

Re:

Subject: Re:

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Mon, 1 Aug 2011 09:15:48 -0700

To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

Yes, get some info on the conference.

We are working on a solution regarding the residential. Let's talk today about that.

Sent from my iPhone

Matthew Reid
619.335.5896 Google voice
Skype: matthew.reid.ca

On Jul 31, 2011, at 12:00 PM, Greg Blodgett <greg1@ci.garden-grove.ca.us> wrote:

Matt hope your move is going well

we have had interest for residence adjacent tot the project that may want to sell
. We are willing and obligated to to pick up all parcels user the DDA

would you consider these purchases. lets discuss monday.

2. Lodging Conference is coming up do you want me to get a cost for a exhibit space.

Greg Blodgett
SR Project Manager
City of Garden Grove
Economic Development

Subject: Re: x-site_3.3-110731.dwg was shared with you
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Wed, 03 Aug 2011 12:25:41 -0700
To: "Yang, Wendy" <Wendy.Yang@aecom.com>
CC: Dave Rose <drose3@charter.net>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>

Wendy,
The Full Service hotel will be approximately 263' tall.
Limited Service hotels will be approximately 150' tall
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid

Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 [Google voice](#) | 619.462.4144 fax
Skype – mattew.reid.ca
matt.reid@landanddesign.com

From: "Yang, Wendy" <Wendy.Yang@aecom.com>
Date: Mon, 1 Aug 2011 12:19:52 -0700
To: Matthew Reid <matt.reid@landanddesign.com>
Cc: Dave Rose <drose3@charter.net>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>
Subject: RE: x-site_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang
Urban Designer
Associate Principal
D +1 949.756.6964
wendy.yang@aecom.com

AECOM
2737 Campus Drive
Irvine, CA 92612 USA
T +1 949.660.8044 F +1 949.660.1046
www.aecom.com

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]

Sent: Monday, August 01, 2011 6:35 AM
To: Yang, Wendy
Cc: Dave Rose; Morgan, Jayna
Subject: Fwd: x-site_3.3-110731.dwg was shared with you

Autocad....

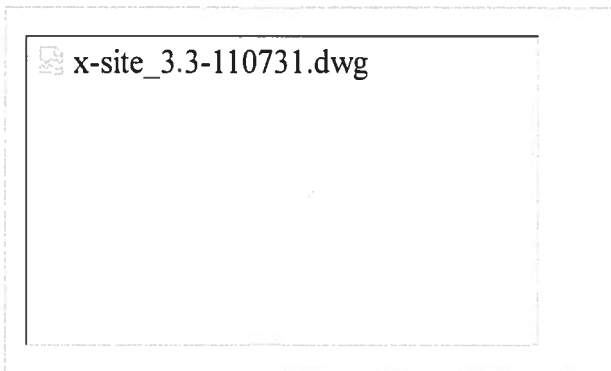
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Reply-To: Jeremy Grant <jeremy.jgrant@gmail.com>

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image002.jpg

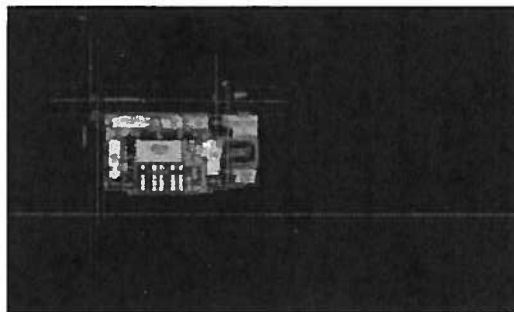


image002.jpg

Content-Type: image/jpeg

Content-Encoding: base64

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Thank you for your help.

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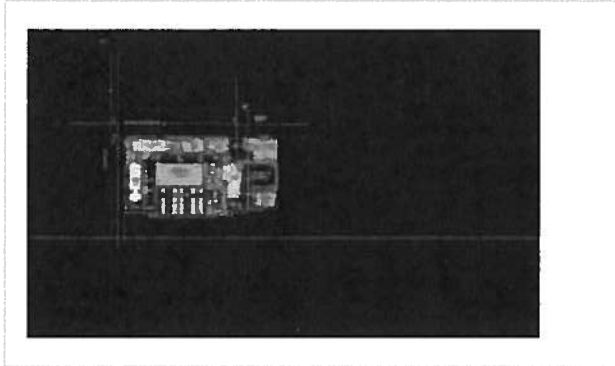
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Subject: Re: x-site_3.3-110731.dwg was shared with you

From: drose3@charter.net

Date: Thu, 4 Aug 2011 18:35:09 +0000

To: "Yang, Wendy" <Wendy.Yang@aecom.com>, "Matthew Reid" <matt.reid@landanddesign.com>

CC: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>, "David Rose" <drose3@hotmail.com>

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5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

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To: Matthew Reid<matt.reid@landanddesign.com>

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CC: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, David Rose <drose3@hotmail.com>, "Suthiwan, Popy" <Popy.Suthiwan@aecom.com>

Matt,

Thanks for the information. We will start constructing the massing and get back to you with any additional questions.

Greg,

We should have a draft of the 3D massing by end of next week. I will work with Jayna once I have the 3D constructed and get the shad and shadow analysis started.

Thanks,

Wendy

From: drose3@charter.net [mailto:drose3@charter.net]
Sent: Thursday, August 04, 2011 11:35 AM
To: Yang, Wendy; Matthew Reid
Cc: Morgan, Jayna; Greg Blodgett; David Rose
Subject: Re: x-site_3.3-110731.dwg was shared with you

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Subject: Lease

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Tue, 9 Aug 2011 09:18:14 -0700

To: Greg Blodgett <Greg1@ci.garden-grove.ca.us>

Greg,

I don't recall getting the draft lease from you. Please resend and I'll review.

Sent from my iPhone

Matthew Reid

619.335.5896 Google voice

Skype: matthew.reid.ca

Subject: RE: x-site_3.3-110731.dwg was shared with you
From: "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>
Date: Wed, 10 Aug 2011 17:04:25 -0700
To: <drose3@charter.net>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>
CC: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, David Rose <drose3@hotmail.com>, "Suthiwan, Popy" <Popy.Suthiwan@aecom.com>

Dave,

Could you please provide us with the height of the Structured Parking (with ballroom) noted in the attached PDF. We are currently creating the massing model and are unsure if the height of that parking structure is the same as the one with the Casitas.

Thanks,

Jennifer

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Content-Description: GG APPROVE MASTERPLAN_question.pdf
Content-Type: application/octet-stream
Content-Encoding: base64



E-TICKET HOSPITALITY, LLC

FULL SERVICE HOTEL
 19 STORIES
 350 KEYS
 22 ROOMS/FLOOR
 -20 CASITAS W/ PRIVATE PATIO & POOL DECK
 -FANTASY POOL DECK W/BAR
 -SPA DECK
 -3 MEAL RESTAURANT & BAR
 5,000 S.F.
 -ALL DAY RESTAURANT, 5,000 S.F.

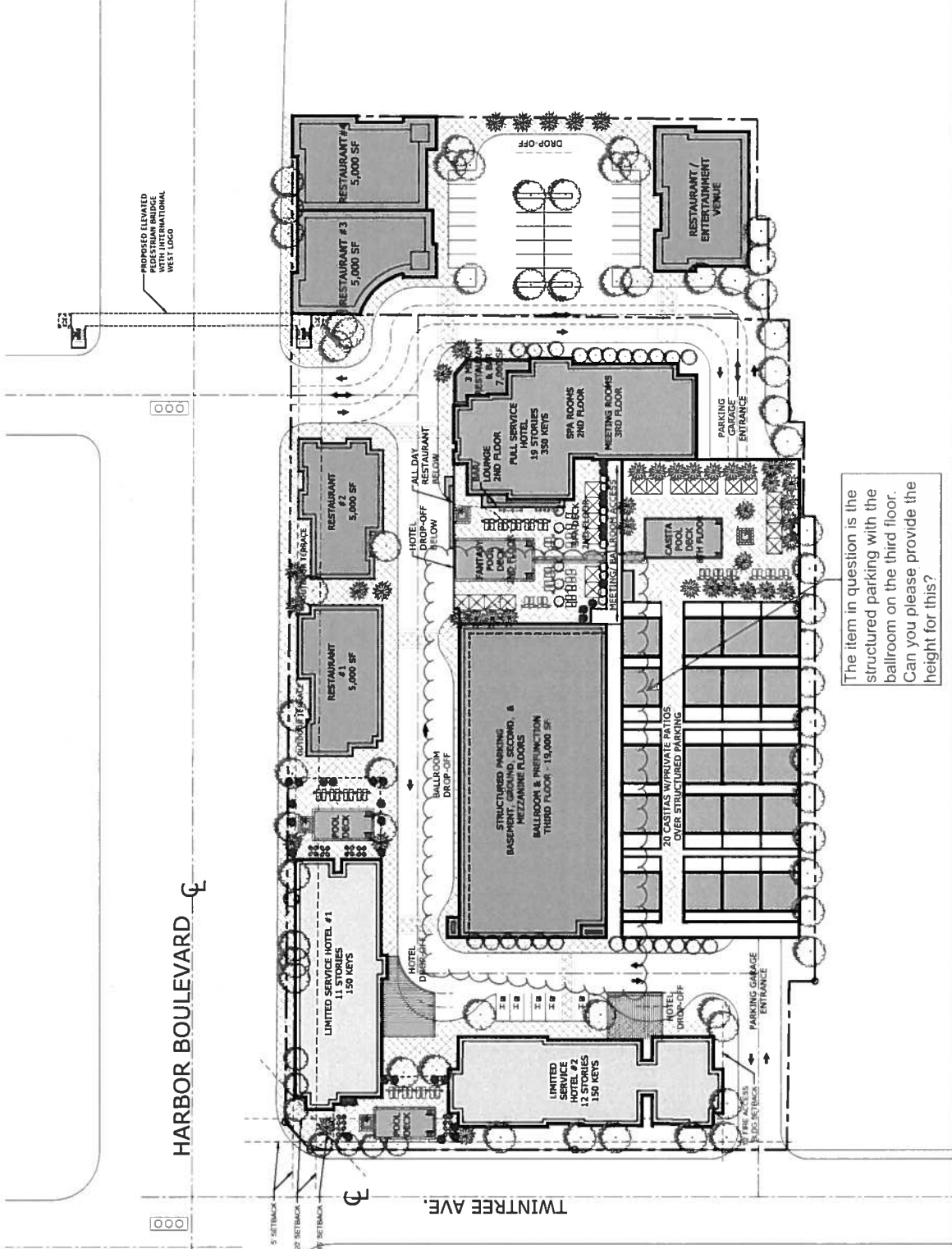
CONFERENCE CENTER
 BALLROOM AND MEETING ROOMS
 38,000 S.F.

LIMITED SERVICE HOTEL #1
 11 STORIES
 150 KEYS
 4-15 ROOMS/FLOOR
 -MEETING ROOMS, 1,000 S.F.
 -POOL DECK / FITNESS CENTER

LIMITED SERVICE HOTEL #2
 12 STORIES
 150 KEYS
 4-14 ROOMS/FLOOR
 -MEETING ROOMS, 1,000 S.F.
 -POOL DECK / FITNESS CENTER

RESTAURANTS / RETAIL
 -RESTAURANT #1 5,000 SF
 -RESTAURANT #2 5,000 SF
 -RESTAURANT #3 5,000 SF
 -RESTAURANT #4 5,000 SF
 -RESTAURANT / ENTERTAINMENT VENUE

PARKING PROVIDED
 TOTAL = 1,270 SPACES



05.31.11
 JOB # 1043P
 Decisions: Head and restaurant brands shown are for demonstration purposes only, and final proposal may contain a combination of brands shown or different brands altogether.



SITE PLAN - SCHEME 3.3
 SCALE: 1/64"=1'-0"



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From: drose3@charter.net

Date: Thu, 11 Aug 2011 00:12:35 +0000

To: "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, "Matthew Reid" <matt.reid@landanddesign.com>

CC: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>, "David Rose" <drose3@hotmail.com>, "Suthiwan,Popy" <Popy.Suthiwan@aecom.com>

The answer is no, its not the same height, and I'd use 65 ft tall.

Dave

Sent via BlackBerry by AT&T

From: "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>

Date: Wed, 10 Aug 2011 17:04:25 -0700

To: <drose3@charter.net>; Yang, Wendy<Wendy.Yang@aecom.com>; Matthew Reid<matt.reid@landanddesign.com>

Cc: Morgan, Jayna<Jayna.Morgan@aecom.com>; Greg Blodgett<Greg1@ci.garden-grove.ca.us>; David Rose<drose3@hotmail.com>; Suthiwan,Popy<Popy.Suthiwan@aecom.com>

Subject: RE: x-site_3.3-110731.dwg was shared with you

Dave,

Could you please provide us with the height of the Structured Parking (with ballroom) noted in the attached PDF. We are currently creating the massing model and are unsure if the height of that parking structure is the same as the one with the Casitas.

Thanks,

Jennifer

From: drose3@charter.net [mailto:drose3@charter.net]

Sent: Thursday, August 04, 2011 11:35 AM

To: Yang, Wendy; Matthew Reid

Cc: Morgan, Jayna; Greg Blodgett; David Rose

Subject: Re: x-site_3.3-110731.dwg was shared with you

1. The pool deck on Twintree is at grade level, the same for the pool deck on Harbor;
2. The height of the pool deck between the full service hotel and casitas is the same as the parking structure itself;
3. For the height of the casitas on top of the parking garage, use 15 feet above garage height;
4. For the height of restaurants along Harbor use 20 feet; and
5. For the height of the restaurant/venue at the Northeast corner of the site use 75 feet.

Please advise.

Thanks.

Dave

Sent via BlackBerry by AT&T

From: "Yang, Wendy" <Wendy.Yang@aecom.com>
Date: Wed, 3 Aug 2011 13:44:27 -0700
To: Matthew Reid <matt.reid@landanddesign.com>
Cc: Dave Rose <drose3@charter.net>; Morgan, Jayna <Jayna.Morgan@aecom.com>; Greg Blodgett <Greg1@ci.garden-grove.ca.us>
Subject: RE: x-site_3.3-110731.dwg was shared with you

Matt,

Thanks for the information provided, I do have the following questions:

Height of pool deck along Harbor and Twentree
Height of pool deck between casitas and full service hotel
Height of casitas on top of parking garage
Height of restaurants along Harbor, and NE corner

It will be helpful to mark the respective height on the site plan at each corner of the building so we can extract the 3D massing accurately.

Thank you for your help.

Wendy

From: Matthew Reid [mailto:matt.reid@landanddesign.com]
Sent: Wednesday, August 03, 2011 12:26 PM
To: Yang, Wendy
Cc: Dave Rose; Morgan, Jayna; Greg Blodgett
Subject: Re: x-site_3.3-110731.dwg was shared with you

Wendy,

The Full Service hotel will be approximately 263' tall.
Limited Service hotels will be approximately 150' tall
Parking structure will be approximately 75' tall

Let me know if you have any other questions.

Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – mattthew.reid.ca

matt.reid@landanddesign.com

From: "Yang, Wendy" <Wendy.Yang@aecom.com>
Date: Mon, 1 Aug 2011 12:19:52 -0700
To: Matthew Reid <matt.reid@landanddesign.com>
Cc: Dave Rose <drose3@charter.net>, "Morgan, Jayna" <Jayna.Morgan@aecom.com>
Subject: RE: x-site_3.3-110731.dwg was shared with you

Matt,

Thanks for the Auto CAD file.

Just want to confirm you are also providing building height for each structure on site so AECOM can construct the massing model in 3D.

Thanks,

Wendy Yang
Urban Designer
Associate Principal
D +1 949.756.6964
wendy.yang@aecom.com

AECOM
2737 Campus Drive
Irvine, CA 92612 USA
T +1 949.660.8044 F +1 949.660.1046
www.aecom.com

From: Matthew Reid [<mailto:matt.reid@landanddesign.com>]
Sent: Monday, August 01, 2011 6:35 AM
To: Yang, Wendy
Cc: Dave Rose; Morgan, Jayna
Subject: Fwd: x-site_3.3-110731.dwg was shared with you

Autocad....

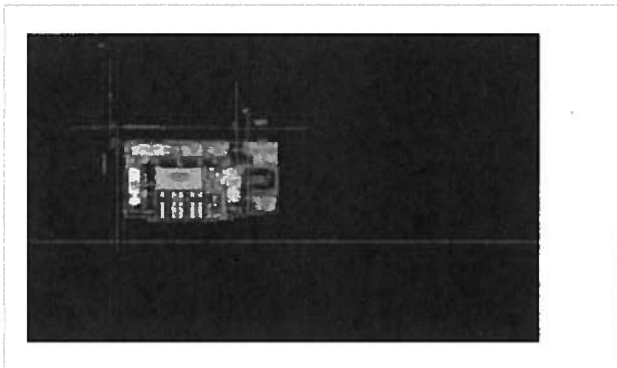
Sent from my iPhone

Matthew Reid
619.335.5896 Google voice
Skype: [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

Begin forwarded message:

From: Jeremy Grant <messages@autocadws.com>
Date: July 31, 2011 6:05:34 PM PDT
To: matt.reid@landanddesign.com
Subject: x-site_3.3-110731.dwg was shared with you
Reply-To: Jeremy Grant <jeremy.jgrant@gmail.com>

Autodesk
AutoCAD WS



Jeremy Grant has shared the following file with you: [x-site_3.3-110731.dwg](#)

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About

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- ? Share files with others
- ? View your drawing history

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- ? [Facebook](#)
- ? [Twitter](#)
- ? [Send Feedback](#)

Autodesk® Inc.

