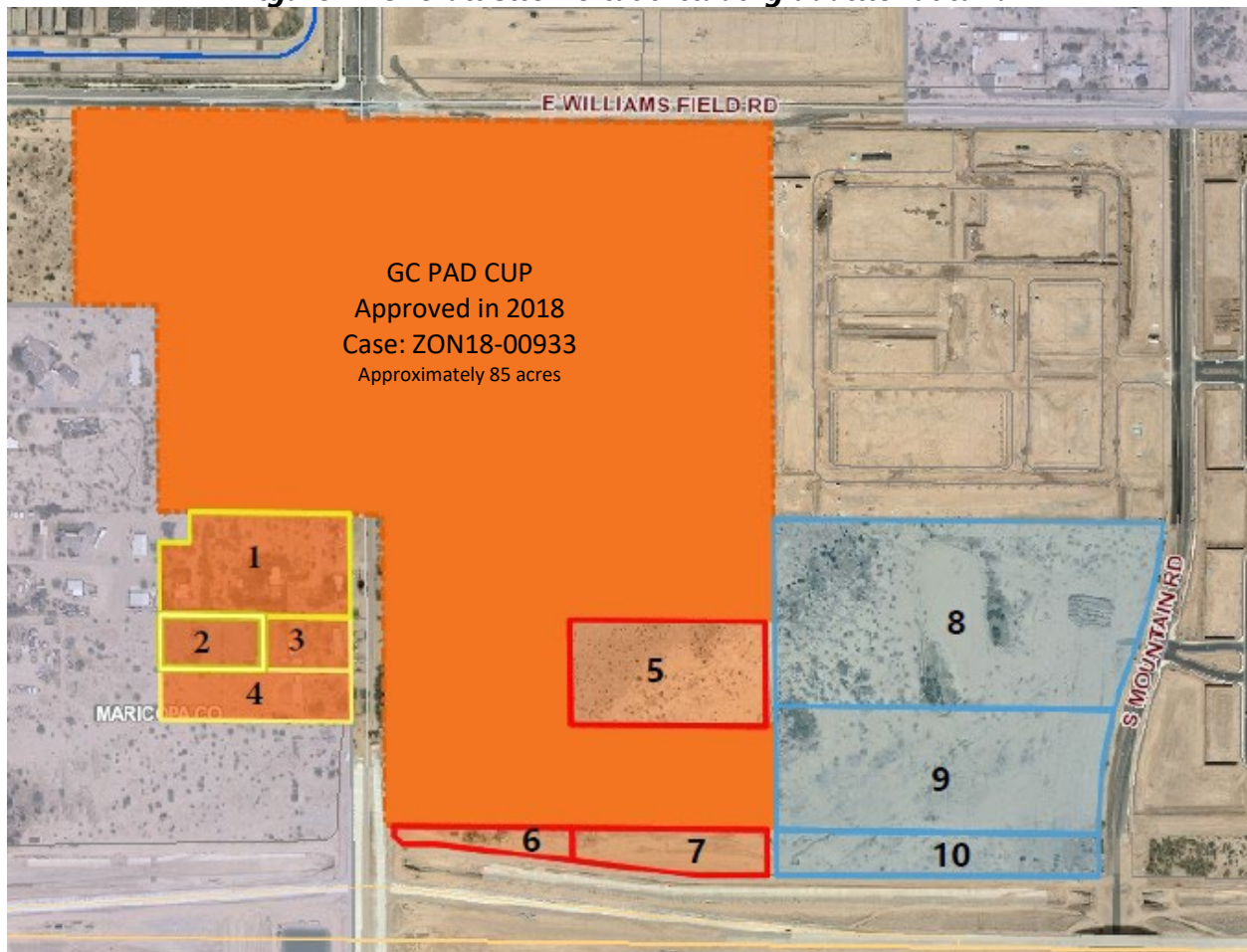


Table 1- Information on Parcels Being Added

Parcel Number	Size/ Total acres	Current Zoning	Proposed Zoning
304-34-022D (1)	192,258 SF	RU-43	GC PAD CUP
304-34-025F (2)	47,482 SF	RU-43	GC PAD CUP
304-34-025E (3)	53,603 SF	RU-43	GC PAD CUP
304-34-025A (4)	101,114 SF	RU-43	GC PAD CUP
304-34-021S (5)	206,605 SF	AG	GC PAD CUP
304-36-227 (6)	43,751 SF	AG	GC PAD CUP
304-36-228 (7)	84,787 SF	AG	GC PAD CUP
304-34-203B (8)	702,581 SF	LI	LI CUP
304-34-203A (9)	422,784 SF	GI	LI CUP
304-34-035F (10)	145,208 SF	GI	LI CUP
Total	2,000,173 SF / 45.92 AC		

The requests that will be made to the City of Mesa are:

1. Annexation of parcels 304-34-022D, 304-34-025A, 304-34-025F, and 304-34-025E, into the City of Mesa jurisdictional boundaries,
2. General Plan Amendment of a portion of the property from Employment to Mixed Use Activity District,
3. Rezoning of the additional properties from GI, LI, RS-43 (equivalent Maricopa County RU-43) and AG, and to General Commercial (GC), Light Industrial (LI) and General Industrial (GI) with a Planned Area Development Overlay, or Council Use Permit,
4. Conditional Use Permit for Automotive uses, retail exceeding 25,000k, and multifamily development, consistent with the previously approved zoning.

The applicant understands that it will file a Site Plan Review, Design Review, and if necessary, a Preliminary Plat. The applicant is not seeking to rezone the existing GC PAD CUP property but only zone the additional property consistent with the adjacent uses and zoning.

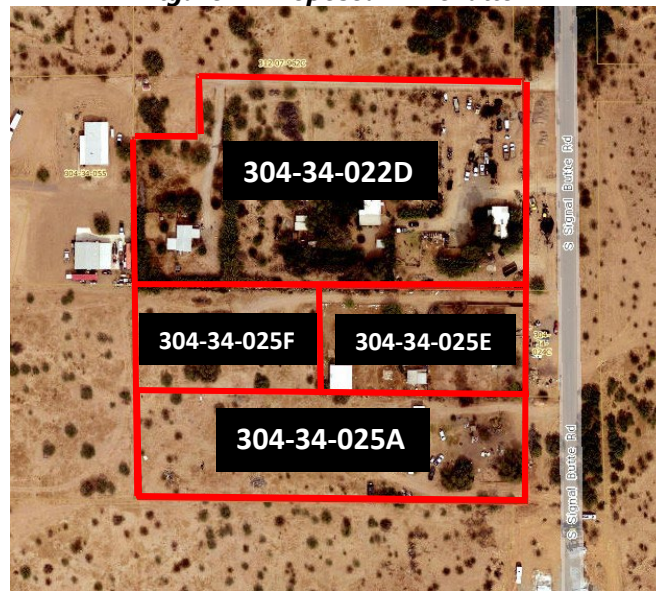
When approved, these entitlements increase the existing GC PAD CUP zoning developable land area and make it possible for the Berge family to comprehensively plan the area around the auto mall. The development will buffer the existing residential subdivision with multifamily to transition to retail commercial and Auto Mall uses.

Proposed Annexation

Four properties are requesting annexation. The first property, APN: 304-34-022D approximately 4.42 acres of the development, second, APN: 304-34-025A, approximately 2.32 acres, the third Property, APN: 304-34-025F, approximately 1.09 ACRES, and last APN: 304-34-025E approximately 1.23 acres. See Figure 2 below. The proposed annexations meet all

state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

Figure 2- Proposed Annexation



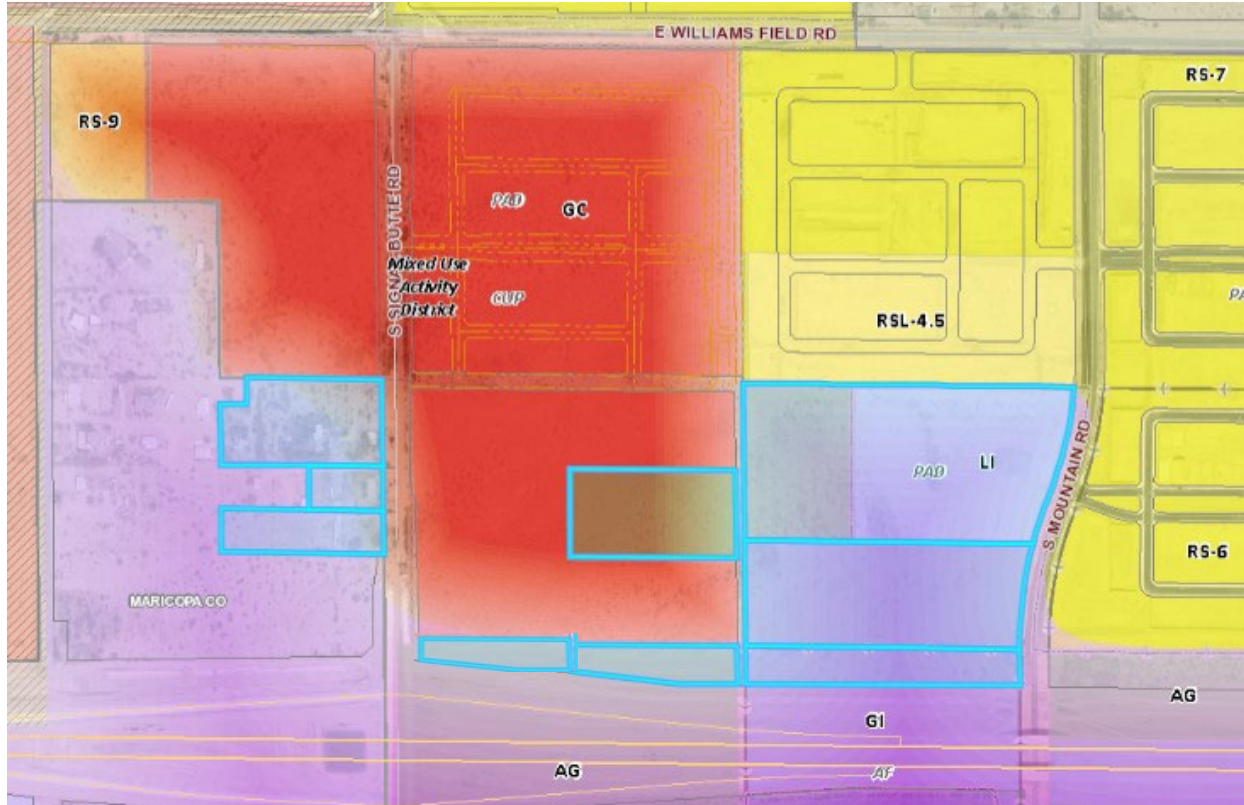
The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required for the annexation is the Applicant. The Applicant owns all real and private property which would be subject to taxation by the City, in event of annexation. In accordance with A.R.S. 9-471(L) the equivalent City zoning of the Property that is currently zoned RU-43 will be AG, which will serve as the basis for the concurrent rezoning request. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with City standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City, and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

Existing General Plan

Currently, the property is designated in the Mesa 2040 General Plan for Employment Uses and is within a Mixed-Use Activity Character Area (See General Plan Map below). As previously mentioned, the property has various zoning designations. It is also located within the Mixed-Use Community District of the Mesa Gateway Area Plan.

