

To: Larry Geraci[Larry@tfcisd.net]
Cc: Ben Peterson[ben@techne-us.com]
From: Abhay Schweitzer
Sent: Mon 10/31/2016 9:58:07 AM
Importance: Normal
Subject: Re: Federal Blvd - Site Plan and Floor Plan
Received: Mon 10/31/2016 9:58:13 AM

Court's Ex. **035**
Case # 37-2017-00010073-CU-BC-CTL
Rec'd _____
Dept. **C-73** Clk. _____

Larry,

Here is what I need:

Rebecca to finish filling out and sign the following:

- 1) please put phone number and date and sign the DS-190 and send back to all.
- 2) on the DS 318 we need Cotton as the owner and you as the tenant and you both have to sign and date and send back to all. If we can't get Cotton today then we can submit without it and simply submit it when we submit the multiple sets of plans and noticing package after the completeness review.
- 3) on DS 3032 check the box other person and also date and sign and send back to all.

In addition to items 1-3 above, I also need the following:

- \$8,800 cash for the deposit we need to give to the City. If they take cash, I'll give it to them, if not I'll deposit and give them a check from my company.
- Current Grant Deed of property

We are ready to go on our end. We would need the above from you by 2:00pm at the latest in order to submit today. They won't take any projects after 3:00pm.

Please let me know if you have any questions.

Thank you

ABHAY SCHWEITZER
Assoc. AIA- Principal

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o 619-940-5814 m 313-595-5814

On Mon, Oct 31, 2016 at 9:52 AM, Larry Geraci <Larry@tfcisd.net> wrote:

Hi Abhay,

Can you tell me what you exactly need from me?

Best Regards,

Larry E. Geraci, EA

Tax & Financial Center, Inc

5402 Ruffin Rd, Ste 200

San Diego, Ca 92123

Web: Larrygeraci.com

Bus: [858.576.1040](tel:858.576.1040)

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From: Abhay Schweitzer [mailto:abhay@techne-us.com]
Sent: Friday, October 28, 2016 1:13 PM
To: Austin, Gina <gaustin@austinlegallgroup.com>
Cc: Larry Geraci <Larry@tfcSD.net>; Becky Berry <Becky@tfcSD.net>; Jim Bartell <jim@bartellassociates.com>
Subject: Re: Federal Blvd - Site Plan and Floor Plan

Hi Gina,

A104 is the existing plan. Orientation is the same. Don't worry about the door since we are completely demolishing that building.

Here are the forms you requested that I hadn't yet sent and also the DS-3032 with the modifications. I haven't received the DS-318 back yet from the client, but I'm attaching it anyway with what we could fill out. For DS-190 I put the client as the person who will sign. See attached.

Just picked up the maps but they are not in digital format and I can't scan something that big. I'm gonna take some pictures and email to you shortly however. They used the new property line with the maps so everything looks good.

For DS-3032 Section 8, I imagine we are selecting "Other Person per M.C. Section 112.0102" as the person who is signing. Is this correct?

Thank you

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On Fri, Oct 28, 2016 at 12:53 PM, Austin, Gina <gaustin@austinlegallgroup.com> wrote:

One more thing...

On sheet A104 it is orientated a different direction than the other sheets. This is a little confusing when we go to PC. It would be nice to have all sheets orientated the same way because this is what we use in the PPT.

Also, the door on the bottom of the sheet opens past the property line. It is probably better to show that not occurring.

Gina

From: Abhay Schweitzer [mailto:abhay@techne-us.com]
Sent: Thursday, October 27, 2016 5:31 PM
To: Austin, Gina
Cc: Larry Geraci; Becky Berry; Jim Bartell
Subject: Re: Federal Blvd - Site Plan and Floor Plan

Good afternoon Gina,

Attached you will find the drawings we have completed so far. We are still working on 4 sheets which we will complete tomorrow morning. They are related to accessibility, security and stormwater management. I expect we will have them complete by 10:00am tomorrow.

The package with the separation maps, adjacent uses and so forth is ready and I'll likely have it in my hands tomorrow morning some time.

I'm attaching the forms we have partially completed so far for you to review as well in case you need to see them.

Please let me know if you need anything else meanwhile.

Thank you

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On Thu, Oct 27, 2016 at 12:41 PM, Abhay Schweitzer <abhay@techne-us.com> wrote:

Hi Gina,

Yes thats me. I'm working to complete everything today and I'll email today once its done.

Thank you

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On Thu, Oct 27, 2016 at 11:29 AM, Austin, Gina <gaustin@austinlegallgroup.com> wrote:

Thanks Abhay. Are you the person completing the submission package? I am under the impression it is getting submitted on Friday. I would like to review all the docs prior to submittal. PDF is fine.

Gina

From: Abhay Schweitzer [mailto:abhay@techne-us.com]
Sent: Wednesday, October 26, 2016 4:57 PM
To: Larry Geraci; Becky Berry
Cc: Austin, Gina; Jim Bartell
Subject: Federal Blvd - Site Plan and Floor Plan

Good afternoon,

Attached you will find the proposed site plan and floor plan. I added the language that Gina mentioned for the irrevocable offer of dedication. I also made a separate sheet showing the separation after this dedication, which can in around 100'-1" just so that we can a bit of a buffer.

We are on track to submit on Friday for the first step which is the Submitted Completeness Review.

We don't have time to make any changes to the floor plan or site at this stage, but we can make changes after we submit to the City.

With the proposed plan, you would be able to easily accommodate 12-15 clients at one time.

You will notice a storage room at the top left corner of the floor plan. There is a corridor which leads to this room. The room is large enough so that we can add circulation elements for a future second floor addition.

Thank you

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