

**AFFIDAVIT OF MAILING
NOTICE OF HEARING ON ASSESSMENT
THE DOWNTOWN CHANDLER ENHANCED MUNICIPAL SERVICES DISTRICT
IN THE CITY OF CHANDLER, ARIZONA**

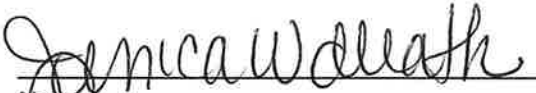
State of Arizona
County of Maricopa

The undersigned affiant being first duly sworn, deposes and says:

That affidavit is the Executive Director of the Enhanced Municipal Services District in the City of Chandler.

That on **April 17, 2026**, affiant caused to be mailed to each of the persons set forth on the list attached hereto and marked Exhibit A, by first class mail, a copy of the notice of assessment hearing attached hereto and marked Exhibit B.

That the names and addresses of the persons on said Exhibit A are, to the best of affiant's knowledge, information and belief, all persons owning real property affected by the assessments as the names and addresses appear on the last certified property tax roll for the Downtown Chandler Enhanced Municipal Services District in the City of Chandler, Arizona.


Name
Executive Director
Title

Subscribed and sworn to before me this 23rd day of April, 2026.


Notary Public

My commission expires:

Jan. 28, 2028.



Attachments:

Exhibit A: List of Names and Addresses of Property Owners

Exhibit B: Form of Notice Hearing



Downtown Chandler Community Partnership (DCCP)
178 W. Boston Street
Chandler, AZ 85225

CHANDLER CITY OF
PO BOX 4008 MS 606
CHANDLER AZ 85244

Dear Property Owner:

The Downtown Chandler Community Partnership (DCCP) Board of Directors is not proposing an assessment increase for the EMSD for the 2026/2027 Fiscal Year. This means that all property owners will be taxed at the same rate as last fiscal year. The services provided by the EMSD include additional cleaning of downtown, safety, beautification, events, and marketing. All of these efforts are focused on strengthening downtown businesses, creating a welcoming and vibrant atmosphere, and positioning downtown Chandler as a premier destination.

Each year the EMSD goes to Chandler City Council for review and approval. This letter is to notify you of the upcoming hearing on 5/21/26 at 6:00pm at Council Chambers (City Hall). Upon approval of the EMSD, the DCCP will continue to represent the stakeholders in the 2026/2027 fiscal year. If you have questions about what your assessment will be this year, please reach out and we can provide you with more information.

If you have any questions or concerns, please reach out to Jess Walrath, Executive Director of the DCCP at jess@downtownchandler.org or 480-855-3539.

Respectfully,

A handwritten signature in black ink that reads "Jess Walrath". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jess Walrath, Executive Director
on behalf of the entire Board of Directors
SoHo63, Hilton Garden Inn, DC Steakhouse, New Square, The Brickyard, Hidden House, Elliot's Steakhouse, Maple House, Burst of Butterflies, City of Chandler, SanTan Brewing Co., Spirit House, Recreo, Uncommon, Topsy Egg, BlackSheep, Murphy's Law, Rebel & Rogue, Lola's Liquors, Saba Brothers, LLC, Mic Drop.
Downtown Chandler Community Partnership
178 W. Boston Street
Chandler, AZ 85225
480-855-3539

Attachment: The hearing notice has been included in this letter.

NOTICE OF HEARING ON ASSESSMENT

TO THE PROPERTY OWNERS AND ALL PERSONS CLAIMING AN INTEREST IN ANY PROPERTY WITHIN THE DOWNTOWN CHANDLER ENHANCED MUNICIPAL SERVICES DISTRICT IN THE CITY OF CHANDLER, ARIZONA.

NOTICE IS HEREBY GIVEN of the time fixed for hearing and passing upon the annual assessments and proceedings heretofore had and taken for enhanced municipal services in the City of Chandler, Arizona (the "City") as described in Resolution of Intention No. 3905 (the "Resolution of Intention").

Pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and specifically A.R.S. § 48-575, and all amendments thereto, PUBLIC NOTICE IS HEREBY GIVEN that the Mayor and Council of the City made a statement and estimate of all annual expenses for the Downtown Chandler Enhanced Municipal Services District (the "District") for the fiscal year commencing July 1, 2026, and ending June 30, 2027, and assessed the total cost thereof against the lots within the District. The work proposed to be done in the District is described in the Resolution of Intention on file with the Clerk of the City and in the Plans and Specifications therefore on file with the Clerk of the City, to which Resolution, Plans and Specifications reference is hereby made for a more particular description of the work.

NOTICE IS FURTHER GIVEN that the Mayor and Council have fixed the time and place of hearing and passing upon the said assessments and proceedings heretofore had and taken with respect thereto at:

TIME:	6:00 p.m.
DATE:	May 21, 2026
LOCATION:	Council Chambers City Hall 88 E. Chicago Street Chandler, Arizona 85225

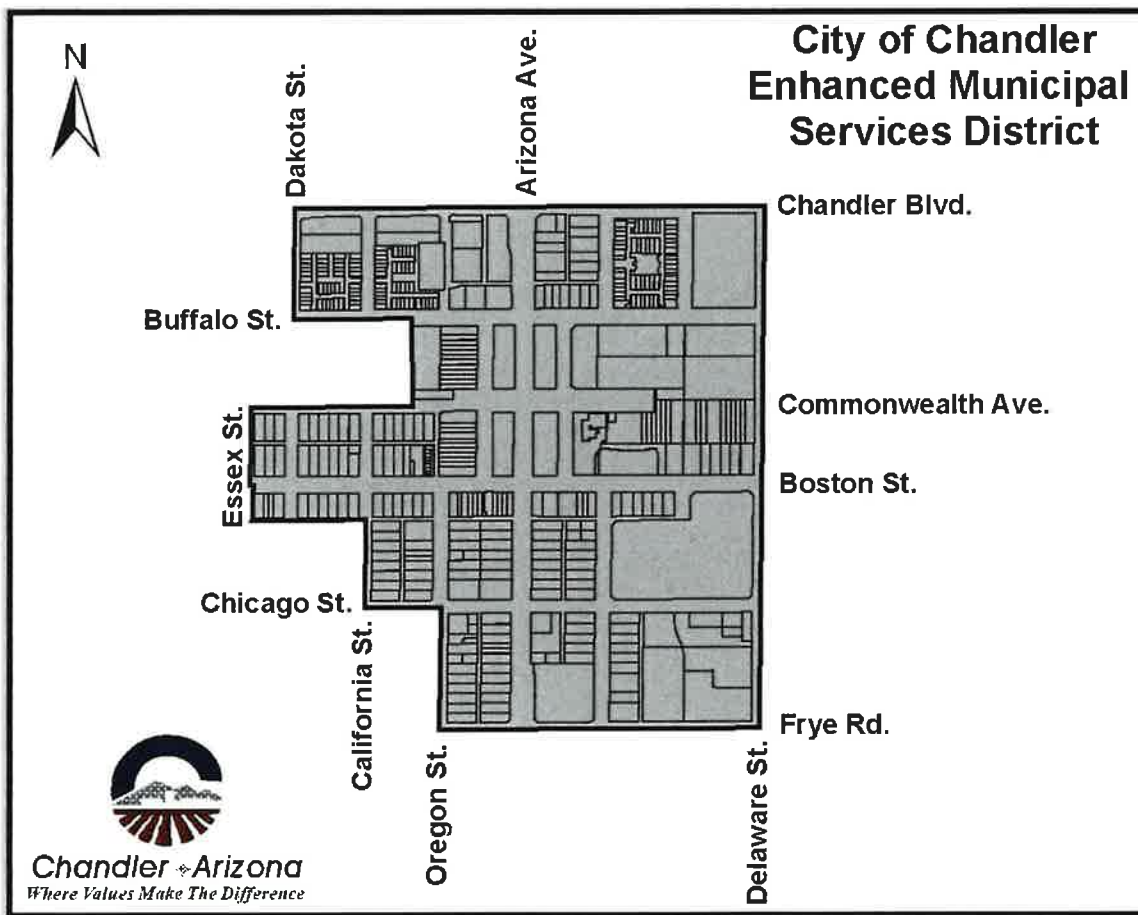
The property assessed to pay for said improvement comprises all lots included within the District in said City as described in the Resolution of Intention. The area subject to assessment is shown on the map below.