Subject: RE: x-site_3.3-110731.dwg was shared with you
From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>
Date: Wed, 10 Aug 2011 17:15:29 -0700
To: <drose3@charter.net>, "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>
CC: Greg Blodgett <Greg1@ci.garden-grove.ca.us>, David Rose <drose3@hotmail.com>, "Suthiwan, Popy" <Popy.Suthiwan@aecom.com>

Thanks Dave

Jayna Morgan
AECOM
T. 949.660.8044

From: drose3@charter.net [mailto:drose3@charter.net]
Sent: Wednesday, August 10, 2011 5:13 PM
To: Dubon, Jennifer; Yang, Wendy; Matthew Reid
Cc: Morgan, Jayna; Greg Blodgett; David Rose; Suthiwan, Popy
Subject: Re: x-site_3.3-110731.dwg was shared with you

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Sent via BlackBerry by AT&T

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To: <drose3@charter.net>; Yang, Wendy<Wendy.Yang@aecom.com>; Matthew Reid<matt.reid@landanddesign.com>
Cc: Morgan, Jayna<Jayna.Morgan@aecom.com>; Greg Blodgett<Greg1@ci.garden-grove.ca.us>; David Rose<drose3@hotmail.com>; Suthiwan,Popy<Popy.Suthiwan@aecom.com>
Subject: RE: x-site_3.3-110731.dwg was shared with you

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Sent: Wednesday, August 03, 2011 12:26 PM
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Subject: Re: x-site_3.3-110731.dwg was shared with you

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Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

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Wendy Yang

Urban Designer

Associate Principal

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wendy.yang@aecom.com

AECOM

2737 Campus Drive

Irvine, CA 92612 USA

T +1 949.660.8044 F +1 949.660.1046

www.aecom.com

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Cc: Dave Rose; Morgan, Jayna

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Autocad....

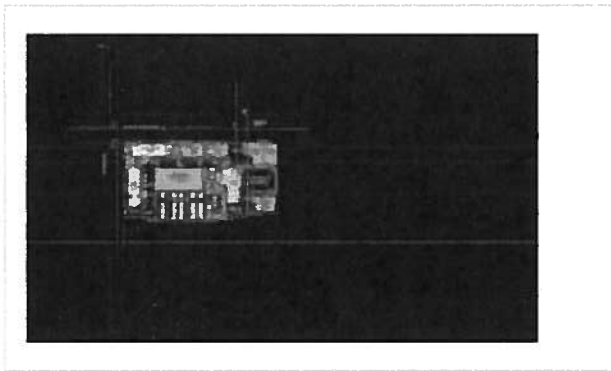
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Autodesk
AutoCAD WS



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- ? View your drawing history

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Autodesk® Inc.

Subject: Re: Garden Grove

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Fri, 12 Aug 2011 16:57:30 -0700

To: "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>

CC: <drose3@charter.net>, Matthew Reid <matt.reid@landanddesign.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, "Daniels, Shannon" <Shannon.Daniels@aecom.com>

Thank you Jennifer!!

Sent from my iPhone

On Aug 12, 2011, at 3:12 PM, "Dubon, Jennifer" <Jennifer.Dubon@aecom.com> wrote:

Dave and Matt,

Attached you will find views of the Garden Grove site with the massing as per the heights given to us. Please verify that the massing looks correct before we proceed with the shade/ shadow analysis.

To reiterate, the heights used are:

1. Full Service Hotel- 263ft
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4. Restaurant/ Venue at NE corner- 75ft
5. Parking Structure w/ Ballroom- 65ft
6. Casitas on top of parking garage- 15ft
7. Restaurants along Harbor- 20ft

Thanks

Jennifer

<W view.jpg>

<NEview.jpg>

<NWview.jpg>

<SEview.jpg>

<SWview.jpg>

Subject: Re: 10 am Conference call to discuss Site C Addendum and Shade Shadow Issue
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Mon, 15 Aug 2011 13:48:14 -0700
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

I may be headed out of town Wed to meet with West Coast investors? I'll let you know.

Matthew Reid
Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 Google voice | 619.462.4144 fax
Skype [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)
matt.reid@landanddesign.com

On 8/15/11 8:52 AM, "Greg Blodgett" <greg1@ci.garden-grove.ca.us> wrote:

I have schedule a 12:00 meeting with the city manager on this thursday

Greg Blodgett
SR Project Manager
City of Garden Grove
Economic Development

----- Original Message -----

From: "Matthew Reid" <matt.reid@landanddesign.com>
To: "Jayna Morgan" <Jayna.Morgan@aecom.com>
Cc: "<drose3@charter.net>" <drose3@charter.net>, "Karl Hill" <karlh@ci.garden-grove.ca.us>, "Maria Parra" <mariap@ci.garden-grove.ca.us>, "Greg Blodgett" <greg1@ci.garden-grove.ca.us>, "Jane Chang" <Jane.Chang@aecom.com>
Sent: Thursday, July 28, 2011 12:40:59 PM
Subject: Re: 10 am Conference call to discuss Site C Addendum and Shade Shadow Issue

Wasn't aware of a call today....sorry. Can do tomorrow at 11am.

Sent from my iPhone

Matthew Reid
619.335.5896 Google voice
Skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

On Jul 28, 2011, at 11:32 AM, "Morgan, Jayna" <Jayna.Morgan@aecom.com> wrote:

The call was today, but no one has called in so I think we should re-schedule for this afternoon (1PM or 4PM) or tomorrow am.

I will not be available tomorrow afternoon and I am on vacation next week.

Let me know your availability.

Thanks,

Jayna Morgan

AECOM

T. 949.660.8044

From: drose3@charter.net [mailto:drose3@charter.net]
Sent: Thursday, July 28, 2011 11:20 AM
To: Morgan, Jayna
Subject: Re: 10 am Conference call to discuss Site C Addendum and Shade Shadow Issue

What day is the call?

Sent via BlackBerry by AT&T

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Thu, 28 Jul 2011 09:39:26 -0700

To: <drose3@charter.net>

Subject: FW: 10 am Conference call to discuss Site C Addendum and Shade Shadow Issue

Sorry, I forgot to include you.

Jayna Morgan

AECOM

T. 949.660.8044

From: Morgan, Jayna
Sent: Thursday, July 28, 2011 9:37 AM
To: Greg Blodgett; 'Karl Hill'; 'Matthew Reid'; Maria Parra
Cc: Chang, Jane
Subject: 10 am Conference call to discuss Site C Addendum and Shade
Shadow Issue

Conference Call 866- 203- 6896

Code 9607121256

Leader pin 3092

Jayna Morgan
Environmental Planner
Design + Planning
jayna.morgan@aecom.com

AECOM
2737 Campus Drive, Irvine, CA 92612 USA
T 949.660.8044 F 949.660.1046
www.aecom.com

Subject: RE: Garden Grove- Response Required

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Tue, 16 Aug 2011 10:17:30 -0700

To: "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, <drose3@charter.net>, Matthew Reid <matt.reid@landanddesign.com>

CC: "Yang, Wendy" <Wendy.Yang@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, "Daniels, Shannon" <Shannon.Daniels@aecom.com>

Hi All,

We are still waiting to hear back before we complete the shade/shadow diagrams. Please let us know as it will take a day or 2 upon receiving confirmation to get this done.

Thanks!!

Jayna Morgan

AECOM

T. 949.660.8044

From: Dubon, Jennifer

Sent: Friday, August 12, 2011 3:12 PM

To: drose3@charter.net; Matthew Reid

Cc: Yang, Wendy; Morgan, Jayna; Greg Blodgett; Daniels, Shannon

Subject: Garden Grove

Dave and Matt,

Attached you will find views of the Garden Grove site with the massing as per the heights given to us. Please verify that the massing looks correct before we proceed with the shade/ shadow analysis.

To reiterate, the heights used are:

1. Full Service Hotel- 263ft
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4. Restaurant/ Venue at NE corner- 75ft
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7. Restaurants along Harbor- 20ft

Thanks

Jennifer

Subject: Re: Garden Grove- Response Required

From: drose3@charter.net

Date: Tue, 16 Aug 2011 17:28:34 +0000

To: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, "Matthew Reid" <matt.reid@landanddesign.com>

CC: "Yang, Wendy" <Wendy.Yang@aecom.com>, "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>, "Daniels, Shannon" <Shannon.Daniels@aecom.com>

This information is fine.

Sent via BlackBerry by AT&T

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To: Dubon, Jennifer<Jennifer.Dubon@aecom.com>; <drose3@charter.net>; Matthew Reid<matt.reid@landanddesign.com>

Cc: Yang, Wendy<Wendy.Yang@aecom.com>; Greg Blodgett<Greg1@ci.garden-grove.ca.us>; Daniels, Shannon<Shannon.Daniels@aecom.com>

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Thanks

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Subject: RE: Garden Grove- Response Required

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Tue, 16 Aug 2011 10:31:39 -0700

To: <drose3@charter.net>, "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, Matthew Reid <matt.reid@landanddesign.com>

CC: "Yang, Wendy" <Wendy.Yang@aecom.com>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, "Daniels, Shannon" <Shannon.Daniels@aecom.com>

Great! Thanks!

Jayna Morgan

AECOM

T. 949.660.8044

From: drose3@charter.net [mailto:drose3@charter.net]

Sent: Tuesday, August 16, 2011 10:29 AM

To: Morgan, Jayna; Dubon, Jennifer; Matthew Reid

Cc: Yang, Wendy; Greg Blodgett; Daniels, Shannon

Subject: Re: Garden Grove- Response Required

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Thanks

Jennifer

Subject: FW: Garden Grove Preliminary Shadow Diagrams

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Wed, 17 Aug 2011 15:11:01 -0700

To: Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Maria Parra <mariap@ci.garden-grove.ca.us>

CC: Paul Guerrero <paulg@ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>, <drose3@charter.net>

Hi All,

Please see attached and below for the preliminary shadow results.
Please let me know if you have any questions and how you want to proceed.

Thank You,

Jayna Morgan
AECOM
T. 949.660.8044

From: Daniels, Shannon
Sent: Wednesday, August 17, 2011 11:14 AM
To: Morgan, Jayna; Yang, Wendy; Dubon, Jennifer
Cc: Godkin, Shawn
Subject: Garden Grove Preliminary Shadow Diagrams

Hi All,

Shawn prepared the attached draft shadow diagrams. In my preliminary review of these diagrams, it appears that the project would shade portions of residential properties (residential backyards, homes, and other outdoor useable spaces) to the east for 3 to 4 hours on Summer afternoons; up to 3 hours on Spring and Fall afternoons; and up to 3 hours in the Winter.

I don't believe that the City has specific shadow thresholds. Typically, 3 hours of shadow coverage is the standard threshold for determining an impact when a city does not have specific thresholds in place. Shadow coverage of shade-sensitive uses (i.e., residential properties, backyards, front yards, outdoor useable spaces, recreations spaces, balconies, building with solar panels, etc) for over 3 hours is a standard threshold for cities that do not have established shadow thresholds.

The City of LA has very specific thresholds where at a certain time of year more than 3 hours is significant, and at another time of year more than 4 hours is significant. See <http://www.ci.la.ca.us/EAD/programs/Thresholds/A-Aesthetics%20and%20Visual%20Resources.pdf> page A.3-2.

Please let me know if you have any questions and if you have any changes for the diagrams.

Shannon

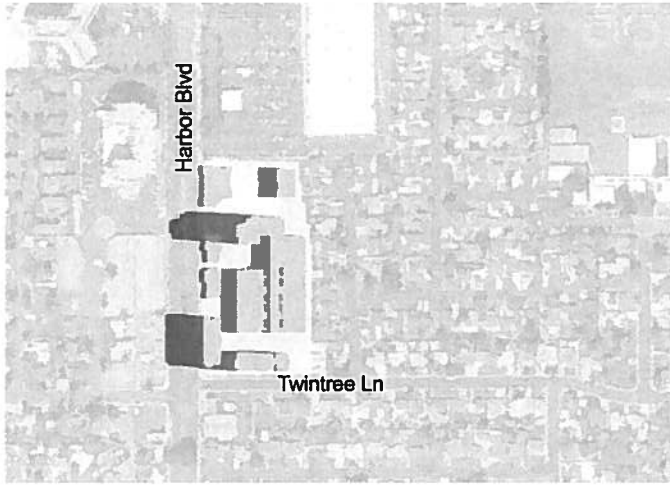
Shannon Daniels
Project Manager
Design + Planning
D 213.593.8407
shannon.daniels@aecom.com

AECOM

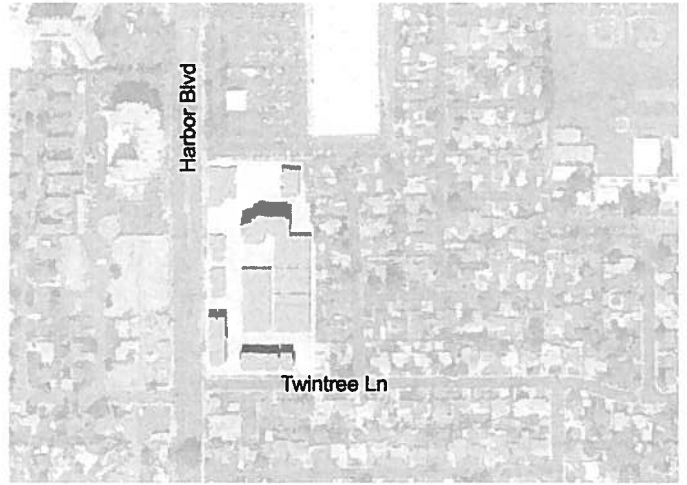
515 S Flower Street, 9th Floor, Los Angeles, CA 90071 USA
T 213.593.7700 F 213.593.7715
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GardenGrove__ShadeShadow.pdf	Content-Description: GardenGrove__ShadeShadow.pdf Content-Type: application/octet-stream Content-Encoding: base64
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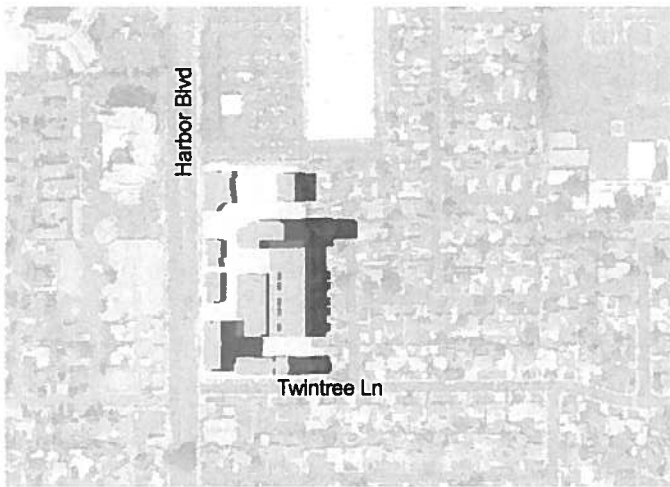
Summer Solstice-June 21st



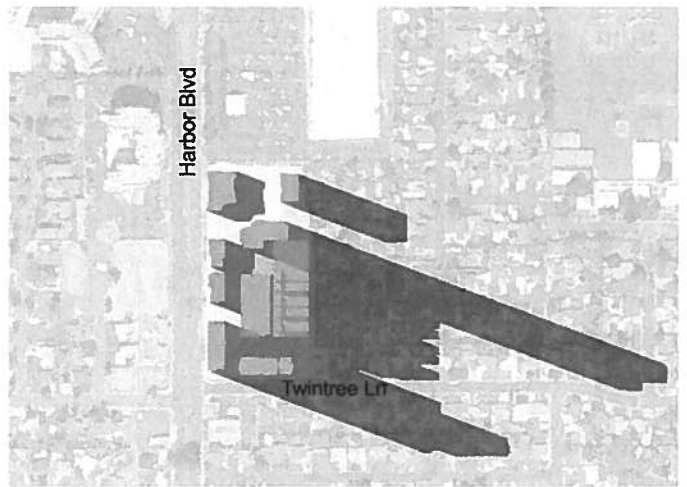
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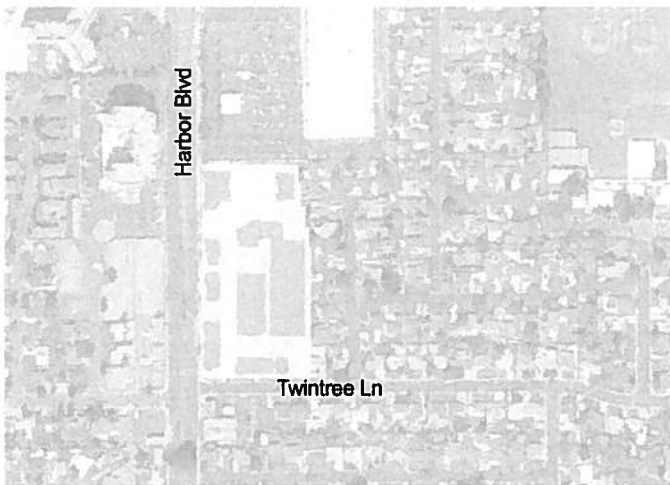
12:00 p.m.



3:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and EDAW 2011

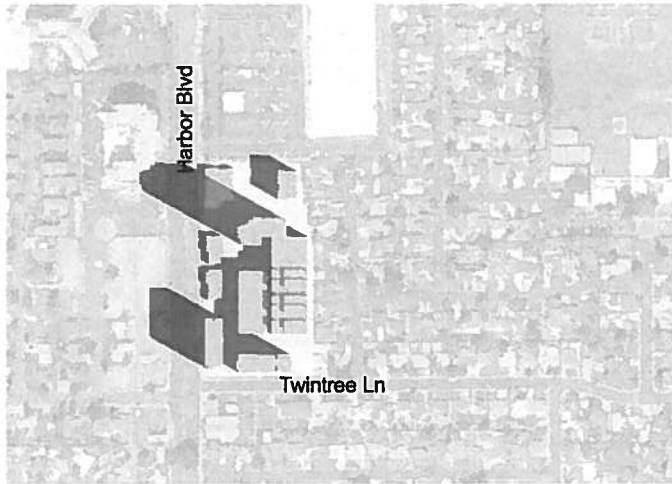


Not to Scale

NORTH

Summer Solstice-June 21st Shadow Simulation

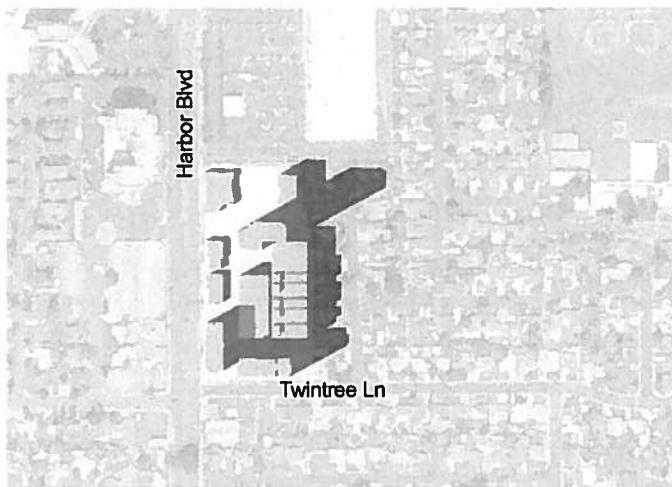
Spring Equinox-March 20th



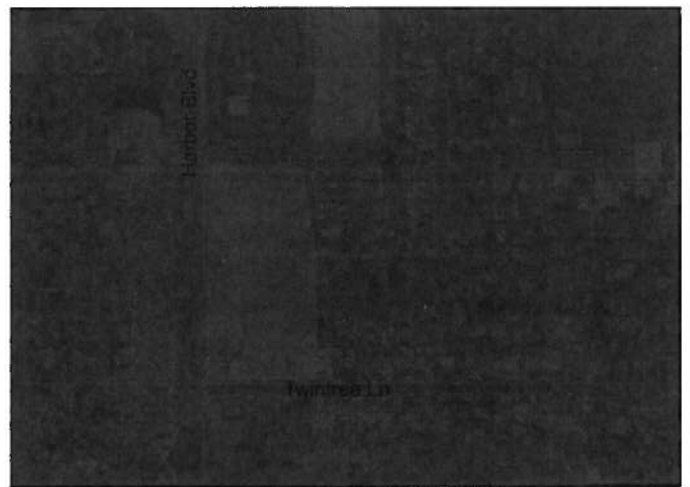
9:00 a.m.



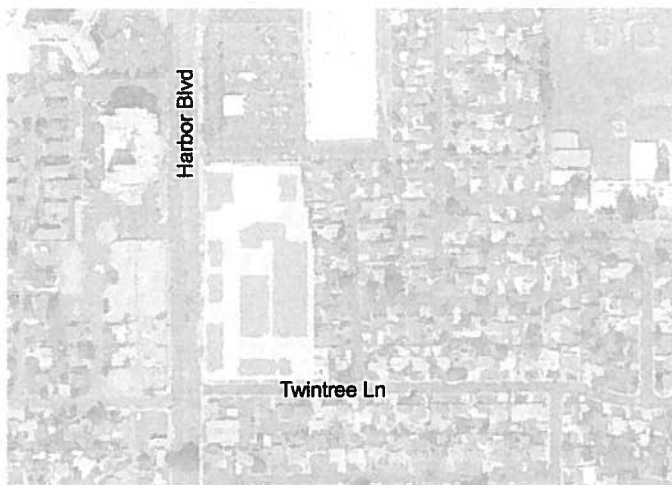
12:00 p.m.



3:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and EDAW 2011

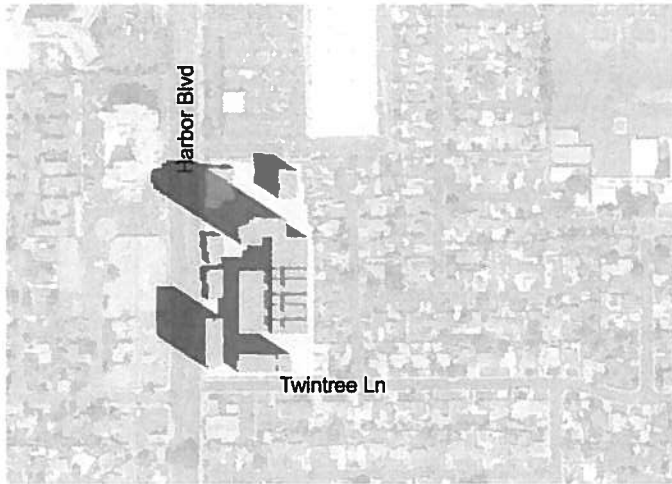


Not to Scale

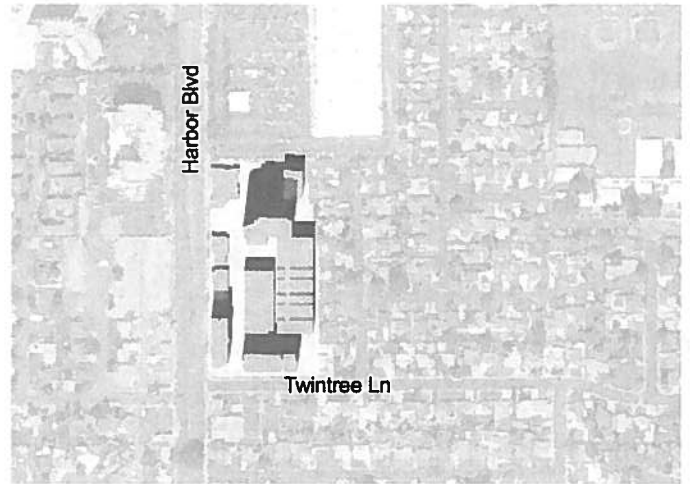
NORTH

Spring Equinox-March 20th Shadow Simulation

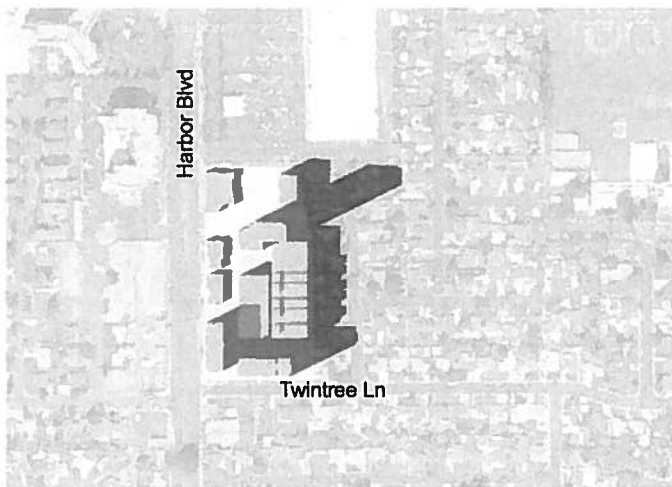
Autumn Equinox-September 23rd



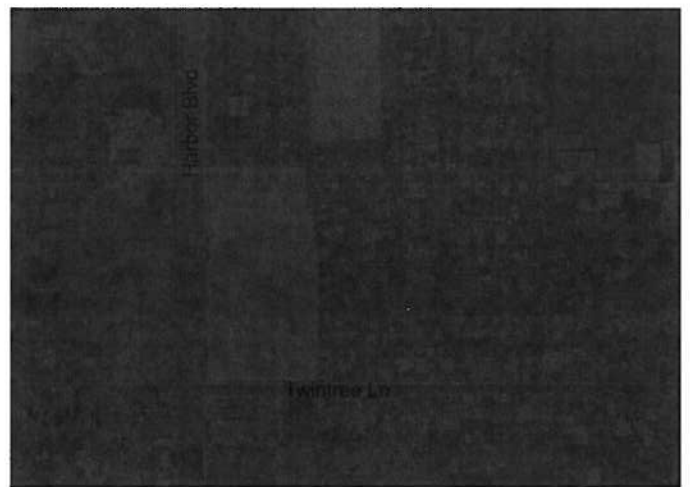
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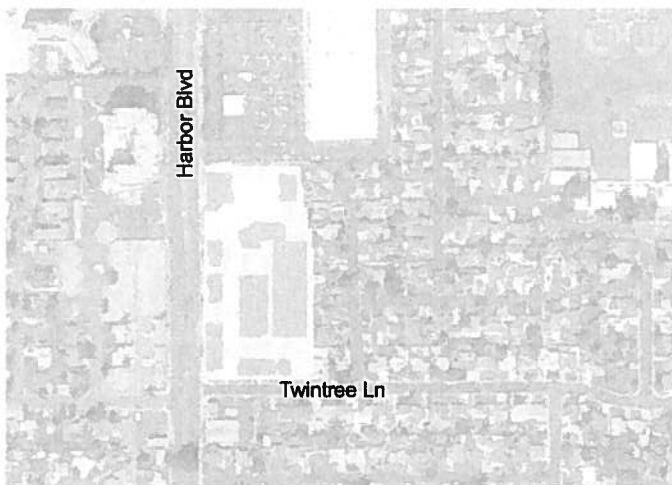
12:00 p.m.



3:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and EDAW 2011

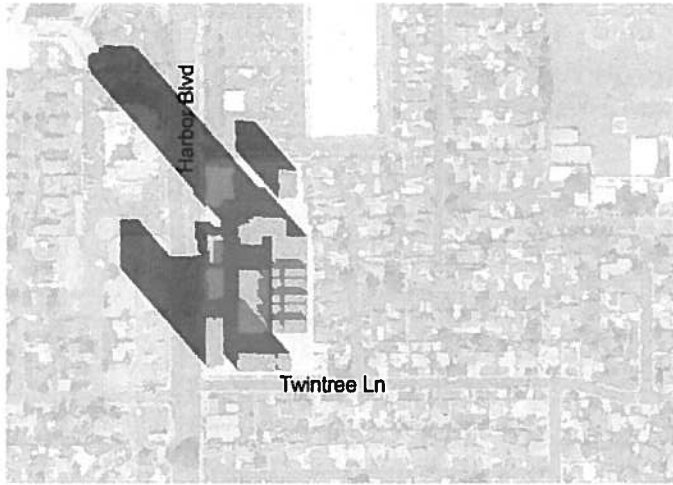


Not to Scale

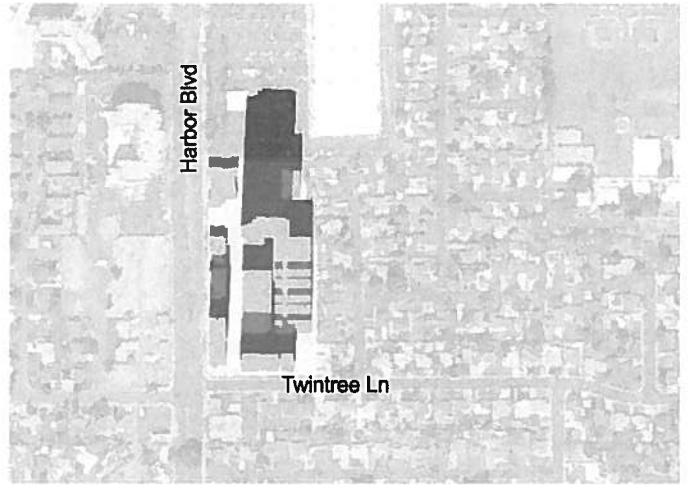
NORTH

Autumn Equinox-September 23rd Shadow Simulation

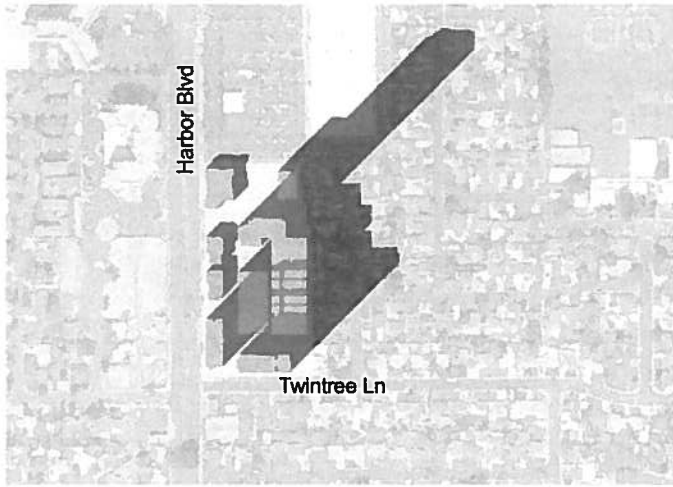
Winter Solstice-December 22nd



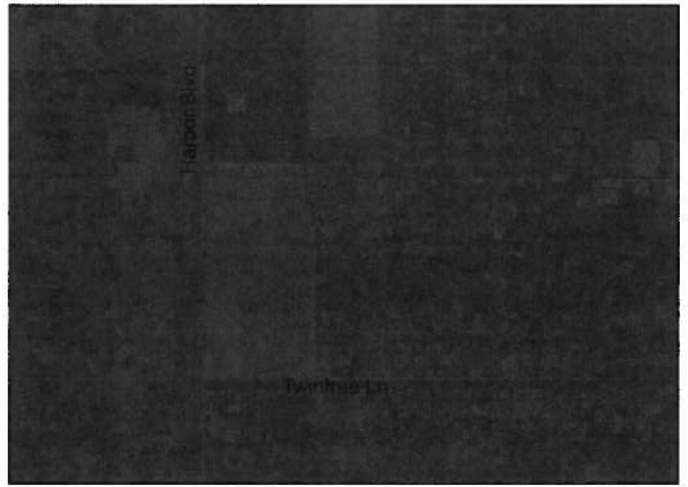
9:00 a.m.



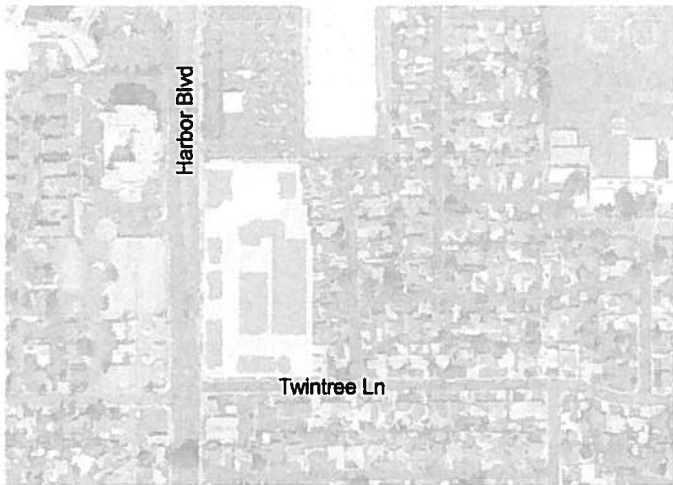
12:00 p.m.



3:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and EDAW 2011



Winter Solstice-December 22nd Shadow Simulation

Subject: Re: Garden Grove Preliminary Shadow Diagrams

From: drose3@charter.net

Date: Wed, 17 Aug 2011 22:34:02 +0000

To: "Morgan, Jayna" <Jayna.Morgan@aecom.com>, "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>, "Karl Hill" <karlh@ci.garden-grove.ca.us>, "Maria Parra" <mariap@ci.garden-grove.ca.us>

CC: "Paul Guerrero" <paulg@ci.garden-grove.ca.us>, "Matthew Reid" <matt.reid@landanddesign.com>

So, what you're saying is there's no impacts. :)

Sent via BlackBerry by AT&T

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Wed, 17 Aug 2011 15:11:01 -0700

To: Greg Blodgett<Greg1@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>; Maria Parra<mariap@ci.garden-grove.ca.us>

Cc: Paul Guerrero<paulg@ci.garden-grove.ca.us>; Matthew Reid<matt.reid@landanddesign.com>; <drose3@charter.net>

Subject: FW: Garden Grove Preliminary Shadow Diagrams

Hi All,

Please see attached and below for the preliminary shadow results.
Please let me know if you have any questions and how you want to proceed.

Thank You,

Jayna Morgan
AECOM
T. 949.660.8044

From: Daniels, Shannon

Sent: Wednesday, August 17, 2011 11:14 AM

To: Morgan, Jayna; Yang, Wendy; Dubon, Jennifer

Cc: Godkin, Shawn

Subject: Garden Grove Preliminary Shadow Diagrams

Hi All,

Shawn prepared the attached draft shadow diagrams. In my preliminary review of these diagrams, it appears that the project would shade portions of residential properties (residential backyards, homes, and other outdoor useable spaces) to the east for 3 to 4 hours on Summer afternoons; up to 3 hours on Spring and Fall afternoons; and up to 3 hours in the Winter.

I don't believe that the City has specific shadow thresholds. Typically, 3 hours of shadow coverage is the standard threshold for determining an impact when a city does not have specific thresholds in place. Shadow coverage of shade-sensitive uses (i.e., residential properties, backyards, front yards, outdoor useable spaces, recreations spaces, balconies, building with solar panels, etc) for over 3 hours is a standard threshold for cities that do not have established shadow thresholds.

The City of LA has very specific thresholds where at a certain time of year more than 3 hours is significant, and at another time of year more than 4 hours is significant. See <http://www.ci.la.ca.us/EAD/programs/Thresholds/A-Aesthetics%20and%20Visual%20Resources.pdf> page A.3-2.

Please let me know if you have any questions and if you have any changes for the diagrams.

Shannon

Shannon Daniels
Project Manager
Design + Planning
D 213.593.8407
shannon.daniels@aecom.com

AECOM
515 S Flower Street, 9th Floor, Los Angeles, CA 90071 USA
T 213.593.7700 F 213.593.7715
www.aecom.com

Subject: RE: Garden Grove Preliminary Shadow Diagrams

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Wed, 17 Aug 2011 15:35:58 -0700

To: <drose3@charter.net>, Greg Blodgett <Greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Maria Parra <mariap@ci.garden-grove.ca.us>

CC: Paul Guerrero <paulg@ci.garden-grove.ca.us>, Matthew Reid <matt.reid@landanddesign.com>

I think we need to defer to the City and their attorney on that one.

