

Exhibit C:
Email Exchange Between Mr. Lake and ZA

From: Nana Appiah

Sent: Wednesday, May 29, 2019 6:52 PM

To: Sean Lake <[REDACTED]@pewandlake.com>

Cc: Tom Ellsworth <Tom.Ellsworth@mesaaz.gov>; David Darling <[REDACTED]@gmail.com>;
[REDACTED]@gmail.com; Christine Zielonka <Christine.Zielonka@mesaaz.gov>

Subject: RE: Park Plan

Hi Sean,

Per Section 11-6-2 of the City of Mesa's Zoning Ordinance (MZO), Public Parks and Recreational Facilities are allowed in the Office Commercial (OC) zoning district. Per Section 11-86-3 of the MZO, Public Parks and Recreational Facilities are defined as "Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities".

There is no specific requirement in the Zoning Ordinance that defines a Public Park to be operated by a governmental entity or specific ownership. An administrative site plan review shall be required for such a use. Please contact me if you have any questions.

Thanks,

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Sean Lake <[REDACTED]@pewandlake.com>

Sent: Friday, May 24, 2019 11:41 AM

To: Nana Appiah <Nana.Appiah@mesaaz.gov>

Cc: Tom Ellsworth <Tom.Ellsworth@mesaaz.gov>; David Darling <[REDACTED]@gmail.com>;

[REDACTED]@gmail.com; Christine Zielonka <Christine.Zielonka@mesaaz.gov>; Sean Lake
<[\[REDACTED\]@pewandlake.com](mailto:[REDACTED]@pewandlake.com)>

Subject: Park Plan

Nana:

Attached is a plan for a public park that my client would like to develop on the NEC of Power and Halifax. The park will be very similar to a city park in that it will be open to the public during operating hours. As with a City Park it will close after hours. This park will be owned, maintained and insured by a private party. The park is an allowed use within the existing zoning district. Further the use will fit within the definition of Parks and Recreation Facilities, Public in Section 11-86-3 of the zoning ordinance. This use is deemed "noncommercial" by the zoning ordinance and therefore is not subject to the Site Plan Review process.

This copy of the site plan is being provided as a courtesy to the planning department prior to our submittal of the construction documents to the City necessary for a building permit. We look forward to working with the City during the permitting process and the grand opening of this new park on Power Road.

Sincerely,

Sean Lake

Sean B. Lake
Pew & Lake, P.L.C.
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]@pewandlake.com

Privileged And Confidential Information

This electronic transmission and any documents attached hereto (i) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (ii) may contain confidential and/or legally privileged information, and (iii) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Do not disseminate, distribute, copy or alter this email. Any disclosure, copying, distribution, or use of the contents of a message received in error is strictly prohibited.