

# Citizen Participation Report

## SWC 48<sup>th</sup> Street & Southern Ave. LMC Emblem Mesa (Case #ZON22-00942)

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### Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by Emblem Mesa (the "Applicant") to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning, Site Plan Review, and Design Review. These requests are for the proposed development of the +/-14.5-net acres located at the southwest corner of 48th Street and Southern Avenue east of Greenfield Road in Mesa and north of Hampton Avenue. (The "Property"). The proposed LMC's luxury residential gated community known as Emblem has enhanced design features, co-work space, recreational amenities, and landscape buffers that exceed standards.

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 online neighborhood meetings that exceeded the guidelines for the Citizen Participation and Neighborhood Outreach for rezoning and site plan review cases. In addition to neighborhood meetings, this document reports on multiple one-on-one meetings and phone calls with adjacent neighbors and HOA representatives. Significant changes were made to the plans that address the comments raised during citizen outreach.

### Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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Pew & Lake, P.L.C.

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**Daniel Tilton****Margarita Effron**

Applicant

Quarterra Multifamily Communities LLC

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### Actions Taken:

To provide effective citizen participation in conjunction with this application, the following is a summary of actions 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 the 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. January 20, 2022: Formal neighborhood meeting #1.
3. March 23, 2022: LMC meeting with the representative for of HOAs to the south and west.
4. April 20, 2022: Phone call with HOA representative regarding the status and invite to the HOA event. That week, wooden hubs were placed where some of the LMC buildings are proposed for the neighbors to see the locations of the transitioning building heights and buffers.
5. April 23, 2022: HOA event and BBQ – LMC and Sean Lake attended an informal neighborhood event. Representatives presented information about the LMC zoning case and modifications to the plans in response to citizen comments, and they received further comments.
6. May 9, 2022: Formal neighborhood meeting #2.
7. June 22, 2022: Sean Lake attended a meeting with neighbors to the west at Mark Killian's home.
8. June 30, 2022: Dan Tilton from LMC attended a meeting with the representative of Sunny Mesa HOA.
9. July 25, 2022: LMC and applicant met with Jessie Pitcher, the property owner who resided in the neighborhood, at Pew & Lake's offices to discuss the updates to the plan.
10. July 27, 2022: Neighbors to the west and south held meetings at the home of Robert Johnson, in which the following representative of the applicant attended: Dan Tilton with LMC.
11. August 9, 2022: Dan Tilton from LMC attended a meeting with the representative of Sunny Mesa HOA.
12. August: Property Owner Max Killian met with Jessie Pitcher regarding the development and the quality and buffers.
13. August 18, 2022: Dan Tilton from LMC attended a meeting with representatives of Sunny Mesa HOA and Fulton Park HOA.
14. August 25, 2022: Margarita Effron from LMC attended a meeting with the representative of Fulton Park HOA.
15. August 25, 2022: Dan Tilton and Margarita Effron from LMC attended a meeting with the representative of Sunny Mesa HOA.

16. March-August, 2022: The applicant also discussed the project further with neighbors after both neighborhood meetings. In the various meetings and phone calls, Mark Killian, the property owner representative, met with many of the neighbors to discuss their comments. He offered project updates and helped coordinate additional meetings with the development team. In some instances, he walked the site with people and showed them how far away the proposed buildings would be. Sean Lake and representatives of LMC also had additional phone calls with neighbors.
17. September 12, 2022: During the Design Review Board meeting for the LMC proposal, approximately 5 neighbors attended the meeting who live west of the project. Both the Design Review Board and the applicant responded to questions asked that were similar to topics covered during the neighborhood meetings.
18. The public hearing notice list will comply with City requirements; and it will include the above citizen on the list. For public hearing notice, applicant will posted a minimum of (2) two 4' x 4' signs on the Property in accordance with City requirements. A notarized document with an 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 meetings were held by the applicant to provide the opportunity for members of the public to discuss the proposed project. They were 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 ½ 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.

## Responses to Neighborhood Comments

The applicant's outreach to the citizens led to extensive modifications to the proposed plans. As new comments and solutions were found, the plans were changed again and again. The following summarizes the modifications made for each development. Details are found in the neighborhood meeting minutes. During the second neighborhood meeting and subsequent meetings, many neighbors stated their appreciation for the applicant for the modifications made, especially regarding Hampton Road improvements, vehicular access restriction, and reducing the building height and density. Other neighbors acknowledged the quality nature of the project.

### **Modifications to LMC Emblem:**

- REDUCED density from 288 units to 248 units which is a loss of ~15% of the units originally planned.
- Agreed to RESTRICT vehicular traffic to and from Hampton to only Emergency Vehicles only (subject to City approval). No vehicular access will occur there other than if a fire truck or similar were to need to access the site from the south during an emergency.  
This significantly will reduce traffic compared to the previous possibility of continuing 48<sup>th</sup> Street and its accompanying traffic south to the freeway. This closure converts south 48<sup>th</sup> Street and Hampton to low-intensity neighborhood streets.
- Designed 1-story building heights on the western boundary.
- REDUCED 3-Story Buildings to 2-Story buildings along the western and southern boundaries.
- Transition from 1-story to 2-story to 3-story from west to east.
- Moved residential buildings further away from neighbors.
- Increased building setbacks and landscape buffers.
- Two rows of staggered trees (36" Box that will grow to over 30 feet at maturity) will screen views to and from the site.
- Agreed to work with Neighbors on the placement of trees.
- Added parking spaces to exceed minimum standards for parking spaces.
- Provided Line of Sight exhibits.
- Enhanced the architectural elevations beyond the luxury materials, style, and recreational features already presented in early submittals.
- Discussions continue regarding reviewing the structure of the site wall on the property boundary and potentially replacing it with a 6-8 foot wall. This will depend on unanimous approval by the adjacent owners for the placement and design.

### **Recap of Citizen Comments and how they were addressed.**

**1<sup>st</sup> Neighborhood meeting:** The main comments raised during the 1st neighborhood meeting and other early meetings with citizens are summarized as follows:

1. Traffic and safety along Hampton Road at 48<sup>th</sup> Street – This topic received the most attention during the first neighborhood meeting. LMC proposed significant changes to the site plan along Hampton and reported those changes during the second neighborhood meeting. See the summary of changes listed above.
2. Preference for single-family use – Some neighbors' preferences for single-family stem from the concerns over traffic congestion, property values, and land use preferences. Neighbors noted the number of apartments in the area. The applicant conducted a study that found that within the General Plan Character area, single-family uses prevail, and this proposal falls well below the maximum allowed multi-family use in the General Plan.
3. Impacts: Property values and safety – experience and academic articles suggest that this request will not negatively affect property values. The Appraisal Institute and County Assessor use sales comparables of like properties for single-family communities. The

quality of the proposed uses and exceptional open space and design features will be a positive addition to the neighborhood. Regarding safety, the quality nature of the projects and defined spaces promote safety in design. The attached supplement includes a summary of some of the findings on these topics.

4. Quality housing – The applicant made it clear that the level of investment needed to sustain the recreational features and quality architecture will produce a high-quality development. No section 8 housing and no government subsidies are proposed for these above market projects. Funding is all private investment by the companies seeking to manage and oversee the professional maintenance of the properties over the long term.
5. Buffers, privacy, transition – In response to concerns regarding the buffers and privacy, enhanced transitions were proposed at the 2<sup>nd</sup> neighborhood meeting. LMC met one-on-one with adjacent neighbors between and after the neighborhood meetings and in phone calls. The result of those meetings are the changes listed in the above lists for LMC Emblem.

**2nd Neighborhood Meeting:** The main comments discussed during the 2nd neighborhood meeting and meetings with citizens are summarized as follows:

1. Traffic and safety – Many neighbors appreciated and welcomed the changes along Hampton Road at 48<sup>th</sup> Street, as summarized in the LMC modifications list. Some discussion focused on the kind of improvements along Hampton, such as the acceptance of incidental parking next to the school tennis courts during tennis matches. Another discussion item covered how different neighbors felt about speed humps.
2. Preference for single-family use – Similar topic as before. Fewer neighbors were concerned. Many neighbors appreciated the efforts to lower building heights and restrict access to Hampton, and some began supporting or accepting the proposal. Discussion focused more on the buffers and design.
3. Quality Design – The projects incorporate architectural features that indicate their quality nature. The LMC emblem received good reviews from the Design Review Board. The project has both indoor and outdoor recreational amenities fitting for the luxury residential community.
4. Buffers, privacy, transition – The previous description on pages 3-4 lists the changes to the buffer area as a result of the comments during the second neighborhood meeting and one-on-one meetings with neighbors. Updated line-of-sight exhibits reflect the changes.
5. Boundary wall – Private meetings with adjacent neighbors after the 2<sup>nd</sup> neighborhood meeting resulted in a proposed offer to replace the existing 6-foot walls with 6-8-foot walls, subject to approval from the respective adjacent owners during permitting.

## Conclusion

At the 2nd neighborhood meeting, many neighbors thanked the development and design teams for their efforts. The citizen participation requirements of the zoning code have been exceeded beyond usual expectations. Since that 2nd meeting, the applicant continued to meet with neighbors to the south and west to discuss their comments, and revisions to the plans were made to address their concerns.

Principles of good planning and design have been incorporated into the project, building heights, and perimeter buffers. Compared to other projects, exceptional enhancements to the plans have been made that merit meaningful consideration by the City.

### **Attached Exhibits:**

- 1) Neighborhood meeting summaries and participant lists
- 2) Notification letters for the neighborhood meetings
- 3) Notification map of surrounding property owners within 1,000 ft. of the Property
- 4) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)
- 5) Supplement exhibit regarding the topic of property values and public safety impacts.

**Citizen Participation Report Supplement**  
**Property Values and Public Safety**  
**LMC Emblem and Sparrow Mera Greenfield**  
**Southern Avenue & 48<sup>th</sup> Street**

**Positive Impact on Property Values**

This Citizen Participation Supplement addresses the comment raised during citizen participation for the above projects regarding impacts that the proposed luxury multi-family uses may have on property values of surrounding single-family homes in the vicinity. In sum, based on extensive experience, proposed developments like Sparrow and LMC Emblem are not expected not have an adverse effect on surrounding property values and may contribute to value in the community.

Two studies have taken a macro look at home values and house appreciation near multifamily housing properties. One study focused on “working communities” throughout the nation – neighborhoods of predominantly low- and moderate-income working households. The study looked at data from the 2000 US Census and compared house values in those communities with the share of multifamily housing in those communities. The conclusion: working communities with multifamily dwellings actually have *higher* property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units. In fact, among working communities, “the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest.”<sup>1</sup> The study also noted a similar phenomenon with respect to income: among working communities, higher household income was positively associated with the share of multifamily housing.<sup>2</sup>

The other macro analysis compared the rate of property value appreciation for houses with multifamily housing nearby with the appreciation rate for houses with no multifamily housing nearby. Houses with apartments nearby actually enjoy a slightly higher appreciation rate than houses that don’t have apartments nearby. Homes that are not located in multifamily areas appreciated at an average annual rate of 3.59 percent between 1987 and 1997, compared with a higher appreciation rate of 3.96 percent for houses near multifamily buildings. For the 1997-1999 period, the figures were 2.66 percent and 2.90 percent, respectively.<sup>3</sup>

Case studies examining individual sites and metro areas have been used to get a more detailed picture of the effects of multifamily properties on surrounding property values measuring a variety of relevant characteristics, including house price, price per square foot, house price appreciation, time on the market, and the ratio of sales price to asking price in order to assess “the worst-case scenarios of multi-family intrusion into a single-family neighborhood.” Their conclusions:

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<sup>1</sup> Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, “America’s Working Communities and the Impact of Multifamily Housing,” Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17.

<sup>2</sup> Ibid., p. 16.

<sup>3</sup> National Association of Home Builders, “Multifamily Market Outlook,” Washington, DC, November 2001, pp. 3-4.

“We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes.”<sup>4</sup>

Furthermore, real estate appraisers and the Maricopa County Assessor value single-family residential property based on sales in the area of like size, type, and kind, which is different than the multi-family developments and therefore an unequal comparison ([maricopa.gov/assessor](http://maricopa.gov/assessor)).

### **Crime rate increase**

Current trends indicate more balance in public safety between multi-family and single-family neighborhoods. A study conducted for the Arizona Multihousing Association concluded that the perception of higher crime associated with multifamily housing results from counting police calls by address. Hence an apartment property with 100 or more units at the same address may be wrongly compared to one single-family residence. “In actuality, when police data is analyzed on a per-unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas.”<sup>5</sup> Crime prevention in design also contributes to safety which is provided in the Sparrow and LMC Emblem cases.

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<sup>4</sup> Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, “Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values,” Cambridge, MA: MIT Center For Real Estate, April 2005, p. xiii.

<sup>5</sup> Elliott D. Pollack and Company, “Economic & Fiscal Impact of Multi-family Housing,” Phoenix: Arizona Multihousing Association, 1996, Part II.

**Neighborhood Meeting Summary**  
***Sparrow Partners Greenfield and LMC Emblem***  
***48<sup>th</sup> Street and Southern Avenue***

**January 20, 2022 at 6:00 pm**

**Online Zoom Meeting**  
**www.zoom.us**

The neighborhood meeting began at approximately 6:02 pm and ended at 7:30. It is estimated that 49-50 total neighbors attended in the duration of the meeting. Present for the applicant were Mark Killian for the property owner, Pat Helgeson and Alex Knott from Sparrow Partners, Dan Tilton and Mark Kaminski representing LMC, and Sean Lake and Jon Gillespie from Pew & Lake, PLC.

### **Initial Presentation**

The format for the meeting was a formal presentation and live video viewing, followed by a question-answer session using Zoom's technology. Sean Lake made introductions and gave a brief presentation supported by PowerPoint slides (see attached), summarized as follows:

1. Explanation of the meeting format and question and answer session.
2. Project location, aerial map, and background.
3. Discussion on the proposed zoning and general plan designations. A rezoning is done before a property gets developed.
4. Proposed on the northern portion of the site is a 9-acre high-quality, age restricted (55+) luxury gated community for active adults on the north portion. The site will be highly amenitized and contribute to a nice use that is designed sensitive to the surrounding uses. This is not assisted living, not a nursing home. No medical services or restaurant services are provided. It is designed for independent people, usually empty nesters and retirees. It wraps around Mr. Killian's property. This is an amenity-rich community serving residents who want to stay.
5. On the southern portion of the site, LMC is proposing a 15-acre gated, multi-family development known as Emblem. Like the Sparrow development, this proposal incorporates all the features of a high-quality resort lifestyle environment with generous landscaping and buffers, large clubhouses, and robust recreational facilities. These amenities combined with the nice architecture will offer exceptional residential developments that will complement the surrounding area.

Following Mr. Lake's presentation, a question-answer session proceeded, summarized as follows:

### **Questions and Answers**

1. With protecting surrounding property values in mind, a neighbor asked whether any low income housing is being proposed. If you are proposing high end units, what are the households you are expecting in these developments.

- A. Based on experience, this development targets the above market rate rents and is not anticipated to have an adverse effect on property values in the area. This is not low-income housing, and the developers are receiving no funding for that purpose. No section 8, no nursing home or assisted living, no industrial bonds, no government subsidies. Significant private investment is going into this development that will produce a quality level of project design and recreational amenities that will contribute to a higher end and more stable neighborhood.
2. Various neighbors voiced concerns about traffic safety, particularly south of the property where Hampton turns south into 48<sup>th</sup> Street. Frequently, neighbors hear cars racing up and down Hampton Ave. and south 48<sup>th</sup> Street over the freeway. Many neighbors feel like the additional residents and vehicles from the LMC Emblem project will further increase the congestion and speeding in that area. Some neighbors walk or jog on Hampton and 48<sup>th</sup> to the canal. Similar indirect concerns were raised regarding 48<sup>th</sup> Street and Southern with the school being nearby.
  - A. We have not filed a formal application, just a pre-submittal. For the formal submittal, we will do a traffic study by a traffic engineer and work with the City traffic engineering department. They will review the proposal and require compliance with City standards.

Sparrow's development has 2 access points at Southern and 48<sup>th</sup> Street. Also, there are multiple access points for the southern Emblem development to access 48<sup>th</sup> Street to the north, Greenfield to the west and Higley to the east and head south on 48<sup>th</sup> Street. Hampton Avenue and Holmes Avenue will help distribute the traffic. The goal is to not allow 48<sup>th</sup> Street to continue through. This is a private community with a gate, so there will not be any cut-through traffic, thus reducing traffic over the long term.

The nature of Sparrow's 55+ housing produces less traffic than usual, which decreases traffic demand than a typical development. Without kids, the residences have more widows and single households. Its average age is closer to age 70 active adults and 60% or more are single individual households. So there are fewer trips to work, fewer trips to schools and other places. This comes from experience with other types of communities in similar situations.
3. Points were raised regarding 48<sup>th</sup> Street and Hampton Ave. Many neighbors stated that they approve of the plan to block 48<sup>th</sup> Street so that it will not continue through, especially those who live in Sunny Mesa 1, because that will help control traffic. A few neighbors south of the development were concerned about traffic, and if needed, there was mention about the possibility of 48<sup>th</sup> Street continuing through and whether that would help. Others mentioned that a stop sign intersection or speed bumps on 48<sup>th</sup> Street south of the project and/or Hampton Ave. could help address speeding and traffic control.
  - A. These comments were acknowledged. The applicant will prepare a traffic study that will determine impacts on the surrounding streets. This project will be required to complete the City's right-of-way improvements for the half-streets, including paving, curb, cutter, sidewalks, landscaping, as well as any traffic engineering measure to mitigate traffic concerns.
4. Many neighbors voiced concerns with density and the 3-4 story maximum building height. A neighbor commented about her concern with visibility to the school playgrounds from the upper story buildings.
  - A. Based on the proposed preliminary site plan shown in the meeting, the project will have increased buffers than usual, and increased distances in every direction. On both plans,

enhanced separation is designed into the multi-story buildings with a highly landscaped buffer with trees to help screen views to and from the site. On the Sparrow plan, the height and transition has been approved before north of Sunland. To the west on Southern, the a single-family parcel is preserved that creates a buffer and an approximately 400-foot separation to the multi-story age-restricted residential building. One-story cottage homes are proposed on Sparrow's Plan next to the few residences located to the west. The church blocks many of the views to the east toward the school.

The southern Emblem portion of the project, housing units are pushed further away to the east, and there are landscape buffers and street to the south. Garage buildings, trees and landscaping, parking spaces, drive aisle, and total separation will help screen the project to the west. Buildings are located so they do not directly face onto the property line. The project designers were aware of potential views by neighbors into this site but designed this project carefully with that in mind.

5. Similar to the above topic, many neighbors prefer a single-family use over a multi-family use at this midblock location and given the other nearby multi-family uses in the area. One neighbor said they prefer offices.
  - A. Multi-family uses of this size and type are commonly located next to non-residential as in this case. Specifically, this property is adjacent to office, church, multiple schools on the Brimhall site, and the Southern Avenue arterial street to the north. Multi-family uses are commonly seen as a good transition from these kinds of higher intensity uses to single-family properties. This location will allow for reduced demand for cars because of the walking distance to schools and businesses. The key in this case is to transition the sizes of buildings and provide landscaping to the west, which this plan accomplishes.

Orientation of the buildings are designed to increase security and crime prevention. The project is designed with the internal open space areas as the focal point, not exterior. There is greater separation to the school project for most buildings. A parking area with garage buildings and orientation of the buildings eliminates direct visibility into the tennis courts and play areas. The school property itself has parking areas and other buildings between the one building that is near the northeast boundary of the site, thus creating a negligible issue on the matter of visibility to the east.