Jayna Morgan

AECOM

T. 949.660.8044

From: drose3@charter.net [mailto:drose3@charter.net]

Sent: Wednesday, August 17, 2011 3:34 PM

To: Morgan, Jayna; Greg Blodgett; Karl Hill; Maria Parra

Cc: Paul Guerrero; Matthew Reid

Subject: Re: Garden Grove Preliminary Shadow Diagrams

So, what you're saying is there's no impacts. :)

Sent via BlackBerry by AT&T

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Date: Wed, 17 Aug 2011 15:11:01 -0700

To: Greg Blodgett<Greg1@ci.garden-grove.ca.us>; Karl Hill<karlh@ci.garden-grove.ca.us>; Maria Parra<mariap@ci.garden-grove.ca.us>

Cc: Paul Guerrero<paulg@ci.garden-grove.ca.us>; Matthew Reid<matt.reid@landanddesign.com>; <drose3@charter.net>

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Jayna Morgan

AECOM

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To: Morgan, Jayna; Yang, Wendy; Dubon, Jennifer

Cc: Godkin, Shawn

Subject: Garden Grove Preliminary Shadow Diagrams

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Please let me know if you have any questions and if you have any changes for the diagrams.

Shannon

Shannon Daniels
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shannon.daniels@aecom.com

AECOM
515 S Flower Street, 9th Floor, Los Angeles, CA 90071 USA
T 213.593.7700 F 213.593.7715
www.aecom.com

Re:

Subject: Re:

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Tue, 06 Sep 2011 09:39:48 -0700

To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

I'm going to be in San Jose most of this week (investor capital partner meetings). I'll check with our atty to see where his comments are.

Matthew Reid
Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 Google voice | 619.462.4144 fax
Skype [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)
matt.reid@landanddesign.com

On 9/3/11 9:52 AM, "Greg Blodgett" <greg1@ci.garden-grove.ca.us> wrote:

We will Be meeting Sunbelt at ICSc San Diego this Thursday and Friday did you have chance to review the proposed lease . Do you want to meet us or Sunbelt?

Greg Blodgett
SR Project Manager
City of Garden Grove
Economic Development

Subject: FW: Revised Diagrams

From: "Morgan, Jayna" <Jayna.Morgan@aecom.com>

Date: Wed, 7 Sep 2011 11:32:11 -0700

To: Maria Parra <mariap@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Paul Guerrero <paulg@ci.garden-grove.ca.us>

CC: "Chang, Jane" <Jane.Chang@aecom.com>, "Dubon, Jennifer" <Jennifer.Dubon@aecom.com>, "Yang, Wendy" <Wendy.Yang@aecom.com>, <drose3@charter.net>, Matthew Reid <matt.reid@landanddesign.com>

Hi All,

Please find attached the revised shade/shadow study for the project. Per your direction, the explanation of why the diagram is so dark has been added where appropriate.

We have also added context building massing, drew all parcel lines, provided further study times of day per comments, and conducted additional shade/shadow studies for the existing condition.

With respect to the FAR, I looked back at my notes from the conference call we had on July 29th. The following is from my notes:

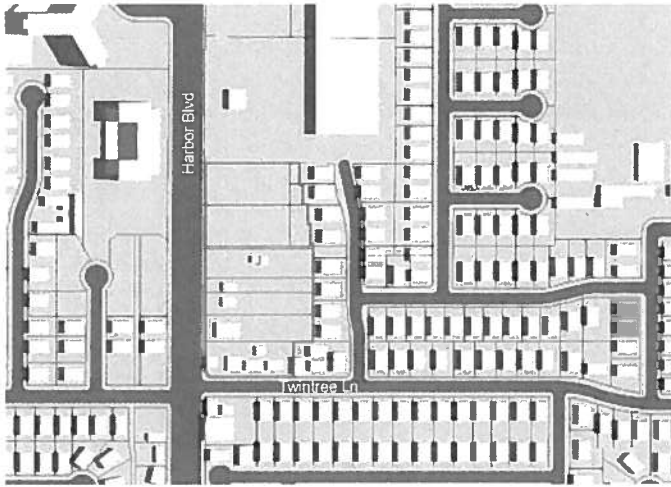
1. Don Smith of our office did a rough calculation of the FAR and concluded it was closer to 3.0 or 3.5 depending on how the parking structures were calculated.
2. We discussed that because the City's updated General Plan included the site within the International West Mixed Use (IW)- Focus Area A which allows up to 4,615,00 square feet of Commercial over the 401.46 acre area, that the site specific FARs may exceed 2.0 as long as the total 401 acre development FAR does not exceed the 2.0.
3. We discussed that this GP concept of FAR calculation is also supported by the PUD zoning. I believe this is how the Water park project was handled, but cannot recall if we discussed that during our call.

Please let me know if you have additional questions or comments.

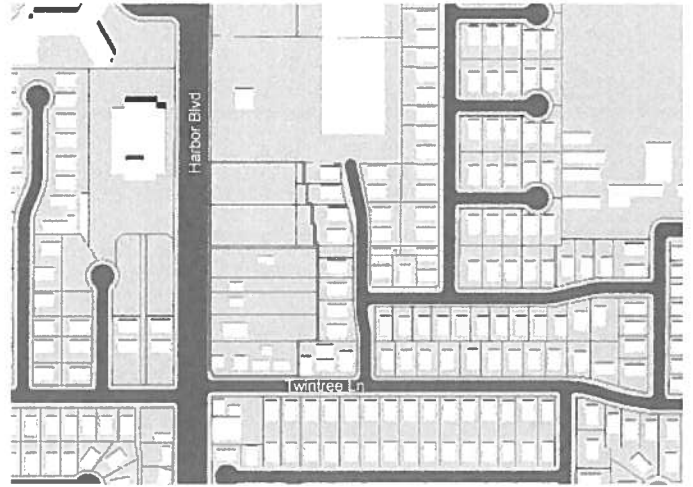
Thank you,
Jayna Morgan
AECOM
T. 949.660.8044

GardenGrove__ShadeShadow_6thSep2011.pdf	Content-Description: GardenGrove__ShadeShadow_6thSep2011.pdf
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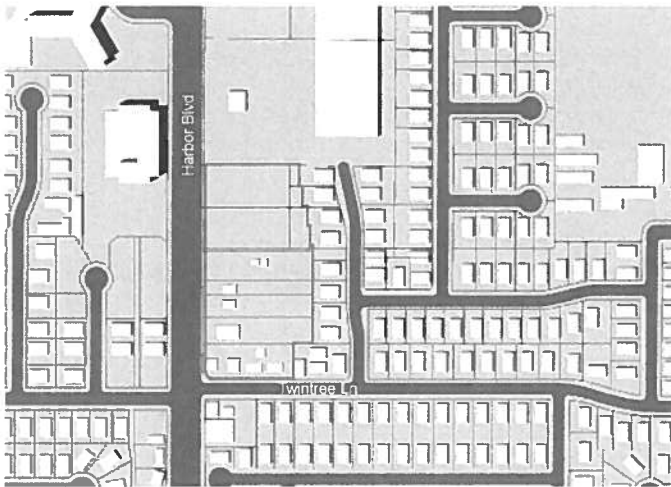
Summer Solstice-June 21st



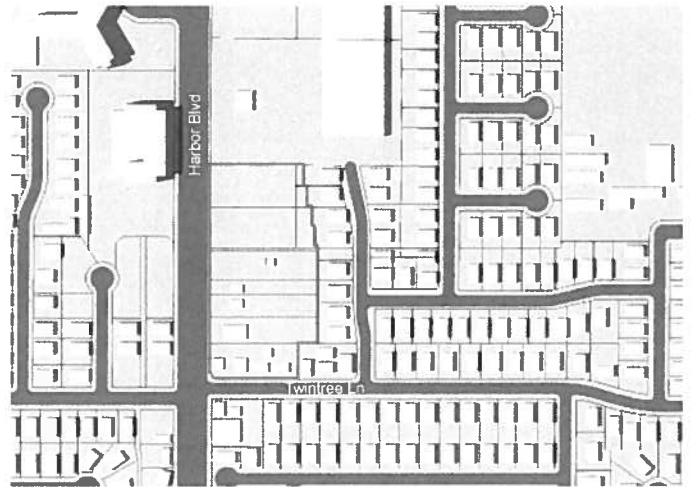
9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

□ Proposed Project Area

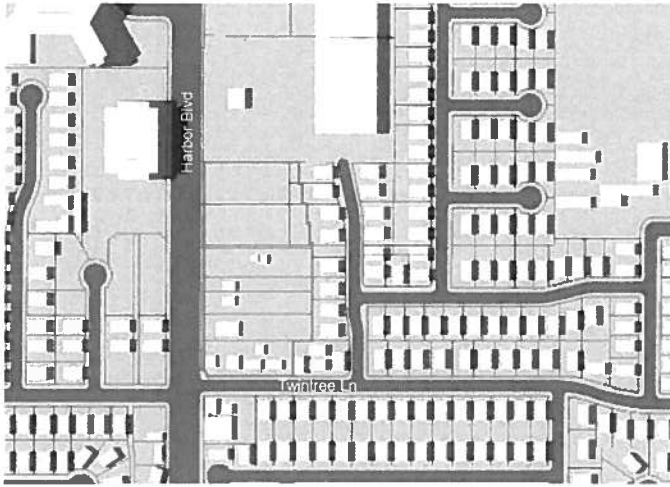
Source: Google SketchUp Pro 8 2010 and AECOM 2011



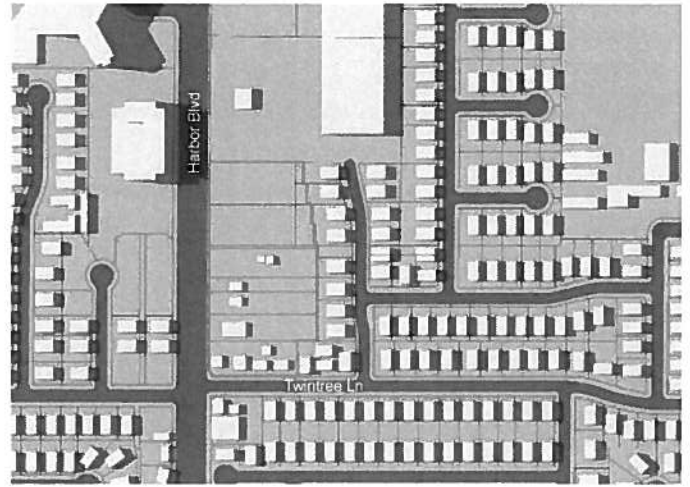
Not to Scale

Existing Condition-Summer Solstice-June 21st Shadow Simulation

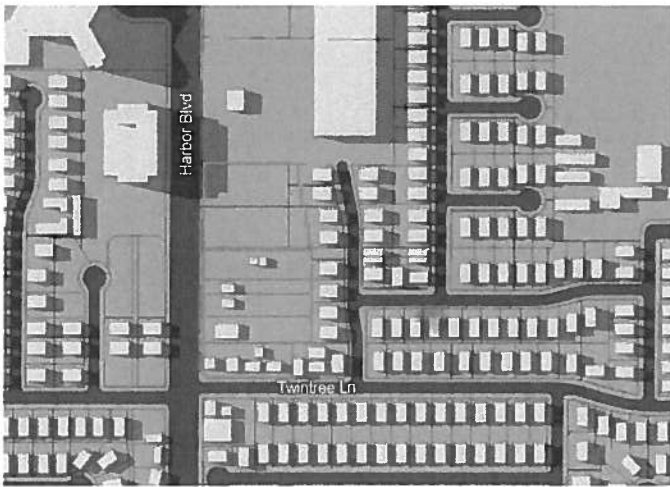
Summer Solstice-June 21st



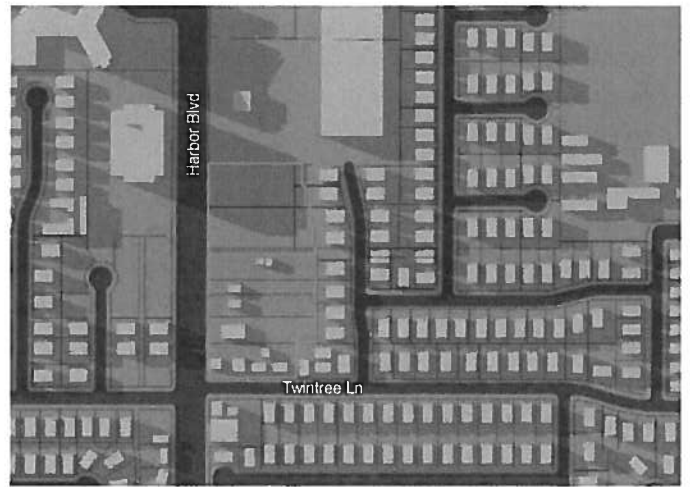
3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

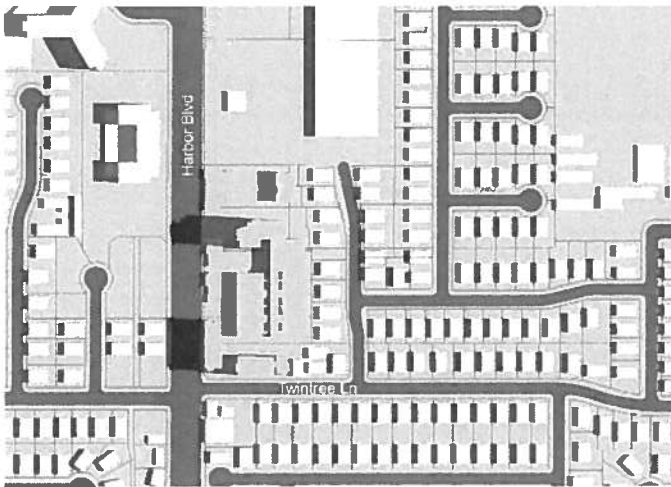


NORTH

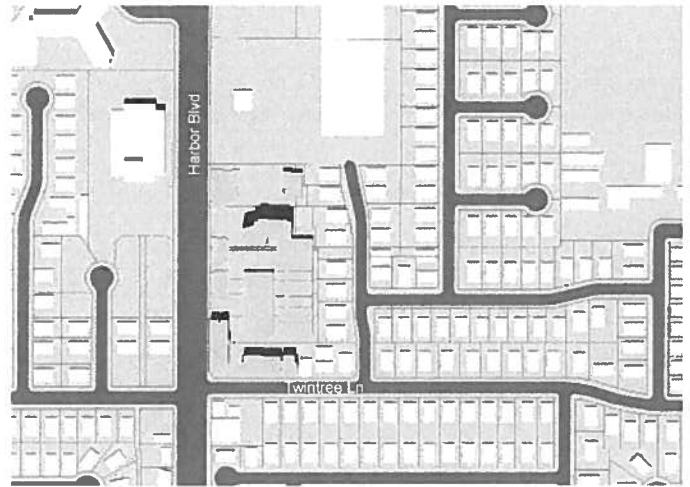
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Existing Condition-Summer Solstice-June 21st Shadow Simulation

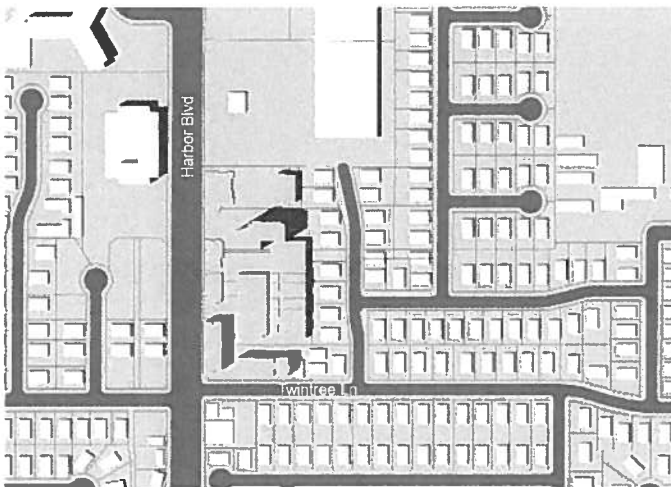
Summer Solstice-June 21st



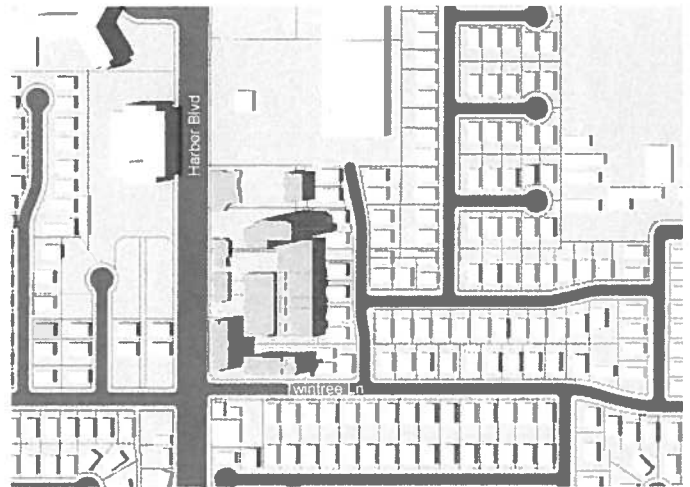
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12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

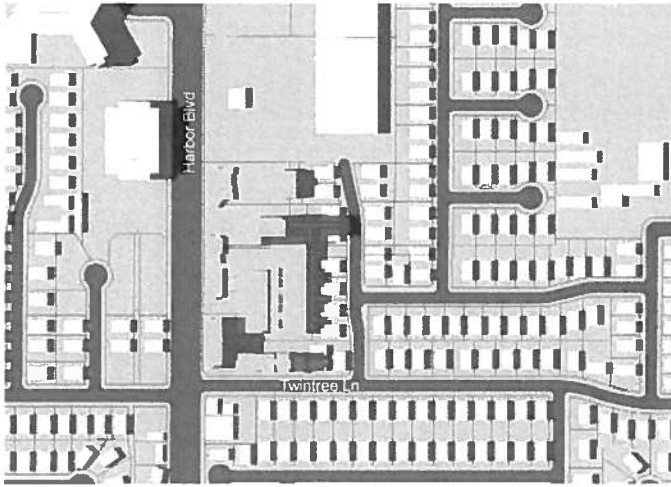
Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

