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**CITY OF MESQUITE
CITY SECRETARY**

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July 19, 2017

City Secretary
City of Mesquite
1515 North Galloway Ave.
Mesquite, TX 75149

RE: Waiver on Moratorium for Trailer Storage

Dear City Secretary,

As discussed in the pre-development meeting between Stream Realty Partners and the City of Mesquite on Wednesday, June 18, 2017, Hayes Company LLC, a tenant of Cabot Properties, Inc. located at 1201 Chase Road in Mesquite, has requested the use of adjacent land at 1371 Town East Blvd., owned by Cabot, to be improved and used for trailer storage purposes. Stream Realty Partners is submitting this letter on behalf of its client Cabot Properties, Inc.

Hayes Company LLC occupies the entire 530,100 square foot building located at 1201 Chase Road. Hayes is a warehousing and third-party logistics provider for several mass merchants in the market place, including fortune 100 companies. Hayes has one hundred fifty (150) employees serving the 1201 Chase Road location and has been a tenant in Mesquite since December 2013. Hayes is looking to extend its lease term at this location based on the ability to increase its trailer storage needs.

In addition, Hayes also occupies an additional 150,000 square feet at 951 Town East Blvd. in Mesquite owned by Clarion Partners. The building is adjacent to 1201 Chase Road.

Hayes' need for additional trailer storage is required by their customer for Hayes to remain at 1201 Chase Road. If trailer storage is not permitted on the adjacent land, Hayes will be forced to vacate 680,100 square feet in Mesquite and relocate to another facility outside of Mesquite due to the availability in the market and the efficiencies of being under one or two roofs with adjacent storage. 1201 Chase Road has the capacity to store sixty (60) trailers currently and an additional two hundred (200) trailers spots are required.

The trailer storage would be for empty trailer storage only and would not serve as a truck stop or parking lot. The storage lot would be secured for Hayes' exclusive use only as required by the customer and in compliance with Customs-Trade Partnership Against Terrorism (CTPAT). The trailer storage would not be leased to other tenants in the market. Hayes has not had any theft issues or vandalism of their trailers at 1201 Chase Road. Securing the storage lot would not be for this security purpose.

Stream and Cabot ask that the City of Mesquite take this letter into consideration in reviewing our request for waiver to apply for a trailer storage permit during the trailer storage moratorium. Should you have any questions

concerning this letter, please do not hesitate to contact Matt Dornak or Steve Riordan at (214) 267-0400. Thank you for your consideration.

Sincerely,



Matt Dornak
Vice President
Stream Realty Partners – DFW, L.P.



Steve Riordan
Vice President
Stream Realty Partners – DFW, L.P.