6. An adjacent neighbor preferred 1 or 2-story heights proximate to their property to the west.
  - A. This was noted. One-story cottages are designed on the Sparrow site plan for approximately 350-400 feet. On the Emblem Plan are 1-story garage buildings and landscape/parking areas as noted before.
7. What are the size of the units and size of families expected in them?
  - A. Proposed are Studio, 1-bed, 2-bed, and 3-bedroom units. It is preliminary at this time, but we generally estimate the households being 1.3 people per unit for Sparrow and less than 2 per unit for Emblem. The average unit size for the Emblem development is 900 square feet. The streets and layout of the walkways and gated community aspect are some of the many factors that went into the design. We will perform traffic studies and comply with city requirements for traffic access.
8. Some of the neighbors to the west and south commented on the neighborhood safety and security.

- A. We believe the quality safety features integrated into these gated communities will help make this proposal a good fit for the neighborhood.
- 9. Are additional densities allowed with this rezoning proposal and the RM-4 district? Will the developer change the plan after the approval to fit more units in? If demonstrating quality now, we would expect that to be developed.
  - A. The plan in for this property is to develop what is being submitted and presented during the zoning case. Years ago when conventional zoning was more common, the density was approved without a specific plan. Now, it is more common to require a PAD, which ties the zoning to the specific plan being presented for the zoning case. A PAD as will be requested in this case requires that the developer build what was approved. Any major changes to the plan would not be allowed and would require having to rezone the property and go through the entire public process all over again.
- 10. What is the timeline for the process?
  - A. Currently we are in the preliminary stages of the process. We have not filed a formal zoning application yet and want to gather information from the neighborhood first. After this meeting, we will gather all the information and prepare a formal application. The zoning process can take approximately 6-9 months, followed by another 6-9 months of engineering and permitting before construction begins. During the zoning process, at the end of submitting the plans and working with the various departments, the Planning and Zoning Board will consider this case, and a notice list will be prepared for that that. The Board will make a recommendation, ultimately, the City Council will make a determination.

**Neighborhood Meeting Participant List**  
***Sparrow Partners Greenfield and LMC Emblem***  
***48<sup>th</sup> Street and Southern Avenue***

**January 20, 2022 at 6:00 pm**

**Online Zoom Meeting**  
**www.zoom.us**

**Zoom Meeting Participant List:**

**Applicant:**

Pat Helgeson and Alex Knott – Sparrow Partners  
 Dan Tilton Mark Kaminski – LMC  
 Mark Killian – Property Ownership  
 Sean Lake – Pew & Lake, PLC  
 Jon Gillespie – Pew & Lake, PLC

**Public: Total 56 Participants**

- |                            |                         |                      |
|----------------------------|-------------------------|----------------------|
| 1. A Carranza              | 21. Jay R               | 40. Postert, K.      |
| 2. Andy Silvas             | 22. Jenny               | 41. Richard Everhart |
| 3. Anthony Nocera JR       | 23. Justin Hinton       | 42. Rikki's S20 FE   |
| 4. Call, Andrew            | 24. K Postert           | 43. Robert Galvan    |
| 5. Call, Cheri             | 25. Karen Elliott       | 44. Robert Johnson:  |
| 6. Cole West               | 26. Katie Powell        | Sunny Mesa HOA       |
| 7-8. D & J Wagner          | 27. Larry Cheuk         | 45. Ryan Hamilton    |
| 9. Dalton, Paul            | 28. Larry Tryon         | 46. Scott Clifford   |
| 10. Dalton, Mrs.           | 29. Linda Michaelson    | 47. Shelly           |
| 11. Dan Bissonnette        | 30. Michelle            | 48. Stosz, Jay       |
| 12. Doug Lusko             | 31. Milena Delgado      | 49. Stosz, Sarah     |
| 13. Dr. Ben                | 32. Moir, Criag         | 50. Susan Silvas     |
| 14. Earnest Riley Gonzales | 33. Moir, Judy          | 51. T J              |
| 15. Fisher, Kirk           | 34. Olsen, Carl         | 52. Tantalean, David |
| 16. Fisher, Noelle         | 35. Olsen, Colleen      | 53. Tantalean, Mrs.  |
| 17. George Grossman        | 36. Pauline Caporaletti | 54. Tom Duffy        |
| 18. Gitau                  | 37. Pitcher, Jeff       | 55. Tyler Helbing    |
| 19. Gwen Matheny           | 38. Pitcher, Jessie     | 56. Wayne Knight     |
| 20. Jana Westergard        | 39. Postert, Duston     |                      |

## Presentation for the First Neighborhood Meeting



Sparrow Greenfield



Emblem

48<sup>th</sup> Street and Southern Avenue  
Neighborhood Meeting  
January 20, 2022

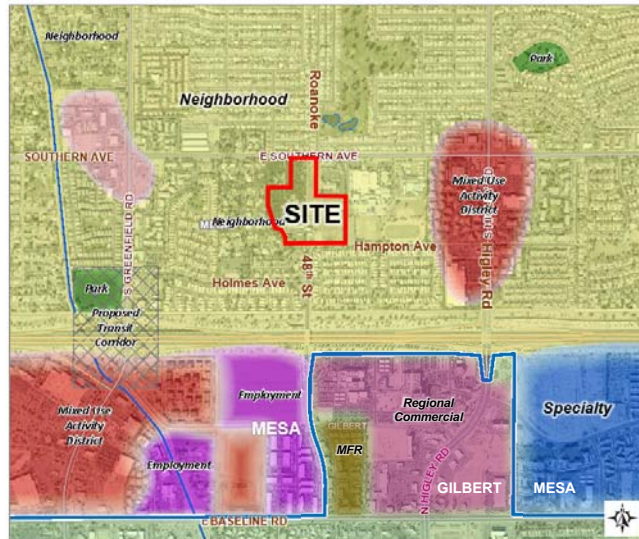
1

## Aerial Map



2

## General Plan: Neighborhood



- Policies encourage variety of residential
- Transition to schools and office to lower density areas.



3

## Zoning Map

Existing



Proposed



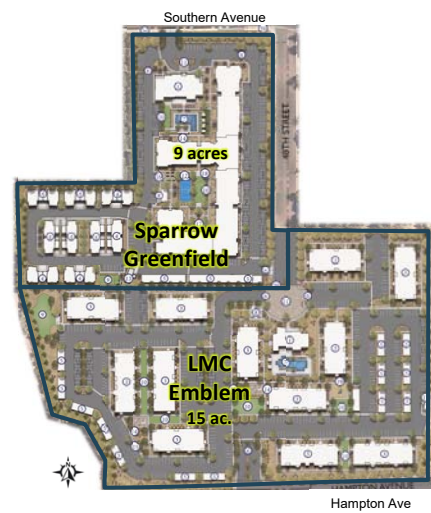
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## Aerial Map



5

## Aerial Map – Overall Plan



6

## Sparrow Greenfield

- Gated multi-family active adult (55+) gated community
- Building height: 1 and 4 stories
- 218 units on 9 acres
- Density: Approx. 26 du/acre
- Layers of open space
- Lifestyle features and amenities
- Landscaping, perimeter buffers



7

## Sparrow Greenfield

### Clubhouse

- Recreation space
- Kitchen
- Lounge
- Clubroom
- Wellness Studio
- Fitness Center
- Outdoor patio seating



8

## Preliminary Site Plan

### Open Space Amenities

- Resort-style pool and open space with barbeque grills
- Large clubhouse, 10,500 SF
- Outdoor lounge
- Fitness and wellness facilities
- Pickle ball court
- Pet friendly spaces
- Community garden
- Interior lounges, sitting areas
- Shaded pedestrian paths



9

## Architectural Imagery, 55+ Residences



**SPARROW**  
PARTNERS

10

## Architectural Imagery, 55+ Residences



11

## Sample Architectural Imagery, 55+ Residences



12

## Sample Architectural Imagery, 55+ Residences



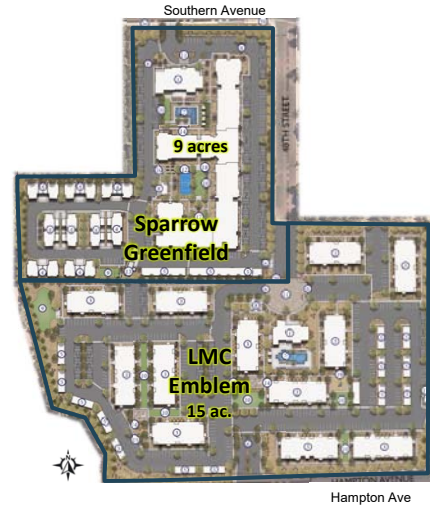
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## Representative Imagery from Similar Approved 55+ Residences in Maricopa County



14

## Overall Preliminary Plan



15

## Emblem Preliminary Site Plan



- Gated multi-family gated community
- Building height: 3 stories
- 288 units on 15 acres
- Density: Approx. 20 du/acre
- 12 buildings
- Garages
- Lifestyle features and amenities
- Landscaping, perimeter buffers



16

## Emblem Preliminary Site Plan

### Open Space Amenities

- Resort-style pool and open space with barbeque grills
- Large clubhouse
- Interior lounges, sitting areas
- Outdoor lounge
- Fitness center
- Pet friendly spaces
- Shaded pedestrian paths
- Outdoor games
- Play equipment
- Fire pit
- 4 secondary parks



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## Preliminary Open Space Plan

### Open Space Amenities

- Resort-style pool and open space with barbeque grills
- Large clubhouse
- Interior lounges, sitting areas
- Outdoor lounge
- Fitness center
- Pet friendly spaces
- Shaded pedestrian paths
- Outdoor games
- Play equipment
- Fire pit
- 4 secondary parks



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## Preliminary Elevations



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## Questions?

### Contact:

Pew & Lake, PLC  
 1744 S. Val Vista, Suite 217  
 Mesa, AZ 85204  
 Ph: 480-461-4670  
 Fx: 480-461-4676

**Sean B. Lake**

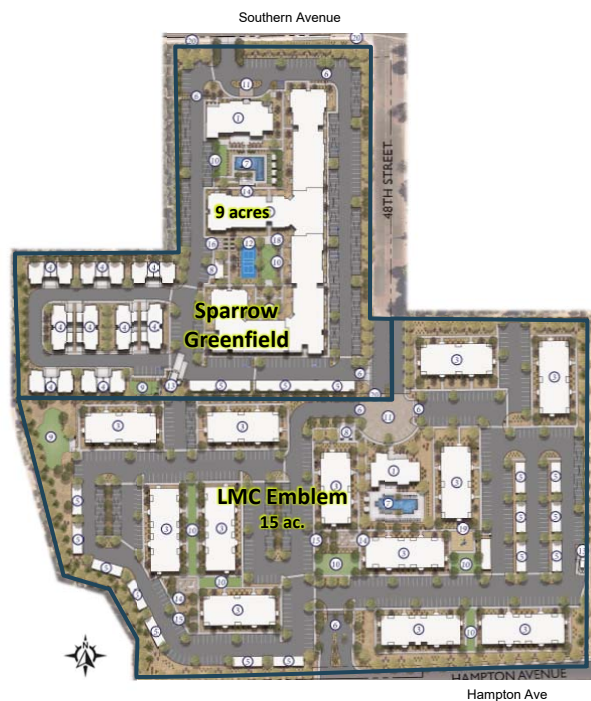
Email: [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com)

**D.J. Stapley**

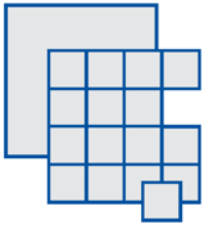
Email: [djstapley@pewandlake.com](mailto:djstapley@pewandlake.com)



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



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

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

January 7, 2021

## NOTICE OF ONLINE NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our clients, Sparrow Partners and Lennar Multifamily Communities (LMC), we are pleased to provide notice of a neighborhood meeting and preliminary zoning proposal to receive your input regarding a property in your area. The property includes the approximately 24 acres located at the southwest corner of 48<sup>th</sup> Street and Southern Avenue and north of Hampton Avenue. Sparrow and LMC are reputable companies with experience in delivering high-quality market rate projects in Arizona, and they are partnering in a proposed development of two luxury gated residential developments. On the northern portion of the site is Sparrow's resort style, active adult (55+) living multi-family gated community, known as Sparrow Mera Greenfield. On the southern portion of the site, LMC is proposing a gated, multi-family development known as Emblem.

Both developments incorporate all the features of a high-quality resort lifestyle environment with generous landscaping and buffers, large clubhouses, and robust recreational facilities. These amenities combined with the high quality architecture and will offer exceptional developments that will complement the surrounding area. The applicant anticipates that the specific request to the City will be Rezoning from RS-43 and SF-15 to RM-4 PAD, and Site Plan Review. A copy of the conceptual site plan and conceptual elevations are enclosed with this letter.

A **neighborhood meeting** will be held virtually via Zoom, a free online meeting service to discuss this request and answer any questions you may have. As part of making this a successful project, we value and look forward to your input and comments. The meeting information is provided as follows:

**Date:** January 20, 2022  
**Time:** 6:00 p.m. (Arizona Time)  
**Website:** [www.zoom.us](http://www.zoom.us)  
**Meeting ID:** 828 5856 4552 **Password:** 100

If you wish to participate in the online meeting, before the meeting begins, please connect by a device with video, and if asked, fill-in your contact information. Then, Zoom will email you a link and options for entering the meeting. To connect by phone for audio-only participation, call 1-346-248-7799. If you have any questions, please contact either me or D.J. Stapley by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [djstapley@pewandlake.com](mailto:djstapley@pewandlake.com) or by phone at 480-461-4670.

Because this is very early in the process, no formal application has been submitted to the City of Mesa and no public hearing has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will be notified.

Sincerely,

Sean B. Lake  
PEW & LAKE, PLC

*Conceptual Elevations of LMC's Emblem*



*Conceptual Elevations of the 55+ Residences in Sparrow Mera Greenfield  
(views from 48<sup>th</sup> street and Southern)*

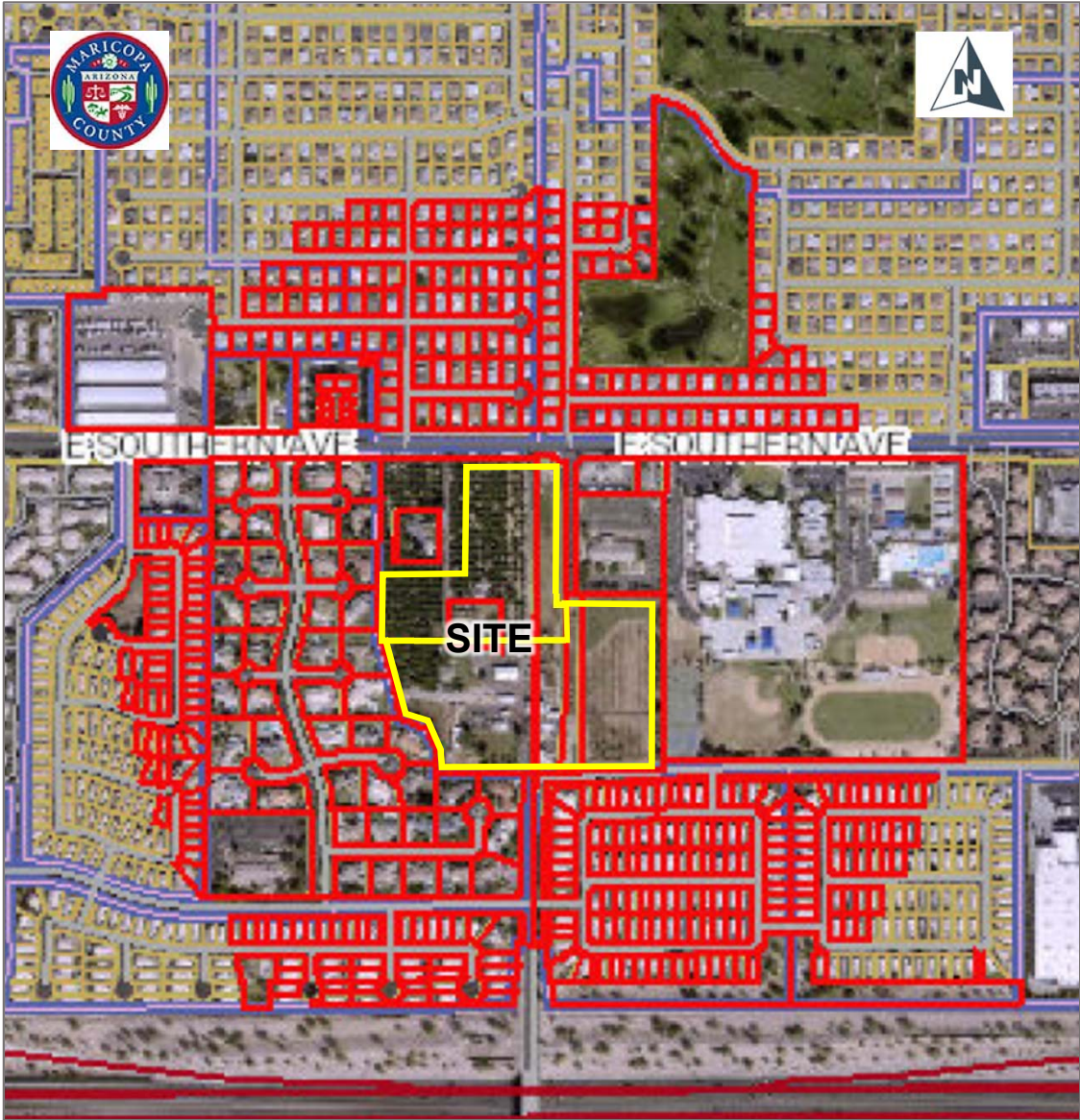




# KEYNOTE LEGEND

- ① CLUBHOUSE
- ② 4-STORY SPARROW ACTIVE ADULT APARTMENT BUILDING
- ③ 3-STORY LMC EMBLEM APARTMENT BUILDING
- ④ SINGLE-STORY SPARROW 55+ COTTAGES
- ⑤ SINGLE-STORY GARAGE BUILDING
- ⑥ GATED ENTRANCE
- ⑦ SWIMMING POOL / SPA
- ⑧ MAILROOM
- ⑨ DOG PARK
- ⑩ TURF/RECREATIONAL AREA/EVENT LAWN
- ⑪ DECORATIVE PAVEMENT
- ⑫ PICKLEBALL COURT
- ⑬ TRASH / RECYCLING ENCLOSURE
- ⑭ OUTDOOR KITCHEN BBQ GRILLS
- ⑮ FIRE PIT AREA
- ⑯ COMMUNITY GARDEN
- ⑰ LOUNGE AREA
- ⑱ OUTDOOR FITNESS
- ⑲ PLAYGROUND / TOTLOT
- ⑳ MONUMENT SIGN

Property Owners, 1,000 Feet+  
Southern Ave. & 48th St.