Figure 3- Mesa 2040 General Plan Map



Proposed General Plan Land Uses and Zoning

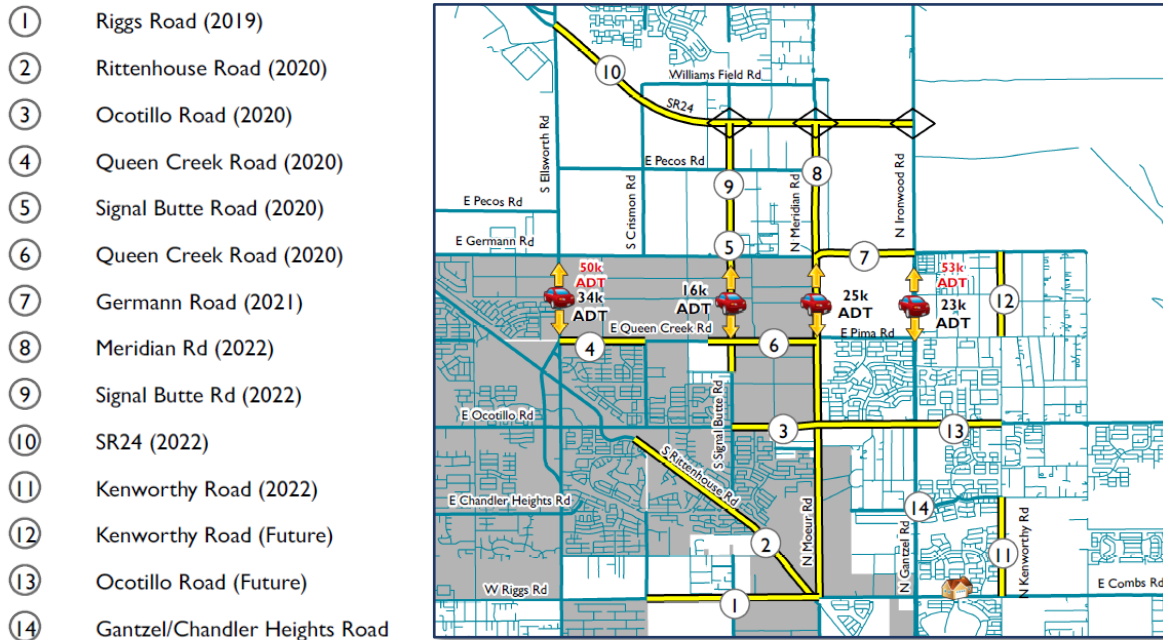
The proposed request for the Property grew out of noteworthy events that have transpired in the past year relating to traffic improvements and major planning policy changes by Queen Creek, in conjunction with Mesa, Maricopa County, the State Land Department, and Apache Junction.

When the previous PAD zoning was originally submitted for approval, the information available on transportation planning, future traffic patterns, and development in the vicinity was limited, conceptual in nature, and relatively uncertain. Also, at the time the prior PAD was being approved, Signal Butte did not connect as far south as San Tan Valley, and no plans had been published to that effect. Only Ellsworth Road and Ironwood Road had direct access to those communities to the south.

Since the original Planning and Zoning Board and City Council approvals in March to June 2018, significant policy changes affecting the Property have occurred. Specifically, Queen Creek has committed funding for upcoming roadway capital improvements designed to alleviate traffic conditions on its arterial streets. With the intent to provide alternative routes for traffic from San Tan Valley heading toward Mesa's freeways, improvements are planned between now and 2022 to improve and expand 4 arterial road connections to the SR 24 future alignment, including Ellsworth Road, signal Butte Road, Meridian Road, and Ironwood Road. These improvement plans were presented to the community in Queen Creek in January 2019 at the "Queen Creek Development Economic Forum. A July 15, 2019, article noted that Queen

Creek partnered with Mesa to extend Signal Butte Road and Meridian Road to from Combs Road to the SR 24 (July 15, 2019, "Signal Butte Extension to Offer Regional Connectivity," Queen Creek Independent, queencreekindependent.com). Figure 6 below summarizes these capital improvements, which are based on traffic studies in Queen Creek.

Figure 4- Planned Road Improvements to Future SR 24



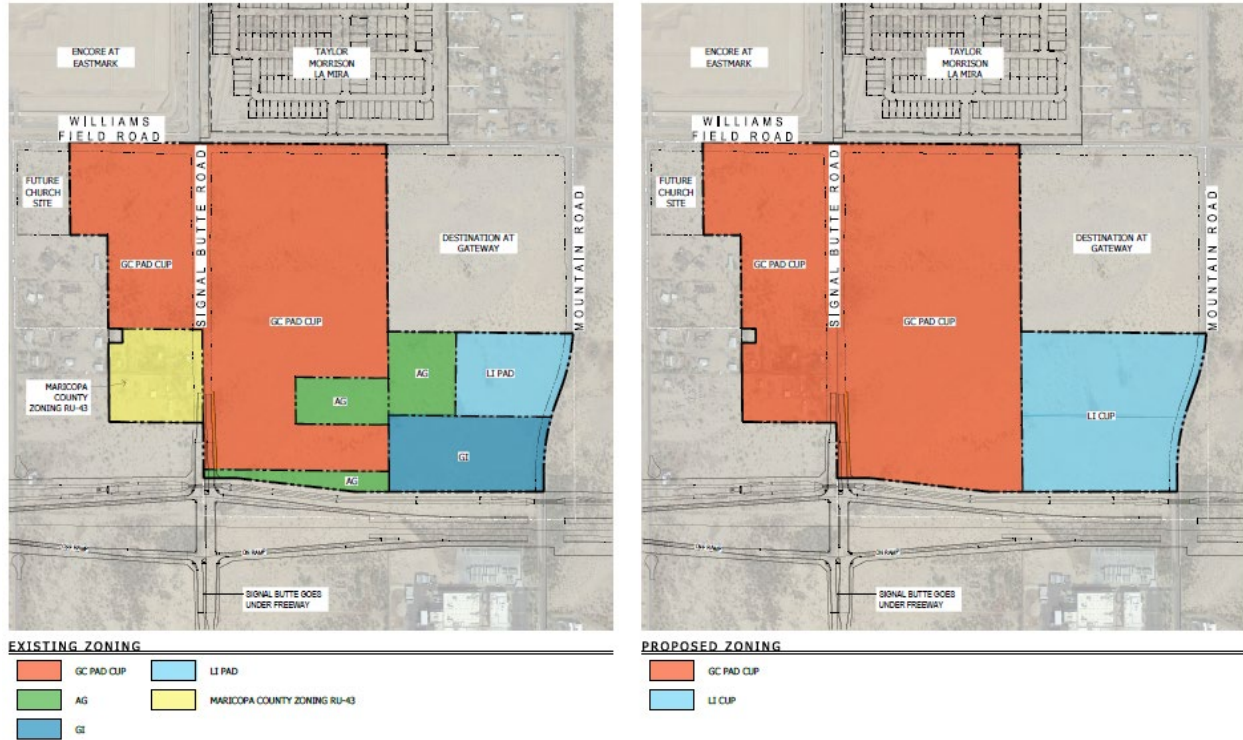
Another key change was also announced in July 2019 – Queen Creek approved the annexation of the State Trust Land located east of Meridian Road and south of SR 24, which is near the Property. Similarly, Apache Junction has been approved by the State Land Department to annex the area north of the SR and east of Meridian Road next to the abutting Destination PAD area (Dyer, Richard "Annexation of State Trust Land Bridging Gap Between Queen Creek, Apache Junction," *Queen Creek Independent*, September 2, 2019, queencreekindependent.com). This news is evidence that the areas surrounding the Property are planned for growth sooner than later.

When the property owner learned about these recent updates and plans to accelerate funding of Signal Butte Roads connection to the SR 24 by 2022, it became apparent that Signal Butte Road will end up becoming a key point in the region’s transformation. Inasmuch as Signal Butte will become principal gateway into Mesa with more traffic than was previously known, the effects of increased visibility on Signal Butte Road and the Property resulted in what became the requests proposed in this application.

Accordingly, proposed on the Property is a mix of regional commercial and other uses on Signal Butte Road between Williams Field Road and the SR-24, with landscaping, the 110th Street improvements, and possible multi-residence uses to buffer it from the surrounding properties to the east. Also, the properties that will become the northeast corner of Signal

Butte Road and the SR-24 need additional acreage to establish a sustainable development that will address the impacts of the freeway expansion and additional visitors to the area. As submitted, the proposed requests respond to the dramatic events anticipated at Signal Butte Road. Figure 5 below illustrates the existing and proposed zoning.

