

Firchow, Kevin

From: Jeanette Paredes |
Sent: Monday, April 28, 2014 2:07 PM
To: Firchow, Kevin
Subject: 3002 Dairy Drive Project

Dear Mr. Firchow,

My husband and I are the owners of the location 5018 Blazing Star Dr. We received a public hearing notification last Thursday about Mr. Ignacio Sobrevilla's project. We leased our building to Mr. Ignacio for three years only. Under our contract he needs to notify us in writing for any modification, project, or to be used in any other way. We have not been notified by writing from Ignacio Sobrevilla of his new project. My husband and I do not agree that he puts an outdoor field with option of a future indoor right next to our property, because we are not going to renew the contract with him, because he has failed to comply with our contract. Thank you very much, if you have any questions don't hesitate to call me at [redacted] or email me.

Sincerely,

Jeanette Paredes & Jaime Leon

Firchow, Kevin

From: Thomas B. Sanford |
Sent: Monday, April 28, 2014 4:04 PM
To: Firchow, Kevin
Cc: Tucker, Matthew; 'William Abbott'; 'Ignacio Sobrevilla'
Subject: RE: 3002 Dairy Drive Project

Hey Kevin:

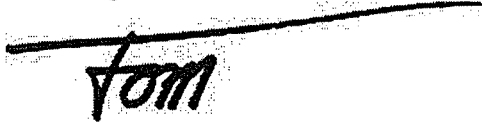
Here are my comments / corrections:

1. The lease is for 3 years **plus** the right to lease for an additional year at the tenant's option (September 30th 2017 termination date).
2. Ignacio is in full compliance with the lease.
3. He is not making any modification to the property.
4. Per my attorney: The owners have no legal basis to prohibit him from using the parking lot for other uses.

Frankly, I don't believe this should change anything. But, if this is still an issue, I am thinking that you could add the following condition or something similar: If applicant has not purchased 5018 Blazing Star within the lease period, then at termination of the lease agreement, applicant will no longer utilize the outdoor soccer facility. Any future use of the property for indoor or outdoor soccer will require all of the necessary approvals for construction of a parking lot on the property per City of Madison ordinance.

I have copied Ignacio and Bill Abbott on this correspondence and I am still planning on being at the meeting tonight unless you tell me differently.

Best Regards,



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Tom Sanford
Mobile: 608.347.8299
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From: Firchow, Kevin [<mailto:KFirchow@cityofmadison.com>]
Sent: Monday, April 28, 2014 3:26 PM
To: 'Thomas B. Sanford'
Subject: FW: 3002 Dairy Drive Project

FYI.