Source: Maricopa County Assessor, 2022

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

Owner	Address	City	State	Zip
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
ABRAMS RICHARD A/ARLENE	4938 E FLOSSMOOR AVE	MESA	AZ	85206
ADSIT LORI ANN/JARAN BRADLEY	1424 S ROSEMONT	MESA	AZ	85206
AGUILAR ADRIAN/SABO SELENA	5018 E HARMONY AVE	MESA	AZ	85206
AL AND JANET ANDERS TRUST	1532 S QUAIL CIR	MESA	AZ	85206
ALAN AND SHERYL R BARBER REV LIVING TRUST	800 BROADMOOR LN	PROSPER	TX	75078
ALEMIDA JACLYN N/RICHARD L	4915 E FLOSSMOOR AVE	MESA	AZ	85206
ALLEN FAMILY TRUST	4632 E GROVE CIR	MESA	AZ	85206
ALLTOP LORRAINE R	4634 E FLOWER AVE	MESA	AZ	85206
AMH 2014 3 BORROWER LLC	23975 PARK SORRENTO	CALABASAS	CA	91302
ANDERSON BARRY K/KELI C	2008 E TEAKWOOD PL	CHANDLER	AZ	85249
ANDERSON FAMILY LIVING TRUST	4849 E HILTON AVE	MESA	AZ	85206
ANDERSON KYLE/DICKSON TAMMY L	1415 S QUINN	MESA	AZ	85206
APPEL EDWARD W/NANCY D TR	4757 E FARMDALE CIR	MESA	AZ	85206
ARNOLD DARREL/MEGHAN	1547 S RESEDA CIR	MESA	AZ	85206
ASHLEY PAUL M	4535 E GROVE AVE	MESA	AZ	85206
AYALA EMIDIO C/BARRANCA NORMA	4551 E HAMPTON AVE	MESA	AZ	85206
AZEKA BRYAN/ALYSSA	4843 E HARMONY AVE	MESA	AZ	85206
BALDWIN MURRAY C/DENA M	4758 E HOPI CIRCLE	MESA	AZ	85206
BARENBURG ERIC R/BARBARA F	4646 E FLOWER AVE	MESA	AZ	85206
BARNES RICHARD/SANDRA	4659 E FARMDALE AVE	MESA	AZ	85206
BAWDEN DEREK L/JASMINE ALMA	1504 S ROANOKE	MESA	AZ	85206
BEALL CHERYL	1545 S QUAIL CIR	MESA	AZ	85206
BEBES NIRVANA LP	1751 W CITRACADO PKWY CLUB HOUSE	ESCONDIDO	CA	92029
BELLUS ZACHERY N/GENICE T	4408 TROTTER LN	FLOWER MOUND	TX	75028
BENNETT BRYAN R/BELINDA J	4830 E HOLMES AVE	MESA	AZ	85206
BETZ KURT A	4821 E HILTON AVE	MESA	AZ	85206
BISSONNETTE DANIEL	4664 E GROVE CIR	MESA	AZ	85206
BLAISDELL JENNIFER/DUEKER NOAH	4820 E HOLMES AVE	MESA	AZ	85206
BLUE ACORN INVESTMENTS LLC	1753 E BROADWAY RD STE 101 PMB 400	TEMPE	AZ	85282
BLUE MONTY/LESLIE	4855 E HILTON AVE	MESA	AZ	85206
BOHAYCHUK PAULA/MILES	4636 E FLORIAN AVE	MESA	AZ	85206
BOHENECK CHANCE M	1540 S RESEDA CIR	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

BOND RUSSELL W	4539 E GLADE CIR	MESA	AZ	85206
BONHAM KRISTY LYNN	4614 E HOPI AVE	MESA	AZ	85206
BOTNEN ELAINE C	4711 E FLOSSMOOR CIR	MESA	AZ	85206
BOWERSOX CHARLA A	4745 E FLOWER CIR	MESA	AZ	85206
BOYD ZACHARY RYAN/WRIGHT JESSICA JUNE	4861 E HOLMES AVE	MESA	AZ	85206
BRADLEY LENORA/DAVIS KENT	4947 E HILTON AVE	MESA	AZ	85206
BRALEY BRIAN P/JUSTINE M	4856 E HILTON AVE	MESA	AZ	85206
BRANNIC TERENCE/MILLER CHRISTA	4963 E HARMONY AVE	MESA	AZ	85206
BRATCHER MICHAEL R/SHERRY E	4533 E GLADE CIR	MESA	AZ	85206
BREWSTER DONALD O/TERI J	2178 PAR DR	WASHBURN	ND	58577
BRIDGES AUSTIN	1534 S RESEDA CIR	MESA	AZ	85206
BRILEY DANIEL L/KAREN E	4647 E GARNET CIR	MESA	AZ	85206
BRONAUGH GEORGE A/JEAN M	4943 E FLOSSMOOR	MESA	AZ	85206
BUNNEL BRADLEY TED/KATHLEEN MICHELE	4644 E HOPI AVE	MESA	AZ	85206
BURTON BRYNA M/LEHLAND	1437 S QUINN	MESA	AZ	85206
CAGAS JIMMY P/MARIA F	4843 E HILTON AVE	MESA	AZ	85206
CALL ANDREW	4821 E HARMONY AVE	MESA	AZ	85206
CAMPBELL PAMELA R	4540 E HAMPTON AVE	MESA	AZ	85206
CAPE MARVIN/NORMA/CHANEY MOYRA	4633 E FLOWER AVE	MESA	AZ	85206
CAPOARETTI FRANK G/PAULINE A	1447 S RACINE	MESA	AZ	85206
CARLSON LYNN R	4705 E FLOWER CIR	MESA	AZ	85206
CARNEY RONALD W & DENISE A	1441 S QUINN	MESA	AZ	85206
CAROLYN AND RALPH BREHANY TRUST	4748 E FLOSSMOOR CIR	MESA	AZ	85206
CAROLYN CARNICKE TRUST	35 S GARNET RD	GILBERT	AZ	85296
CARRILLO JOSE R/MARIBEL C	4616 E GROVE CIR	MESA	AZ	85206
CASTANEDA ALEJANDRO/MCCARTHY VICTORIA LYN	4554 E HAMPTON AVE	MESA	AZ	85206-3365
CHAMERNICK MATHEW/TAMARA A	8700 FORESTVIEW LANE N	MAPLE GROVE	MIN	55369
CHASTAIN GARY D/JOSIE TR	4548 E GROVE AVE	MESA	AZ	85206
CHIANG LEONARD	4625 E GARNET CIR	MESA	AZ	85206
CHU NANCY I	1425 S QUINN	MESA	AZ	85206
CIONCI JOHN A	4901 E HOLMES AVE	MESA	AZ	85207
CLARK JOSHUA/ALYSSA	5004 E HOLMES AVE	MESA	AZ	85206
CLARKSON DAVID D/MICHELLE C	4624 E GARNET CIR	MESA	AZ	85206
CLEARVIEW ASSETS LLC	7316 E SOUTHERN AVE #13484	MESA	AZ	85216

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

CLEVENGER SHAUNA L	4725 E HOPI CIR	MESA	AZ	85206
CORDOVA ISABEL/KENNETH D	5009 E HOLMES AVE	MESA	AZ	85206
CORP OF PRES BISHOP OF CH OF JC OF LDS	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150-0022
CORP OF PRESIDING BISHOP OF CHURCH LDS	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150-0022
CRANDALL LINCOLN S/ELIZABETH R	5029 E HARMONY AVE	MESA	AZ	85206
CULLUM JUDY L	4728 E HOPI CIRCLE	MESA	AZ	85206
CUSHLER CRAIG ALLEN/PING	2043 E WILLOW WICK RD	GILBERT	AZ	85296
CYPERT ANTONIO/MEAD EMILY	1251 S QUINN	MESA	AZ	85206
DALLAGO ANTHONY P	1132 W WILDHORSE DR	CHANDLER	AZ	85248
DAMICO DORIS A	312 W 64TH ST	INGLEWOOD	CA	90302
DANIEL GARY M/MARY L	4916 E HILTON AVE	MESA	AZ	85206
DAVID AND CAROL KILLIAN REVOCABLE TRUST	4445 E HOLMES AVE UNIT 102	MESA	AZ	85206
DAVID C HUBBARD AND CAROLYN K HUBBARD REV TR	4635 E FLORIAN AVE	MESA	AZ	85206
DAVIDSON ROBERT W/MIRIAM A	4656 E HOPI AVE	MESA	AZ	85206-3380
DAVIS CATHLEEN ANNE	1353 S QUINN	MESA	AZ	85206
DAWSON VIRGINIA R TR	4658 E FLOWER AVE	MESA	AZ	85206
DAY MICHAEL/MASON ALYSCIA	1318 S QUINN	MESA	AZ	85206
DE WIDGER ROSA ACUNA	4917 E HOLMES AVE	MESA	AZ	85206
DEHART DENISE K	4730 E FLOWER CIR	MESA	AZ	85206
DELGADO MILENA	4646 E GARNET CIR	MESA	AZ	85206
DENNISON JOSHUA A	4859 E HILTON AVE	MESA	AZ	85206
DEON VELIZ FAMILY TRUST	5011 E HARMONY AVE	MESA	AZ	85206
DEWEERDT LEON R/ELSIE M	4714 E FLOWER CIR	MESA	AZ	85206
DIANE L FALKE REVOCABLE TRUST	4640 E FLOWER AVE	MESA	AZ	85206
DICKES FAMILY LIVING TRUST	1428 S ROANOKE	MESA	AZ	85206
DIEDRICK PROPERTIES L L C	PO BOX 20456	FOUNTAIN HILLS	AZ	85269
DILLEY WILMA R	4909 E FLOSSMOOR ST	MESA	AZ	85206
DIMICHELE LEONARDO	2601 W CLAREMONT ST	PHOENIX	AZ	85017
DOBESH DALE/LOLA	4827 W 139TH ST	SAVAGE	MN	55378
DODD DESIREE	550 E MCKELLIPS RD APT 2044	MESA	AZ	85203
DONNA K LYSTROM REVOCABLE TRUST	4517 E DELTA AVE	MESA	AZ	85206
DUNSEATH JOSEPH	4862 E BASELINE RD STE H-103	MESA	AZ	85206
DURAN BERNADINE N/PADILLA LEONARD E	1164 S QUAIL	MESA	AZ	85206
EAVES SUTTON/MAKAYLA	2545 E QUEEN CREEK RD	GILBERT	AZ	85297

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

EBY JASON	1336 S QUINN ST	MESA	AZ	85206
EGGE CURTIS L TR	2417 DEMORES DR S	FARGO	ND	58103
ELDON AND JOETTA HARTMAN JOINT REV TRUST	948 S ST PAUL ST	MESA	AZ	85206
ELLIOTT KELVIN L/KAREN S	4751 E HARMONY CIR	MESA	AZ	85206
ERIC J AND SUSAN R JENSEN FAMILY TRUST	2030 N OVERLAND	MESA	AZ	85207
ESTRADA CESAR VASQUEZ	4740 E HOPI CIR	MESA	AZ	85206
ESTRADA GUILLERMO E	4548 E HAMPTON AVE	MESA	AZ	85206
EVANS BRIAN J/DOVEL-EVANS GEORGIA C	5235 E SOUTHERN AVE UNIT 106-137	MESA	AZ	85206
EVANS NILE D/SANDRA J	4612 E GLADE CIR	MESA	AZ	85206
EVERHART RICHARD M/LINDA A	4703 E FLOSSMOOR CIR	MESA	AZ	85206
FAUSZ WILLIAM C/KAREN K	1112 S ROANOKE	MESA	AZ	85206
FENN JULIA D	4860 E HILTON AVE	MESA	AZ	85206
FERRELL LORI E	1541 S RESEDA CIR	MESA	AZ	85206
FIGUEROA VICENTE BELTRAN	4734 E HOPI CIR	MESA	AZ	85206
FISHER KURT R/NOELLE J	4661 E HARMONY CIR	MESA	AZ	85206
FITZGIBBON TIMOTHY J/JIMI LOU	1329 S QUINN	MESA	AZ	85206
FKH SFR PROPCO A L P	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067-8261
FLATT KAREN L	5010 E HOLMES AVE	MESA	AZ	85206
FLEMING FINANCIAL SERVICES INC	4702 E SOUTHERN AVE	MESA	AZ	85206
FLETCHER EMILY/BAKER THOMAS	4746 E HOPI CIR	MESA	AZ	85206
FOUNTAIN RUTH A/ROBERT E	2229 N DEMARET DR	MESA	AZ	85215
FRANK KLEMAN LIVING TRUST	4832 E FLOSSMOOR AVE	MESA	AZ	85206
FRANKLIN LISA/HANSON ELAINE	4630 E FLORIAN AVE	MESA	AZ	85206
FREDRICKSON RONALD R/MARILYN K	238-17 SHELTON RD	RANDLE	WA	98377-9624
FRENCH DAN M/ROSE M	4644 E GABLE CIR	MESA	AZ	85206
FREW ARTHUR J/JARED A	1464 S ROANOKE	MESA	AZ	85206-3404
FULTON PARK HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
FULTON TROY MICHAEL	4634 E HOPI AVE	MESA	AZ	85206
GARCIA FRANK R & JOAN C	1260 S QUINN	MESA	AZ	85206
GARST ERIC	4862 E HARMONY AVE	MESA	AZ	85206
GARY AND JANICE COSSETTE IRREVOCABLE TRUST	3784 14TH ST WEST	WEST FARGO	ND	58078
GAULRAPP FAMILY TRUST	1136 S ROANOKE	MESA	AZ	85206
GEJ PROBATE TRUST	6040 E MAIN ST NO 426	MESA	AZ	85205
GEMAR CHARLES D	4530 E GROVE AVE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

GEORGE M GROSSMAN AND BEVERLY R GROSSMAN TR	4903 E HARMONY AVE	MESA	AZ	85206
GEPHART NANCY CAROL	4733 E FLORIAN CIR	MESA	AZ	85206
GERALD COSSETTE REVOCABLE LIVING TRUST/ETAL	2641 WHISPERING CREEK CIRCLE S	FARGO	ND	58104
GERALD D PETERS REVOCABLE LIVING TRUST	47564 142ND ST	MILBANK	SD	57252
GIBSON PHILIP C/JUDITH E TR	1317 S QUINN	MESA	AZ	85206
GILLIAN JILL M	1307 S QUINN	MESA	AZ	85206
GLENN DEBRA	4844 E HARMONY AVE	MESA	AZ	85206
GOMEZ ALFREDO/GLORIA	1553 S RESEDA CIR	MESA	AZ	85206
GONZALES LEOPOLDO JR/RILEY EARNEST J	1417 S RACINE	MESA	AZ	85206
GOODMAN FAMILY TRUST	4709 E HARMONY CIR	MESA	AZ	85206
GORNEY RYAN	4624 E HOPI AVE	MESA	AZ	85206
GRAHAM-DETTON SHERIE A	1620 PINE AVE	SNOHOMISH	WA	98290
GRAM KEVIN/LANE	4926 E HARMONY AVE	MESA	AZ	85206
GRAMS DONNA R	4912 E HOLMES AVE	MESA	AZ	85206
GREEN CLINT RANDLE/HANG	1429 S RACINE	MESA	AZ	85206
GROMEK DONALD L	4655 E FARMDALE AVE	MESA	AZ	85206
GROSCHKE BILL L/BETTE J	6510 7TH AVE NW	MINOT	ND	58703
GUGINO CARRIE	1313 S QUINN	MESA	AZ	85206
GUZZO MERCEDES	4716 E HOPI CIR	MESA	AZ	85206
HADSALL NEIL E	4751 E HOPI CIR	MESA	AZ	85206
HAMILTON JUDITH H/JOHN D	4658 E GLADE CIR	MESA	AZ	85206
HAMPTON PLACE HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
HANSON HARRY A/CAROL J	1349 S QUINN	MESA	AZ	85206
HANSON ORLA	1044 S ROCHESTER	MESA	AZ	85207
HANSON SHANNA/JEFFREY	4826 E HOLMES AVE	MESA	AZ	85206
HARRIS ALAN/ LUANN	1264 S QUINN	MESA	AZ	85206
HARRIS ANTHONY J	1552 S RESEDA CIR	MESA	AZ	85206
HARRISON JIM/JILL	327 S ORCHARD DR	BURBANK	CA	91506-2735
HARTZLER LINDA G/THOMAS L	4747 E FLORIAN CIR	MESA	AZ	85206
HAUGNER NANCY M	4739 E FLORIAN CIR	MESA	AZ	85206
HAUSKEN KELLY RALPH	1160 S ROANOKE	MESA	AZ	85206
HEALEY PAULSEN JAMES/RIKKI BREANNE	4856 E HARMONY AVE	MESA	AZ	85206
HEATHER M ANDERS SURVIVORS TRUST	1533 S QUAIL CIR	MESA	AZ	85206
HEC OFFICE COMPLEX CONDOMINIUM ASSOCIATION	2130 E KALER DRIVE	PHOENIX	AZ	85020

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

HEGSTRAND SCOTT E/STONE LAURIE M	8301 RIVERVIEW LN	BROOKLYN PARK	MIN	55444-1423
HEITZ ANDREW J	4955 E HOLMES AVE	MESA	AZ	85206
HENNY CHRISTOPHER T/DEBORAH L	1332 S QUINN	MESA	AZ	85206
HERNANDEZ HECTOR/MARTINEZ MARIA	7663 W ARTEMISA DR	PEORIA	AZ	85383
HEWSON THOMAS B/KIMBERLY	4902 E HOLMES	MESA	AZ	85206
HICKIE KYLE	937 W LINGER LN	PHOENIX	AZ	85021-7156
HINTON JUSTIN GARY/COURTNEY P	4722 E HOPI CIR	MESA	AZ	85206
HUELSETH JANNA L	1130 S ROANOKE	MESA	AZ	85206
HOBBS DIANE	4847 E HARMONY AVE	MESA	AZ	85206
HOLGATE JOANNE L	1436 S ROSEMONT	MESA	AZ	85206
HOLLADAY KENT/SHARON TR	3361 W GENOA WAY	CHANDLER	AZ	85226
HOLTZ ARTHUR FRANK III/ANNMARIE	4960 E HILTON AVE	MESA	AZ	85206
HOPKINS JON E/JAN J	4616 E SOUTHERN AVE	MESA	AZ	85206
HORAK LAWRENCE A/FRANCES E	4708 E FLORIAN CR	MESA	AZ	85206
HOWARD DEBRA	1156 S QUAIL	MESA	AZ	85206
HUEHUETENANGO LLC	7316 E SOUTHERN AVE #13038	MESA	AZ	85209
HUNSAKER STELLA M	4919 E HARMONY AVE	MESA	AZ	85206
HUNTER DESIGN LLC	26313 S 202ND WY	QUEEN CREEK	AZ	85142
HUNTERS GLEN HOMEOWNERS ASSOCIATION	4135 S POWER RD STE 122	MESA	AZ	85212
HUTCHINSON DARYL/KATHRYN S	4661 E FLOWER AVE	MESA	AZ	85206
HVINDEN REVOCABLE LIVING TRUST	4738 E FLOWER CIR	MESA	AZ	85206
I&G SFR I BORROWER LLC	1887 WHITNEY MESA DR UNIT 3380	HENDERSON	NV	89014-2069
ISLAS LUIS RIVAS/RIVAS ROSA	4547 E GROVE AVE	MESA	AZ	85206
JACKSON BARBARA DEAN TR	4748 E FLORIAN CIR	MESA	AZ	85206
JACKSON CAROL N	4913 E HARMONY AVE	MESA	AZ	85206
JAMES GARRISIN G	1303 S QUINN	MESA	AZ	85206
JAMES KRISTI M	1442 S ROSEMONT ST	MESA	AZ	85206
JEFFREY P BOLLMAN AND OR SARA L BOLLMAN LIVING TRUST	7072 S FIELDSTONE CT	FRANKLIN	WI	53122
JENKINS ROBERT/STEPHANIE	4763 E HOPI CIR	MESA	AZ	85206
JENNIFER L ALDERMAN REVOCABLE TRUST/ALDERMAN LESLIE K/CURTIS W	67160 AIRPORT RD	SAINT CLAIRSVILLE	OH	43950-9469
JENSEN ALEXANDRA KAY/TUCKER ROSS	4852 E HOLMES AVE	MESA	AZ	85206
JENSTAD AMBER	1510 S ROANOKE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