Figure 5- Existing and Proposed Zoning



The parcels where a rezoning is requested are shown in the Table below:

Table 2- Proposed Rezoning

Proposed Parcel	General Plan	Current Zoning	Proposed Zoning
304-34-022D (1)	Mixed Use Activity	RU-43	GC PAD CUP
304-34-025F (2)	Employment	RU-43	GC PAD CUP
304-34-025E (3)	Employment	RU-43	GC PAD CUP
304-34-025A (4)	Employment	RU-43	GC PAD CUP
304-34-021S (5)	Mixed Use Activity	AG	GC PAD CUP
304-36-227 (6)	Employment	AG	GC PAD CUP
304-36-228 (7)	Mixed Use Activity	AG	GC PAD CUP
304-34-203B (8)	Mixed Use Activity	LI	LI CUP
304-34-203A (9)	Mixed Use Activity	GI	LI CUP
304-34-035F (10)	Mixed Use Activity	GI	LI CUP

Table 3- Surrounding Zoning Districts, General Plan Designations and Existing Uses

Direction	Current Zoning	Current General Plan Designation	Current Use
North	PC and RS-6	Neighborhood/Mixed-Use Community	Eastmark and La Mira
South	AG and GI	Employment	Future SR 24, Vacant & Fujifilm
East	RS-6 PAD	Neighborhood	Planned Residential
West	RU-43 (Maricopa County) and RS-9	Employment/Mixed-Use Activity	County residences and home-based businesses
Project Site	GC PAD, AG, LI PAD, GI, and RU-43	Employment and Mixed-Use Activity	Vacant

Compliance with the General Plan Vision, Objectives, and Guidelines

The Property is compatible with the proposed Mixed Use Activity District and the abutting Neo-Traditional Neighborhoods Character Area Sub-type of Mesa’s General Plan. In addition, the Property is consistent with the General Plan vision, goals, and policies, as follows:

- Mixed Use Activity Districts are typically over 25 acres and have a significant commercial component to the mixed-use program that is designed to attract customers from a large radius. Regional-scale districts are typically larger than 60 acres and will include as one of the primary zoning districts the GC category.

The Property in question is approximately 111 acres, and GC is the proposed underlying zoning. The predominant uses anticipated are regional commercial uses, particularly high-quality auto dealerships, and other commercial uses, such as retail/commercial/office opportunities to service the surrounding neighborhoods and region.

- The mixed-use district may include other uses such as residential.

To establish the zoning framework for the site design and opportunities for an additional mix of uses, a CUP is included with this request. This will enable the Property to include the right fit of residential uses at the appropriate intensity to bring numerous benefits to the community. Some of these benefits include buffering to surrounding uses, promoting economic development, and providing a unique component of the mixed-use activity center concept that is compatible with the adjacent neo-traditional community.

- Provide for a “strong and viable center of commercial activity that attract people” from the larger region.

GC zoning is requested to provide for proposed regional commercial uses, a major auto dealership, and other types of compatible uses. The primary uses proposed on the Property are designed to serve a population in the greater region, in addition to the immediate neighborhoods. Under the proposed zoning and uses contemplated on the Property, it will draw from not only Mesa residents, but potential consumers from Gilbert, Queen Creek, and likely SanTan Valley residents that are anticipated to use the SR 24 at this future gateway into Mesa.

Any proposed development on the GC CUP properties will comply with the procedures for Site Plan Review and Design Review, which standards have been prepared with the intent to provide for orderly and thoughtfully programmed development concepts that will bring about the desired commercial activity in GC zoning. These processes will provide public processes that will enable the City and stakeholders to review for compliance with all applicable development standards, guidelines, and policies.

- Typically located along an arterial at a freeway interchange.

The proposed development is located at the intersection of the alignment of the SR-24 freeway and two arterial roads – Signal Butte Road and Williams Field Road, which makes it an ideal location for a regional destination for the broader area.

The proposed designation is compatible with the adjacent Neo-Traditional Neighborhood forms and guidelines, as follows:

- *Small, neighborhood scale offices, retail, restaurants, services are included in appropriate locations, such as along arterials or at the intersection of arterials and collector streets.*
- The proposed commercial parcels are appropriately sized to develop as a variety of both regional and buffering neighborhood scale land uses that provide services and benefits to the surrounding community. The Property is strategically located (consistent with the General Plan’s goals) at the intersection of two arterials and at an arterial-freeway location.
- The proximity of residential uses to the commercial locations, when combined with the existing multi-modal circulation system along the arterial streets, will provide ease of access to a variety of commercial uses that will service the surrounding community. This will promote active lifestyles given the mix of uses near one another, which will reduce the neighborhood’s dependency on the automobile and take vehicles off the street for recreational purposes, employment, and day-to-day needs.

- The proposed commercial uses will be consistent with the compatible variety of residence uses on the surrounding properties, which will be designed with buffers and pedestrian connectivity to commercial use.
- *Building Community and Fostering Social Interaction: Design new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.*
 - The proposed zoning will provide development opportunities for shopping areas and a commercial anchor at an appropriate focal point in the region. The proposed land uses will facilitate gathering and interaction among members of the community and provide needed services for surrounding neighborhoods.
- *Promote a Safe, Clean and Healthy Living Environment by:*
 - *Encouraging the creation and maintenance of neighborhood associations (formal or informal).*
 - *Maintaining streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.*
 - *Locating and designing public spaces so that there is a high degree of natural surveillance.*
 - *The provision of outdoor amenities for all ages and recreational facilities; and*
 - *Maintaining attractive, well-kept public spaces in neighborhoods.*
 - Any future residential and nonresidential uses will be professionally managed by a single-owner entity or by the respective businesses and property management. Landscaping, open space amenities, architecture, lighting, and driveway improvements will meet City standards, which will allow for the efficient provision of infrastructure and services.

Compliance with CUP Criteria

Table 11-6-2 and Section 11-31-31 of the Mesa Zoning Ordinance outline criteria in which a Council Use Permit (CUP) is required to allow multi-residential uses in commercial zoning where 100% of the ground floor of each building will be for residential uses. The intent is to provide for City review to preserve the integrity of the commercial uses and any residential use's compatibility in a mixed-use development. The proposed development will comply with the criteria as follows:

1. Compliance with the General Plan, related policies, and surrounding uses.

Previous sections of this narrative indicate how the proposed development will implement the goals and policies of the General Plan. The proposed development will provide regional commercial uses that will attract residents and promote economic

sustainability and delivery of community services to Mesa residents. Proposed a blend of land uses designed to benefit the surrounding neighborhoods. The proposed residential uses will provide a compatible horizontal mixed-use element with transitions, buffers, and connections to compatible uses within the mixed-use context.

2. A plan of operation is required to ensure compliance with city regulations.

The ownership of the proposed commercially zoned Property will provide for property maintenance, and future review processes will comply with this standard. Project operations will comply with all applicable zoning, building, and fire safety regulations and FAA requirements. Typically, either the single business owner or a professional management entity will provide for ongoing operations and maintenance of commercial and multi-family properties. Details on compliance with this requirement will be addressed in the Site Plan Review process.

3. A "good neighbor" policy promotes "ongoing compatibility with adjacent uses" and "assure" viability of the commercial uses.

Generally, Good neighbor policies are aimed at providing a program, or medium, for coordination and resolution of specified negative effects a project may have on surrounding uses. In this case, the GC zoned properties are compatible with the surrounding uses and regional gateway into Mesa at the proposed SR 24 alignment. Given the unity in ownership and commitment to professional management of the Property, the private requirements will address the relationship between the residential and nonresidential uses on the Property.

Furthermore, the project will comply with any Airport Overlay requirements and will provide public notice of any potential impacts on the community. The applicant received a letter dated March 16, 2020, from Anthony Bianchi, Planning Manager of the Phoenix-Mesa Gateway Airport Authority. It included recommendations that involve providing notice of the airport activity in the vicinity of the project and required review consistent with FAA regulations. The applicant will comply with the recommendations to help ensure compatibility with the nearby airport.

4. Evidence and documentation demonstrating substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

As noted in this narrative, the proposed development will comply with the Zoning Ordinance, Design Standards, and engineering standards and details.

Phasing

The development phasing of the parcels in this application will be based upon unknown future real estate market conditions and the timing of City of Mesa approvals. Like the previous approval, the Property will continue to be developed in several phases, subject to City of Mesa approval. Each "Parcel" delineated on the Site Plan is conceptually a phase, the order of which has not yet been determined.