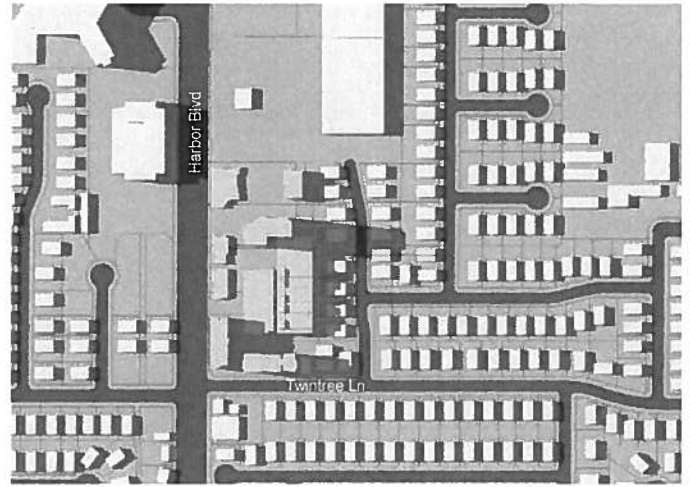


Summer Solstice-June 21st Shadow Simulation

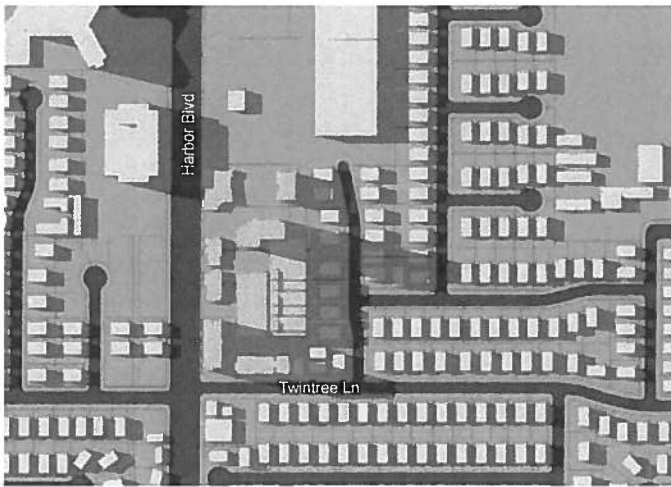
Summer Solstice-June 21st



3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

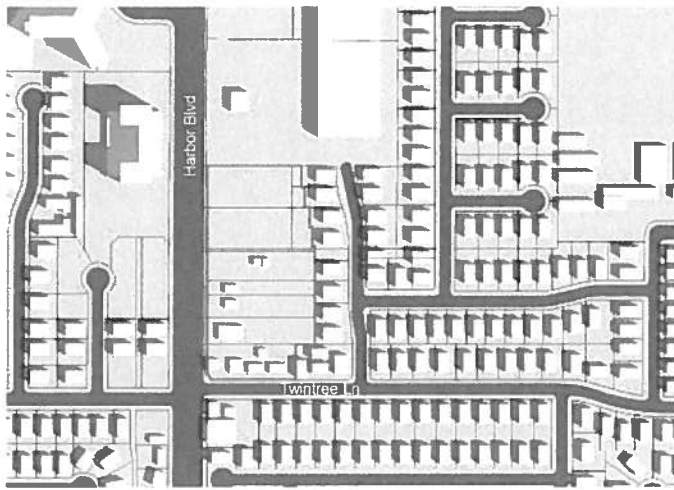


Not to Scale

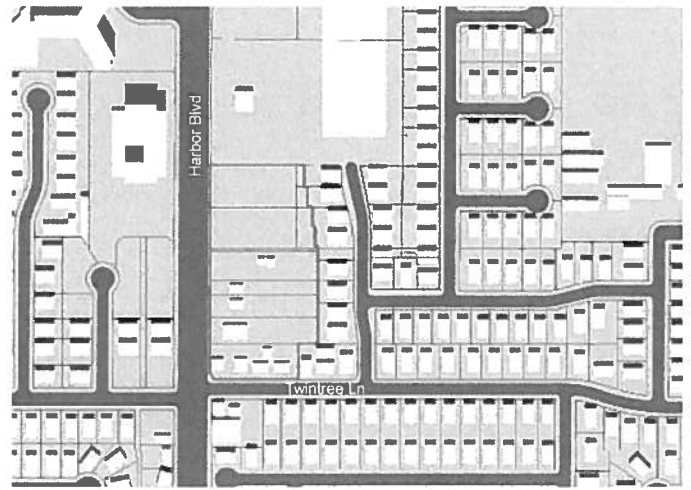
NORTH

Summer Solstice-June 21st Shadow Simulation

Spring Equinox-March 20th



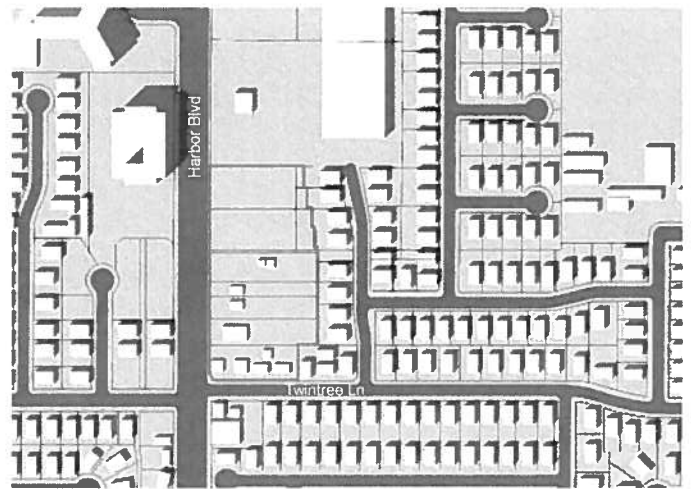
9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

□ Proposed Project Area

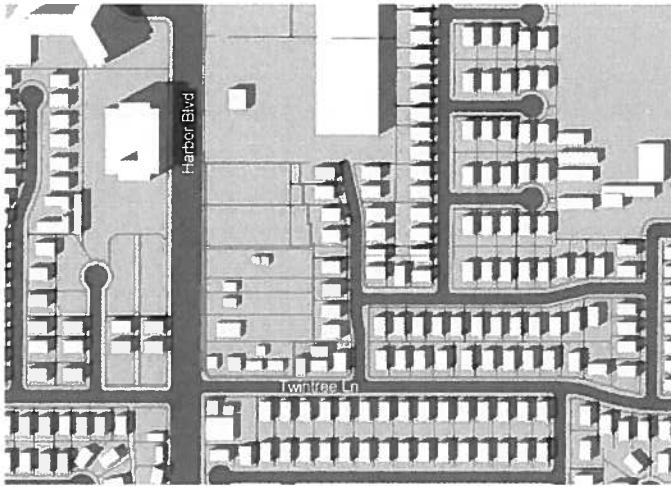
Source: Google SketchUp Pro 8 2010 and AECOM 2011



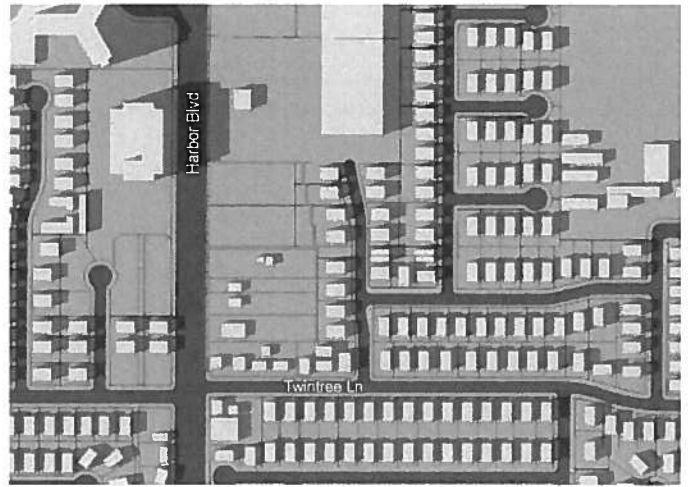
Not to Scale

Existing Condition-Spring Equinox-March 20th Shadow Simulation

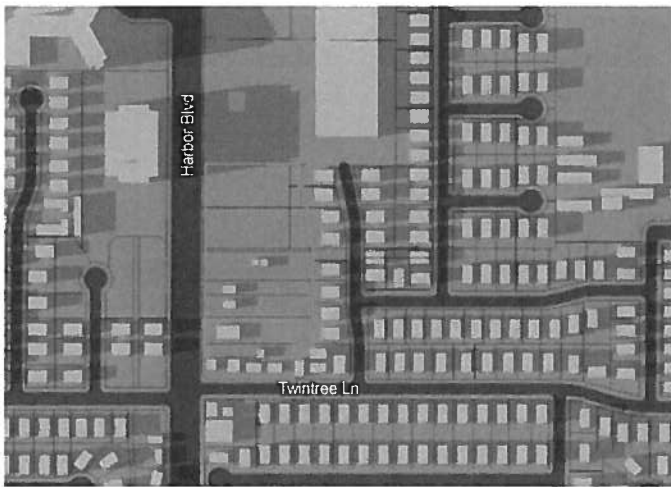
Spring Equinox-March 20th



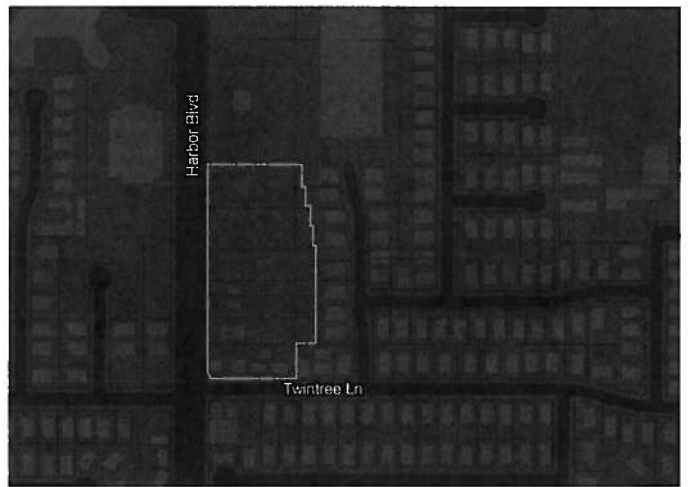
3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m. *



Site Plan

Shade/Shadow Analysis Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

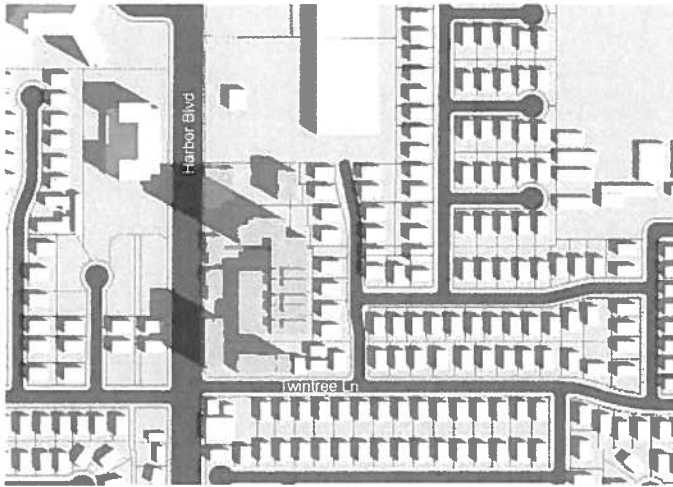
* Sunset is defined as the time when the last part of the Sun is about to disappear below the horizon. As such, the sun is getting relatively close to the horizon even at 6:00pm. This results in very dilute, indistinguishable widespread shadows, and the appearance that everything is being shaded, although it is not yet technically dark or nighttime. The SketchUp model we use for these diagrams takes this into account. This is why the diagrams do not show distinct shadows at 6:00pm.



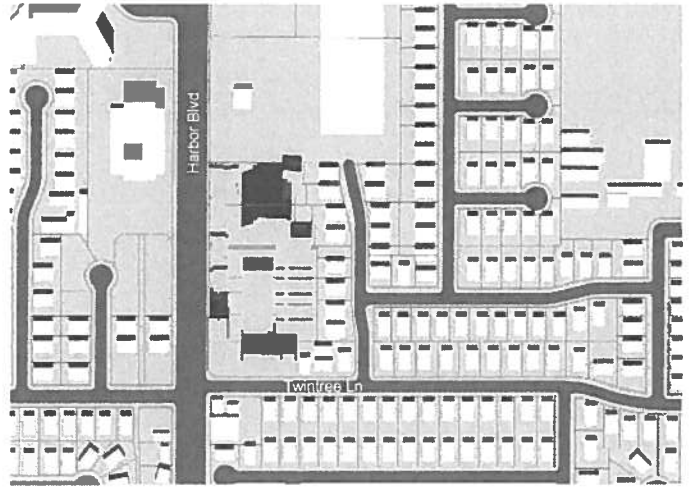
Not to Scale

Existing Condition-Spring Equinox-March 20th Shadow Simulation

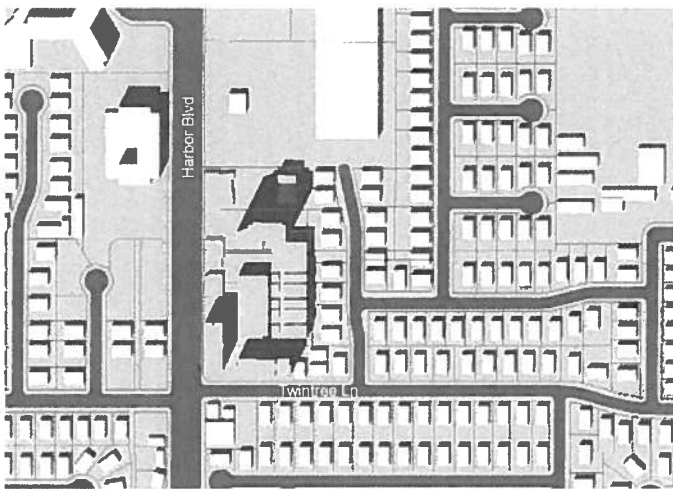
Spring Equinox-March 20th



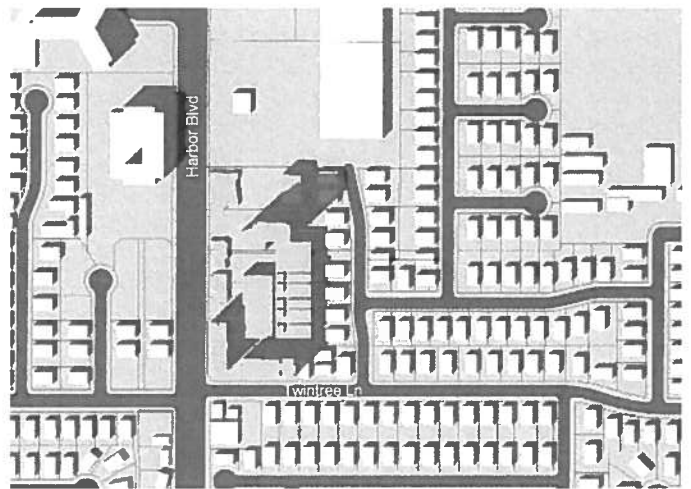
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Site Plan

Shade/Shadow Analysis

Garden Grove

■ Proposed Building

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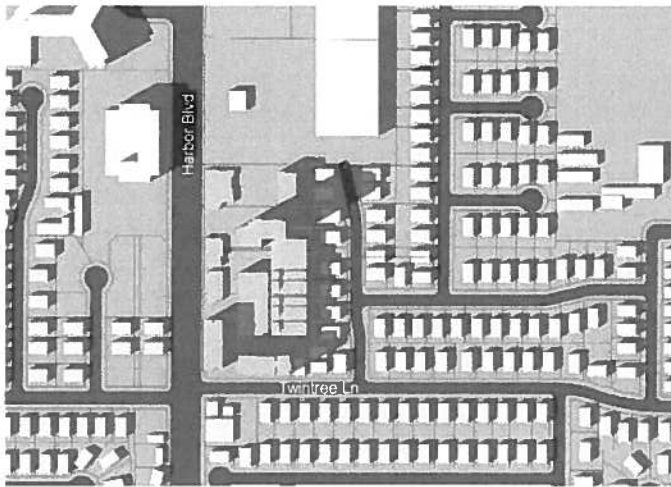