JIMMY DEAN AND BARBARA PHYLLIS BARBER TRUST	4731 E FARMIDALE CIR	MESA	AZ	85206
JOAN F MANN REVOCABLE TRUST	4937 E FLOSSMOOR AVE	MESA	AZ	85206
JOE PROFAIZER REVOCABLE TRUST	4952 E HARMONY AVE	MESA	AZ	85206
JOHNNIE AND MARILYN ODANIEL LIVING TRUST	4656 E GABLE CIR	MESA	AZ	85206
JOHNSON BENJAMIN A/SCARLET R	4557 E GROVE AVE	MESA	AZ	85206
JOHNSON MARK WILLIAM TR	4641 E FLORIAN AVE	MESA	AZ	85206
JOHNSON ROBERT K/ALLISON E	4762 E HARMONY CIR	MESA	AZ	85206
JOHNSON RONALD V/BONITA R	4847 E FLOSSMOOR	MESA	AZ	85206
JONES CHRISTOPHER M	4840 E HILTON AVE	MESA	AZ	85206
JOSTES WILLIAM E/EVELYN M TR	4861 E FLOSSMOOR	MESA	AZ	85206
JUNE M TANGEN REVOCABLE LIVING TRUST	1022 17TH ST NW	EAST GRAND FORKS	MN	56721
KAISER JAMES/ARLIS	4818 E FLOSSMOOR AVE	MESA	AZ	85206
KAMINSKY JERALD R TR	4710 E HOPI CIR	MESA	AZ	85206
KAREN AND ROBERT WALLO JOINT LIVING TRUST	1052 S ROCHESTER	MESA	AZ	85206
KAUO LESLIE G	4845 E HOLMES AVE	MESA	AZ	85206
KCW PROPERTIES LLC	5654 E HOLMES AVE	MESA	AZ	85206
KEETON TONY J/MONICA	3860 E FLOSSMOOR AVE	MESA	AZ	85206
KEILHOLTZ LLOYD G/RUTH G	4662 E FLOWER AVE	MESA	AZ	85206
KENT JAMES/SANDRA	603 CENTRAL AVE N	CROOKSTON	MN	56716-2716
KERNS TERESA A	1435 S RACINE	MESA	AZ	85206
KHAN HASHIM/SABREEN	4812 E HARMONY AVE	MESA	AZ	85206
KILLIAN CO THE	4445 E HOLMES AVE #102	MESA	AZ	85206
KIENSTAD FAMILY LIVING TRUST	4759 E FLOSSMOOR CIR	MESA	AZ	85206
KLEIN JAMIE	4628 E HOPI AVE	MESA	AZ	85206
KLEIN JEFFREY	4627 E FLOWER AVE	MESA	AZ	85206
KNAPP MICHAEL D/HARRISON JESSICA T	4918 E HOLMES AVE	MESA	AZ	85206
KRALL LARRY G/MARGARET A TR	4643 E GLADE CIR	MESA	AZ	85206
KRANZ CATHERINE I TR	84 RUE MONTBRILLANT	GENEVA		1202
KUEHL MARION	4827 E FORGE	MESA	AZ	85206
KUNGU GITAU	4822 E HARMONY AVE	MESA	AZ	85206
KUSKE ROBERT J	4920 E HARMONY AVE	MESA	AZ	85206
LAKE CANDICE D	4744 E FLOSSMOOR CIR	MESA	AZ	85206
LARRY AND RENEE TRYON FAMILY LIVING TRUST	4735 E HARMONY CIR	MESA	AZ	85206
LAURITZEN LINA	4827 E HILTON AVE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

LAWRENCE ALEXA	1418 S ROSEMONT	MESA	AZ	85206
LE JESSICA GIAO/DAO KEVIN	5022 E HOLMES AVE	MESA	AZ	85206
LEE HAE CHUNG/NAN SOOK	4621 E GABLE CIR	MESA	AZ	85206
LEE HAE CHUNG/NAN SOOK	4611 E GARNET CIR	MESA	AZ	85206
LEON LAURA LYNN	4831 E HARMONY AVE	MESA	AZ	85206
LGL NESTEGG TRUST	4708 E HARMONY CIRCLE	MESA	AZ	85206
LINDA K BYERS FAMILY LIVING TRUST	4910 E FLOSSMOOR AVE	MESA	AZ	85206
LIVINGSTON GREGORY/MAJLISH ANITA	4907 E HARMONY AVE	MESA	AZ	85206
LOIS H BAUER TRUST	100 S MAPLE	WATERTOWN	SD	57201
LOPEZ RICHARD D/GLORIA M	4832 E HARMONY AVE	MESA	AZ	85206
LORENZ ANDREW J/LISA C	1459 S RACINE AVE	MESA	AZ	85206
LOUIS T GENTILE AND LAURA J GENTILE TRUST	5030 E HARMONY AVE	MESA	AZ	85206
LUSKO ANNETTE ALTAMIRANO	4720 E HARMONY CIR	MESA	AZ	85206
M BABIC LIVING TRUST	1433 S QUINN	MESA	AZ	85206
MALTESE ANGELO/BARBARA	4911 E HOLMES AVE	MESA	AZ	85206
MANGUM MATTHEW WILLIAM/SHARON	4946 E HARMONY AVE	MESA	AZ	85206
MARGARET BARNES REVOCABLE TRUST	4660 E HOPI AVE	MESA	AZ	85206
MARGARET REDNOSKE LIVING TRUST	5005 E HARMONY AVE	MESA	AZ	85206
MARK AND NANCY KILLIAM REVOCABLE TRUST	4445 E HOLMES AVE., STE 102	MESA	AZ	85206
MARK AND NANCY KILLIAN REVOCABLE TRUST	4445 E HOLMES AVE UNIT 102	MESA	AZ	85206
MARQUEZ SONIA E	1412 S ROSEMONT AVE	MESA	AZ	85206
MARQUIS VALARIE M	5002 E HILTON AVE	MESA	AZ	85206
MARSHA JEAN GOLDMAN LIVING TRUST	4707 E FLORIAN CIR	MESA	AZ	85206
MARY E KUNSTLEBEN TRUST	1106 S ROANOKE ST	MESA	AZ	85206
MARY J MASSEY LIVING TRUST	1140 S QUAIL	MESA	AZ	85206-2738
MATENY GWEN A	4850 E HARMONY AVE	MESA	AZ	85206
MAYER SHIRLEY ANN	4923 E FLOSSMOOR AVE	MESA	AZ	85206
MCDANIEL GERLACH TRUST	1247 S QUINN	MESA	AZ	85206
MCREE EMIGDIA	1321 S QUINN	MESA	AZ	85206
MCGANN BRYAN BOYD/SALLY ANN	4616 E FLOWER AVE	MESA	AZ	85206
MCILVEEN JOHN E/MAJORIE	940 MEMORIAL DRIVE N W	CALGARY	AB	T2N3C9
MCPHEETERS MAVIS M/US BANK NA TR	26250 ELK HAVEN DR	NEVIS	MIN	56467
MERLE D WALEK REVOCABLE TRUST	2524 N 76TH ST	LINCOLN	NE	68507-2915
MESA UNIFIED SCHOOL DISTRICT NO 4	549 N STAPLEY	MESA	AZ	85203

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

MICHAELSON FAMILY TRUST	1994 SIENNA LN	SIMI VALLEY	CA	93065
MILCKE MICHAEL	7416 E EDGEWOOD AVE	MESA	AZ	85208
MILE HIGH BORROWER 1 CORE LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
MILLER BERNARD H/ROSALIE K TR	4732 E FLOSSMOOR CIR	MESA	AZ	85206
MINTY NICHOLSON TRUST	5235 E SOUTHERN AVE	MESA	AZ	85206
MOIR CRAIG S/JUDITH A	4828 E HARMONY AVE	MESA	AZ	85206
MOLINA JESSICA	1546 S RESEDA CIR	MESA	AZ	85206
MORK STANLEY R/CARRIE E WILLIAMS	PO BOX 187	DUNDAS	MIN	55019
MOSMAN BARBARA J TR	2206 N GRANT RD	CARROLL	IA	51401
MOYA HINNACIO VILLEGAS	1308 S QUINN ST	MESA	AZ	85206
MURPHEY SEAN PAUL/DARCI L QUEEN	1535 S RESED CIR	MESA	AZ	85206
MYERS LINDA M	1446 S ROANOKE	MESA	AZ	85206
NAGLE TERENCE C/JACQUELINE C	PO BOX 149	WINSLOW	AZ	86047
NATION JOHN D/JEAN M TR	P O BOX 728	OVERGARRD	AZ	85933
NEILSEN WILLIAM/MARCIA	4609 E FLOWER AVE	MESA	AZ	85206
NELSON JAMES S/CAROLYN K	7524 PHARES DR	LINCOLN	NE	68516
NELSON PATRICIA	1763 N 280 W	OREM	UT	84057
NELSON PATRICIA ANN	4828 E HILTON AVE	MESA	AZ	85206
NELSON SHARILYN B	4865 E HILTON AVE	MESA	AZ	85206
NGUYEN MARY T	4906 E HOLMES AVE	MESA	AZ	85206-3418
NGUYEN MINH/PHAN VAN A	5631 E HARMONY AVE	MESA	AZ	85206
NHARMONY INVESTMENTS LLC	21642 ROAD 14	CHOWCHILLA	CA	93610
NICHOLS GARY SHAWN/KRISTIN M TR	4844 E HILTON AVE	MESA	AZ	85206
NOCERA ANTHONY JR/THERESA A	4665 E GROVE CIR	MESA	AZ	85206
NOT CAMERON L DODD TRUST	1434 S HONEYSUCKLE CIR	GILBERT	AZ	85296
NYE CAROL TR	1050 S ROANOKE	MESA	AZ	85205
OLBERDING MICHAEL F JR/ANGELA J	4617 E GROVE CIR	MESA	AZ	85206
OLSEN CARL B/COLLEEN C	4659 E GLADE CIR	MESA	AZ	85206
OLSEN REVOCABLE FAMILY TRUST	1441 S RACINE	MESA	AZ	85206
ONEIL BECKY JEAN/CHARLIE PERRY	4613 E GLADE CIR	MESA	AZ	85206
ORRICK JULIANNE	1124 S RACINE ST	MESA	AZ	85206
ORSUND GERALD A/SHARON K	2750 W RIVERWALK CIR UNIT C	LITTLETON	CO	80123
ORTEGA DANIEL W/KATHRYN R	4817 E HOLTON AVE	MESA	AZ	85206
ORTH RICHARD C/CHERYL R TR	4741 E FARMDALE CIR	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

OUNICHE MEROUANE	1326 S QUINN STREET	MESA	AZ	85206
PALOMINO RICHARD MARCELINO/DANIELLE LISA	4903 E HILTON AVE	MESA	AZ	85206
PANTEL FAMILY TRUST	4655 E FLOWER AVE	MESA	AZ	85206
PARTON RICHARD C/DIANA K (LIFE ESTATE)	321 CRESCENT DR	THOMPSON	ND	58278
PAUL AND LOREE JAMES SR FAMILY TRUST	4752 E FLOSSMOOR CIR	MESA	AZ	85206
PAYNE CHERYL A	4764 E HOPI CIR	MESA	AZ	85206
PEDERSON DANY K/SUE	5630 WATERFOWL DR SOUTHWEST	ALEXANDRIA	MN	56308
PEDERSON MARK LYNN/MARSHA LYNN	10351 N 800TH ST	EFFINGHAM	IL	62401
PERKINS VICTORIA L	1538 S QUAIL CIR	MESA	AZ	85206
PG FAMILY TRUST	4621 E FLOWER AVE	MESA	AZ	85206
PITCHER FAMILY TRUST	4660 E GARNET CIR	MESA	AZ	85206
PITCHFORD DIANE L/WIPF RAQUEL K/STEPHEN E	4757 E HOPI CIR	MESA	AZ	85206
POETSCHKE JOACHIM W	7394 LAKE DR	LINO LAKES	MN	55014-1921
POSTERT DUSTON G/KATHERINE K	4712 E GROVE CIR	MESA	AZ	85206
POTTS JAMES L/DONNA J	4553 E GROVE AVE	MESA	AZ	85206
POWELL KATHERINE ALEXIS/JOSHUA LEE	1423 S RACINE	MESA	AZ	85206
PRATHER JILL A	1058 E ROANOKE	MESA	AZ	85206
PRESUTTO LOUIS C/ETHEL TR	1416 S ROANOKE	MESA	AZ	85206
PROGRESS RESIDENTIAL 2015-1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
QUIMBY DALTON WILLIAM/MELINDA	PO BOX 14	SHOW LOW	AZ	85902
RASCON MELISSA/GAMEZ HIBRAIM	4839 E HILTON AVE	MESA	AZ	85206
REES JASON/MAGDA	PO BOX 2114	MESA	AZ	85214
REINHARDT ALEX/LAURA	5024 E HARMONY AVE	MESA	AZ	85206
RETTELLE JUDIE	4956 E HOLMES AVE	MESA	AZ	85206
REVOCABLE TRUST OF PAUL A AND LANA P DALTON	4661 E GARNET CIR	MESA	AZ	85206
REYNOLDS CARLY	4618 E HOPI AVE	MESA	AZ	85206
RICE FAMILY LIVING TRUST	4853 E FLOSSMOOR AVE	MESA	AZ	85206
RICHARD L ROBINSON REVOCABLE TRUST	14606 S 72ND ST	PAPILLION	NE	68046
RICHTER DENNIS J/JUDITH J	1829 N WILLIAMS ST	MESA	AZ	85215
ROBBINS BOBBY	4833 E HILTON AVE	MESA	AZ	85206
ROBERT A LARSON REVOCABLE TRUST	4833 E FORGE AVE	MESA	AZ	85206
ROBERT M GALVAN AND MICHELLE JOANNE GALVAN FAMILY TRUST	4660 E HARMONY CIR	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

ROBINSON JOSHUA D	4640 E HOPI AVE	MESA	AZ	85206
ROBLES ARMANDO R/LYHNN H Y	4841 E HOLMES AVE	MESA	AZ	85206
ROCKWELL WILLIAM J	4544 E GARNET AVE	MESA	AZ	85206
RODGERS STUART M/ROSANNA	5023 E HARMONY AVE	MESA	AZ	85206
ROSALDES EDER	5004 E COLBY ST	MESA	AZ	85205
ROSAS FAMILY TRUST	4704 E FLOSSMOOR CIR	MESA	AZ	85206
ROSENBERRY R RALPH TR	4854 E FLOSSMOOR AVE	MESA	AZ	85206
S & G CAPITAL LLC	1135 N RECKER RD STE 102	MESA	AZ	85205
SAILER CHANNING J/ABBY K	4648 E HOPI AVE	MESA	AZ	85206
SANCHEZ KATHY R	172 S COBBLESTONE DR	GILBERT	AZ	85296
SANDERS MALCOLM M JR/DANA JANIS F/CHUCHMAN CHARLOTTE	4648 E FLORIAN AVE	MESA	AZ	85206
SARKISIAN GEVORK/SOUREN	PO BOX 777	GILBERT	AZ	85299
SAWTELLE JAMES D/BETTIE	4709 E FARMDALE CIR	MESA	AZ	85206
SCHAFER BRIAN J/CHERYL A	1042 S ROANOKE	MESA	AZ	85206
SCHAFER DENNIS	3008 COUNTRY RD UNIT 127	INTERNATIONAL FALLS	MIN	56649
SCHAFER JAMES D	PO BOX 13061	PRESCOTT	AZ	86304
SCHLICHTMAN ROBERT WILLIAM	901 6TH ST	EDGER	NE	68935
SCHMIDT RYAN M/RACHAEL L	4652 E HOPI AVE	MESA	AZ	85206
SCHOLZ RITA ANNE	4548 E GARNET AVE	MESA	AZ	85206
SCOTT A AND MARY LOU CLIFFORD REV TRUST	856 N STAPLEY	MESA	AZ	85203
SCOTT GENE S/BARBARA A	10030 HOLLY DR #53	EVERETT	WA	98204
SCOWLEY DEB/JAMES A	4754 E FLOWER CIR	MESA	AZ	85206
SERENKA THOMAS EDWARD	4745 E HOPI CIR	MESA	AZ	85206
SETZER FAMILY TRUST	4654 E FLORIAN AVE	MESA	AZ	85206
SHARP FAMILY LIVING TRUST	1150 S ROANOKE	MESA	AZ	85206
SHERWOOD TAYLOR W/MARISA	4047 E CULLUMBER ST	GILBERT	AZ	85234
SHOPPACH ROBERT K/ROSE E	4712 E FLOSSMOOR CIR	MESA	AZ	85206
SIEMS DAVID L/CINDY L	4743 E HARMONY CIR	MESA	AZ	85206
SIMS DAVID/LAURA	1421 S QUINN	MESA	AZ	85206
SINGH MANJIT/KASHMIR K	4538 E GARNET AVE	MESA	AZ	85206
SKOTKO FRANCIS E/DIANE TR	1448 S ROSEMONT ST	MESA	AZ	85206
SMALLEY NANCY G	4756 E FLORIAN CIR	MESA	AZ	85206
SMALLWOOD ROBERT L/OANH T	4857 E HOLMES AVE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

SMET NATASHA	1430 S ROSEMONT	MESA	AZ	85206
SMITH AARON JESSE	12 52132 RANGE RD 274	SPRUCE GROVE	AB	T2X3V2
SMITH TERRY R/PENNY S	4615 E FLOWER AVE	MESA	AZ	85206
SNOW LINDSEY/DALLIN/PAUL/MARSHA	4713 E GROVE CIR	MESA	AZ	85206
SOMMERS VICKI L	4951 E FLOSSMOOR AVE	MESA	AZ	85206
SORRELL BRENNAN ESTATE OF	4827 E HARMONY AVE	MESA	AZ	85206
SOUTHWESTERN INVESTMENT GROUP LLC	5755 N ESCONDIDO LN	TUCSON	AZ	85704
SPEZZANO DOMINICK A III/JULIE A	10057 E IMPALA AVE	MESA	AZ	85209
STEVENS CATHEY R	PO BOX 2495	GILBERT	AZ	85299
STINSON HAROLD E/JACQUELINE	4914 E HARMONY	MESA	AZ	85206-3416
STOSZ JONATHAN D/SARAH K	4657 E GABLE CIR	MESA	AZ	85206
STRAND JEFFREY A/LEE ANN	PO BOX 217	PORTLAND	ND	58274
STROBEL KAROL K/ROBERT D	4839 E FLOSSMOOR AVE	MESA	AZ	85206
STYLES CARRIE/TERRY	26676 DAY SPRING CIR	HARTFORD	SD	57033
SULLIVAN JEREMIAH	4915 E HILTON AVE	MESA	AZ	85206
SUMMERER ROBERT W TR /SUMMERER CHERYL A TR	2524 LOOKOUT CIR	HELENA	MT	59601
SUNLAND VILLAGE GOLF CLUB INC	725 S ROCHESTER	MESA	AZ	85206
SUNNY MESA I HOMEOWNERS ASSOCIATION INC	1535 W HARVARD AVE STE 101	GILBERT	AZ	85233
SUNNY MESA INC	4445 E. HOLMES AVE STE 102	MESA	AZ	85206-3398
SURVIVORS TRUST	10654 E RUNNING WATER DR	GOLD CANYON	AZ	85118
SUZANNE LUCKS FAMILY TRUST	4924 E FLOSSMOOR AVE	MESA	AZ	85206
SWANSON LIVING TRUST	4850 E HILTON AVE	MESA	AZ	85206
SYTSMa CAROLYN LEE/FRED	1491 SETTLER PL	FERNDALe	WA	98248
TACKETT WRINFRED CLYDE III/SALLY ANN	4645 E GABLE CIR	MESA	AZ	85206
TALIERCIO JERRY C/PATRICIA J TR	1116 S RACINE	MESA	AZ	85206
TANTALEAN FAMILY TRUST	4721 E HARMONY CIR	MESA	AZ	85206
TAPIA ADRIAN CEDILLO	4838 E HARMONY AVE	MESA	AZ	85206
TAYLOR GREGORY L JR/HAYDEE G	4904 E HILTON AVE	MESA	AZ	85206
TEJEDA PETER/NICHOLE	4622 E GLADE CIR	MESA	AZ	85206
THOMPSON JONI	4628 E FLOWER AVE	MESA	AZ	85206
THOMPSON RYAN M	4846 E HOLMES AVE	MESA	AZ	85206
THR PHOENIX LP	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
TIEDE TAMMY JEAN	2104 - 151ST WY SE	MILL CREEK	WA	98012
TIMMONS JENNIFER L	4552 E GARNET AVE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