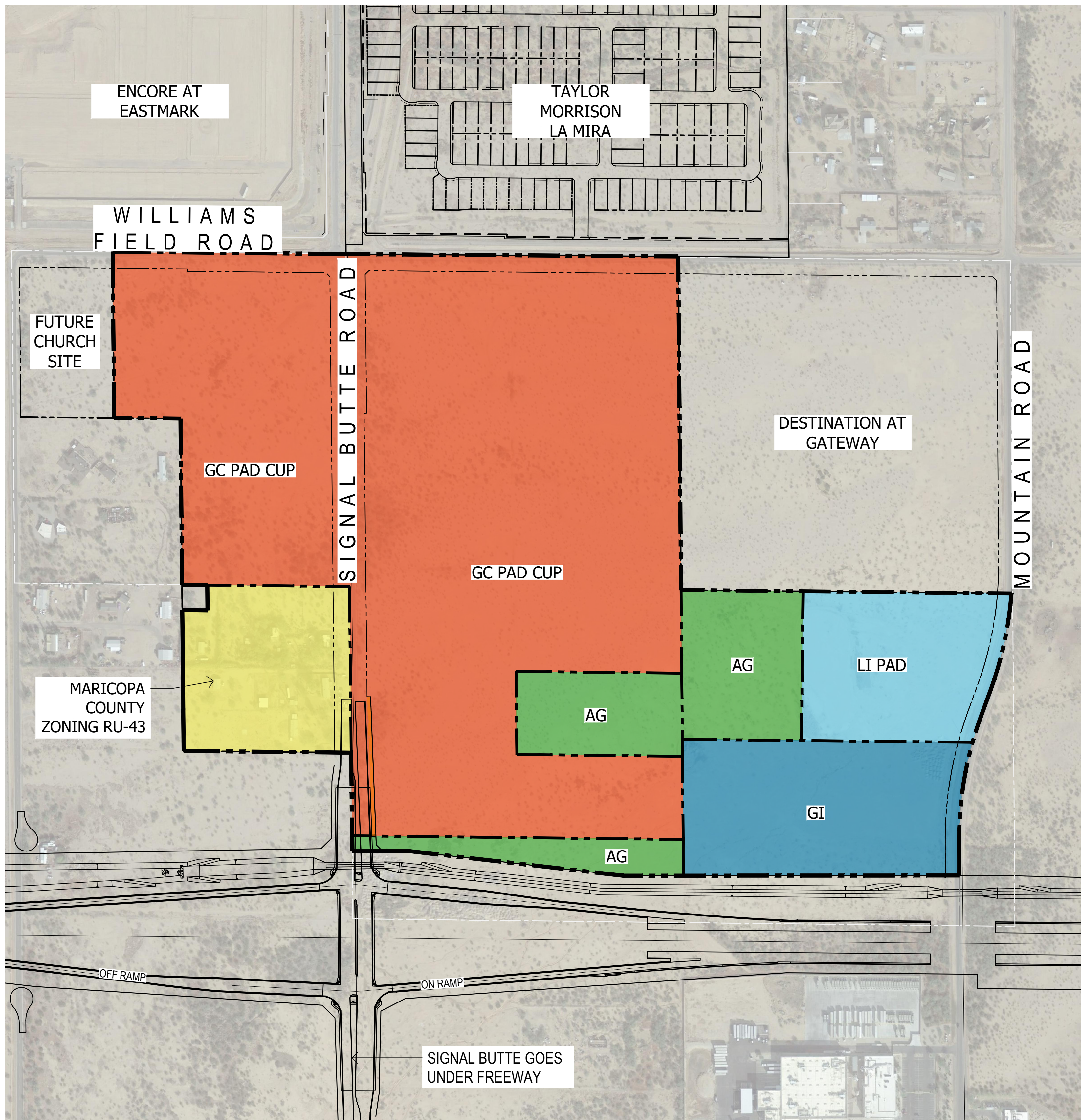
Public Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the Property's vicinity include City of Mesa for water, sewer, police, fire, and waste disposal. The Property is in the Southwest Gas service area for natural gas, and in the SRP electric supply service area, and based on a preliminary analysis, there is adequate capacity to service the proposed development. Water and sewer connections will tie into the lines planned for the approved Property and will be developed with each phase.

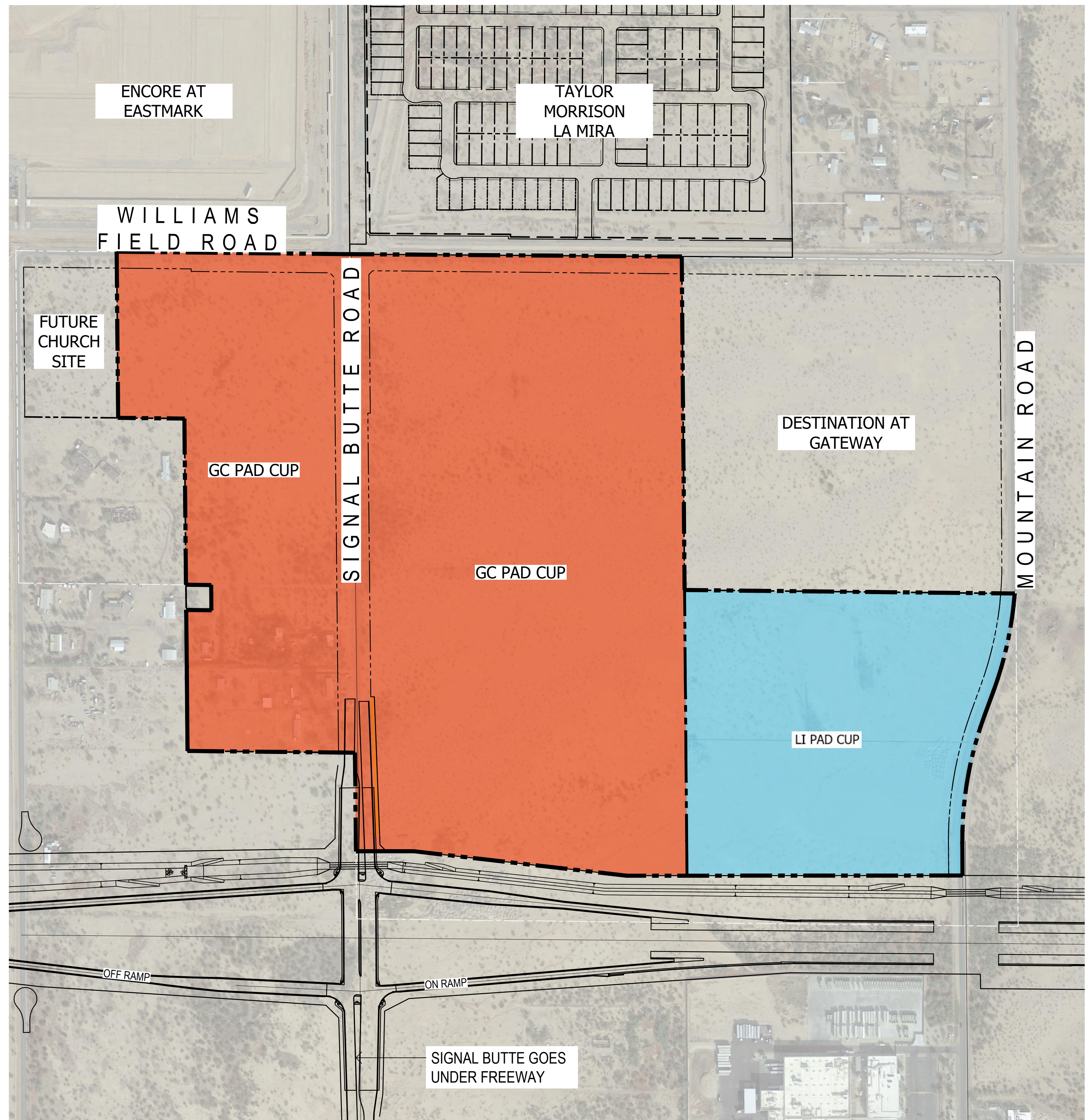
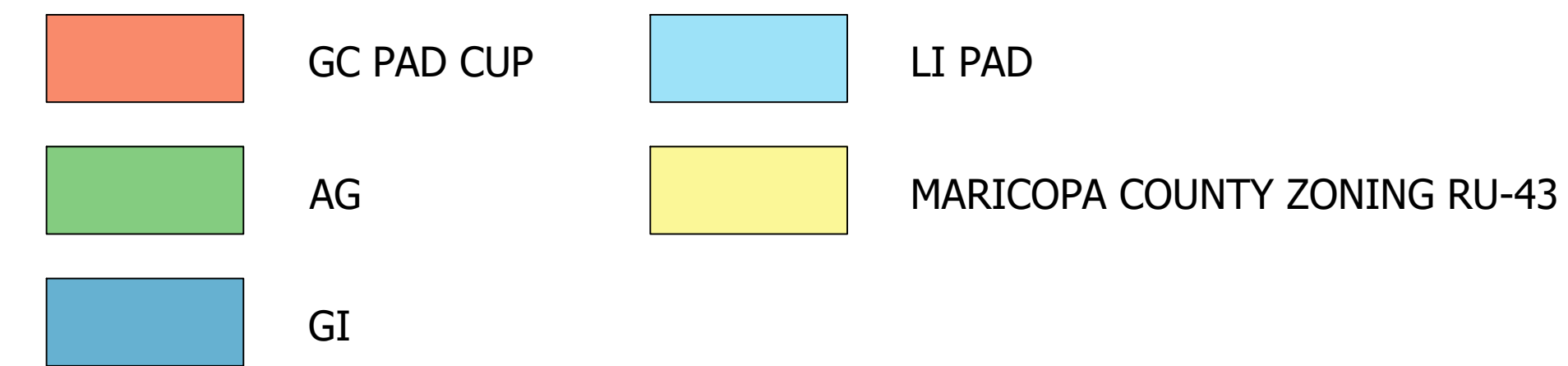
Proposed drainage for the project will comply with the City of Mesa standards for onsite and offsite drainage and retention and will be designed in conjunction with each phase. The Property falls within FEMA Zone "X" on the Flood Insurance Rate Map (FIRM). The submitted drainage report for Parcel 15 indicates that the proposed development will retain runoff generated onsite from a 100-year, 2-hour storm event, as well as from any proposed offsite improvements. The volume of retention will accommodate any runoff from onsite stormwater.

Conclusion

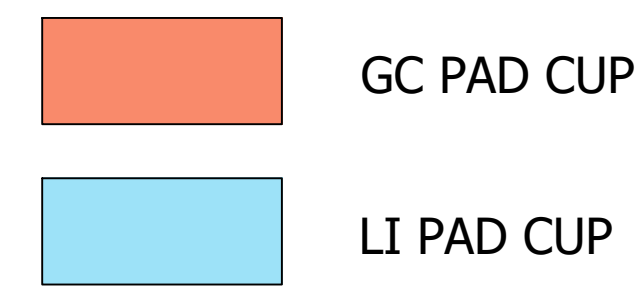
The applicant and the Berge Family look forward to receiving input from City of Mesa staff on the expansion of the Auto Mall, Retail and Multifamily area that can ultimately be developed in a comprehensive and cohesive manner that is consistent with the General Plan character area.



EXISTING ZONING



PROPOSED ZONING



Citizen Participation Plan

Signal Butte & William's Field Rd.

July 27, 2022

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a General Plan Minor Amendment, Rezoning, annexation, and Preliminary Plat Amendment. These requests are for the proposed development on the approximately 111.58 acres and is part of the Freedom Destination PAD that was approved in 2018. Since the approval in 2018, the Berge Family has acquired or is acquiring additional land in the area. The additional properties are located along Signal Butte Road between William's Field Road, and the future SR 24 freeway route (APNs 304-34-022D, 304-34-021S, 304-34-203B, 304-34-203A, 304-34-035F, 304-34-025A, 304-34-025E, 304-36-228).