Not to Scale

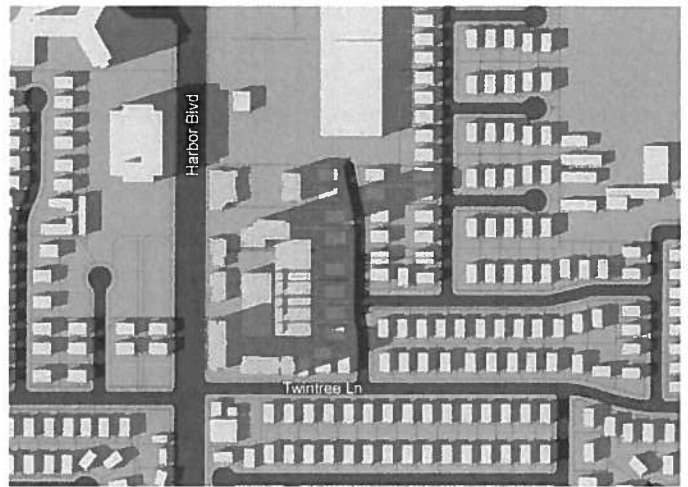
NORTH

Spring Equinox-March 20th Shadow Simulation

Spring Equinox-March 20th



3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m. *



Site Plan

Shade/Shadow Analysis

Garden Grove

■ Proposed Building

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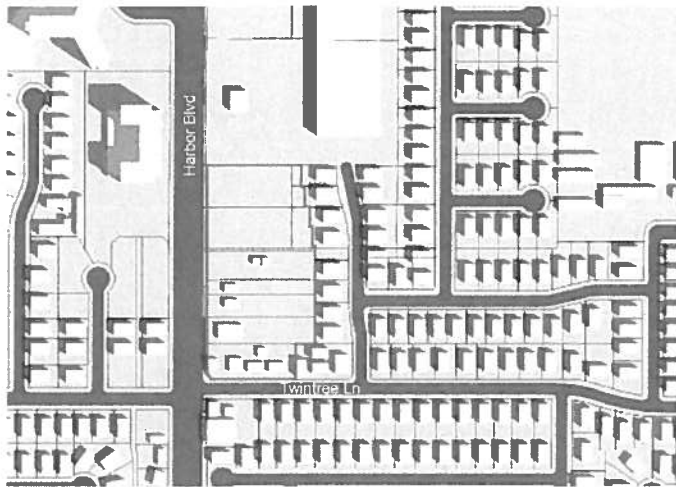


Not to Scale

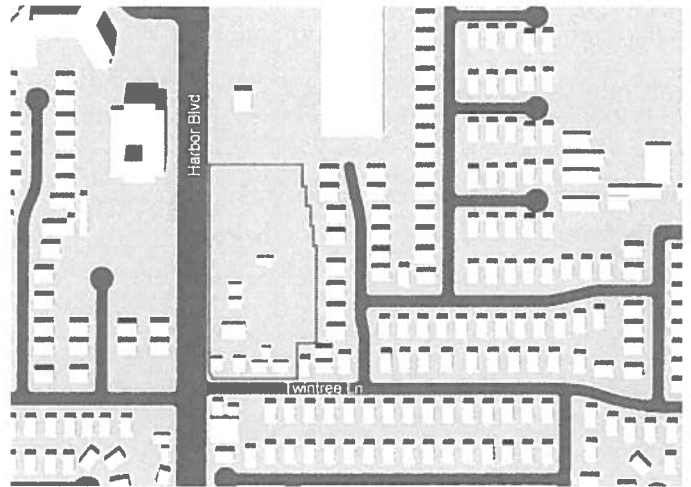
NORTH

Spring Equinox-March 20th Shadow Simulation

Autumn Equinox-September 23rd



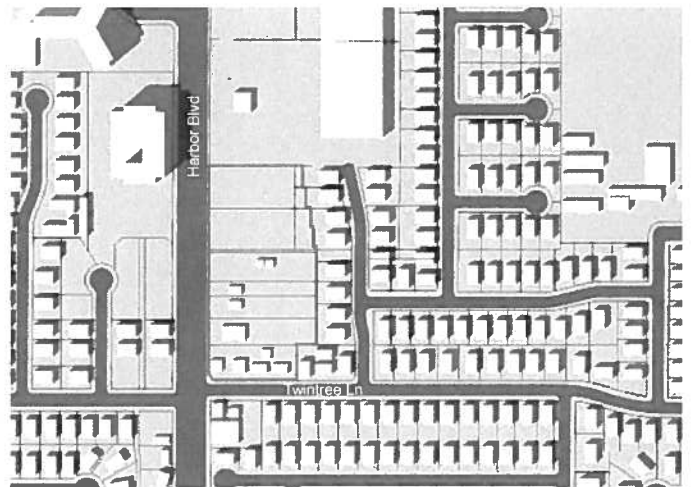
9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

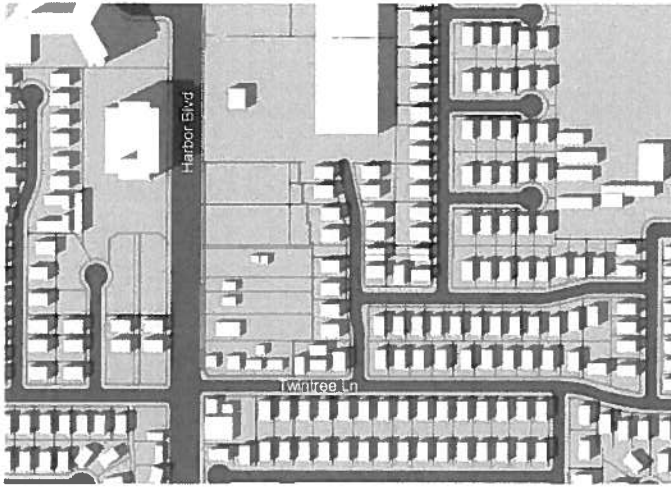


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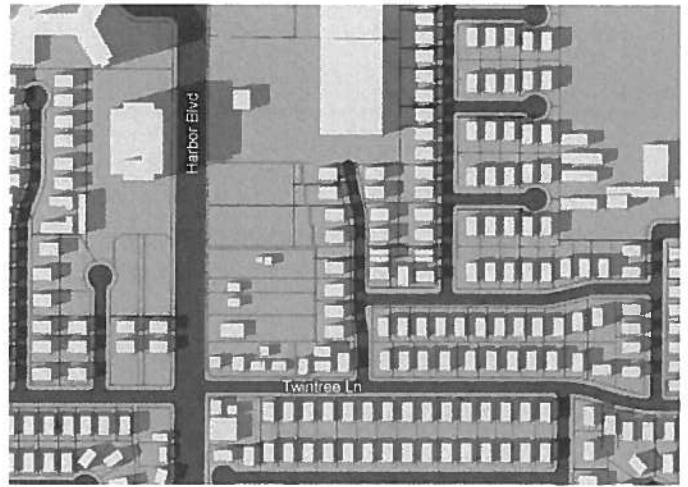
NORTH

Existing Condition-Autumn Equinox-September 23rd Shadow Simulation

Autumn Equinox-September 23rd



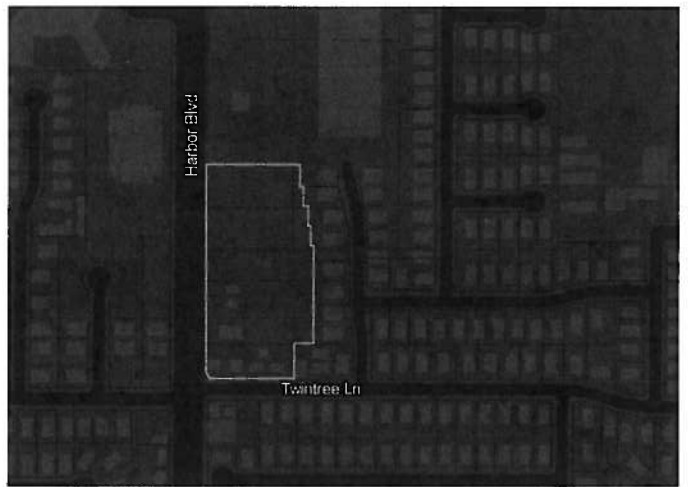
3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m. *



Site Plan

Shade/Shadow Analysis Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

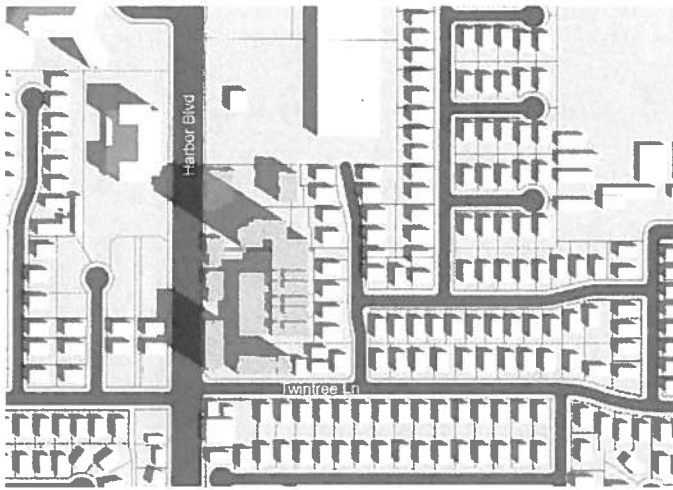
* Sunset is defined as the time when the last part of the Sun is about to disappear below the horizon. As such, the sun is getting relatively close to the horizon even at 6:00pm. This results in very diluted, indistinguishable widespread shadows, and the appearance that everything is being shaded, although it is not yet technically dark or nighttime. The SketchUp model we use for these diagrams takes this into account. This is why the diagrams do not show distinct shadows at 6:00pm.



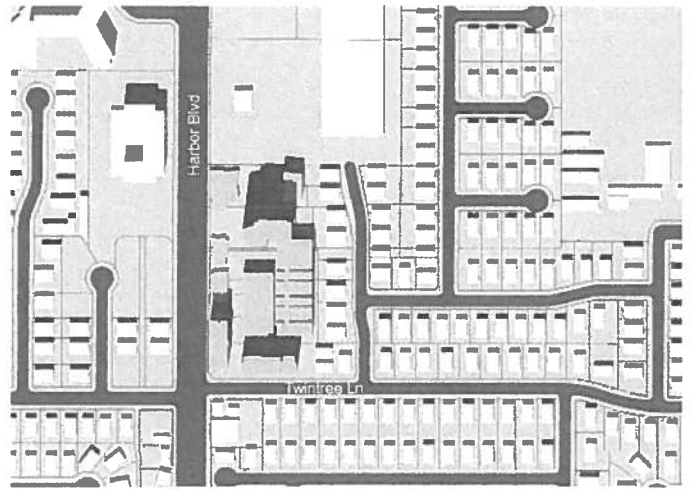
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Existing Condition-Autumn Equinox-September 23rd Shadow Simulation

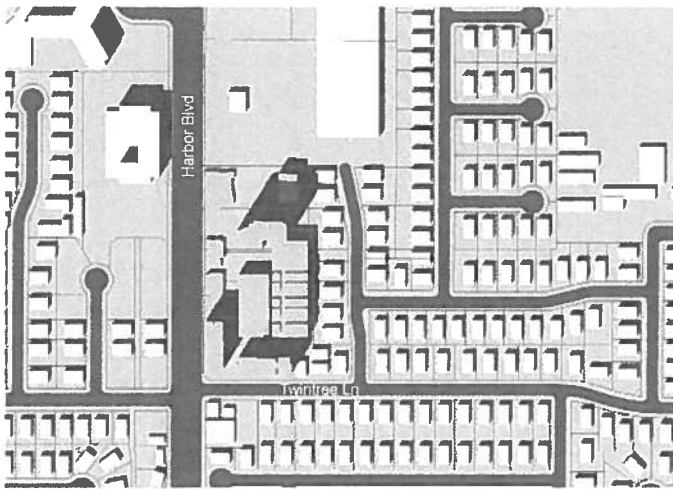
Autumn Equinox-September 23rd



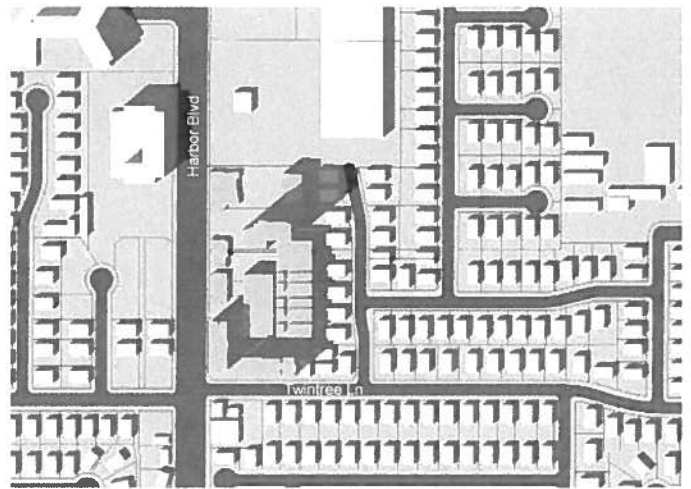
9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

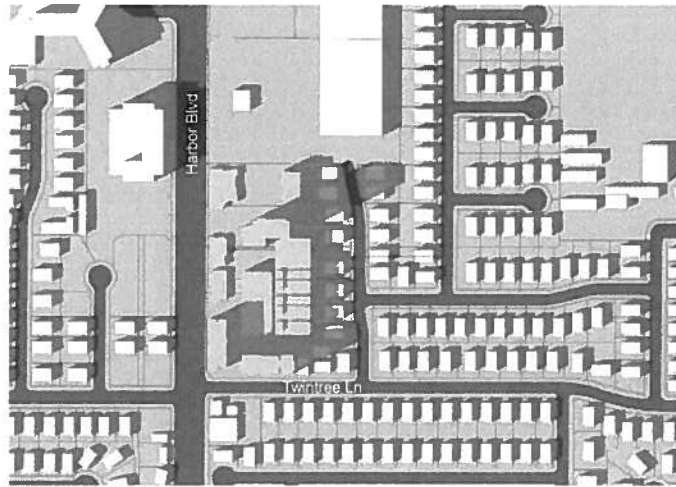


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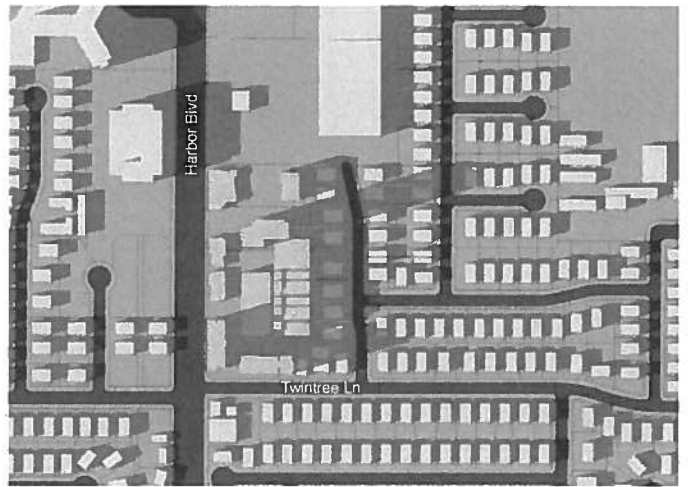
NORTH

Autumn Equinox-September 23rd Shadow Simulation

Autumn Equinox-September 23rd



3:00 p.m.



4:00 p.m.



5:00 p.m.



6:00 p.m. *



Site Plan

Shade/Shadow Analysis

Garden Grove

Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

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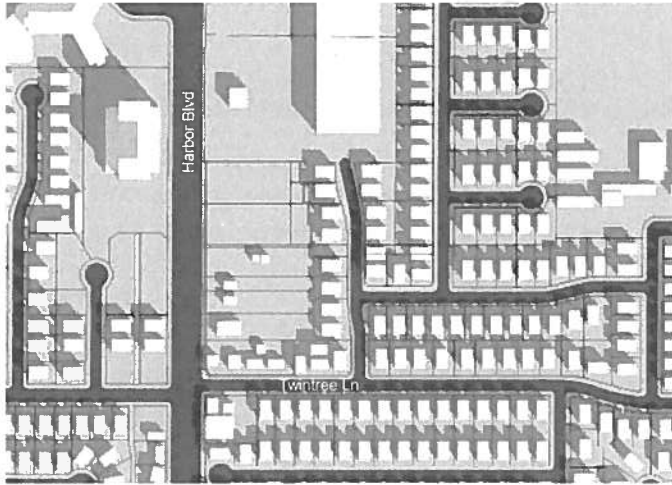


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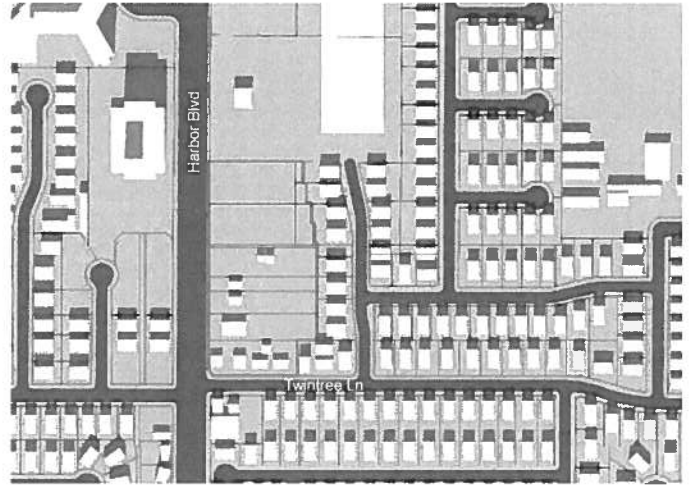
NORTH

Autumn Equinox-September 23rd Shadow Simulation

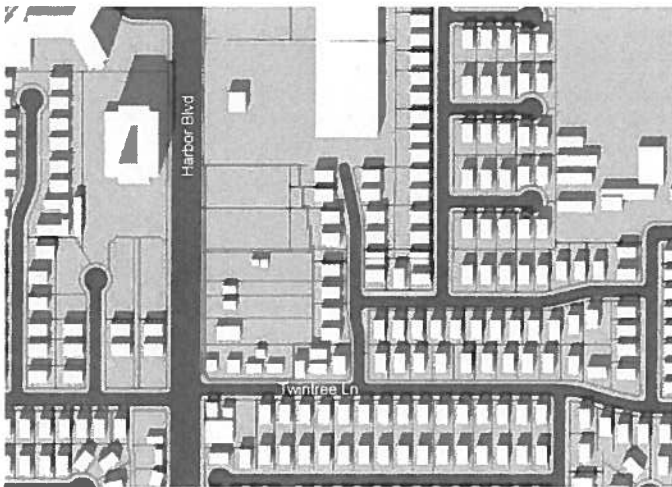
Winter Solstice-December 22nd



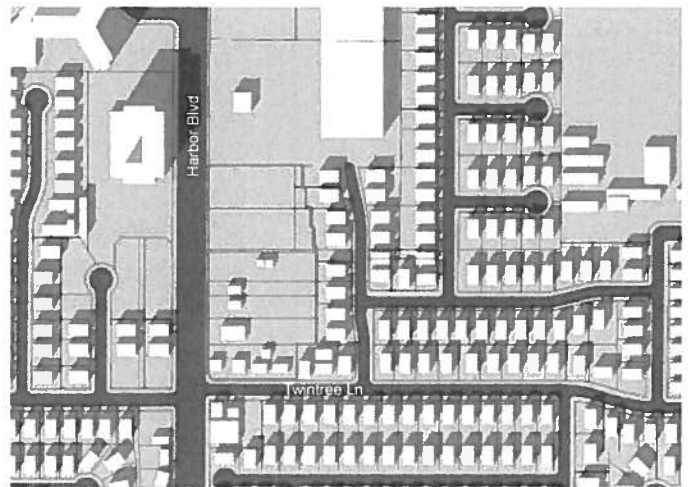
9:00 a.m.