TITANIUM AZ HOLDINGS LLC	4827 E SOUTHERN AVE	MESA	AZ	85206
TRACY KIMBERLY	4835 E HOLMES AVE	MESA	AZ	85206
TREJO ALFRED G/PASTY O	4726 E FLORIAN CIR	MESA	AZ	85206
TRINIDAD ALYSSA L	1345 S QUINN	MESA	AZ	85206
TUCKER FAMILY LIVING TRUST	4751 E FLOSSMOOR CIR	MESA	AZ	85206
TURNBULL JAMES D	4561 E FLOWER CIR	MESA	AZ	85206
UPHASRI RADAR	4818 E HARMONY AVE	MESA	AZ	85206
UPKEEP COMPANY LLC	PO BOX 7111	CHANDLER	AZ	85246
USHER ROBERT J JR/KELLI M	1551 S QUAIL CIR	MESA	AZ	85206
VALJALO BRETT	4836 E HOLMES AVE	MESA	AZ	85206
VALLEYFIELD HOLDINGS L L C	4704 E SOUTHERN AVE	MESA	AZ	85206
VAN KLEY DONALD A/CAROL L TR	4719 E FLOSSMOOR CIR	MESA	AZ	85206-2731
VAN RUSKENVELD HELEN	1120 S ROANOKE	MESA	AZ	85206
VANCE DANIEL E/MARY ARDEN	4831 E FLOSSMOOR AVE	MESA	AZ	85206
VASQUEZ PAULINE CASTANEDA	1422 S ROANOKE	MESA	AZ	85206
VELASCO ESPIRITU LIVING TRUST	4819 E HOLMES AVE	MESA	AZ	85206
VIRGIL E YOUNG LIVING TRUST	4731 E FLOSSMOOR CIR	MESA	AZ	85206
VIRGIL M PHILLIPS TRUST	4746 E FLOWER CIR	MESA	AZ	85206
VIRGINIA L DUTTENHEFNER TRUST	4653 E FLORIAN AVE	MESA	AZ	85206
WAGENMAN ABRAM M	4862 E HOLMES AVE	MESA	AZ	85206
WAGNER GLENN DAVID/JANICE F	4866 E HARMONY AVE	MESA	AZ	85206
WALLIG MARK PAUL/RUTH E	1458 S ROANOKE	MESA	AZ	85206
WEBB AARON JOSEPH/KARLA ZAZUETA	4858 E HOLMES AVE	MESA	AZ	85206
WEISS ANDREW/MAHR DONALD	1401 ARGALL PL	ALEXANDRIA	VA	22314
WELLER MARY E	4725 E FLORIAN CIR	MESA	AZ	85206
WELLER N KEITH/LOANNE S	7602 W OAKWOOD CT	NEW PALESTINE	IN	46163
WESTERGARD LYNN C/JANA L	4653 E GROVE CIR	MESA	AZ	85206
WILDUNG FAMILY TRUST	4652 E GROVE CIR	MESA	AZ	85206
WILHELM JOSHUA/KRISTIN	4642 E GLADE CIR	MESA	AZ	85206
WILLIAMS BEVERLY A	1066 S ROANOKE	MESA	AZ	85206
WILSON C O/PAULETTE A	1211 9TH ST S	FARGO	ND	58103
WILSON GERALD R/KATHRYN G	4622 E FLOWER AVE	MESA	AZ	85206
WILSON WALLACE/TRACY	4749 E FARMDALE CIR	MESA	AZ	85206
WISE DALE W & VIRGINIA	4539 E GROVE AVE	MESA	AZ	85206

**Property Owners, 1,000+ Feet  
48th Street and Southern Ave.**

WMK 4700 LLC	2130 E KALER DR	PHOENIX	AZ	85020
WOLD RICHARD G/LINDA S	20482 DIAMOND SHORES DR	CASSOPOLIS	MI	49031
WOLFF DASHIEL	4842 E HOLMES AVE	MESA	AZ	85206
YAMASA CO LTD	PO BOX 4090	SCOTTSDALE	AZ	85261
YBARRA FRANCISCO C/SONIA D TR	4829 E HOLMES AVE	MESA	AZ	85206
ZILLOW HOMES PROPERTY TRUST	1301 N 2ND AVE FL 31	SEATTLE	WA	98101
ZIMMER JOHN G/MARY L	4642 E FLORIAN AVE	MESA	AZ	85206
ZIMMERMAN AUDREY ANN	4729 E FLOWER CIR	MESA	AZ	85206

HOAs and NA List  
48th Street and Southern Ave.

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	Address	City	State	Zip
Lemon Tree	Rick	Letz	5524 E Carmel Ave	Mesa	AZ	85206
Lemon Tree	Valorie	Crackel	5461 E Capri Ave	Mesa	AZ	85206
Sky Ranch	Traci	Beagley	4241 E Edgewood Ave	Mesa	AZ	85206

Source: City of Mesa

HOA Name	Corp Comm Link
Camino Del Rey Homeowners Association, Inc.	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01637863">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01637863</a>
Greenfield Glen Owners Association	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036100">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036100</a>
Hunter's Glen Homeowner's Association	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036439">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=02036439</a>
Somner Place Unit 1 Homeowners Association	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07149261">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07149261</a>
Summer Mesa Property Owners Association, Inc.	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08779618">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08779618</a>
Sunland Village Community Association	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00990740">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00990740</a>

**Neighborhood Meeting Summary**  
***Sparrow Partners Greenfield and LMC Emblem***  
***48<sup>th</sup> Street and Southern Avenue***

**May 9, 2022 at 6:00 pm**

**Online Zoom Meeting**

**[www.zoom.us](https://www.zoom.us)**

The neighborhood meeting began at approximately 6:02 pm and ended at 7:06 pm. It is estimated that 20 total neighbors attended the meeting, although a few people did not attend the entire meeting. Present for the applicant were Mark Killian for the property owner, Pat Helgeson from Sparrow Partners, Dan Tilton and Mark Kaminski representing LMC, and Sean Lake and DJ Stapley from Pew & Lake, PLC. Leslie Davis attended from the Mesa Planning Division.

### **Initial Presentation**

The format for the meeting was a formal presentation and live video viewing, followed by a question-answer session using Zoom's technology. Sean Lake made introductions and gave a brief presentation supported by PowerPoint slides (see attached), summarized as follows:

1. Explanation of the meeting format and question and answer session.
2. Project location, aerial map, and background.
3. Explanation of the proposal and updates to the plans since the last neighborhood meeting, including line-of-sight exhibits.
4. Sparrow: The north part of the project will be the remaining single-family large lot property with the citrus trees. Behind that, the Sparrow development has two adjacent two homes, and in that area the project will be limited to 1 story. In the enhanced landscape buffer, Sparrow will provide 2 rows of trees, 36-inch box. Then row of one-story cottages. The rest of the project was reduced from 4 stories to 3 stories. Sparrow is willing to position trees in certain locations to enhance screening where most preferred.
5. LMC Emblem: Among other things, LMC reduced the total number of units and density, and added parking spaces. There is a one-story to two story transition, and buildings were pushed away from the property line. Three story buildings are blocked by the two-story buildings. In the landscape buffer to the west will be two rows of staggered trees, strategically placed.
6. LMC has agreed to limit access on Hampton to exit only and emergency access and will improve the street frontage on the south. They are willing to recommend to city regarding speed humps if allowed on 48<sup>th</sup> Street and Hampton. These measures will address the speeding and traffic concerns mentioned at previous meetings.

Following Mr. Lake's presentation, a question-answer session proceeded. Many of the neighbors stated they appreciated the efforts taken to modify the plans, reduce the building heights, and regarding improvements along Hampton Avenue. A neighbor south of the project stated she accepted the project and appreciated the commitments regarding Hampton Road. Others relayed their concerns about traffic south of the project multi-family uses, density, privacy, and prefer a single-family use with 1-acre lots. The neighbors adjacent to Sparrow noted the increased transition

and cited concerns about the 3-story building, which was not specifically raised in the previous neighborhood meeting. The details of the questions and responses during the meeting are summarized below.

### **Questions and Answers**

1. A neighbor who supported the restricted access on Hampton asked where Emblem's vehicular access will be. Many other neighbors voiced appreciation for the restricted access. Another neighbor supported the proposed improvements to Hampton Road at the turn where drivers often speed around the corner that is less defined at this time.

A. The Emblem entrance will be 48<sup>th</sup> Street, which will dead end into the project. Mr. Lake explained where the entry locations are for both projects. There will be improvements to Hampton Avenue at 48<sup>th</sup> Street. That public street will be widened even though that access point will not be a project entrance. Improvements will include curb, gutter, and possibly sidewalk.

2. One neighbor said she did not want speed humps on Hampton because that is where she drives every day. There was discussion on this item regarding traffic and speeding on Hampton. Some believe it is used as a secondary route to drive from Higley Road to Greenfield or 48<sup>th</sup> Street over the freeway.

A. Mr. Lake noted that some people like the humps, but not everyone.

3. A neighbor who lives across Hampton Avenue from the school tennis courts asked about whether parking on the shoulder of the road for the tennis courts could be restricted to school and tennis court use only.

A. Mr. Lake responded that area is not proposed for parking on this project, which complies with parking and has more spaces than needed. We can report this concern to the city. If neighbors approach the City regarding creating no parking zones, the city is usually amenable to creating parking restrictions. If there is room beyond the street, that is a different topic if people are parking past the boundary.

4. Some neighbors prefer 1-acre homes or single-family for traffic reasons. Increased density will increase traffic. They note the proximity to the hospital and believe there are many multi-family homes in the area.

A. A multi-family use is proposed here because of the large school, adjacent church and commercial uses, and proximity to two freeway accesses and hospital. Significant buffers and other mitigation measures have been proposed to respond to the desire for a good transition.

5. Some neighbors were concerned about the size of units and the people per unit. One of the neighbors liked the amenities but suggested a different location for the multi-family use.

A. This was acknowledged. The size of families is very small – especially the Active Adult portion where many of the households are single. In the Emblem proposal, family sizes are less than 2 on average as well. Because of the higher-end demographic, the residents in the quality amenities and experience. Proposed design and recreational features provide a resort lifestyle experience.

6. A neighbor suggested to increase the distance to the LMC buildings and move them even further to the east closer to the school.

A. This was acknowledged and will be added to the comments for consideration for the rezoning. The proposed design balances the amount of parking in different areas for people and guests to access the homes.

7. Robert Johnson, a representative for other neighbors, and whom the applicant had met with, asked how to include others on the notice list.

A. We would be happy to add others to notice list who reach out to us and provide their contact information. In-person meetings are also possible. Neighbors can come to our office at Val Vista and Baseline, or we can come to other HOAs.

8. One of the neighbors adjacent to the Sparrow phase prefers a 2-story height for the Sparrow site that had increased the buffer and reduced the buildings from 4-3 since the last meeting. This neighbor repeated the preference for a large lot residential use. She cited privacy as an issue.

A. This was noted, and a line-of-sight exhibit was included in the presentation that showed that line-of-sights have less visibility than if the site were zoned to allow 2-story homes much closer to the boundary.

9. Two neighbors stated they appreciate the effort to lower the building heights in addition to the Hampton restricted access. Also, two or more other neighbors voiced appreciation in general for changes mentioned in the presentation regarding building heights and access.

A. This was acknowledged.

10. Questions were asked about the zoning process and public meeting schedule.

The public meeting has not yet been scheduled. Those who received a notice or who provide their contact information will receive a public hearing notice when they are scheduled.

\* End of meeting.

**Neighborhood Meeting Participant List**  
***Sparrow Partners Greenfield and LMC Emblem***  
***48<sup>th</sup> Street and Southern Avenue***

**May 9, 2022 at 6:00 pm**

**Online Zoom Meeting**  
**[www.zoom.us](https://www.zoom.us)**

**Zoom Meeting Participant List:**

**Applicant:**

Pat Helgeson – Sparrow Partners  
Dan Tilton, Mark Kaminski, – LMC  
Mark Killian – Property Ownership  
Sean Lake, D.J. Stapley – Pew & Lake, PLC

**Mesa Planning Division:** Leslie Davis

**Public: Total 22 Participants**

- |                         |                         |
|-------------------------|-------------------------|
| 1. Andy Call            | 12. Karen Elliott       |
| 2. Anthony C.           | 13. Kurt Fisher         |
| 3. Cindy Siems          | 14. Margret Rednoske    |
| 4. Cole West            | 15. Milena Delgado      |
| 5. Daniel Briley        | 16. Pauline Caporaletti |
| 6. David Hubbard        | 17. Rob                 |
| 7. Frank & Diane Skotko | 18. Stan                |
| 8. Gary                 | 19. Tim Wildung         |
| 9. George Grossman      | 20. *0036               |
| 10. Janice Wagner       | 21. *1546               |
| 11. Jeff Pitcher        | 22. *6036               |

# Follow-up Neighborhood Meeting



Sparrow Greenfield

Emblem

48<sup>th</sup> Street and Southern Avenue

May 9, 2022

1

## Aerial Map

Total 24 acres



2

## Development Plan



3

## Sparrow Greenfield

- Gated multi-family active adult (55+) gated community
- Building height: 1 and 3 stories
- Density: Approx. 26 du/acre
- 9 acres
- Nice recreational features

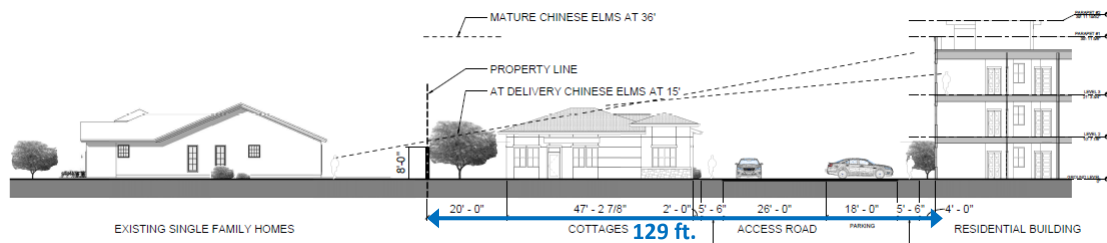
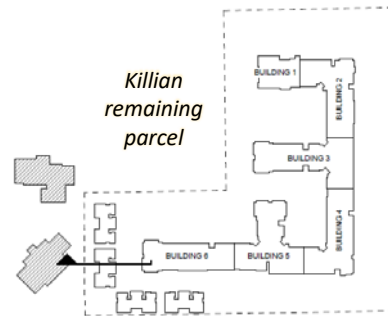


4

## Changes since last neighborhood meeting

### Buffer – Sparrow

- The Killian parcel creates 350-foot separation to the taller buildings on the north, blocked by the acre+ lot.
- On the back, there are only 2 homes near the site. The 1 story buildings create a 129 ft. separation.
- TWO rows of staggered trees (36" Box) will screen views to and from the site.
- REDUCED from 4 to 3 Stories on the multi-family building.
- Will work with Neighbors on placement of Trees



5

## Architectural Imagery, 55+ Residences



**SPARROW**  
PARTNERS

6

## Representative Imagery from Similar Approved 55+ Residences in Maricopa County



7

## Development Plan



8

## Emblem Preliminary Site Plan



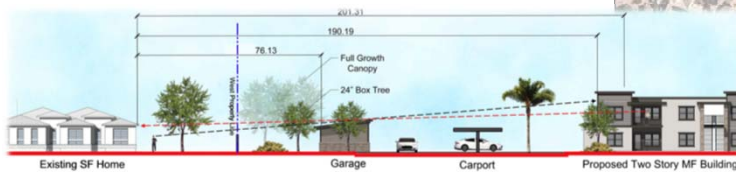
- Gated multi-family gated community
- Building height: 2-3 stories
- 248 units on 15 acres
- Density: Approx. 17 du/acre
- 12 buildings
- Garages
- Lifestyle features and amenities



9

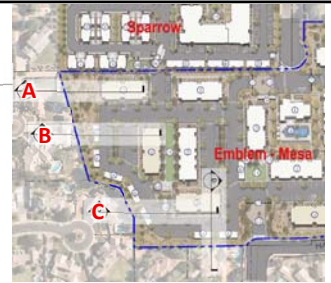
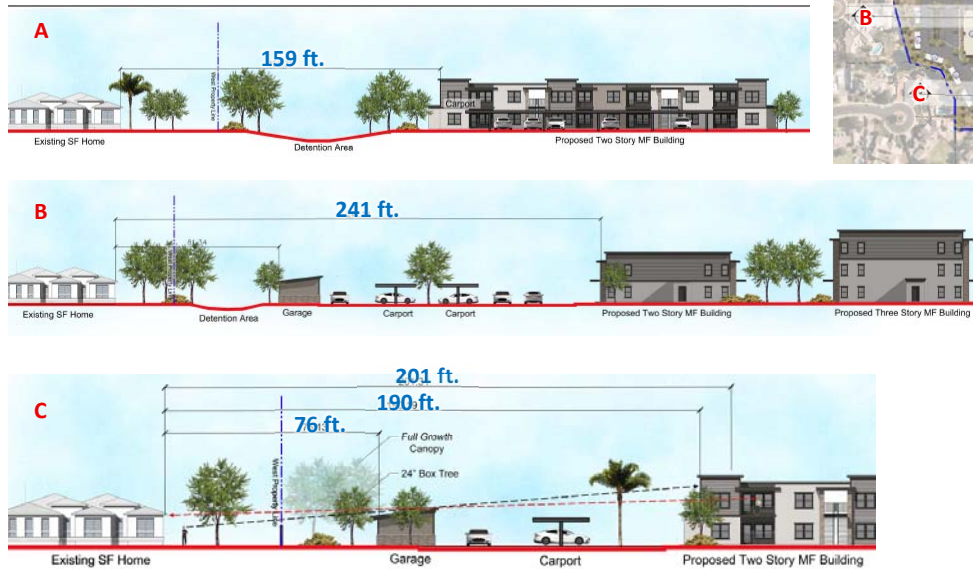
## Updates since last neighborhood meeting

- Reduced density from 288 – 248
- 1-story building heights on the western boundary
- Moved 2-story buildings further into the site
- Increased building setbacks
- Transition from 1-story to 2-story
- Landscape buffer with 2 rows of staggered trees
- Strategic tree placement to block views
- Added parking spaces



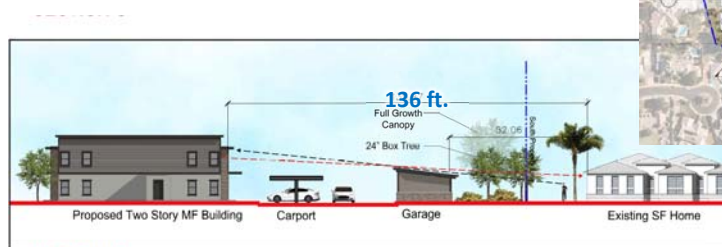
10

## Buffers to West

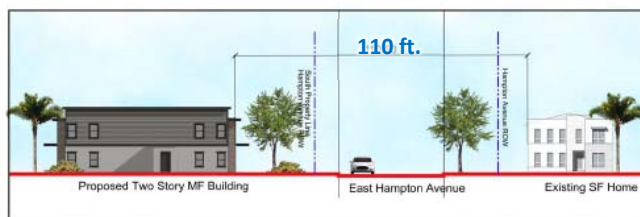


11

## Buffers to South



SECTION D



SECTION E



12

## Preliminary Open Space Plan

### Open Space Amenities

- Resort-style pool and open space with barbeque grills
- Large clubhouse
- Interior lounges, sitting areas
- Outdoor lounge
- Fitness center
- Pet friendly spaces
- Shaded pedestrian paths
- Outdoor games
- Play equipment
- Fire pit
- 4 secondary parks



13

## Preliminary Elevations



14

## Access to the South

Developer agrees to work with the City Of Mesa to make the South access EXIT ONLY and EMERGENCY access only.