By providing opportunities for citizen participation, the applicant has ensured, and will continue to ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
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Sean.Lake@pewandlake.com

Sarah Fitzgerald

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Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sarah.Fitzgerald@pewandlake.com

Pre-Submittal Meeting:

The Pre-Submittal meeting with City of Mesa planning staff was held on January 11, 2021. Staff reviewed the application and recommended that all property owners within 1000' must be notified of the public hearing.

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting that was conducted virtually on May 31, 2022. An additional neighborhood meeting will be held if needed.
 - a. The meeting provided an introduction to the project, and opportunity to ask questions and state concerns. A summary of the meeting will be given to the City of Mesa Planner assigned to this project
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	December 22, 2021
Formal Submittal to City	March 14, 2022
Follow-Up Submittal	May 2, 2022
Neighborhood Meeting	May 31, 2022
Follow-Up Submittal	July 27, 2022
Planning & Zoning Public Hearing	<i>TBD</i>
Design Review Board Meeting	<i>TBD</i>

Citizen Participation Report

Signal Butte & William's Field Road The Berge Family September 12, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Minor General Plan Amendment, Rezoning, annexation, and Preliminary Plat Amendment. These requests are for the proposed development on the approximately 111.58 acres and is part of the Freedom Destination PAD that was approved in 2018. Since the approval in 2018, the Berge Family has acquired or is acquiring additional land in the area. The additional properties are located along Signal Butte Road between William's Field Road, and the future SR 24 freeway route (APNs 304-34-022D, 304-34-021S, 304-34-203B, 304-34-203A, 304-34-035F, 304-34-025A, 304-34-025E, 304-34-227, 304-34-025F, and 304-36-228).

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for an online neighborhood meeting that complied with guidelines for the Citizen Participation and Neighborhood Outreach process.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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Actions Taken:

To provide effective citizen participation in conjunction with this application, the following is a summary of actions that were taken to provide opportunities to understand and address

any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).

2. May 31, 2022: Formal Neighborhood meeting

During the zoning process, presentations were made to groups of citizens or neighborhood associations upon request.

The public hearing notice list complied with City requirements. For public hearing notice, applicant post a minimum of (2) two 4' x 4' signs on the Property in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Neighborhood Meeting Notice

The neighborhood meeting was held by the applicant to provide the opportunity for members of the public to discuss the proposed project. The meeting was held using Zoom's online meeting technology, which complied with the City's revised policies, which permitted neighbors to attend conveniently.

The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letters for the neighborhood meeting summaries, participant lists, notice lists are attached to this Report.

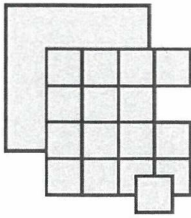
Conclusion

The applicant took all necessary steps to notify and provide an opportunity for citizens and property owners in the vicinity the ability to learn and comment on the proposed plan.

Attached Exhibits:

- 1) Neighborhood meeting notification letters
- 2) Notification map of surrounding property owners within 1,000 ft. of the Property

- 3) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within 1/2 mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)
- 4) Neighborhood meeting summaries and citizen comments summary
- 5) Photos and signed Affidavit of sign postings on Property.



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 9, 2022
NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, The Berge Family, we are pleased to invite you to an online neighborhood meeting regarding a proposed development in your area. The subject site is the approximately 133- acre property located between Williams Field Road and State Route 24. When approved, The Berge Family will comprehensively plan the area to include an auto mall, retail, and multi-family communities.

The specific request to allow for this development are City of Mesa approval of (1) Annexation, (2) Rezone, (3) Site Plan Review, (4) Design Review, (5) General Plan Amendment.

This letter has been sent to nearby property owners to discuss this proposal and receive comments and feedback that will inform the development process. A copy of the preliminary site plan is enclosed with this letter.

A neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

Date: May 31, 2022
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 937 5534 0683
Passcode: 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill in your contact information. Then, Zoom will email you a link and options for entering the meeting by phone or device at the date and time above. If you have any questions. Please contact me or Sarah Fitzgerald by email at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at 480-461-4670.

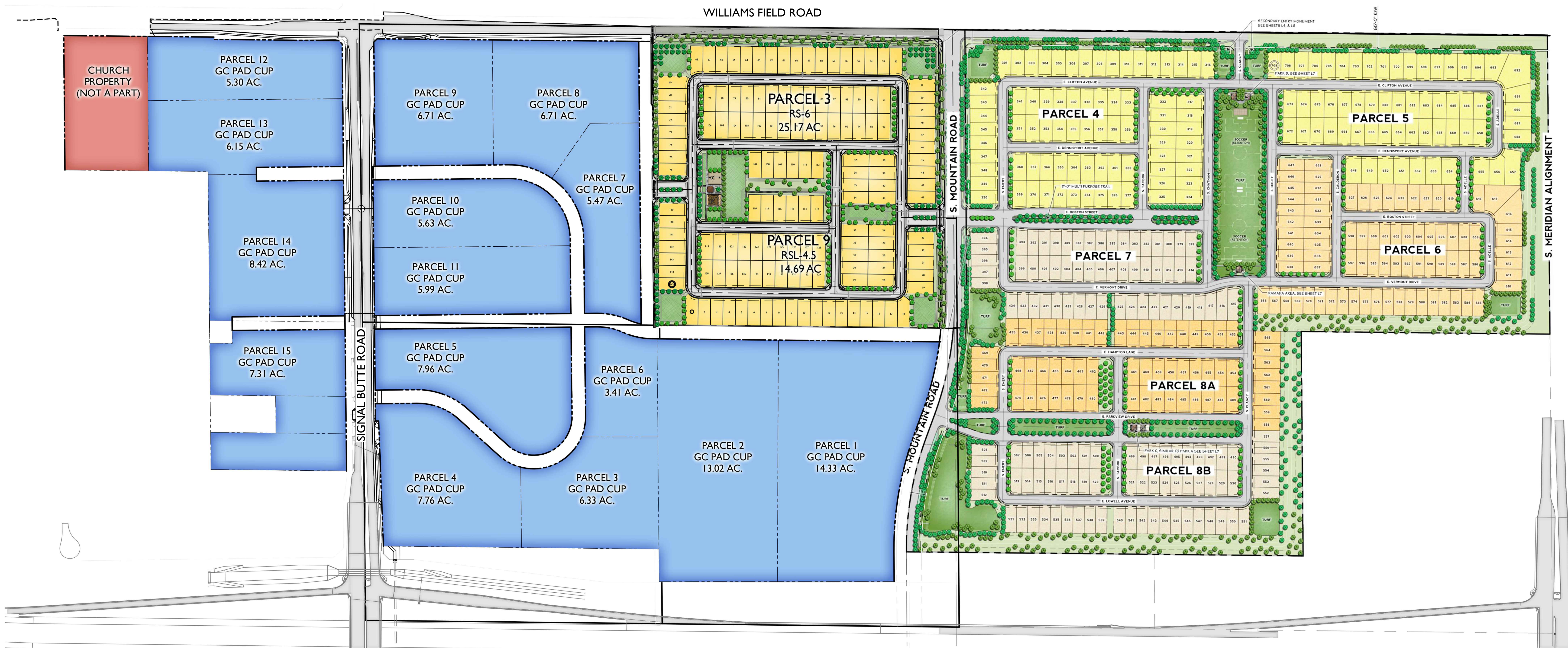
Sincerely,

Sean B. Lake
PEW & LAKE PLC

Enclosures

LEGEND

- 50' x 115'
- 50' x 120'
- 55' x 120'
- 60' x 120'
- GC PAD CUP
- NOT A PART
- OPEN SPACE



Berge Family Neighborhood Meeting

Overview: On May 31, 2022, at 5:59 p.m. the neighborhood meeting for the Berge Family auto mall began. The meeting was conducted virtually on Zoom and 14 neighbors were in attendance. Mr. Sean B. Lake and Sarah Fitzgerald with Pew & Lake, PLC. were the meeting hosts and legal representation for the Berge Family. Mr. Lake provided a PowerPoint presentation to detail the expansion, existing and proposed zoning, and conceptual site plan. After a detailed overview of the proposed development, Mr. Lake went down the list of attendees and offered an opportunity for each to ask questions or voice concerns. After all questions or comments were answered, Pew & Lake PLC. provided their contact information to ensure all participants were able to contact us with any further questions concerns.