12:00 p.m.



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2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

□ Proposed Project Area

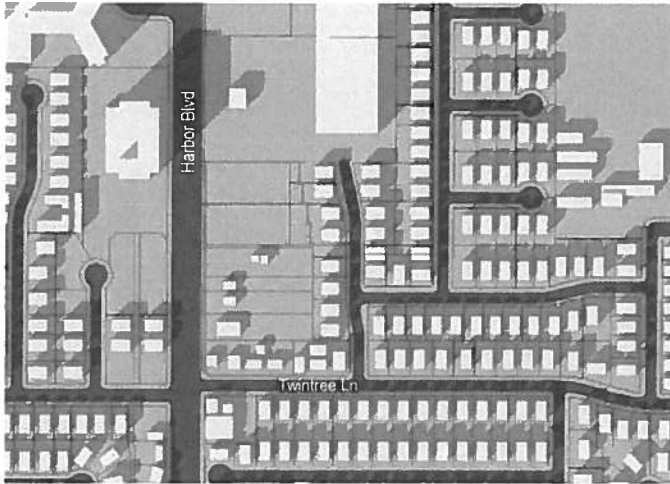
Source: Google SketchUp Pro 8 2010 and AECOM 2011



Not to Scale

Existing Condition-Winter Solstice-December 22nd Shadow Simulation

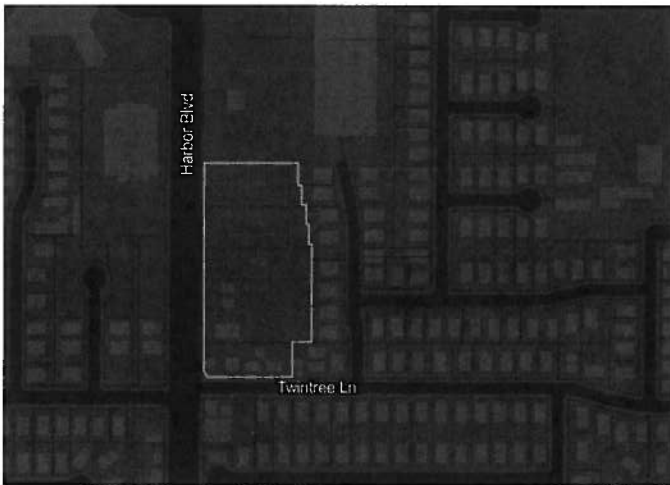
Winter Solstice-December 22nd



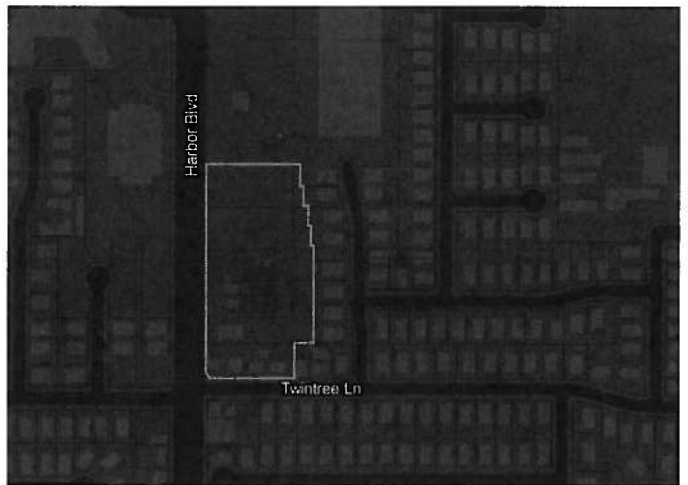
3:00 p.m.



4:00 p.m.



5:00 p.m. *



6:00 p.m. *



Site Plan

Shade/Shadow Analysis Garden Grove

□ Proposed Project Area

Source: Google SketchUp Pro 8 2010 and AECOM 2011

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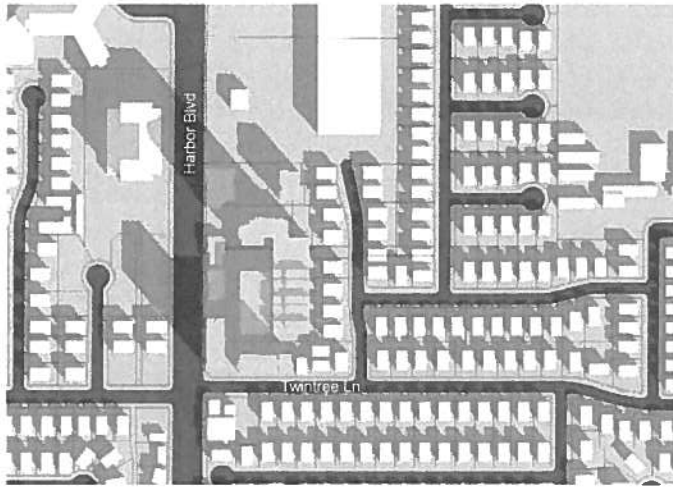


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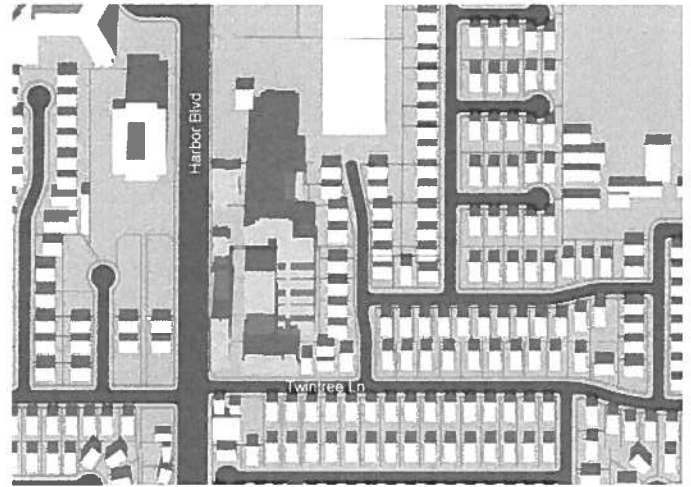
NORTH

Existing Condition-Winter Solstice-December 22nd Shadow Simulation

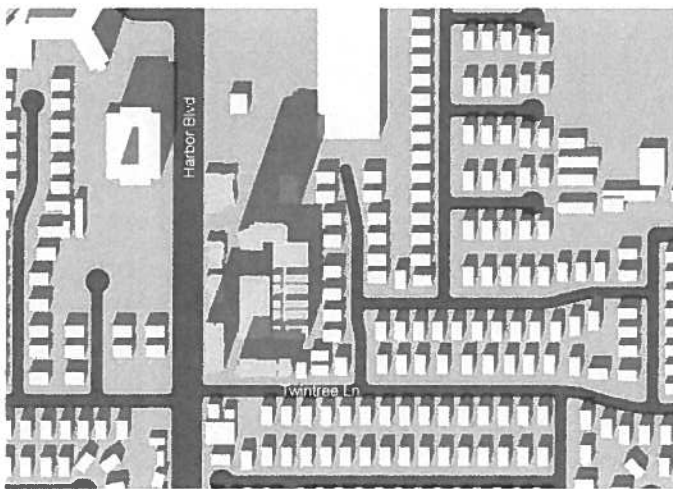
Winter Solstice-December 22nd



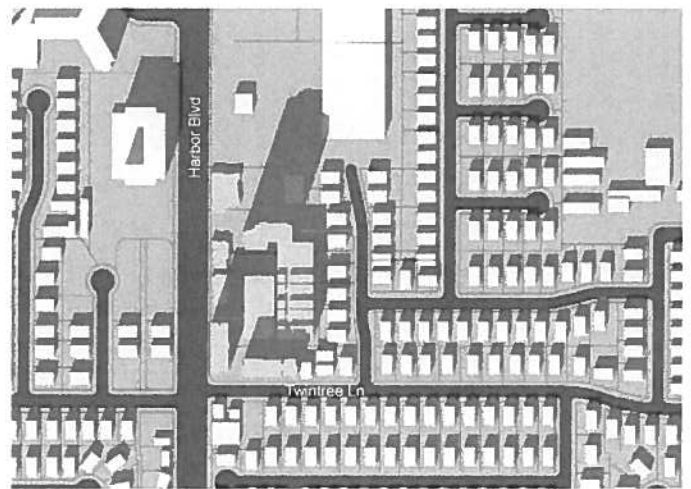
9:00 a.m.



12:00 p.m.



1:00 p.m.



2:00 p.m.



Site Plan

Shade/Shadow Analysis

Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011



Not to Scale

Winter Solstice-December 22nd Shadow Simulation

Winter Solstice-December 22nd



3:00 p.m.



4:00 p.m.



5:00 p.m. *



6:00 p.m. *



Site Plan

Shade/Shadow Analysis Garden Grove

■ Proposed Building

Source: Google SketchUp Pro 8 2010 and AECOM 2011

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on phone call

Subject: on phone call

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Thu, 06 Oct 2011 14:32:10 -0700

To: Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

Will call you after my phone call.

Monday

Subject: Monday
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Sat, 29 Oct 2011 09:25:55 -0700
To: Greg Blodgett <Greg1@ci.garden-grove.ca.us>

You have time for update Monday?

Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – matthew.reid.ca

matt.reid@landanddesign.com

Re: Monday

Subject: Re: Monday

From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>

Date: Thu, 3 Nov 2011 00:43:04 -0700

To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

How about Thursday around 3pm? I'll call you.

Sent from my iPad

Matthew W Reid

619.335.5896 Google voice | 619.462.4144 f

Skype - matthew.reid.ca

On Oct 29, 2011, at 10:01 AM, Greg Blodgett <greg1@ci.garden-grove.ca.us> wrote:

sure what time.

Greg Blodgett

SR Project Manager

City of Garden Grove

Economic Development

----- Original Message -----

From: "Matthew Reid" <matt.reid@landanddesign.com>

To: "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>

Sent: Saturday, October 29, 2011 9:25:55 AM

Subject: Monday

You have time for update Monday?

Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 G o o g l e voice | 619.462.4144 fax

Skype - matthew.reid.ca

matt.reid@landanddesign.com

Re: Monday

Subject: Re: Monday
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Thu, 03 Nov 2011 08:53:05 -0700
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

I'm at Edwards Air Force Base tomorrow and won't be able to use my phone until about 2. Can we do it then?

Matthew Reid
Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 Google voice | 619.462.4144 fax
Skype [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)
matt.reid@landanddesign.com

On 11/3/11 8:38 AM, "Greg Blodgett" <greg1@ci.garden-grove.ca.us> wrote:

tomorrow at 9 is good

Greg Blodgett
SR Project Manager
City of Garden Grove
Economic Development

----- Original Message -----

From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>
To: "Greg Blodgett" <greg1@ci.garden-grove.ca.us>
Sent: Thursday, November 3, 2011 12:43:04 AM
Subject: Re: Monday

How about Thursday around 3pm? I'll call you.

Sent from my iPad

Matthew W Reid
619.335.5896 Google voice | 619.462.4144 f
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

On Oct 29, 2011, at 10:01 AM, Greg Blodgett <greg1@ci.garden-grove.ca.us> wrote:

sure what time.
Greg Blodgett
SR Project Manager
City of Garden Grove
Economic Development

----- Original Message -----

From: "Matthew Reid" <matt.reid@landanddesign.com>
To: "Greg Blodgett" <Greg1@ci.garden-grove.ca.us>
Sent: Saturday, October 29, 2011 9:25:55 AM
Subject: Monday

Re: Monday

You have time for update Monday?

Matthew Reid
Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 G o o g l e voice | 619.462.4144 fax
Skype matthew.reid.ca
matt.reid@landanddesign.com

Subject: 33433 studies
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Thu, 17 Nov 2011 18:29:19 -0800
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

Would you send me these for our project?

Sent from my iPhone

Matthew Reid
619.335.5896 Google voice
Skype: matthew.reid.ca

Subject: 33433 Report
From: Paul Guerrero <paulg@ci.garden-grove.ca.us>
Date: Fri, 18 Nov 2011 08:14:41 -0800 (PST)
To: matt.reid@landanddesign.com

Matt,
Attached is the 33433 report.
Paul

33433 Land & Design, Inc.; June 14, 2011.pdf	Content-Type: application/pdf Content-Encoding: base64
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**GARDEN GROVE REDEVELOPMENT PROJECT
GARDEN GROVE, CALIFORNIA**

**SUMMARY REPORT PERTAINING TO THE DISPOSITION
OF CERTAIN PROPERTY WITHIN THE
GARDEN GROVE COMMUNITY
PROJECT AREA**

**California Community Redevelopment Law
Section 33433**

**PURSUANT TO PROPOSED DISPOSITION AND DEVELOPMENT
AGREEMENT BETWEEN
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
AND
LAND & DESIGN, INC.**

**Garden Grove Agency for Community Development
Garden Grove, California**

June 14, 2011

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A. INTRODUCTION

The following Summary Report ("Summary Report") has been prepared pursuant to Section 33433 of the California Health and Safety Code. This report sets forth certain details of the proposed Disposition and Development Agreement ("Agreement") between Garden Grove Agency for Community Development ("Agency") and Land & Design, Inc. ("Developer").

In accordance with Section 33433 of the California Health and Safety Code, before any property acquired by a Redevelopment Agency in whole or part, directly or indirectly with tax increment moneys is conveyed to the Developer, the City Council and Redevelopment Agency Board must approve such transaction by resolution after a joint public hearing. The notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the community at least once per week for at least two successive weeks prior to the hearing.

A Summary Report has been prepared in accordance with the requirements of Section 33433. The Agency shall make available for public inspection and copying at a cost not to exceed the cost of duplication the Summary Report no later than the time of publication of the first notice of hearing. In addition to providing a general description of the project, this Summary Report describes the following:

- I. Salient Points of the Agreement:** This section summarizes the major responsibilities imposed on the Developer and the Agency by the Agreement.
- II. Cost of the Agreement to the Agency:** This section details the total cost to the Agency associated with implementing the Agreement.
- III. Estimated Value of the Interests to be Conveyed Determined at the Highest Use Permitted under the Redevelopment Plan:** This section estimates the value of the interests to be conveyed determined at the highest use permitted for the Site and the requirements imposed by the Redevelopment Plan.
- IV. Estimated Reuse Value of the Interests to be Conveyed:** This section summarizes the valuation estimate for the Site based on the required scope of development and other conditions and covenants required by the Agreement.
- V. Consideration Received and Comparison with the Established Value:** This section describes the compensation to be received by the Agency and explains any difference between the compensation to be received and the estimated value based on the highest and best use of the Site.
- VI. Blight Elimination:** This section describes the existing blighting conditions on the Site, and explains how the Agreement will assist in alleviating the blighting influence.

VII. Conformation with the AB1290; Five-Year Implementation Plan:
This section describes how the Agreement achieves the goals identified in the Agency's adopted AB 1290, Five-Year Implementation Plan.

I. SALIENT POINTS OF THE AGREEMENT

A. Project Description

The property which is the subject of this Agreement is approximately five acres (5) acres located within the boundaries of the Project Area located at the northeast quadrant of Twintree Lane and Harbor Boulevard and is comprised of certain property owned by the Agency ("Agency Property") and property currently owned by third parties ("Third Party Property").

The Agreement provides for the Agency to transfer the Site to the Developer for the proposed development that includes a hotel with approximately nineteen (19) stories and between three hundred (300) and four hundred rooms (400), including not less than ten thousand (10,000) square feet of meeting space (collectively, the "Upper Upscale Hotel"), as well as a minimum of ten thousand (10,000) and a maximum of sixty-five thousand (65,000) square feet of retail/restaurant/entertainment, including one (1) or more restaurants (the "Retail/Restaurant/Entertainment Component"), a Parking Structure, and as more specifically described in the Scope of Development (Exhibit C), and such other improvements as may be required by the Land Use Approvals (collectively, the "Upper Upscale Hotel Component"). In addition, Developer has also proposed up to two (2) Limited/Select/Focus Service/Suites/Extended Stay type hotels (collectively, the "Limited Service Hotels" and each a "Limited Service Hotel"), consisting of approximately 125 - 200 rooms each. The Limited Service Hotels are more specifically described in the Scope of Development. The Upper Upscale Hotel, the Limited Service Hotels, Retail/Restaurant/Entertainment Component, Parking Structure, and the other improvements required to be constructed on the Site pursuant to this Agreement and the Land Use Approvals are collectively referred to herein as the "Developer Improvements" or "Project," and individually "Separate Component(s)."

The Agreement requires the Agency to acquire and convey the Site, relocate the existing tenants/businesses along with carrying the cost of an existing lease for approximately two years, demolish the existing improvements, and rough grade the Site at no cost to the Developer. In return, the Developer must construct the Project.

The Agreement imposes development restrictions on the Project including quality levels, size and amenities, which impact the proposed Hotel's feasibility. As such, the Agreement requires the Agency to provide financial assistance to the Developer to mitigate the economic impact caused by the controls.