Developer agrees to work with the City to install traffic calming speed humps on 48<sup>th</sup> Street and Hampton Ave at our cost.



15

## Questions?

### Contact:

Pew & Lake, PLC  
1744 S. Val Vista, Suite 217  
Mesa, AZ 85204  
Ph: 480-461-4670  
Fx: 480-461-4676

**Sean B. Lake**

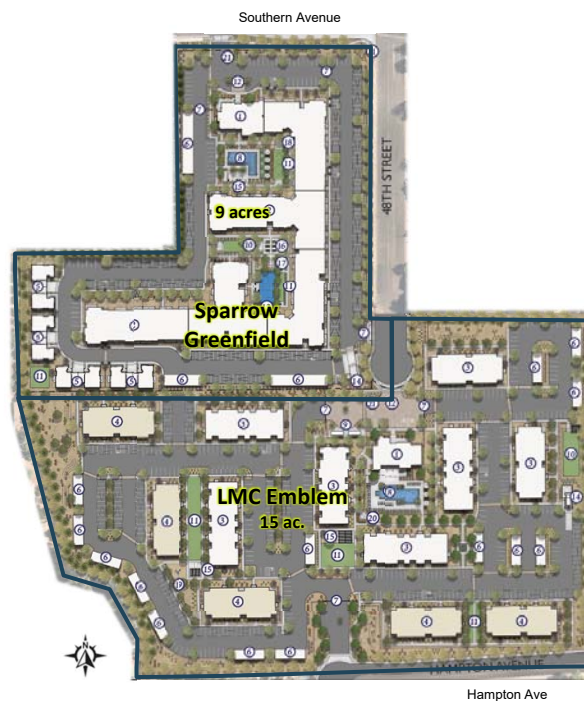
Email: [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com)

**D.J. Stapley**

Email: [djstapley@pewandlake.com](mailto:djstapley@pewandlake.com)

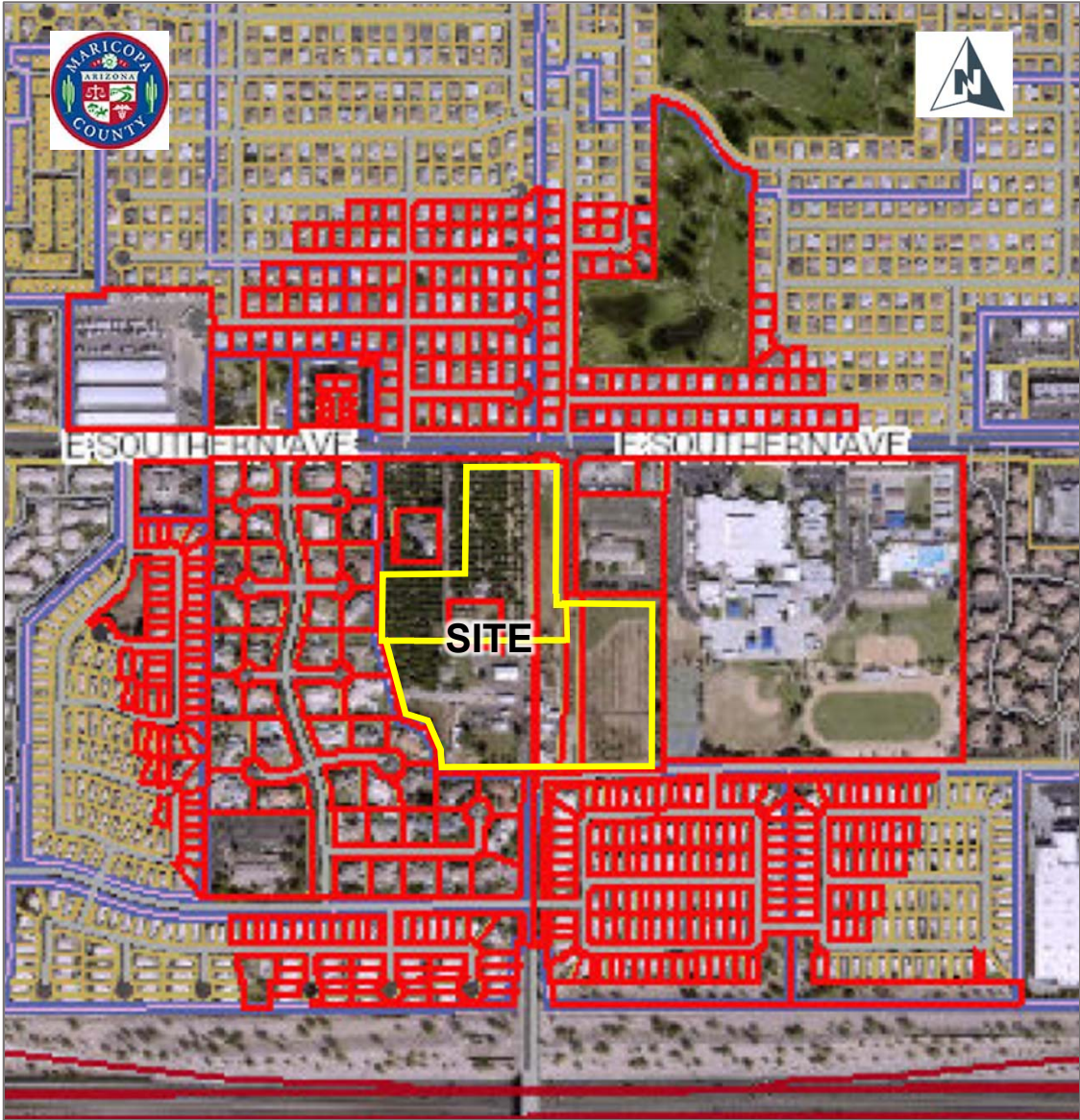


**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

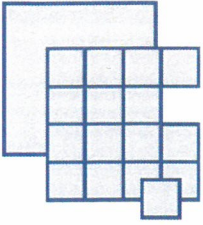


16

Property Owners, 1,000 Feet+  
Southern Ave. & 48th St.



Source: Maricopa County Assessor, 2022



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

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

April 27, 2022

## NOTICE OF FOLLOW-UP NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our clients, Sparrow Partners and Lennar Multifamily Communities (LMC), we are pleased to provide notice of a follow-up neighborhood meeting to receive your input regarding updates to the proposed project on the 24± acres located at the southwest corner of 48<sup>th</sup> Street and Southern Avenue and north of Hampton Avenue.

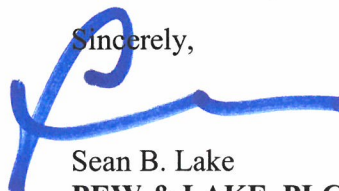
As you may know, Sparrow and LMC are reputable companies with experience in delivering high-quality market rate residential developments, and they are partnering in a proposed development of two luxury gated residential developments. On the northern portion of the site is Sparrow's resort style, active adult (55+) living multi-family gated community, known as Sparrow Mera Greenfield. On the southern portion of the site, LMC is proposing a gated, multi-family development known as Emblem, which will also have open space and recreational amenities that exceed city standards. The specific requests to the City are: (1) Rezoning from RS-43 and SF-15 to RM-3 PAD and RM-4 PAD, and (2) Site Plan Review. Since the last neighborhood meeting, significant changes have been made to the plans to improve the buffer and transition to the residential neighborhoods and to lower the building heights in response to comments from the neighborhood.

**A follow-up neighborhood meeting** will be held online via Zoom to discuss the project updates and answer any questions you may have. The meeting information is provided as follows:

<p><b>Date:</b> May 9, 2022</p> <p><b>Time:</b> 6:00 p.m. (Arizona Time)</p> <p><b>Website:</b> <a href="http://www.zoom.us">www.zoom.us</a></p> <p><b>Meeting ID:</b> 832 5054 3311 <b>Password:</b> 100</p>
---

If you wish to participate in the online meeting, before the meeting begins, please connect by a device with video, and if asked, fill-in your contact information. Then, Zoom will email you a link and options for entering the meeting. To connect by phone for audio-only participation, call 1-346-248-7799. If you have any questions, please contact either me or D.J. Stapley by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [djstapley@pewandlake.com](mailto:djstapley@pewandlake.com) or by phone at 480-461-4670. As part of making this a successful project, we value and look forward to your input and comments.