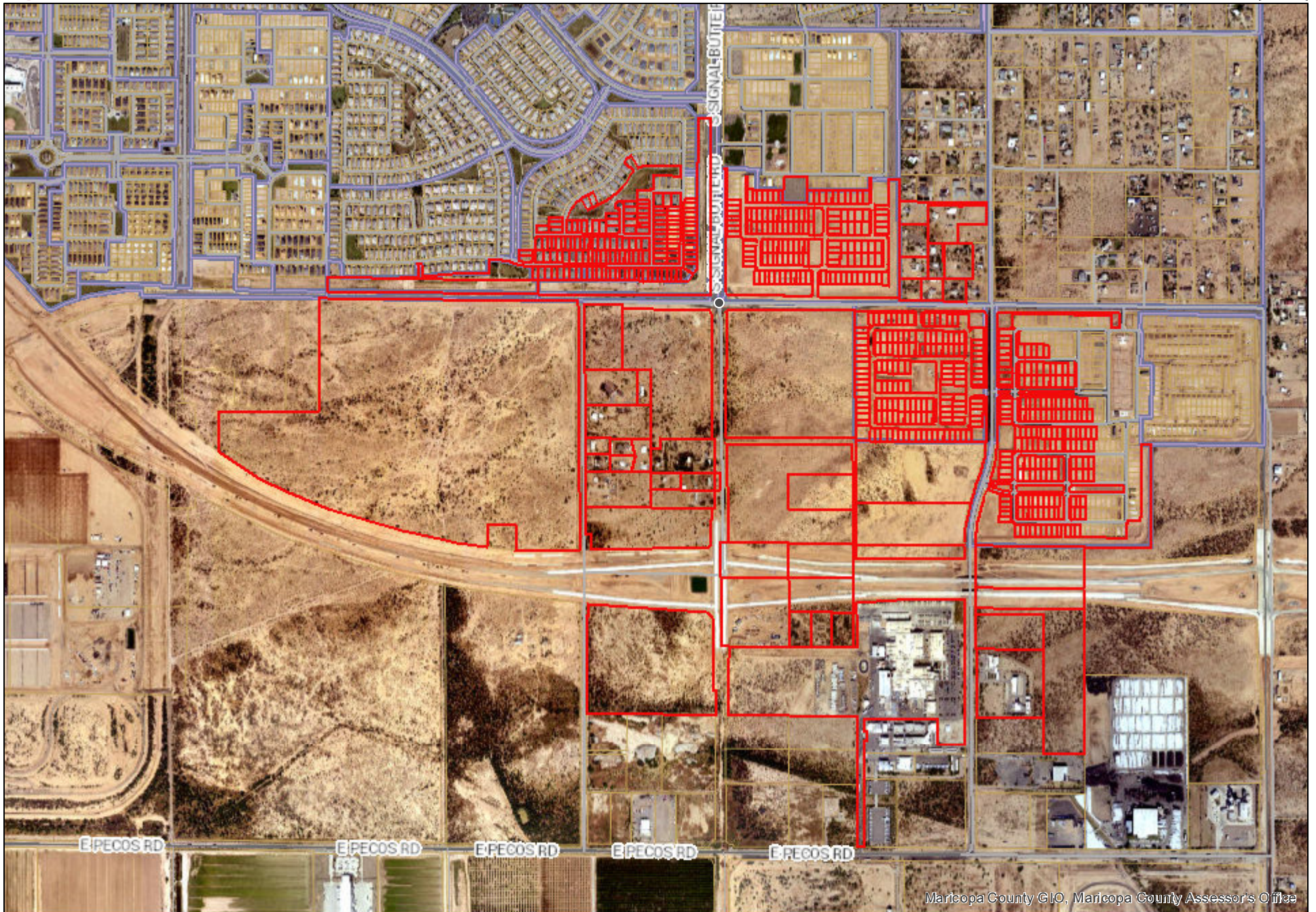
Questions:

- Where is the location of the multi-family?
 - We do not have exact locations of any developments. However, there is a limited amount of multi-family area that will most likely not include the area along Signal Butte.
- Has the Berge Family developed in the area before? What is the developer doing for the community?
 - The Berge Family has several developments of this magnitude around the Valley. They will masterplan the development to include buffers and strategic placement of retail/commercial development to provide a cohesive and well-planned area.
- I moved to the area 9 months ago, I moved here to live in a quiet community. Why do we need another Auto Mall? I am strongly against the development of an Auto Mall. I am extremely upset with the development of Legacy Ball Park. Why is there another LDS church? Everything looks the same, the area lacks character and diversity. Will growth affect our utilities and water?
 - Growth is the reason the City needs an additional Auto Mall. State Land is being sold for more development. This site is outside the 10-mile radius of other Auto dealerships, making it a prime location especially because of its proximity to the SR24 and major arterial streets. This is an opportunity of the City of Mesa to gain sales tax revenue. SRP is in the process of developing a substation to sustain the growth in the area. The City of Mesa requires a 100-year certificate of assured water before the development can be permitted.
- What does Berge own and what is under contract? What will be on Parcel 14?
 - Explained which parcels are currently owned by Berge and what parcels are under contract. He explained that we do not have any specific information on site details at this time.
- Concerned with light pollution, location of signage, upset that the “calm and relaxing” environment is being taken away by mass development.

- Explained that a photometric study will be conducted, and that the property will not have extensive lighting such as the Bell Bank Park. He further explained that the city has been planning mass development in this area for several years.
- No questions. Lives in Eastmark and is not surprised that the area is developing because it has been going on for years and understands that the city needs and wants tax revenue that would be provided by the Auto Mall.
- Do you know what restaurants or grocery stores are interested in this location? Diversity of options is needed.
 - Explained that we are in the early stages and do not have any specifics on retailers at this time.



1000' Prop Owner Map



ABDELFATTAH HELTHAM
YOUSEF/DANIELLE M
10725 E TILLMAN AVE
MESA, AZ 85212

ALENN VAN ORDEN LEACH FAMILY
TRUST
10619 E TIBURON AVE
MESA, AZ 85212

ALLAN RATTNER TRUST
10624 E TEXAS AVE
MESA, AZ 85212

ALLIED WASTE TRANSPORTATION INC
18500 N ALLIED WAY STE 100
PHOENIX, AZ 85054

ARIZONA STATE OF
205 S 17TH AVE MD 612-E
PHOENIX, AZ 85007

ARIZONA STATE OF
205 SOUTH 17TH AVE
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT
OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007

ARIZONA STATE OF DEPARTMENT
OF TRANSPORTATION
205 S 17TH AVE MD 612E
PHOENIX, AZ 85007

ARIZONA STATE OF DEPT OF TRANS
205 S 17TH AVE MD 612E
PHOENIX, AZ 85007

ASHTON WOODS ARIZONA L L C
8655 E VIA DE VENTURA STE F250
SCOTTSDALE, AZ 85258

ASHTON WOODS ARIZONA LLC
8655 E VIA DE VENTURA STE F250
SCOTTSDALE, AZ 85258

ASHTON WOODS ARIZONA LLC
8655 E VIA DE VENTURA SUITE F-250
SCOTTSDALE, AZ 85258

AV HOMES OF ARIZONA LLC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

AVH EM LLC
4900 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251

BANKER JENNIFER LEANN/RYAN G
10613 E TIBURON AVE
MESA, AZ 85212

BARTOS LAURA J
5921 S DEL RANCHO
MESA, AZ 85212

BATES RICHARD LAVERNE/CHRISTY
AUTUMN BRUNDRIDGE
5863 S DEL RANCHO
MESA, AZ 85212

BAUER DAVID CHARLES/TERESA
10713 E TEXAS AVE
MESA, AZ 85212

BCB GROUP INVESTMENTS LLC
2401 W BELL RD
PHOENIX, AZ 85023

BCB GROUP INVESTMENTS LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

BCB GROUP INVESTMENTS
LLC/BERGE DEBORAH I
2401 W BELL RD
PHOENIX, AZ 85023

BEEDLOW MELODIE JEAN/MICHAEL
10607 E TEXAS AVE
MESA, AZ 85212

BENTON JOHN ANDREW/DEBRA
JANE
10717 E TILLMAN AVE
MESA, AZ 85212

BERTRAM RONALD T JR/ELISA
15508 S MOUNTAIN RD
MESA, AZ 85212

BINGEMAN JAY HARRIS/WANDA JO
10562 E TEXAS AVE
MESA, AZ 85212

BLACKBURN JANICE KAY/JAMES
TODD
10643 E TEXAS AVE
MESA, AZ 85212

BRANDT JAMES
RONALD/MARGARET ROSE
10544 E TEXAS AVE
MESA, AZ 85212

BRIDGESTONE AMERICAS TIRE
OPERATIONS LLC
535 MARRIOTT DR
NASHVILLE, TN 37214

BROWN CARSON LANCE/JENNIFER
MARIE
15420 E SILVER CREEK CT
GILBERT, AZ 85298

BRUNETTE RICHARD L/JONMI H
10719 E TEXAS AVE
MESA, AZ 85212

BUTLER GREGORY G
5855 S 106TH CIR
MESA, AZ 85212

CANDELARIA MICHAEL GENE/ANN
CHRISTINE
10556 E TEXAS AVE
MESA, AZ 85212

CARLSON RICHARD
ALAN/CHRISTINE
10620 E TIBURON AVE
MESA, AZ 85212

CHRISTIAN JOHN MICHAEL/LEITCH
JESSICA LYNN/JOHN M JR
10543 E TIBURON AVE
MESA, AZ 85212

CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
50 E SOUTH TEMPLE 12TH FLOOR
SALT LAKE CITY, UT 84150

CITY OF MESA
Attention:
PO BOX 1466
MESA, AZ 85211-1466

COLBATH ROBERTA LOUISE
10723 E TEXAS AVE
MESA, AZ 85212

COLLIVER MICHAEL LYNN/KAREN
ANN
10526 E TALLAHASSEE AVE
MESA, AZ 85212

COUPLES THOMAS A/CYNTHIA L
10564 E TIBURON AVE
MESA, AZ 85212

COURSIN KEITH ERNST/DIANE
MARIE
10631 E TIBURON AVE
MESA, AZ 85212

COWAN BRUCE EDWARD/JEANETTE
CHARLENE
10643 E TIBURON AVE
MESA, AZ 85212

DABBA DEVINA/STAHHELL GLAY
KENT
5905 S DEL RANCHO
MESA, AZ 85212

DANIEL R AND DEBRA A JUSKO
LIVING TRUST
5836 S TOBIN
MESA, AZ 85212

DAVIS MARK DAVID/JOYCE
16011 S 222ND ST
QUEEN CREEK, AZ 85242

DESTINATION AT GATEWAY
HOMEOWNERS ASSOCIATION
8655 E VIA DE VENTURA STE F 200
SCOTTSDALE, AZ 85258

DIAZ DENESE YEAGER/JOHN
ROBERT
10545 E TEXAS AVE
MESA, AZ 85212

DIAZ EVANGELINE C
5856 S TOBIN
MESA, AZ 85212

DIGESUALDO FAMILY TRUST
10709 E TILLMAN AVE
MESA, AZ 85212

DIXSON ROBIN KRISTA/NEWTON
STEVEN LAURENCE
10631 E TEXAS AVE
MESA, AZ 85212

EASTMARK COMMUNITY ALLIANCE INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85207

EBRIGHT LIVING TRUST
10648 E TEXAS AVE
MESA, AZ 85212

ED AND TERRY CASE TRUST
10549 E TIBURON AVE
MESA, AZ 85212

ENCORE AT EASTMARK
HOMEOWNERS ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

