

Appellant's Exhibit 102

(as referenced in June 30, 2017

*Appellant WPDC Cleveland LLC's Witness and Exhibit List*)

**Laing, Aaron M.**

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**From:** Jozanne Moe  
**Sent:** Thursday, July 25, 2013 9:47 AM  
**To:** Gary Lee  
**Subject:** RE: The Cleveland building

Yes, and upgrade to current Energy Code, Seismic, hook up to city services, etc. It will probably be quite expensive.

Jozanne Moe  
Plans Examiner

**From:** Gary Lee  
**Sent:** Thursday, July 25, 2013 8:20 AM  
**To:** Jozanne Moe  
**Subject:** RE: The Cleveland building

Jozanne,

Will need to put in a bathroom and windows?

**From:** Jozanne Moe  
**Sent:** Thursday, July 25, 2013 7:17 AM  
**To:** Gary Lee  
**Subject:** RE: The Cleveland building

Hi Gary,

They would need to hire a design professional to determine cost and what type of construction the building is. Carol did a building history and there was nothing we could find. All we know is that it was a previous warehouse building. So this would be a change of use and would be required to be brought up to the 2012 IBC. Previous people have tried to move in there and I believe there were no City Services to the building.

Thanks,

Jozanne Moe  
Plans Examiner

**From:** Gary Lee  
**Sent:** Wednesday, July 24, 2013 4:04 PM  
**To:** Plans Examiner  
**Subject:** FW: The Cleveland building

Hi Plans Examiner,

Can you look at the plans and tell me what minimum improvements will be necessary to make this building occupy-able for retail use, and give me a ball park estimate on what you think it might cost to do the improvements they are showing on the plans, plus the improvements you think are necessary for you to approve it?

Generally, they can't exceed \$23,300, or they will have to do frontage improvements, including widening the sidewalk and chopping off some of the building. Is it possible to do what they need to for under \$23,000?

Thanks,  
Gary

**From:** Jason Jones [<mailto:jasonj@chaffeybuildinggroup.com>]  
**Sent:** Wednesday, July 24, 2013 12:31 PM  
**To:** Gary Lee  
**Subject:** The Cleveland building

I was in the other week for another project but mentioned this one to you, this is my friends warehouse building at the corner of Cleveland and 164<sup>th</sup> at:

16390 Cleveland St

My friend is trying to get it ready to re-rent it to a couple who wants to do a fruit stand in the building. I have sketched up a rough layout of the floor plan of what they were thinking. The object is to do very little to the outside but add a little more texture to it and minimize the interior TI work.

The main question is do you see any problem with what we are wanting to do from a city stand point? Please see attached for a little more visual explanation.

Please feel free to call me if you have any questions at 425.200.7661

Thank you for your help

Jason Jones

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