Sincerely,



Sean B. Lake  
PEW & LAKE, PLC

**Property Owners, 1,000+ Feet**

**Southern-48<sup>th</sup> Street**

2018-3 IH BORROWER LP  
1717 MAIN ST SUITE 2000  
DALLAS, TX 85201

ABRAMS RICHARD A/ARLENE  
4938 E FLOSSMOOR AVE  
MESA, AZ 85206

ADSIT LORI ANN/JARAN BRADLEY  
1424 S ROSEMONT  
MESA, AZ 85206

AGUILAR ADRIAN/SABO SELENA  
5018 E HARMONY AVE  
MESA, AZ 85206

AL AND JANET ANDERS TRUST  
1532 S QUAIL CIR  
MESA, AZ 85206

ALAN AND SHERYL R BARBER REV  
LIVING TRUST  
800 BROADMOOR LN  
PROSPER, TX 75078

ALEMDA JACLYN N/RICHARD L  
4915 E FLOSSMOOR AVE  
MESA, AZ 85206

ALLEN FAMILY TRUST  
4632 E GROVE CIR  
MESA, AZ 85206

ALLTOP LORRAINE R  
4634 E FLOWER AVE  
MESA, AZ 85206

AMH 2014 3 BORROWER LLC  
23975 PARK SORRENTO  
CALABASAS, CA 91302

ANDERSON BARRY K/KELI C  
2008 E TEAKWOOD PL  
CHANDLER, AZ 85249

ANDERSON FAMILY LIVING TRUST  
4849 E HILTON AVE  
MESA, AZ 85206

ANDERSON KYLE/DICKSON TAMMY  
1415 S QUINN  
MESA, AZ 85206

APPEL EDWARD W/NANCY D TR  
4757 E FARMDALE CIR  
MESA, AZ 85206

ARNOLD DARREL/MEGHAN  
1547 S RESEDA CIR  
MESA, AZ 85206

ASHLEY PAUL M  
4535 E GROVE AVE  
MESA, AZ 85206

AYALA EMIDIO C/BARRANCA  
NORMA  
4551 E HAMPTON AVE  
MESA, AZ 85206

AZEKA BRYAN/ALYSSA  
4843 E HARMONY AVE  
MESA, AZ 85206

BALDWIN MURRAY C/DENA M  
4758 E HOPI CIRCLE  
MESA, AZ 85206

BARENBURG ERIC R/BARBARA F  
4646 E FLOWER AVE  
MESA, AZ 85206

BARNES RICHARD/SANDRA  
4659 E FARMDALE AVE  
MESA, AZ 85206

BAWDEN DEREK L/JASMINE ALMA  
1504 S ROANOKE  
MESA, AZ 85206

BEALL CHERYL  
1545 S QUAIL CIR  
MESA, AZ 85206

BEBES NIRVANA LP  
1751 W CITRACADO PKWY CLUB  
HOUSE  
ESCONDIDO, CA 92029

BELLUS ZACHERY N/GENICE T  
4408 TROTTER LN  
FLOWER MOUND, TX 75028

BENNETT BRYAN R/BELINDA J  
4830 E HOLMES AVE  
MESA, AZ 85206

BETZ KURT A  
4821 E HILTON AVE  
MESA, AZ 85206

BISSONNETTE DANIEL  
4664 E GROVE CIR  
MESA, AZ 85206

BLAISDELL JENNIFER/DUEKER NOAH  
4820 E HOLMES AVE  
MESA, AZ 85206

BLUE ACORN INVESTMENTS LLC  
1753 E BROADWAY RD STE 101  
PMB 400  
TEMPE, AZ 85282

BLUE MONTY/LESLIE  
4855 E HILTON AVE  
MESA, AZ 85206

BOHAYCHUK PAULA/MILES  
4636 E FLORIAN AVE  
MESA, AZ 85206

BOHENECK CHANCE M  
1540 S RESEDA CIR  
MESA, AZ 85206

BOND RUSSELL W  
4539 E GLADE CIR  
MESA, AZ 85206

BONHAM KRISTY LYNN  
4614 E HOPI AVE  
MESA, AZ 85206

BOTNEN ELAINE C  
4711 E FLOSSMOOR CIR  
MESA, AZ 85206

BOWERSOX CHARLA A  
4745 E FLOWER CIR  
MESA, AZ 85206

BOYD ZACHARY RYAN/WRIGHT  
JESSICA JUNE  
4861 E HOLMES AVE  
MESA, AZ 85206

BRADLEY LENORA/DAVIS KENT  
4947 E HILTON AVE  
MESA, AZ 85206

BRALEY BRIAN P/JUSTINE M  
4856 E HILTON AVE  
MESA, AZ 85206

BRANNIC TERENCE/MILLER CHRISTA  
4963 E HARMONY AVE  
MESA, AZ 85206

BRATCHER MICHAEL R/SHERRY E  
4533 E GLADE CIR  
MESA, AZ 85206

BREWSTER DONALD O/TERI J  
2178 PAR DR  
WASHBURN, ND 58577

BRIDGES AUSTIN  
1534 S RESEDA CIR  
MESA, AZ 85206

BRILEY DANIEL L/KAREN E  
4647 E GARNET CIR  
MESA, AZ 85206

BRONAUGH GEORGE A/JEAN M  
4943 E FLOSSMOOR  
MESA, AZ 85206

BUNNEL BRADLEY TED/KATHLEEN  
MICHELE  
4644 E HOPI AVE  
MESA, AZ 85206

BURTON BRYNA M/LEHLAND  
1437 S QUINN  
MESA, AZ 85206

CAGAS JIMMY P/MARIA F  
4843 E HILTON AVE  
MESA, AZ 85206

CALL ANDREW  
4821 E HARMONY AVE  
MESA, AZ 85206

CAMPBELL PAMELA R  
4540 E HAMPTON AVE  
MESA, AZ 85206

CAPE MARVIN/NORMA/CHANEY  
MOYRA  
4633 E FLOWER AVE  
MESA, AZ 85206

CAPORALETTI FRANK G/PAULINE A  
1447 S RACINE  
MESA, AZ 85206

CARLSON LYNN R  
4705 E FLOWER CIR  
MESA, AZ 85206

CARNEY RONALD W & DENISE A  
1441 S QUINN  
MESA, AZ 85206

CAROLYN AND RALPH BREHANY  
TRUST  
4748 E FLOSSMOOR CIR  
MESA, AZ 85206

CAROLYN CARNICKE TRUST  
35 S GARNET RD  
GILBERT, AZ 85296

CARRILLO JOSE R/MARIBEL C  
4616 E GROVE CIR  
MESA, AZ 85206

CASTANEDA ALEJANDRO/MCCARTHY  
VICTORIALYN  
4554 E HAMPTON AVE  
MESA, AZ 85206-3365

CHAMERNICK MATHEW/TAMARA A  
8700 FORESTVEIW LANE N  
MAPLE GROVE, MN 55369

CHASTAIN GARY D/JOSIE TR  
4548 E GROVE AVE  
MESA, AZ 85206

CHIANG LEONARD  
4625 E GARNET CIR  
MESA, AZ 85206

CHU NANCY I  
1425 S QUINN  
MESA, AZ 85206

CIONCI JOHN A  
4901 E HOLMES AVE  
MESA, AZ 85207

CLARK JOSHUA/ALYSSA  
5004 E HOLMES AVE  
MESA, AZ 85206

CLARKSON DAVID D/MICHELLE C  
4624 E GARNET CIR  
MESA, AZ 85206

CLEARVIEW ASSETS LLC  
7316 E SOUTHERN AVE #13484  
MESA, AZ 85216

CLEVENGER SHAUNA L  
4725 E HOPI CIR  
MESA, AZ 85206

CORDOVA ISABEL/KENNETH D  
5009 E HOLMES AVE  
MESA, AZ 85206

CORP OF PRES BISHOP OF  
CH OF JC OF LDS  
50 E NORTH TEMPLE RM 2225  
SALT LAKE CITY, UT 84150-0022

CORP OF PRESIDING BISHOP OF  
CHURCH LDS  
50 E NORTH TEMPLE RM 2225  
SALT LAKE CITY, UT 84150-0022

CRANDALL LINCOLN S/ELIZABETH R  
5029 E HARMONY AVE  
MESA, AZ 85206

CULLUM JUDY L  
4728 E HOPI CIRCLE  
MESA, AZ 85206

CUSHLER CRAIG ALLEN/PING  
2043 E WILLOW WICK RD  
GILBERT, AZ 85296

CYPERT ANTONIO/MEAD EMILY  
1251 S QUINN  
MESA, AZ 85206

DALLAGO ANTHONY P  
1132 W WILDHORSE DR  
CHANDLER, AZ 85248

DAMICO DORIS A  
312 W 64TH ST  
INGLEWOOD, CA 90302

DANIEL GARY M/MARY L  
4916 E HILTON AVE  
MESA, AZ 85206

DAVID AND CAROL KILLIAN  
REVOCABLE TRUST  
4445 E HOLMES AVE UNIT 102  
MESA, AZ 85206

DAVID C HUBBARD AND CAROLYN K  
HUBBARD REV TR  
4635 E FLORIAN AVE  
MESA, AZ 85206

DAVIDSON ROBERT W/MIRIAM A  
4656 E HOPI AVE  
MESA, AZ 85206-3380

DAVIS CATHLEEN ANNE  
1353 S QUINN  
MESA, AZ 85206

DAWSON VIRGINIA R TR  
4658 E FLOWER AVE  
MESA, AZ 85206

DAY MICHAEL/MASON ALYSCIA  
1318 S QUINN  
MESA, AZ 85206

DE WIDGER ROSA ACUNA  
4917 E HOLMES AVE  
MESA, AZ 85206

DEHART DENISE K  
4730 E FLOWER CIR  
MESA, AZ 85206

DELGADO MILENA  
4646 E GARNET CIR  
MESA, AZ 85206

DENNISON JOSHUA A  
4859 E HILTON AVE  
MESA, AZ 85206

DEON VELIZ FAMILY TRUST  
5011 E HARMONY AVE  
MESA, AZ 85206

DEWEERDT LEON R/ELSIE M  
4714 E FLOWER CIR  
MESA, AZ 85206

DIANE L FALKE REVOCABLE TRUST  
4640 E FLOWER AVE  
MESA, AZ 85206

DICKES FAMILY LIVING TRUST  
1428 S ROANOKE  
MESA, AZ 85206

DIEDRICK PROPERTIES L L C  
PO BOX 20456  
FOUNTAIN HILLS, AZ 85269

DILLEY WILMA R  
4909 E FLOSSMOOR ST  
MESA, AZ 85206

DIMICHELE LEONARDO  
2601 W CLAREMONT ST  
PHOENIX, AZ 85017

DOBESH DALE/LOLA  
4827 W 139TH ST  
SAVAGE, MN 55378

DODD DESIREE  
550 E MCKELLIPS RD APT 2044  
MESA, AZ 85203

DONNA K LYSTROM REVOCABLE  
TRUST  
4517 E DELTA AVE  
MESA, AZ 85206

DUNSEATH JOSEPH  
4862 E BASELINE RD STE H-103  
MESA, AZ 85206

DURAN BERNADINE N/PADILLA  
LEONARD E  
1164 S QUAIL  
MESA, AZ 85206

EAVES SUTTON/MAKAYLA  
2545 E QUEEN CREEK RD  
GILBERT, AZ 85297

EBY JASON  
1336 S QUINN ST  
MESA, AZ 85206

EGGE CURTIS L TR  
2417 DEMORES DR S  
FARGO, ND 58103

ELDON AND JOETTA HARTMAN  
JOINT REV TRUST  
948 S ST PAUL ST  
MESA, AZ 85206

ELLIOTT KELVIN L/KAREN S  
4751 E HARMONY CIR  
MESA, AZ 85206

ERIC J AND SUSAN R JENSEN FAMILY  
TRUST  
2030 N OVERLAND  
MESA, AZ 85207

ESTRADA CESAR VASQUEZ  
4740 E HOPI CIR  
MESA, AZ 85206

ESTRADA GUILLERMO E  
4548 E HAMPTON AVE  
MESA, AZ 85206

EVANS BRIAN J/DOVEL-EVANS  
GEORGIA C  
5235 E SOUTHERN AVE UNIT 106-137  
MESA, AZ 85206

EVANS NILE D/SANDRA J  
4612 E GLADE CIR  
MESA, AZ 85206

EVERHART RICHARD M/LINDA A  
4703 E FLOSSMOOR CIR  
MESA, AZ 85206

FAUSZ WILLIAM C/KAREN K  
1112 S ROANOKE  
MESA, AZ 85206

FENN JULIA D  
4860 E HILTON AVE  
MESA, AZ 85206

FERRELL LORI E  
1541 S RESEDA CIR  
MESA, AZ 85206

FIGUEROA VICENTE BELTRAN  
4734 E HOPI CIR  
MESA, AZ 85206

FISHER KURT R/NOELLE J  
4661 E HARMONY CIR  
MESA, AZ 85206

FITZGIBBON TIMOTHY J/JIMI LOU  
1329 S QUINN  
MESA, AZ 85206

FKH SFR PROPCO A L P  
1850 PARKWAY PL SE STE 900  
MARIETTA, GA 30067-8261

FLATT KAREN L  
5010 E HOLMES AVE  
MESA, AZ 85206

FLEMING FINANCIAL SERVICES INC  
4702 E SOUTHERN AVE  
MESA, AZ 85206

FLETCHER EMILY/BAKER THOMAS  
4746 E HOPI CIR  
MESA, AZ 85206

FOUNTAIN RUTH A/ROBERT E  
2229 N DEMARET DR  
MESA, AZ 85215

FRANK KLEMAN LIVING TRUST  
4832 E FLOSSMOOR AVE  
MESA, AZ 85206

FRANKLIN LISA/HANSON ELAINE  
4630 E FLORIAN AVE  
MESA, AZ 85206

FREDRICKSON RONALD R/MARILYN  
238-17 SHELTON RD  
RANDLE, WA 98377-9624

FRENCH DAN M/ROSE M  
4644 E GABLE CIR  
MESA, AZ 85206

FREW ARTHUR J/JARED A  
1464 S ROANOKE  
MESA, AZ 85206-3404

FULTON PARK HOMEOWNERS ASSOC  
7255 E HAMPTON AVE STE 101  
MESA, AZ 85209

FULTON TROY MICHAEL  
4634 E HOPI AVE  
MESA, AZ 85206

GARCIA FRANK R & JOAN C  
1260 S QUINN  
MESA, AZ 85206

GARST ERIC  
4862 E HARMONY AVE  
MESA, AZ 85206

GARY AND JANICE COSSETTE  
IRREVOCABLE TRUST  
3784 14TH ST WEST  
WEST FARGO, ND 58078

GAULRAPP FAMILY TRUST  
1136 S ROANOKE  
MESA, AZ 85206

GEJ PROBATE TRUST  
6040 E MAIN ST NO 426  
MESA, AZ 85205

GEMAR CHARLES D  
4530 E GROVE AVE  
MESA, AZ 85206

GEORGE M GROSSMAN AND  
BEVERLY R GROSSMAN TR  
4903 E HARMONY AVE  
MESA, AZ 85206

GEPHART NANCY CAROL  
4733 E FLORIAN CIR  
MESA, AZ 85206

GERALD COSSETTE REVOCABLE  
LIVING TRUST/ETAL  
2641 WHISPERING CREEK CIRCLE S  
FARGO, ND 58104

GERALD D PETERS REVOCABLE  
LIVING TRUST  
47564 142ND ST  
MILBANK, SD 57252

GIBSON PHILIP C/JUDITH E TR  
1317 S QUINN  
MESA, AZ 85206

GILLIAN JILL M  
1307 S QUINN  
MESA, AZ 85206

GLENN DEBRA  
4844 E HARMONY AVE  
MESA, AZ 85206

GOMEZ ALFREDO/GLORIA  
1553 S RESEDA CIR  
MESA, AZ 85206

GONZALES LEOPOLDO JR/RILEY  
EARNEST J  
1417 S RACINE  
MESA, AZ 85206

GOODMAN FAMILY TRUST  
4709 E HARMONY CIR  
MESA, AZ 85206

GORNEY RYAN  
4624 E HOPI AVE  
MESA, AZ 85206

GRAHAM-DETTON SHERIE A  
1620 PINE AVE  
SNOHOMISH, WA 98290

GRAM KEVIN/LANE  
4926 E HARMONY AVE  
MESA, AZ 85206

GRAMS DONNA R  
4912 E HOLMES AVE  
MESA, AZ 85206

GREEN CLINT RANDLE/HANG  
1429 S RACINE  
MESA, AZ 85206

GROMEK DONALD L  
4655 E FARMDALE AVE  
MESA, AZ 85206

GROSCHKE BILL L/BETTE J  
6510 7TH AVE NW  
MINOT, ND 58703

GUGINO CARRIE  
1313 S QUINN  
MESA, AZ 85206

GUZZO MERCEDES  
4716 E HOPI CIR  
MESA, AZ 85206

HADSALL NEIL E  
4751 E HOPI CIR  
MESA, AZ 85206

HAMILTON JUDITH H/JOHN D  
4658 E GLADE CIR  
MESA, AZ 85206

HAMPTON PLACE HOMEOWNERS  
ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX, AZ 85040