ENCORE AT EASTMARK
HOMEOWNERS ASSOCIATION
4900 N SCOTTSDALE RD SUITE 2200
SCOTTSDALE, AZ 85251

ESCH RONALD CHRISTOPHER
10639 E TEXAS AVE
MESA, AZ 85212-8834

FARLEY SURVIVORS TRUST
10527 E TEXAS AVE
MESA, AZ 85212

FERGUSON TERRY
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242

FOCKEL NEIL J/JAMIE ANN
10535 E TIBURON AVE
MESA, AZ 85212

FRIEDERS PAMELA ANNE
5843 S DEL RANCHO
MESA, AZ 85212

FRIEND STEVENS M
10522 E TALLAHASSEE AVE
MESA, AZ 85212

FRONTZAK THOMAS
ANTON/CATHERINE ANGELO
5856 S 106TH CIR
MESA, AZ 85212

FUJIFILM ELECTRONIC MATERIALS
USA INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 02882

GAGE THOMAS PATRICK/JOANNE
RACHEL
5917 S TOBIN
MESA, AZ 85212

GERARD N RAGLAND AND
STEPHANIE RAGLAND TRUST
5840 S TOBIN
MESA, AZ 85212

GLENN PATRICK D/SUSAN MARIE
10616 E TEXAS AVE
MESA, AZ 85212

GREWAL TEJINDER/RUPINDER
TR/SARAN JD/HARKA TR
2472 W SPRUCE DR
CHANDLER, AZ 85286

HAEK ROBERT
STANTON/JACQUELINE MARIE
10614 E TIBURON AVE
MESA, AZ 85212

HARVEY LAURA SUZANNE
5852 S TOBIN
MESA, AZ 85212

HAZLETT WILLIAM L/JANYCE
10603 E TALLAHASSEE AVE
MESA, AZ 85212

HERMI TRUST
5850 S 106TH CIR
MESA, AZ 85212

HERSHEY FAMILY TRUST
15528 S MOUNTAIN RD
MESA, AZ 85212-8301

HILDERBRAND CARL W/EMMA B
10601 E TIBURON AVE
MESA, AZ 85212

HINOJOS JOSE HECTOR/GARCIA
HINOJOS ADRIANA E
15506 S MOUNTAIN RD
MESA, AZ 85212

HORNE REAL ESTATE INVESTMENTS LLC
1465 E MOTORPLEX LOOP STE 200
GILBERT, AZ 85297

HUISKES JAMES MICHAEL/MARY
JOANN
10638 E TEXAS AVE
MESA, AZ 85212

HUNDAHL JESS/FAITH
10635 E TEXAS AVE
MESA, AZ 85212

JEN ARIZONA 47 LLC
2222 W PINNACLE PEAK RD UNIT 140
PHOENIX, AZ 85027

JOHNSON WILLIAM OWEN/KAREN
HELENE
10637 E TIBURON AVE
MESA, AZ 85212

KELLER CHRISTOPHER E
3900 E BASELINE RD UNIT 107
PHOENIX, AZ 85042

KELLER PAULA JEAN/GANGI
GEORGE SAM
5859 S TOBIN
MESA, AZ 85212

KENNETH D THOMAS AND GLORIA
M THOMAS TRUST
10649 E TIBURON AVE
MESA, AZ 85212

KILEY KENNETH LEE
10731 E TEXAS AVE
MESA, AZ 85212

KOONCE BRADLEY J/DELAINE K
5848 S TOBIN
MESA, AZ 85212

LA MIRA COMMUNITY ASSOCIATION
INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