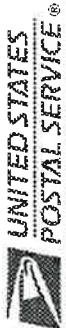
Any property owner and all other persons directly interested in the work or in the assessment having any objection to the legality of the assessment or to any of the previous proceedings connected therewith, may, at any time prior to the time fixed for said hearing, file with the City Clerk a written notice briefly specifying the grounds for such objection and at the time fixed for said hearing or at a time or times not later than ten (10) days thereafter, to which such hearing may be postponed, the Mayor and City Council will hear and pass upon all objections so made and filed.

All decisions and determinations of the Mayor and Council upon the hearing aforesaid will be final and conclusive upon all persons entitled to object as to all errors, informalities and irregularities which the Mayor and Council might have remedied or avoided at any time during the progress of the proceedings.

/s/ Jennifer Ekblad

CITY CLERK





Certificate of Mailing — Firm

Name and Address of Sender

DCCP
178 W. Boston St.
Chandler, AZ 85225

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[Signature]



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\$3.50
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USPS® Tracking Number
Firm-specific identifier

Address
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Postage

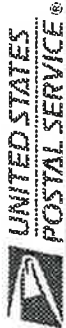
Fee

Special Handling

Parcel Airlift

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1. JACK IN THE BOX PROPERTIES LLC					
... 9357 SPECTRUM CENTER BLVD					
— SAN DIEGO CA 92123					
2. ONE CHANDLER OWNER LLC					
... 510 S NEIL ST					
— CHAMPAIGN IL 61820					
3. SPECHT COMMERCIAL PROPERTIES LLC					
... 1728 W. LARK DR					
— CHANDLER AZ 85286					
... NIGHTWALK LLC					
— 24416 S SUNBROOK DR					
5. SUN LAKES AZ 85248					
... E BOSTON ST LLC					
— 24621 S 122ND ST					
6. CHANDLER AZ 85249					





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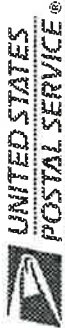
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USPS Tracking Number

Firm-specific Identifier

Address	Postage	Fee	Special Handling	Parcel Airift
1. CS CHANDLER REAL ESTATE LLC 7328 E STETSON DR SCOTTSDALE AZ 85251				
2. SABA BROTHERS RENTALS LLC 3270 N COLORADO ST CHANDLER AZ 85225				
DOWN TOWN HOTEL LLC 121 PAYNE STEWART DR BRANSON MO 65616				
NEW SQUARE LLC 2577 QUEEN CREEK RD STE 111 CHANDLER AZ 85248				
77 LLC 81 W BOSTON ST CHANDLER AZ 85225				





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1. OCHUN HOLDINGS LLC
101 W BOSTON
CHANDLER AZ 85224
2. 95 WEST LLC
77 W CHICAGO ST STE 8
CHANDLER AZ 85225
3. R & V HOLDINGS LLC
4509 E JOJOBA RD
PHOENIX AZ 85044
4. DJS RENTALS LLC
67 W BOSTON ST
CHANDLER AZ 85225
5. SABA DAVID JR TR/DJS RENTALS LLC
67 W BOSTON ST
CHANDLER AZ 85224

(Name, Street, City, State, and ZIP Code™)





