

Appellant's Exhibit 51

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

From: [Deborah Farris](#)
To: [Debby Wilson](#); [Dennis Brunelle](#); [Gary Lee](#)
Subject: FW: Follow-up for 16390 Cleveland Zoning...
Date: Monday, December 10, 2012 1:21:03 PM

I'm closing this one out for now.

From: Eric Hansen [mailto:ehansen@microsoft.com]
Sent: Friday, December 07, 2012 2:47 PM
To: Deborah Farris
Cc: jakef@noreduction.com; Eric Hansen
Subject: Follow-up for 16390 Cleveland Zoning...

Hello, Deborah.

As mentioned, I wanted to follow-up w/ you on my meeting w/ my tenant (Jake / cc'd). Key takeaways from our discussion follow:

- Usage will conform to OT zoning.
 - Space will not be used for sub-letting as auto repair facility / garage, self-storage facility, mini-warehouse, etc.
- As discussed, personal storage (including personal vehicles is acceptable); however, all contents must belong to the tenant (ex. Jake).
- Jake will address the NAICS DEFINITION to remove the following "Lessors of mini-warehouses and self-storage units".
- Jake will update his [Web site](#) as appropriate given the above points.
- Jake will also continue to leverage the space as an 'office' for his hobbyist / auto-enthusiast pursuits.

Thanks again for your patience and please let me know if you have any concerns.

All the best,

- eric / Rain City Development, LLC

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