LEON JAMES SCOTT TR
15855 S 222ND ST
MESA, AZ 85212

LIBBEY JOSEPH H/WILLIE M
16025 S 222ND ST
QUEEN CREEK, AZ 85242

LOGAN FAMILY LIVING TRUST
10709 E TEXAS AVE
MESA, AZ 85212-8835

LUKS STEPHEN
5905 S TOBIN
MESA, AZ 85212

MABRY ROBERT GLENN/CATHY
JEAN
10526 E TEXAS AVE
MESA, AZ 85212

MACKAY ANDREW
ROBERT/CHIHARU
10625 E TIBURON AVE
MESA, AZ 85212

MADISON RICHARD
WILLIAM/SHERRY TODD MICHAEL
10653 E TEXAS AVE
MESA, AZ 85212

MALIK LUANN
10559 E TIBURON AVE
MESA, AZ 85212

MALINOWSKI JAMES E
16033 S 222ND ST
MESA, AZ 85212

MARSH EDWARD
SCOTT/GWENDOLYN SUE
11311 19TH AVE SE APT C120
EVERETT, WA 98208

MARTINEZ KRISTIN MARIE
10661 E TEXAS AVE
MESA, AZ 85212

MAYKA CAROL BIEN/THOMAS
RICHARD
10532 E TEXAS AVE
MESA, AZ 85212

MCCABE BRETT/ROBIN JILL
10602 E TIBURON AVE
MESA, AZ 85212

MCELDFORNEY JANICE LEE
10701 E TEXAS AVE
MESA, AZ 85212

MCKIERNAN SHARI
BETH/LAWRENCE MICHAEL
5917 S DEL RANCHO
MESA, AZ 85212

MILES JORDAN/SHELLEY
15234 SOUTH MOUNTAIN RD
MESA, AZ 85212

MILLER RAYMOND E III/MELANIE A
15512 S MOUNTAIN RD
MESA, AZ 85212

MORSE RANDY JAMES
4 GIOVANNI
ALISO VIEJO, CA 92656

MOTLEY DINAH F
5844 S TOBIN
MESA, AZ 85212

MOYNIHAN FAMILY TRUST
10553 E TIBURON AVE
MESA, AZ 85212

MULLENAUX DANIEL
LYNN/KRISTINE ALAINE
15510 S MOUNTAIN RD
MESA, AZ 85212

MUTTI LIVING TRUST
10609 E TALLAHASSEE AVE
MESA, AZ 85212

NANCY L SCHRAUTH TRUST
5863 S TOBIN
MESA, AZ 85212

NIBBE COLLEEN DONELLA/ROBERT
A
10621 E TEXAS AVE
MESA, AZ 85212

NOLETTE FAMILY TRUST
10538 E TEXAS AVE
MESA, AZ 85212

NOWELL ARCHIE GENE/C GAYLE
5860 S TOBIN
MESA, AZ 85212

NUNEZ FRANCISCO
JAVIER/PATRICIA
15524 S MOUNTAIN RD
MESA, AZ 85212

OLENSKI LIVING TRUST
5855 S TOBIN
MESA, AZ 85212

OLSEN MERVYN NED/LEAVITT
MELANIE
10657 E TEXAS AVE
MESA, AZ 85212

ORSI MARY CATHERINE
10642 E TEXAS AVE
MESA, AZ 85212

ORWIN NANCY ANN
5849 S 106TH CIR
MESA, AZ 85212

PACHECO JOHN C
5924 S DEL RANCHO
MESA, AZ 85212

PACHECO RAFAEL C/VERONICA
15520 SOUTH MOUNTAIN RD
MESA, AZ 85242

PARSONS-SOSNOWSKI CELESTE
DIANA
10630 E TEXAS AVE
MESA, AZ 85212

PENA ANDREW/JANICE LEE
10705 E TEXAS AVE
MESA, AZ 85212

PIERCE RICKY ANDREW/CATHERINE
MARIE
5843 S 106TH CIR
MESA, AZ 85212

PITTI EMMA P
5920 S DEL RANCHO
MESA, AZ 85212

PIVONKA FAMILY LIVING TRUST
5909 S TOBIN
MESA, AZ 85212

PROCOPIO FAMILY TRUST
5861 S 106TH CIR
MESA, AZ 85212

RESCAL DESTINATION GATEWAY
145 LLC
10880 WILSHIRE BLVD SUITE 1420
LOS ANGELES, CA 90024

RICHARD A GRIFFIN AND DENISE L
GRIFFIN TRUST
5929 S DEL RANCHO
MESA, AZ 85212-8826

RILEY WILLIAM E JR/NANCY ANN
5847 S TOBIN
MESA, AZ 85212

ROBERT CALDERONE AND MONA R
CALDERONE REVOCABLE LIVING
TRUST
10530 E TALLAHASSEE AVE
MESA, AZ 85212

ROCK WILLIAM HERBERT III/HEDRIN
GENEVIEVE
5862 S 106TH CIR
MESA, AZ 85212

RODRIGUEZ CARLOS M/LYLIAN
VELEZ
10605 E TIBURON AVE
MESA, AZ 85212

ROGER WHITLOW AND DONNA
WHITLOW LIVING TRUST
10656 E TEXAS AVE
MESA, AZ 85212

ROGERS KELLY WAYNE/DEBBIE
ANN
10539 E TEXAS AVE
MESA, AZ 85212

RON AND LISA RIFFLE TRUST
5859 S DEL RANCHO
MESA, AZ 85212

ROSENHAGEN TAMALA SUE/BELOAT
JAYNIE SUE
10604 E TEXAS AVE
MESA, AZ 85212

RUSSELL JAMES D/JUDY K
5920 S VEGAS
MESA, AZ 85212

SACKLEY PETER EDWARD/KELLY
LYNN
10652 E TEXAS AVE
MESA, AZ 85212

SALAS-CLOSS VANESSA
DIANE/CLOSS ANDREW SCOTT
10561 E TEXAS AVE
MESA, AZ 85212

SAPIRO LISA ELLYN/STEVEN M
5851 S TOBIN
MESA, AZ 85212

SAUNDERS JOHN T/VICTORIA L
10525 E TIBURON AVE
MESA, AZ 85212

SCHIMPELER STEPHEN GERARD
10563 E TIBURON AVE
MESA, AZ 85212-8813

SCHLANGEN THOMAS J/AMY A
10533 E TEXAS AVE
MESA, AZ 85212

SCHRAMM JEFFREY ALLEN
1857 S ROSE CIR
MESA, AZ 85204

SCHRAMM PHILLIP P
1857 S ROSE CIR
MESA, AZ 85204

SEIDL RANDALL FRANCIS/ANNE
BERNADETTE
5847 S DEL RANCHO
MESA, AZ 85212

SELLS DENNIS RAY JR/ROCHELLE L
10612 E TEXAS AVE
MESA, AZ 85212

SEURER JAMES A/DENISE M
10727 E TEXAS AVE
MESA, AZ 85212

SHAFFER MARK ELLIS/DEBRA LYNN
10539 E TIBURON AVE
SCOTTSDALE, AZ 85212-8813

SHEA HOMES LIMITED PARTNERSHIP
8800 N GAINEY CENTER DR STE 350
SCOTTSDALE, AZ 85258

SHUMAKER GREGORY
FRANCIS/MICHELLE ELIZABETH
5863 S VEGAS
MESA, AZ 85212

SINCLAIR KATHY
16015 S 222ND ST
QUEEN CREEK, AZ 85242

SINGLETON CHARLES
WAYNE/DEBORAH JEAN
2323 N 81ST ST
SCOTTSDALE, AZ 85257

SKEAHAN ANN L
5913 S TOBIN
MESA, AZ 85212

SMITH CRAIG R/PAULA
15236 S MOUNTAIN
CHANDLER, AZ 85242

SNIDER CAMERON JAY
10551 E TEXAS AVE
MESA, AZ 85212

SOLBERG RONALD
LARRY/SHARILYN ANN
10531 E TIBURON AVE
MESA, AZ 85212

SOLIZ CAROL LEE/ANTHONY JOSIAH
10550 E TEXAS AVE
MESA, AZ 85212

SPEED EDWIN LEE
10557 E TEXAS AVE
MESA, AZ 85212

SR24 STORAGE LLC
1129 S OAKLAND STE 101
MESA, AZ 85206-2684

STEFFENHAGEN ROBERT J/JUDY
LEONE
10663 E TIBURON AVE
MESA, AZ 85212

STRINGHAM CINDY L
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242-8911

SURVIVORS TRUST
10620 E TEXAS AVE
MESA, AZ 85212

SWEET JOHN ROBERT
10634 E TEXAS AVE
MESA, AZ 85212

TARASIEWICZ JOHN
THEOFIL/CONSUELO A
5925 S TOBIN
MESA, AZ 85212

TAWEEPOLJAROEN FAMILY LIVING
TRUST
10655 E TIBURON AVE
MESA, AZ 85212-8830

TAYLOR MICHAEL LEROY
5909 S DEL RANCHO
MESA, AZ 85212

TAYLOR MORRISON ARIZONA INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

THIESSEN LARRY DAVID/KATHY
ANTOINETTE
10554 E TIBURON AVE
MESA, AZ 85212

THOMPSON LINDA J
5925 S DEL RANCHO
MESA, AZ 85212

TOLL BROTHERS AZ CONSTRUCTION
COMPANY
8767 E VIA DE VENTURA STE 390
SCOTTSDALE, AZ 85258

TOLL BROTHERS AZ CONSTRUCTION
COMPANY
8767 E VIA DE VENTURA SUITE 390
SCOTTSDALE, AZ 85258

TWC PROPERTIES LLC
1476 W HARVARD AVE
GILBERT, AZ 85233

VINCHINSKI EDWARD JOHN
JR/ELEANOR ROSE
5843 S TOBIN
MESA, AZ 85212

VOGT DEAN E/PATRICIA KAY
10617 E TEXAS AVE
MESA, AZ 85212

WEST JAMES MICHAEL/VICKI LYNN
10560 E TRIBURON AVE
MESA, AZ 85212

WIGGINS TERESA MARIE/DEAN
EDWARD
10649 E TEXAS AVE
MESA, AZ 85212

WNDG LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

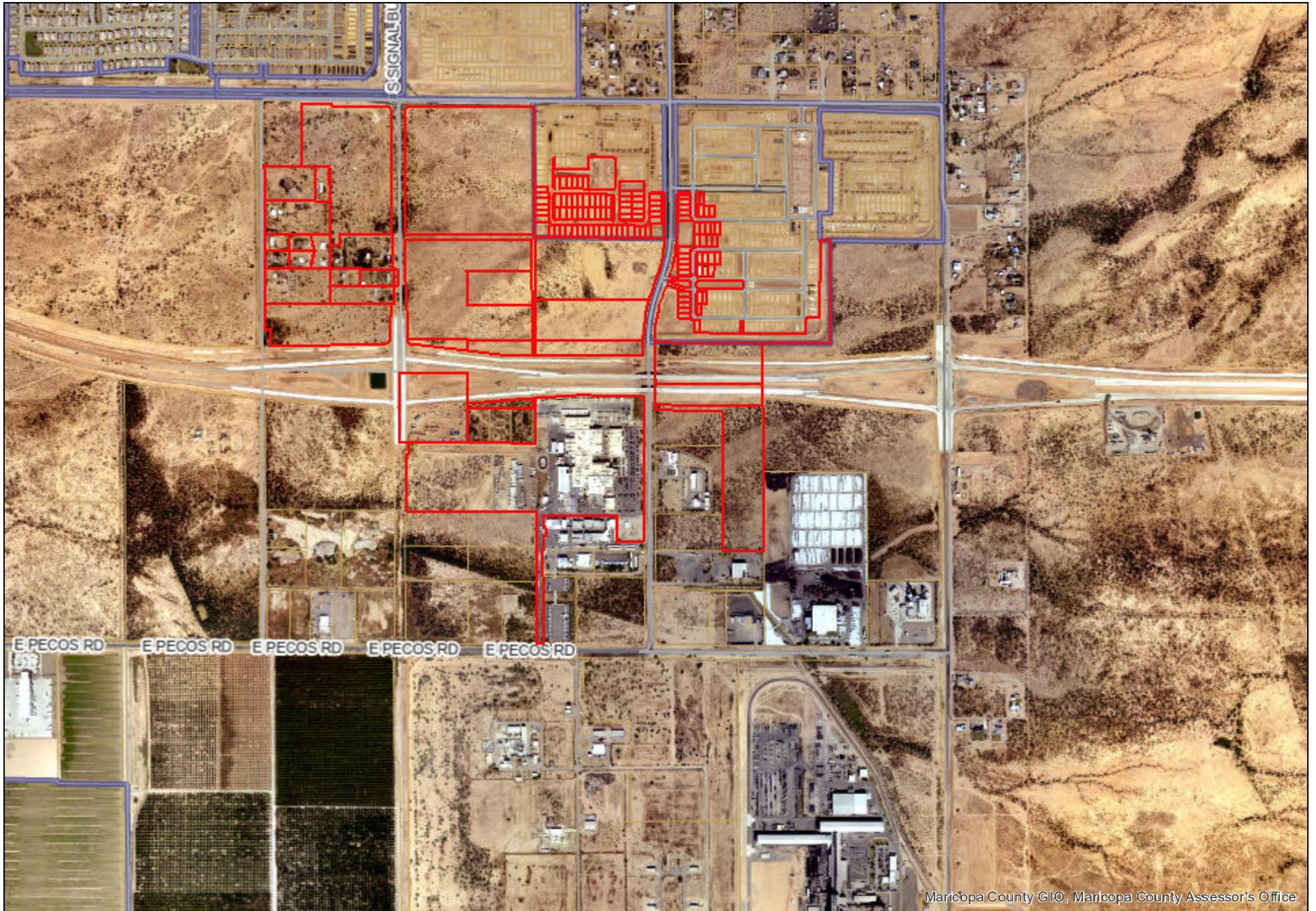
WRIGHT NATHAN SPENCER
7260 E POSADA AVE
MESA, AZ 85212

HOA/RNO

Eastmark Community Alliance
Stephanie Madden
10100 E Ray Road
Mesa, AZ 85212



500' Property Owner Map



ARIZONA STATE OF
205 S 17TH AVE MD 612-E
PHOENIX, AZ 85007

FUJIFILM ELECTRONIC MATERIALS USA
6550 S MOUNTAIN RD
MESA, AZ 85212

BCB GROUP INVESTMENTS LLC
2401 W BELL RD
PHOENIX, AZ 85023

CITY OF MESA
PO BOX 1466
MESA, AZ 85211-1466

STRINGHAM CINDY L
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242-8911

BCB GROUP INVESTMENTS LLC
7500 E MCDONALD DR STE 100A
SCOTTSDALE, AZ 85250

FERGUSON TERRY
16014 S SIGNAL BUTTE RD
QUEEN CREEK, AZ 85242

BCB GROUP INVESTMENTS LLC
2401 W BELL RD
PHOENIX, AZ 85041

FUJIFILM ELECTRONIC MATERIALS USA
INC
80 CIRCUIT DR
NORTH KINGSTOWN, RI 2852

ALLIED WASTE TRANSPORTATION INC
18500 N ALLIED WAY STE 100
PHOENIX, AZ 85054

BROWN CARSON LANCE/JENNIFER MARIE
15420 E SILVER CREEK CT
GILBERT, AZ 85298

DAVIS MARK DAVID/JOYCE
16011 S 222ND ST
QUEEN CREEK, AZ 85242

MALINOWSKI JAMES E
16033 S 222ND ST
MESA, AZ 85212

SINCLAIR KATHY
16015 S 222ND ST
QUEEN CREEK, AZ 85242

SCHRAMM JEFFREY ALLEN
1857 S ROSE CIR
MESA, AZ 85204

SCHRAMM PHILLIP P
1857 S ROSE CIR
MESA, AZ 85204

BCB GROUP INVESTMENTS LLC/BERGE
DEBORAH I
2401 W BELL RD
PHOENIX, AZ 85023

SR24 STORAGE LLC
1129 S OAKLAND STE 101
MESA, AZ 85206-2684

LEON JAMES SCOTT TR
15855 S 222ND ST
MESA, AZ 85212

JEN ARIZONA 47 LLC
2222 W PINNACLE PEAK RD UNIT 140
PHOENIX, AZ 85027

HUANG BRYANT/LAI LILY
367 MANOR DR
PACIFICA, CA 94044

ASHTON WOODS ARIZONA L L C
8655 E VIA DE VENTURA STE F250
SCOTTSDALE, AZ 85258

ASHTON WOODS ARIZONA LLC
8655 E VIA DE VENTURA STE F250
SCOTTSDALE, AZ 85258

DGB IV LLC
488 W WELD ST
SAN TAN VALLEY, AZ 85143

POLLARD VERONICA A
11224 E UPTON AVE
MESA, AZ 85212

HOLM ZACHARY JACOB
11236 E UPTON AVE
MESA, AZ 85212