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Chandler, AZ 85225

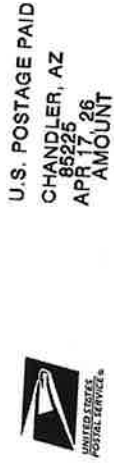
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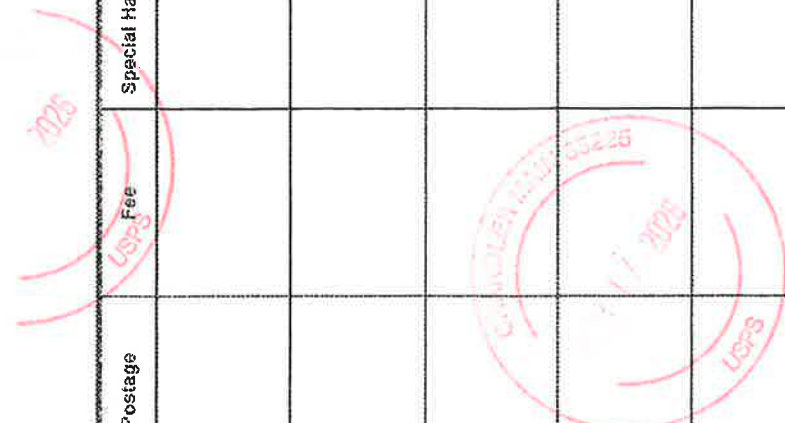
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USPS® Tracking Number
Firm-specific Identifier

1. DC HEIGHTS WEST LLC
105 AFFINITY LN
BUFFALO NY 14215
2. BOSTON STREET PROPERTIES LLC
11308 E. CHESTNUT DR.
CHANDLER AZ 85249
3. FULLER R RANDALL
128 W BOSTON ST
CHANDLER AZ 85225
- ALTAN DAN U
5. 2707 CONGRESS ST STE 1R
SAN DIEGO CA 92110
- DOWNTOWN DEVELOPMENT LLC
6. 18541 E MARY ANN WAY
QUEEN CREEK AZ 85142

Address
(Name, Street, City, State, and ZIP Code™)

Postage
Special Handling
Fee
Parcel Airift





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Chandler, AZ 85225

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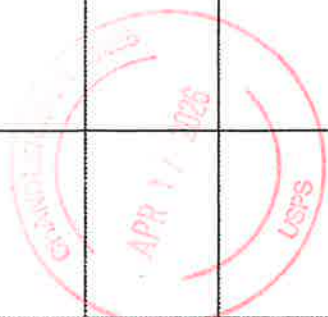


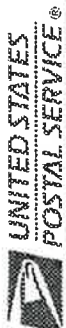
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AMOUNT
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. CHANDLER CITY OF	PO BOX 4008 MS 606				
	CHANDLER AZ 85244				
2. AZ MANAGEMENT & INVESTMENTS LLC	11310 VALLEY BLVD				
	EL MONTE CA 91731				
3. QWEST CORPORATION	1801 CALIFORNIA STREET 25TH FLOOR				
	DENVER CO 80202				
4. DESERT VIKING - DOWNTOWN CHANDLER II LLC	3002 E. WASHINGTON ST				
	PHOENIX AZ 85034				
5. LESTER HOSPITALITY - CHANDLER LLC	PO BOX 9188				
	RAPID CITY SD 57709				





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APR 17 26
AMOUNT
\$2.40
S2325A500166-02



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Postmaster, per (name of receiving employee)
[Signature]

USPS® Tracking Number
Firm-specific Identifier

1. FOOD PARK 281 LLC
2798 E BALSAM DR
CHANDLER AZ 85286

Address
(Name, Street, City, State and ZIP Code™)

STATE OF ARIZONA }
COUNTY OF MARICOPA }

This instrument was acknowledged before me this 17th day of April, 2020 by JESSICA M. W. Drath in witness whereof I herewith set my hand and official seal.

[Signature]
NOTARY PUBLIC