HANSON HARRY A/CAROL J  
1349 S QUINN  
MESA, AZ 85206

HANSON ORLA  
1044 S ROCHESTER  
MESA, AZ 85207

HANSON SHANNA/JEFFREY  
4826 E HOLMES AVE  
MESA, AZ 85206

HARRIS ALAN/ LUANN  
1264 S QUINN  
MESA, AZ 85206

HARRIS ANTHONY J  
1552 S RESEDA CIR  
MESA, AZ 85206

HARRISON JIM/JILL  
327 S ORCHARD DR  
BURBANK, CA 91506-2735

HARTZLER LINDA G/THOMAS L  
4747 E FLORIAN CIR  
MESA, AZ 85206

HAUGNER NANCY M  
4739 E FLORIAN CIR  
MESA, AZ 85206

HAUSKEN KELLY RALPH  
1160 S ROANOKE  
MESA, AZ 85206

HEALEY PAULSEN JAMES/RIKKI  
BREANNE  
4856 E HARMONY AVE  
MESA, AZ 85206

HEATHER M ANDERS SURVIVORS  
TRUST  
1533 S QUAIL CIR  
MESA, AZ 85206

HEC OFFICE COMPLEX  
CONDOMINIUM ASSOCIATION  
2130 E KALER DRIVE  
PHOENIX, AZ 85020

HEGSTRAND SCOTT E/STONE LAURIE  
8301 RIVERVIEW LN  
BROOKLYN PARK, MN 55444-1423

HEITZ ANDREW J  
4955 E HOLMES AVE  
MESA, AZ 85206

HENNY CHRISTOPHER T/DEBORAH L  
1332 S QUINN  
MESA, AZ 85206

HERNANDEZ HECTOR/MARTINEZ  
MARIA  
7663 W ARTEMISA DR  
PEORIA, AZ 85383

HEWSON THOMAS B/KIMBERLY  
4902 E HOLMES  
MESA, AZ 85206

HICKIE KYLE  
937 W LINGER LN  
PHOENIX, AZ 85021-7156

HINTON JUSTIN GARY/COURTNEY P  
4722 E HOPI CIR  
MESA, AZ 85206

HJELSETH JANNA L  
1130 S ROANOKE  
MESA, AZ 85206

HOBBS DIANE  
4847 E HARMONY AVE  
MESA, AZ 85206

HOLGATE JOANNE L  
1436 S ROSEMONT  
MESA, AZ 85206

HOLLADAY KENT/SHARON TR  
3361 W GENOA WAY  
CHANDLER, AZ 85226

HOLTZ ARTHUR FRANK  
III/ANNMARIE  
4960 E HILTON AVE  
MESA, AZ 85206

HOPKINS JON E/JAN J  
4616 E SOUTHERN AVE  
MESA, AZ 85206

HORAK LAWRENCE A/FRANCES E  
4708 E FLORIAN CR  
MESA, AZ 85206

HOWARD DEBRA  
1156 S QUAIL  
MESA, AZ 85206

HUEHUETENANGO LLC  
7316 E SOUTHERN AVE #13038  
MESA, AZ 85209

HUNSAKER STELLA M  
4919 E HARMONY AVE  
MESA, AZ 85206

HUNTER DESIGN LLC  
26313 S 202ND WY  
QUEEN CREEK, AZ 85142

HUNTERS GLEN HOMEOWNERS  
ASSOCIATION  
4135 S POWER RD STE 122  
MESA, AZ 85212

HUTCHINSON DARYL/KATHRYN S  
4661 E FLOWER AVE  
MESA, AZ 85206

HVINDEN REVOCABLE LIVING  
TRUST  
4738 E FLOWER CIR  
MESA, AZ 85206

I&G SFR I BORROWER LLC  
1887 WHITNEY MESA DR UNIT 3380  
HENDERSON, NV 89014-2069

ISLAS LUIS RIVAS/RIVAS ROSA  
4547 E GROVE AVE  
MESA, AZ 85206

JACKSON BARBARA DEAN TR  
4748 E FLORIAN CIR  
MESA, AZ 85206

JACKSON CAROL N  
4913 E HARMONY AVE  
MESA, AZ 85206

JAMES GARRISIN G  
1303 S QUINN  
MESA, AZ 85206

JAMES KRISTI M  
1442 S ROSEMONT ST  
MESA, AZ 85206

JEFFREY P BOLLMAN AND OR SARA  
L BOLLMAN LIVING TRUST  
7072 S FIELDSTONE CT  
FRANKLIN, WI 53122

JENKINS ROBERT/STEPHANIE  
4763 E HOPI CIR  
MESA, AZ 85206

JENNIFER L ALDERMAN REVOCABLE  
TRUST/ALDERMAN LESLIE K/CURTIS  
67160 AIRPORT RD  
SAINT CLAIRSVILLE, OH 43950-9469

JENSEN ALEXANDRA KAY/TUCKER  
ROSS  
4852 E HOLMES AVE  
MESA, AZ 85206

JENSTAD AMBER  
1510 S ROANOKE  
MESA, AZ 85206

JIMMY DEAN AND BARBARA  
PHYLLIS BARBER TRUST  
4731 E FARMDALE CIR  
MESA, AZ 85206

JOAN F MANN REVOCABLE TRUST  
4937 E FLOSSMOOR AVE  
MESA, AZ 85206

JOE PROFAIZER REVOCABLE TRUST  
4952 E HARMONY AVE  
MESA, AZ 85206

JOHNNIE AND MARILYN ODANIEL  
LIVING TRUST  
4656 E GABLE CIR  
MESA, AZ 85206

JOHNSON BENJAMIN A/SCARLET R  
4557 E GROVE AVE  
MESA, AZ 85206

JOHNSON MARK WILLIAM TR  
4641 E FLORIAN AVE  
MESA, AZ 85206

JOHNSON ROBERT K/ALLISON E  
4762 E HARMONY CIR  
MESA, AZ 85206

JOHNSON RONALD V/BONITA R  
4847 E FLOSSMOOR  
MESA, AZ 85206

JONES CHRISTOPHER M  
4840 E HILTON AVE  
MESA, AZ 85206

JOSTES WILLIAM E/EVELYN M TR  
4861 E FLOSSMOOR  
MESA, AZ 85206

JUNE M TANGEN REVOCABLE  
LIVING TRUST  
1022 17TH ST NW  
EAST GRAND FORKS, MN 56721

KAISER JAMES/ARLIS  
4818 E FLOSSMOOR AVE  
MESA, AZ 85206

KAMINSKY JERALD R TR  
4710 E HOPI CIR  
MESA, AZ 85206

KAREN AND ROBERT WALLO JOINT  
LIVING TRUST  
1052 S ROCHESTER  
MESA, AZ 85206

KAUO LESLIE G  
4845 E HOLMES AVE  
MESA, AZ 85206

KCW PROPERTIES LLC  
5654 E HOLMES AVE  
MESA, AZ 85206

KEETON TONY J/MONICA  
3860 E FLOSSMOOR AVE  
MESA, AZ 85206

KEILHOLTZ LLOYD G/RUTH G  
4662 E FLOWER AVE  
MESA, AZ 85206

KENT JAMES/SANDRA  
603 CENTRAL AVE N  
CROOKSTON, MN 56716-2716

KERNS TERESA A  
1435 S RACINE  
MESA, AZ 85206

KHAN HASHIM/SABREEN  
4812 E HARMONY AVE  
MESA, AZ 85206

KILLIAN CO THE  
4445 E HOLMES AVE #102  
MESA, AZ 85206

KJENSTAD FAMILY LIVING TRUST  
4759 E FLOSSMOOR CIR  
MESA, AZ 85206

KLEIN JAMIE  
4628 E HOPI AVE  
MESA, AZ 85206

KLEIN JEFFREY  
4627 E FLOWER AVE  
MESA, AZ 85206

KNAPP MICHAEL D/HARRISON  
JESSICA T  
4918 E HOLMES AVE  
MESA, AZ 85206

KRALL LARRY G/MARGARET A TR  
4643 E GLADE CIR  
MESA, AZ 85206

KRANZ CATHERINE I TR  
84 RUE MONTBRILLANT  
GENEVA, 1202

KUEHL MARION  
4827 E FORGE  
MESA, AZ 85206

KUNGU GITAU  
4822 E HARMONY AVE  
MESA, AZ 85206

KUSKE ROBERT J  
4920 E HARMONY AVE  
MESA, AZ 85206

LAKE CANDICE D  
4744 E FLOSSMOOR CIR  
MESA, AZ 85206

LARRY AND RENEE TRYON FAMILY  
LIVING TRUST  
4735 E HARMONY CIR  
MESA, AZ 85206

LAURITZEN LINA  
4827 E HILTON AVE  
MESA, AZ 85206

LAWRENCE ALEXA  
1418 S ROSEMONT  
MESA, AZ 85206

LE JESSICA GIAO/DAO KEVIN  
5022 E HOLMES AVE  
MESA, AZ 85206

LEE HAE CHUNG/NAN SOOK  
4621 E GABLE CIR  
MESA, AZ 85206

LEE HAE CHUNG/NAN SOOK  
4611 E GARNET CIR  
MESA, AZ 85206

LEON LAURA LYNN  
4831 E HARMONY AVE  
MESA, AZ 85206

LGL NESTEGG TRUST  
4708 E HARMONY CIRCLE  
MESA, AZ 85206

LINDA K BYERS FAMILY LIVING  
TRUST  
4910 E FLOSSMOOR AVE  
MESA, AZ 85206

LIVINGSTON GREGORY/MAJLISH  
ANITA  
4907 E HARMONY AVE  
MESA, AZ 85206

LOIS H BAUER TRUST  
100 S MAPLE  
WATERTOWN, SD 57201

LOPEZ RICHARD D/GLORIA M  
4832 E HARMONY AVE  
MESA, AZ 85206

LORENZ ANDREW J/LISA C  
1459 S RACINE AVE  
MESA, AZ 85206

LOUIS T GENTILE AND LAURA J  
GENTILE TRUST  
5030 E HARMONY AVE  
MESA, AZ 85206

LUSKO ANNETTE ALTAMIRANO  
4720 E HARMONY CIR  
MESA, AZ 85206

M BABIC LIVING TRUST  
1433 S QUINN  
MESA, AZ 85206

MALTESE ANGELO/BARBARA  
4911 E HOLMES AVE  
MESA, AZ 85206

MANGUM MATTHEW  
WILLIAM/SHARON  
4946 E HARMONY AVE  
MESA, AZ 85206

MARGARET BARNES REVOCABLE  
TRUST  
4660 E HOPI AVE  
MESA, AZ 85206

MARGARET REDNOSKE LIVING  
TRUST  
5005 E HARMONY AVE  
MESA, AZ 85206

MARK AND NANCY KILLIAM  
REVOCABLE TRUST  
4445 E HOLMES AVE., STE 102  
MESA, AZ 85206

MARK AND NANCY KILLIAN  
REVOCABLE TRUST  
4445 E HOLMES AVE UNIT 102  
MESA, AZ 85206

MARQUEZ SONIA E  
1412 S ROSEMONT AVE  
MESA, AZ 85206

MARQUIS VALARIE M  
5002 E HILTON AVE  
MESA, AZ 85206

MARSHA JEAN GOLDMAN LIVING  
TRUST  
4707 E FLORIAN CIR  
MESA, AZ 85206

MARY E KUNSTLEBEN TRUST  
1106 S ROANOKE ST  
MESA, AZ 85206

MARY J MASSEY LIVING TRUST  
1140 S QUAIL  
MESA, AZ 85206-2738

MATENY GWEN A  
4850 E HARMONY AVE  
MESA, AZ 85206

MAYER SHIRLEY ANN  
4923 E FLOSSMOOR AVE  
MESA, AZ 85206

MCDANIEL GERLACH TRUST  
1247 S QUINN  
MESA, AZ 85206

MCREE EMIGDIA  
1321 S QUINN  
MESA, AZ 85206

MCGANN BRYAN BOYD/SALLY ANN  
4616 E FLOWER AVE  
MESA, AZ 85206

MCILVEEN JOHN E/MAJORIE  
940 MEMORIAL DRIVE N W  
CALGARY, AB T2N3C9

MCPHEETERS MAVIS M/US BANK NA  
26250 ELK HAVEN DR  
NEVIS, MN 56467

MERLE D WALEK REVOCABLE  
TRUST  
2524 N 76TH ST  
LINCOLN, NE 68507-2915

MESA UNIFIED SCHOOL DISTRICT NO 4  
549 N STAPLEY  
MESA, AZ 85203

MICHAELSON FAMILY TRUST  
1994 SIENNA LN  
SIMI VALLEY, CA 93065

MILCKE MICHAEL  
7416 E EDGEWOOD AVE  
MESA, AZ 85208

MILE HIGH BORROWER 1 CORE LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

MILLER BERNARD H/ROSALIE K TR  
4732 E FLOSSMOOR CIR  
MESA, AZ 85206

MINTY NICHOLSON TRUST  
5235 E SOUTHERN AVE  
MESA, AZ 85206

MOIR CRAIG S/JUDITH A  
4828 E HARMONY AVE  
MESA, AZ 85206

MOLINA JESSICA  
1546 S RESEDA CIR  
MESA, AZ 85206

MORK STANLEY R/CARRIE E  
WILLIAMS  
PO BOX 187  
DUNDAS, MN 55019

MOSMAN BARBARA J TR  
2206 N GRANT RD  
CARROLL, IA 51401

MOYA HINNACIO VILLEGAS  
1308 S QUINN ST  
MESA, AZ 85206

MURPHEY SEAN PAUL/DARCI L  
QUEEN  
1535 S RESED CIR  
MESA, AZ 85206

MYERS LINDA M  
1446 S ROANOKE  
MESA, AZ 85206

NAGLE TERENCE C/JACQUELINE C  
PO BOX 149  
WINSLOW, AZ 86047

NATION JOHN D/JEAN M TR  
P O BOX 728  
OVERGARRD, AZ 85933

NEILSEN WILLIAM/MARCIA  
4609 E FLOWER AVE  
MESA, AZ 85206

NELSON JAMES S/CAROLYN K  
7524 PHARES DR  
LINCOLN, NE 68516

NELSON PATRICIA  
1763 N 280 W  
OREM, UT 84057

NELSON PATRICIA ANN  
4828 E HILTON AVE  
MESA, AZ 85206

NELSON SHARILYN B  
4865 E HILTON AVE  
MESA, AZ 85206

NGUYEN MARY T  
4906 E HOLMES AVE  
MESA, AZ 85206-3418

NGUYEN MINH/PHAN VAN A  
5631 E HARMONY AVE  
MESA, AZ 85206

NHARMONY INVESTMENTS LLC  
21642 ROAD 14  
CHOWCHILLA, CA 93610

NICHOLS GARY SHAWN/KRISTIN M  
4844 E HILTON AVE  
MESA, AZ 85206

NOCERA ANTHONY JR/THERESA A  
4665 E GROVE CIR  
MESA, AZ 85206

NOT CAMERON L DODD TRUST  
1434 S HONEYSUCKLE CIR  
GILBERT, AZ 85296

NYE CAROL TR  
1050 S ROANOKE  
MESA, AZ 85205

OLBERDING MICHAEL F JR/ANGELA J  
4617 E GROVE CIR  
MESA, AZ 85206

OLSEN CARL B/COLLEEN C  
4659 E GLADE CIR  
MESA, AZ 85206

OLSEN REVOCABLE FAMILY TRUST  
1441 S RACINE  
MESA, AZ 85206

ONEIL BECKY JEAN/CHARLIE PERRY  
4613 E GLADE CIR  
MESA, AZ 85206

ORRICK JULIANNE  
1124 S RACINE ST  
MESA, AZ 85206

ORSUND GERALD A/SHARON K  
2750 W RIVERWALK CIR UNIT C  
LITTLETON, CO 80123

ORTEGA DANIEL W/KATHRYN R  
4817 E HOLTON AVE  
MESA, AZ 85206

ORTH RICHARD C/CHERYL R TR  
4741 E FARMDALE CIR  
MESA, AZ 85206

OUNICHE MEROUANE  
1326 S QUINN STREET  
MESA, AZ 85206

PALOMINO RICHARD  
MARCELINO/DANIELLE LISA  
4903 E HILTON AVE  
MESA, AZ 85206

PANTEL FAMILY TRUST  
4655 E FLOWER AVE  
MESA, AZ 85206

PARTON RICHARD C/DIANA K (LIFE  
ESTATE)  
321 CRESCENT DR  
THOMPSON, ND 58278

PAUL AND LOREE JAMES SR FAMILY  
TRUST  
4752 E FLOSSMOOR CIR  
MESA, AZ 85206

PAYNE CHERYL A  
4764 E HOPI CIR  
MESA, AZ 85206

PEDERSON DANY K/SUE  
5630 WATERFOWL DR SOUTHWEST  
ALEXANDRIA, MN 56308

PEDERSON MARK LYNN/MARSHA  
LYNN  
10351 N 800TH ST  
EFFINGHAM, IL 62401

PERKINS VICTORIA L  
1538 S QUAIL CIR  
MESA, AZ 85206

PG FAMILY TRUST  
4621 E FLOWER AVE  
MESA, AZ 85206

PITCHER FAMILY TRUST  
4660 E GARNET CIR  
MESA, AZ 85206

PITCHFORD DIANE L/WIPF RAQUEL  
K/STEPHEN E  
4757 E HOPI CIR  
MESA, AZ 85206

POETSCHKE JOACHIM W  
7394 LAKE DR  
LINO LAKES, MN 55014-1921

POSTERT DUSTON G/KATHERINE K  
4712 E GROVE CIR  
MESA, AZ 85206

POTTS JAMES L/DONNA J  
4553 E GROVE AVE  
MESA, AZ 85206

POWELL KATHERINE  
ALEXIS/JOSHUA LEE  
1423 S RACINE  
MESA, AZ 85206

PRATHER JILL A  
1058 E ROANOKE  
MESA, AZ 85206

PRESUTTO LOUIS C/ETHEL TR  
1416 S ROANOKE  
MESA, AZ 85206

PROGRESS RESIDENTIAL 2015-1  
BORROWER LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER  
11 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

QUIMBY DALTON  
WILLIAM/MELINDA  
PO BOX 14  
SHOW LOW, AZ 85902

RASCON MELISSA/GAMEZ HIBRAIM  
4839 E HILTON AVE  
MESA, AZ 85206

REES JASON/MAGDA  
PO BOX 2114  
MESA, AZ 85214

REINHARDT ALEX/LAURA  
5024 E HARMONY AVE  
MESA, AZ 85206

RETTELLE JUDIE  
4956 E HOLMES AVE  
MESA, AZ 85206

REVOCABLE TRUST OF PAUL A AND  
LANA P DALTON  
4661 E GARNET CIR  
MESA, AZ 85206

REYNOLDS CARLY  
4618 E HOPI AVE  
MESA, AZ 85206

RICE FAMILY LIVING TRUST  
4853 E FLOSSMOOR AVE  
MESA, AZ 85206

RICHARD L ROBINSON REVOCABLE  
TRUST  
14606 S 72ND ST  
PAPILLION, NE 68046

RICHTER DENNIS J/JUDITH J  
1829 N WILLIAMS ST  
MESA, AZ 85215

ROBBINS BOBBY  
4833 E HILTON AVE  
MESA, AZ 85206

ROBERT A LARSON REVOCABLE  
TRUST  
4833 E FORGE AVE  
MESA, AZ 85206

ROBERT M GALVAN AND MICHELLE  
JOANNE GALVAN FAMILY TRUST  
4660 E HARMONY CIR  
MESA, AZ 85206

ROBINSON JOSHUA D  
4640 E HOPI AVE  
MESA, AZ 85206

ROBLES ARMANDO R/LYHNN H Y  
4841 E HOLMES AVE  
MESA, AZ 85206

ROCKWELL WILLIAM J  
4544 E GARNET AVE  
MESA, AZ 85206

RODGERS STUART M/ROSANNA  
5023 E HARMONY AVE  
MESA, AZ 85206

ROSALES EDER  
5004 E COLBY ST  
MESA, AZ 85205

ROSAS FAMILY TRUST  
4704 E FLOSSMOOR CIR  
MESA, AZ 85206

ROSENBERRY R RALPH TR  
4854 E FLOSSMOOR AVE  
MESA, AZ 85206

S & G CAPITAL LLC  
1135 N RECKER RD STE 102  
MESA, AZ 85205

SAILER CHANNING J/ABBY K  
4648 E HOPI AVE  
MESA, AZ 85206

SANCHEZ KATHY R  
172 S COBBLESTONE DR  
GILBERT, AZ 85296

SANDERS MALCOLM M JR/DANA  
JANIS F/CHUCHMAN CHARLOTTE  
4648 E FLORIAN AVE  
MESA, AZ 85206

SARKISIAN GEVORK/SOUREN  
PO BOX 777  
GILBERT, AZ 85299

SAWTELLE JAMES D/BETTIE  
4709 E FARMDALE CIR  
MESA, AZ 85206

SCHAFER BRIAN J/CHERYL A  
1042 S ROANOKE  
MESA, AZ 85206

SCHAFER DENNIS  
3008 COUNTRY RD UNIT 127  
INTERNATIONAL FALLS, MN 56649

SCHAFER JAMES D  
PO BOX 13061  
PRESCOTT, AZ 86304

SCHLICHTMAN ROBERT WILLIAM  
901 6TH ST  
EDGER, NE 68935

SCHMIDT RYAN M/RACHAEL L  
4652 E HOPI AVE  
MESA, AZ 85206

SCHOLZ RITA ANNE  
4548 E GARNET AVE  
MESA, AZ 85206

SCOTT A AND MARY LOU CLIFFORD  
REV TRUST  
856 N STAPLEY  
MESA, AZ 85203

SCOTT GENE S/BARBARA A  
10030 HOLLY DR #53  
EVERETT, WA 98204

SCOWLEY DEB/JAMES A  
4754 E FLOWER CIR  
MESA, AZ 85206

SERENKA THOMAS EDWARD  
4745 E HOPI CIR  
MESA, AZ 85206

SETZER FAMILY TRUST  
4654 E FLORIAN AVE  
MESA, AZ 85206

SHARP FAMILY LIVING TRUST  
1150 S ROANOKE  
MESA, AZ 85206

SHERWOOD TAYLOR W/MARISA  
4047 E CULLUMBER ST  
GILBERT, AZ 85234

SHOPPACH ROBERT K/ROSE E  
4712 E FLOSSMOOR CIR  
MESA, AZ 85206

SIEMS DAVID L/CINDY L  
4743 E HARMONY CIR  
MESA, AZ 85206

SIMS DAVID/LAURA  
1421 S QUINN  
MESA, AZ 85206

SINGH MANJIT/KASHMIR K  
4538 E GARNET AVE  
MESA, AZ 85206

SKOTKO FRANCIS E/DIANE TR  
1448 S ROSEMONT ST  
MESA, AZ 85206

SMALLEY NANCY G  
4756 E FLORIAN CIR  
MESA, AZ 85206

SMALLWOOD ROBERT L/OANH T  
4857 E HOLMES AVE  
MESA, AZ 85206

SMET NATASHA  
1430 S ROSEMONT  
MESA, AZ 85206

SMITH AARON JESSE  
12 52132 RANGE RD 274  
SPRUCE GROVE, AB T2X3V2

SMITH TERRY R/PENNY S  
4615 E FLOWER AVE  
MESA, AZ 85206

SNOW  
LINDSEY/DALLIN/PAUL/MARSHA  
4713 E GROVE CIR  
MESA, AZ 85206

SOMMERS VICKI L  
4951 E FLOSSMOOR AVE  
MESA, AZ 85206

SORRELL BRENNAN ESTATE OF  
4827 E HARMONY AVE  
MESA, AZ 85206

SOUTHWESTERN INVESTMENT  
GROUP LLC  
5755 N ESCONDIDO LN  
TUCSON, AZ 85704

SPEZZANO DOMINICK A III/JULIE A  
10057 E IMPALA AVE  
MESA, AZ 85209

STEVENS CATHEY R  
PO BOX 2495  
GILBERT, AZ 85299

STINSON HAROLD E/JACQUELINE  
4914 E HARMONY  
MESA, AZ 85206-3416

STOSZ JONATHAN D/SARAH K  
4657 E GABLE CIR  
MESA, AZ 85206

STRAND JEFFREY A/LEE ANN  
PO BOX 217  
PORTLAND, ND 58274

STROBEL KAROL K/ROBERT D  
4839 E FLOSSMOOR AVE  
MESA, AZ 85206

STYLES CARRIE/TERRY  
26676 DAY SPRING CIR  
HARTFORD, SD 57033

SULLIVAN JEREMIAH  
4915 E HILTON AVE  
MESA, AZ 85206

SUMMERER ROBERT W TR  
/SUMMERER CHERYL A TR  
2524 LOOKOUT CIR  
HELENA, MT 59601

SUNLAND VILLAGE GOLF CLUB INC  
725 S ROCHESTER  
MESA, AZ 85206

SUNNY MESA I HOMEOWNERS  
ASSOCIATION INC  
1535 W HARVARD AVE STE 101  
GILBERT, AZ 85233

SUNNY MESA INC  
4445 E. HOLMES AVE STE 102  
MESA, AZ 85206-3398

SURVIVORS TRUST  
10654 E RUNNING WATER DR  
GOLD CANYON, AZ 85118

SUZANNE LUCKS FAMILY TRUST  
4924 E FLOSSMOOR AVE  
MESA, AZ 85206

SWANSON LIVING TRUST  
4850 E HILTON AVE  
MESA, AZ 85206

SYTSMA CAROLYN LEE/FRED  
1491 SETTLER PL  
FERNDAL, WA 98248

TACKETT WRINFRED CLYDE  
III/SALLY ANN  
4645 E GABLE CIR  
MESA, AZ 85206

TALIERCIO JERRY C/PATRICIA J TR  
1116 S RACINE  
MESA, AZ 85206

TANTALEAN FAMILY TRUST  
4721 E HARMONY CIR  
MESA, AZ 85206

TAPIA ADRIAN CEDILLO  
4838 E HARMONY AVE  
MESA, AZ 85206

TAYLOR GREGORY L JR/HAYDEE G  
4904 E HILTON AVE  
MESA, AZ 85206

TEJEDA PETER/NICHOLE  
4622 E GLADE CIR  
MESA, AZ 85206

THOMPSON JONI  
4628 E FLOWER AVE  
MESA, AZ 85206

THOMPSON RYAN M  
4846 E HOLMES AVE  
MESA, AZ 85206

THR PHOENIX LP  
8665 E HARTFORD DR STE 200  
SCOTTSDALE, AZ 85255

TIEDE TAMMY JEAN  
2104 - 151ST WY SE  
MILL CREEK, WA 98012

TIMMONS JENNIFER L  
4552 E GARNET AVE  
MESA, AZ 85206

TITANIUM AZ HOLDINGS LLC  
4827 E SOUTHERN AVE  
MESA, AZ 85206

TRACY KIMBERLY  
4835 E HOLMES AVE  
MESA, AZ 85206

TREJO ALFRED G/PASTY O  
4726 E FLORIAN CIR  
MESA, AZ 85206

TRINIDAD ALYSSA L  
1345 S QUINN  
MESA, AZ 85206

TUCKER FAMILY LIVING TRUST  
4751 E FLOSSMOOR CIR  
MESA, AZ 85206

TURNBULL JAMES D  
4561 E FLOWER CIR  
MESA, AZ 85206

UPHASRI RADAR  
4818 E HARMONY AVE  
MESA, AZ 85206

UPKEEP COMPANY LLC  
PO BOX 7111  
CHANDLER, AZ 85246

USHER ROBERT J JR/KELLI M  
1551 S QUAIL CIR  
MESA, AZ 85206

VALJALO BRETT  
4836 E HOLMES AVE  
MESA, AZ 85206

VALLEYFIELD HOLDINGS L L C  
4704 E SOUTHERN AVE  
MESA, AZ 85206

VAN KLEY DONALD A/CAROL L TR  
4719 E FLOSSMOOR CIR  
MESA, AZ 85206-2731

VAN RUSKENVELD HELEN  
1120 S ROANOKE  
MESA, AZ 85206

VANCE DANIEL E/MARY ARDEN  
4831 E FLOSSMOOR AVE  
MESA, AZ 85206

VASQUEZ PAULINE CASTANEDA  
1422 S ROANOKE  
MESA, AZ 85206

VELASCO ESPIRITU LIVING TRUST  
4819 E HOLMES AVE  
MESA, AZ 85206

VIRGIL E YOUNG LIVING TRUST  
4731 E FLOSSMOOR CIR  
MESA, AZ 85206

VIRGIL M PHILLIPS TRUST  
4746 E FLOWER CIR  
MESA, AZ 85206

VIRGINIA L DUTTENHEFNER TRUST  
4653 E FLORIAN AVE  
MESA, AZ 85206

WAGENMAN ABRAM M  
4862 E HOLMES AVE  
MESA, AZ 85206

WAGNER GLENN DAVID/JANICE F  
4866 E HARMONY AVE  
MESA, AZ 85206

WALLIG MARK PAUL/RUTH E  
1458 S ROANOKE  
MESA, AZ 85206

WEBB AARON JOSEPH/KARLA  
ZAZUETA  
4858 E HOLMES AVE  
MESA, AZ 85206

WEISS ANDREW/MAHR DONALD  
1401 ARGALL PL  
ALEXANDRIA, VA 22314

WELLER MARY E  
4725 E FLORIAN CIR  
MESA, AZ 85206

WELLER N KEITH/LOANNE S  
7602 W OAKWOOD CT  
NEW PALESTINE, IN 46163

WESTERGARD LYNN C/JANA L  
4653 E GROVE CIR  
MESA, AZ 85206

WILDUNG FAMILY TRUST  
4652 E GROVE CIR  
MESA, AZ 85206

WILHELM JOSHUA/KRISTIN  
4642 E GLADE CIR  
MESA, AZ 85206

WILLIAMS BEVERLY A  
1066 S ROANOKE  
MESA, AZ 85206

WILSON C O/PAULETTE A  
1211 9TH ST S  
FARGO, ND 58103

WILSON GERALD R/KATHRYN G  
4622 E FLOWER AVE  
MESA, AZ 85206

WILSON WALLACE/TRACY  
4749 E FARMDALE CIR  
MESA, AZ 85206

WISE DALE W & VIRGINIA  
4539 E GROVE AVE  
MESA, AZ 85206

WMK 4700 LLC  
2130 E KALER DR  
PHOENIX, AZ 85020

WOLD RICHARD G/LINDA S  
20482 DIAMOND SHORES DR  
CASSOPOLIS, MI 49031

WOLFF DASHEL  
4842 E HOLMES AVE  
MESA, AZ 85206

YAMASA CO LTD  
PO BOX 4090  
SCOTTSDALE, AZ 85261

YBARRA FRANCISCO C/SONIA D TR  
4829 E HOLMES AVE  
MESA, AZ 85206

ZILLOW HOMES PROPERTY TRUST  
1301 N 2ND AVE FL 31  
SEATTLE, WA 98101

ZIMMER JOHN G/MARY L  
4642 E FLORIAN AVE  
MESA, AZ 85206

ZIMMERMAN AUDREY ANN  
4729 E FLOWER CIR  
MESA, AZ 85206

**Neighborhood Associations and HOA List**  
**Southern-48<sup>th</sup> Street**

Sky Ranch  
Traci Beagley  
4241 E Edgewood Ave  
Mesa AZ 85206

Lemon Tree  
Rick Letz  
5524 E Carmel Ave  
Mesa AZ 85206

Lemon Tree  
Valorie Crackel  
5461 E Capri Ave  
Mesa AZ 85206

Hunter's Glen Homeowner's  
Association  
4135 S. Power Rd., #122  
Mesa, AZ 85212

Camino Del Rey Homeowners  
Association, Inc.  
3001 E Camelback Rd. #130  
Phoenix, AZ 85016

Greenfield Glen Owners Association  
1021 S. Greenfield Rd. #1081  
Mesa, AZ 85206

Sunland Village Community Association  
4601 E. Dolphin Ave.  
Mesa, AZ 85206

Somner Place Unit 1 Homeowners  
Association  
4135 S. Power Rd., #122  
Mesa, AZ 85212

Summer Mesa Property Owners  
Association, Inc.  
4107 E Fairview Cr.  
Mesa, AZ 85206

Source: City of Mesa