



Arek Fressadi

May 2, 2014

Mr. Peter Jankowski, Town Manager
Town of Cave Creek
37622 N. Cave Creek Rd.
Cave Creek, AZ 85331

Re: LC2014-000206

Dear Mr. Jankowski:

Welcome to Cave Creek.

Here is a lawsuit promulgated by your predecessor, current staff members, the Board of Adjustment, and the Mayor.

A preponderance of the evidence suggests that Mariscal Weeks was complicit and/or designed the fraudulent scheme which was concealed from the court in a host of lawsuits by Jeff Murray, retained by AMRRP to represent Cave Creek.

By chance, I discovered in 2013 that Cave Creek failed to follow due process and US Supreme Court rulings as codified in ARS 9-500.12 and 9-500.13 when it required a fourth lot to approve the split of my land in the town core. Creating a fourth lot converted a lot split into a subdivision in violation of the town's ordinances and ARS 9-463 *et seq.* From this innocuous event, a series of violations of Town codes and ordinances were promulgated by Town staff and counsel as spelled out in the lawsuit.

Although Murray claims that "the ship has sailed," ARS 12-821.01(C) is quite clear that until the requirements of ARS 9-500.12 have been exhausted, a claim does not accrue. If there is a genuine issue of material fact as to whether the requirements of ARS 12-821.01 have been complied with, a trial shall be held at the earliest convenience per ARS 12-821.01(G). In addition, ARS 13-2314.04 also provides special action provisions. It is my contention that Cave Creek waived its rights. All that remains is to determine damages.

Please circulate this letter, acceptance of court papers, and summons as enclosed. In addition, please forward this letter and its contents to all members of Town Council.

AMRRP, Jeff Murray, Mariscal Weeks, Usama Abujbarah, and George Ross are being sued separately. Contact me if you have any questions. I reserve all rights and claims.

Cordially,
/s/ Arek Fressadi
Arek Fressadi

Cc: Arizona Republic
Sonoran Truth
Mayor Vincent Francia as Defendant
Town Council
Named Cave Creek employees as Defendants