Agency Responsibilities Under the Agreement

Subject to the specific terms and conditions stated in the Agreement and outlined in the summary of the Salient Points, the Agency's key responsibilities are:

1. **Additional Property.** To acquire additional property currently owned by third parties located at 12302 Harbor, 12511, 12531, 12551, and 12571 Twintree Lane and to be conveyed to the Developer for the proposed Project.
2. **Agency Property.** To convey certain property owned by the Agency to the Developer for the proposed Project.
3. **Upper Upscale Hotel Covenant Consideration.** In consideration for the granting of the Covenants by the Developer to the Agency, Agency shall pay to the Developer annually, within thirty (30) days after receipt by the City of Transient Occupancy Tax attributable to the Upper Upscale Hotel, from the date on which Completion of Construction of the Upper Upscale Hotel occurs:
 - (a) through June 30, 2034, an amount equal to fifty-eight percent (58%) of the Transient Occupancy Tax Revenues which have been paid to and received by the City in each calendar year during such period with respect to the Upper Upscale Hotel(s); and
 - (b) for a period of twelve years, an amount equal to fifty percent (50%) of the Remaining Revenues in each calendar year during such period. Remaining Revenues means (i) an amount equal to the balance of the Transient Occupancy Tax attributable to the Upper Upscale Hotel after deducting the amounts described in (a) above (i.e., the remaining 42% of the Transient Occupancy Tax Revenues attributable to the Upper Upscale Hotel), (ii) Net Tax Increment Revenues attributable to the Upper Upscale Hotel Component in each calendar year during such period, and (iii) Sales Tax Revenues attributable to the Upper Upscale Hotel Components in each calendar year during such period, after deducting an amount equal to fourteen and 29/100 percent (14.29%) of the Agency Improvement Costs each such calendar year until the total amount of the Agency Improvement Costs has been reached.
4. **Limited Service Hotel Covenant Consideration.** In consideration for the granting of the Covenants by the Developer to the Agency, and with respect to each Limited Service Hotel on the Site, Agency shall pay to the Developer annually, for the period commencing on the date on which Completion of Construction of such Limited Service Hotel(s) has occurred and expiring ten (10) years thereafter, an amount equal to fifty percent (50%) of (i) the Transient Occupancy Tax Revenues which have been paid to and received by the City in each calendar year during such period with respect to each such Limited Service Hotel, (ii) the Net Tax Increment attributable to the Limited Service Hotel(s) in each calendar year during such period, and (iii) Sales Tax Revenues attributable to the Limited Service Hotel(s) in each calendar year

during such period. Such payments will be made to Developer within thirty (30) days after receipt of such revenues by the City or Agency, as applicable.

5. **Sunbelt Property Covenant Consideration.** In consideration for the granting of the Covenants by the Developer to the Agency, the Agency shall pay to the Developer annually with respect to the Sunbelt Property, from and after Completion of Construction of any portion of the Retail/Restaurant/Entertainment Component on the Sunbelt Property, an amount equal to fifty percent (50%) of the Net Tax Increment Revenues and Sales Tax Revenues attributable to Retail/Restaurant/Entertainment Component of the Sunbelt Property for a period of ten (10) years from the date on which Completion of Construction of each such portion of the Retail/Restaurant/Entertainment Components on the Sunbelt Property (i.e., there shall be separate 10-year payment periods for each such portion of the Retail/Restaurant/Entertainment Components on the Sunbelt Property), in each case as received by the City in each calendar year during such period. The payments required shall be prorated for any partial years at the beginning or end of the applicable periods and paid to Developer within thirty (30) days after receipt of such revenues by the City or Agency, as applicable.

Developer Responsibilities Under the Agreement

Subject terms and conditions to the specific stated in the Agreement and outlined in the summary of the Salient Points, the Developer's key responsibilities are:

1. Design and construct the specific Improvements as specified in the Scope of Development, the Land Use Approvals, and the approved Final Construction Plans.
2. Meet development milestones, including commencement and completion of construction, by the dates specified in the Schedule of Performance.

II. COST OF THE AGREEMENT TO THE AGENCY

The estimated costs incurred by the Agency to implement the Agreement are Fifteen Million Eighth Hundred Thousand Dollars (\$15,800,000), and include the following:

Agency costs to acquire the Site (relocation costs, demolition costs, and costs for hazardous materials abatement), CEQA documentation, site preparation, administrative costs, and the Agency costs for other public improvement's \$15,800,000. Agency to provide direct financial assistance to the Developer for the Project of \$15,800,000.

The Agency will receive the Property Tax Increment generated by the Project, which will partially defray the Agency cost to implement the Agreement. In addition, the City will receive the Transient Occupancy Tax (TOT) and Sales Tax Revenues

generated by the Project, which are projected to produce substantial General Fund revenues over time.

III. ESTIMATED VALUE OF THE INTERESTS TO BE CONVEYED DETERMINED AT THE HIGHEST AND BEST USE PERMITTED UNDER THE REDEVELOPMENT PLAN

This section presents an analysis of the fair market value of the Site at its highest and best use.

In appraisal terminology, the highest and best use is that use of the Site that generates the highest property value and is physically possible, financially feasible, and legally permitted. Therefore, value at highest and best use is based solely on the value created and not whether or not that use carries out the redevelopment goals and policies for the City of Garden Grove. The subject property is located in a Land Use District, the Harbor Corridor Specific Plan HCSP. The district allows for tourist related land uses including hotels, retail and entertainment land uses.

Horwath Hospitality and Leisure, LLC ("Horwath"), the Agency's economic consultant, undertook a review of available appraisals and comparable land sales in order to determine the fair market value of Site. An appraisal was conducted by Lidgard and Associates, Inc. (Lidgard) on a portion of the Subject Site, which did not include the corner portion, with a date of value of March 31, 2009. Lidgard appraisal methodology relied on the comparable sales approach to value, with a conclusion range of value from \$43.00 to \$56.00 per SF of land (rounded). Subsequent to this appraisal, Lidgard provided sales as of April 2011. Horwath concluded the value of the Site (5.0 acres) as of May 9, 2011, to be \$10,900,000, or \$50.00 per SF of land, without consideration of costs such as the removal of current improvements on the Site.

In addition, a separate analysis of five Restaurant and Retail pad sites on a total of 2.422 acres by Keyser Marston Associates, Inc. concluded to an estimated \$50 per square foot for each parcel, or a total approximate land value of \$5,275,000. Added to this value were the Cost Savings from Sitework and Landscaping, for an Effective Land Payment of \$5,908,000. Subtracting Estimated Parking Costs by the Master Developer, resulted in Remaining Land Proceeds of \$2,624,000. This was considered to partially offset the negative Residual Reuse Value of the Hotel Site.

IV. ESTIMATED REUSE VALUE OF INTERESTS TO BE CONVEYED

In an "Option 1 - Estimated Reuse Value Report - Site C Proposed for Development by Land & Design, Inc. - Upper Upscale with Casitas, Select Service and All-Suite Hotels" dated June 9, 2011, Horwath prepared a reuse valuation analysis of the proposed Project. Based upon the financial terms and conditions imposed by the Agreement, Horwath analysis concluded that the Project generates a negative reuse value inclusive of the Agency Assistance, of Thirty-Six Million Dollars

(\$36,000,000). Adjusting for the partial offset from the Restaurant and Retail pad site(s), the Project generates a negative reuse value inclusive of the Agency Assistance, of Thirty-Three Million Four Hundred Thousand Dollars (\$33,400,000), rounded.

If the Developer chooses Option 2, which is a second full-service hotel with up to 225 rooms or two (2) Upper Upscale Hotels consisting of 450 in aggregate, in an "Option 2 - Estimated Reuse Value Report - Site C Proposed for Development by Land & Design, Inc. - Upper Upscale with Casitas and Upscale Full Service Hotel" dated June 9, 2011, Horwath prepared a reuse valuation analysis of the proposed Project. Based upon the financial terms and conditions imposed by the Agreement, Horwath analysis concluded that the Project generates a negative reuse value inclusive of the Agency Assistance, of Twenty Million Dollars (\$20,000,000). Adjusting for the partial offset from the Restaurant and Retail pad site(s), the Project generates a negative reuse value inclusive of the Agency Assistance, of Seventeen Million Four Hundred Thousand Dollars (\$17,400,000), rounded.

V. CONSIDERATION RECEIVED AND COMPARISON WITH THE ESTABLISHED VALUE

The Agreement requires the Agency to convey the Agency Properties to the Developer at no cost and to provide the Developer with direct financial assistance.

The Developer is required to provide public parking in a structure on the Site, develop an Upper Upscale hotel with approximately nineteen (19) stories and between three hundred (300) and four hundred rooms (400), including not less than ten thousand (10,000) square feet of meeting space as well as a minimum of ten thousand (10,000) and a maximum of sixty-five thousand (65,000) square feet of retail/restaurant/entertainment, including one (1) or more restaurants, all as more specifically described in the Scope of Development (DDA - Exhibit C). In addition, Developer has also proposed up to two (2) Limited Service Hotels and each a "Limited Service Hotel"), consisting of approximately 125 - 200 rooms each. The Limited Service Hotels are more specifically described in the Scope of Development. The Upper Upscale Hotel, the Limited Service Hotels, Retail/Restaurant/Entertainment Component, Parking Structure, and the other improvements required to be constructed on the Site pursuant to this Agreement and the Land Use Approvals are collectively referred to herein as the "Developer Improvements" or "Project," and individually "Separate Component(s)."

The Agency is also imposing extraordinary land use controls on the Site, i.e., the quality of the Project must be comparable to noted upper up-scale Westin Pasadena California. As indicated previously, the Horwath analysis concluded that the Agency Property has a negative reuse land value. Thus, Horwath concluded that the consideration to be received is essentially equal to the established fair use value.

VI. BLIGHT ELIMINATION

The Redevelopment Plan (Plan) for the Garden Grove Community Project Area governs the Site. In accordance with Section 33490 of the California Community Redevelopment Law, the Plan contains the goals and objectives and the projects and expenditures proposed to eliminate blight within the Project Area.

The Site, approximately 5 acres in size and encompasses fourteen (14) parcels, which will be used to develop the Project, is currently occupied with two (2) vacant and unimproved lots; four (4) lots that were formerly used as a trailer park (non-fixed recreational vehicle park) and are improved with vacant buildings (office, restroom, and laundry) that will be demolished; two (2) lots improved with a commercial building with the rear used as a trailer park (non-fixed recreational vehicle park) that will be demolished; four (4) lots improved with single-family homes that will be demolished; and two (2) lots comprising a portion of an unimproved backyard of two single-family home residences, which the residential structures are not part of this project. The development of the proposed Project on the Site will eliminate blight at this location by replacing substandard uses, underutilized land, uneconomic land uses, and obsolete structures defective in design character and physical condition, with a new high quality, mixed-use development. The Project will facilitate land assembly to prevent piecemeal development that would leave economic potential underachieved, re-plan, redesign and develop underdeveloped areas that are stagnant or improperly utilized, encourage private sector investment in development of the project areas, and strengthen hospitality, entertainment, retail and other commercial functions in the project areas.

VII. CONFORMANCE WITH AB 1290, FIVE-YEAR IMPLEMENTATION PLAN

The primary AB 1290 Implementation Plan program objective for the Garden Grove Community Project is to eliminate conditions which negatively impact economic development of the community by acquiring, removing, consolidating and rehabilitating substandard properties. To that end, the Agency plans to convey the Site to the Developer for the development of the Project.

Furthermore, the Agency's Implementation Plan 2010 through 2014 (Implementation Plan) also establishes a priority objective of increasing the community's economic base by encouraging new investment in the redevelopment project area. The Implementation Plan explicitly lists ensuring that optimum generation of sales tax revenues by facilitating the reuse, rehabilitation and development of commercial properties as an Agency goal. The Project, which will provide new commercial development and the subsequent transient occupancy and sales tax revenues, and property tax increment within the redevelopment project area, conforms to the Implementation Plan, and will achieve goals specifically defined in the Implementation Plan.

Subject: Re: 33433 Report

From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>

Date: Fri, 18 Nov 2011 08:21:47 -0800

To: Paul Guerrero <paulg@ci.garden-grove.ca.us>

CC: Greg Blodgett <greg1@ci.garden-grove.ca.us>

Thank you!

Sent from my iPad

Matthew W Reid

619.335.5896 Google voice | 619.462.4144 f

Skype - matthew.reid.ca

On Nov 18, 2011, at 8:14 AM, Paul Guerrero <paulg@ci.garden-grove.ca.us> wrote:

Matt,
Attached is the 33433 report.
Paul
<33433 Land & Design, Inc.; June 14, 2011.pdf>

Subject: EB-5

From: Matthew Reid <matt.reid@landanddesign.com>

Date: Mon, 28 Nov 2011 18:44:17 -0800

To: Greg Blodgett <greg1@zimbra.ci.garden-grove.ca.us>

CC: Dave Rose <drose3@charter.net>

Greg,

Here is an email we received today regarding pursuing EB-5 financing on the project. EB-5 financing is a VERY viable option and the only option (frankly) that Dave and I have found that can be done given the state of this economy.

It is crucial that you gain control of the land (both remaining residential and commercial parcels) so that we can go and represent that the property is assembled and there is a PROJECT.

As you know, we've said this from the very beginning that the land assembly is extremely important to getting this done.

Here is the email from THE ROBERT GREEN COMPANY:

Understood. Yes, I agree that we should be able to get a deal put together in that time frame.

There is one question that came to mind as I was talking through this internally today. We can't make a representation to the EB-5 investors that the deal is a go will until we know that all the land assembly issues and entitlements have been completed by the City. Similarly, we will be reticent to fund any reimbursement for costs incurred to date until those things have happened. So the timing of that all coming to conclusion is going to be critical. I would like to understand more thoroughly what the timing of the City process is and how it effects the timing of the steps we need to take.

Can we get on the phone tomorrow to walk through this? I have to go to LA for meetings on Palladium so I will be in the car a lot tomorrow with time to talk between 8 and 10:30 and then again between 2:00 and 6:00.

Please let me know what tie might be good.

Robert

Robert S. Green, Jr.
President

The Robert Green Company
169 Saxony Road
Suite 113
Encinitas, CA 92024

Clearly the land assembly is critical to us getting a deal done.

Matthew Reid

Land & Design, Inc.

8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942

619.335.5896 Google voice | 619.462.4144 fax

Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

matt.reid@landanddesign.com

Subject: ENA's

From: Steve Sheldon <steve@sheldongrp.com>

Date: Thu, 1 Dec 2011 13:09:15 -0800

To: "greg1@ci.garden-grove.ca.us" <greg1@ci.garden-grove.ca.us>

Greg, do you have a copy of the old ENA that I did for the Grove Street project and the recent one with Land Design, Inc/Matt Reid for the hotel on Harbor. Thanks.

steve

Stephen R. Sheldon

President

Sheldon Group

901 Dove Street, Suite 140

Newport Beach, CA 92660

Phone: (949) 777-9400

Fax: (949) 777-9410

Cell: (949) 230-7170

Email: steve@sheldongrp.com

URL: www.sheldongrp.com

Subject: RE: ENA's
From: Steve Sheldon <steve@sheldongrp.com>
Date: Thu, 1 Dec 2011 16:12:12 -0800
To: "'Greg Blodgett'" <greg1@zimbra.ci.garden-grove.ca.us>

thanks

Stephen R. Sheldon
President
Sheldon Group
901 Dove Street, Suite 140
Newport Beach, CA 92660
Phone: (949) 777-9400
Fax: (949) 777-9410
Cell: (949) 230-7170
Email: steve@sheldongrp.com
URL: www.sheldongrp.com

From: Greg Blodgett [mailto:greg1@zimbra.ci.garden-grove.ca.us]
Sent: Thursday, December 01, 2011 2:40 PM
To: Steve Sheldon
Subject: Re: ENA's

Will do

Sent from my iPhone

On Dec 1, 2011, at 1:10 PM, Steve Sheldon <steve@sheldongrp.com> wrote:

Greg, do you have a copy of the old ENA that I did for the Grove Street project and the recent one with Land Design, Inc/Matt Reid for the hotel on Harbor. Thanks.

steve

Stephen R. Sheldon
President
Sheldon Group
901 Dove Street, Suite 140
Newport Beach, CA 92660
Phone: (949) 777-9400
Fax: (949) 777-9410
Cell: (949) 230-7170
Email: steve@sheldongrp.com
URL: www.sheldongrp.com

Subject: Documents to be signed

From: Sherri Oslund <sherrio@ci.garden-grove.ca.us>

Date: Tue, 6 Dec 2011 17:07:49 -0800 (PST)

To: "Reid, Matthew" <matt.read@terrasteward.com>

CC: Kathleen Angel <kathleenm@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Attached please find a document to be printed out and signed by you. Please return the signed document, by fax to 714/741-5136, by the end of business on Wednesday Dec 7th so that we may complete grant paperwork in reference to your project.

Sherri Oslund
City of Garden Grove
Economic Development Department
sherrio@ci.garden-grove.ca.us
714/741-5120 Direct
714/741-5136 Fax

Land and Design.pdf	Content-Type: application/pdf Content-Encoding: base64
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Exhibit A.

**ASSURANCES OF COMPLIANCE
With Civil Rights and Other Legal Requirements
(To Be Executed by "Other Parties")**

"Other Party" is herein defined as an entity that creates and/or saves (or intends to create/and or save) 15 or more permanent jobs as a result of the Economic Development Assistance (EDA) investment assistance, provided that such entity is also either specifically named in the application as benefiting from the project or is or will be located in a building, port, facility, or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds. See 13 C.F.R. § 302.20.

Applicant's Name:

City of Garden Grove

"Other Party" Name:

Land & Design; Inc.

Address:

Street 1: 11222 Acacia Parkway

Street 2:

City: Garden Grove

County:

State: CA: California

Province:

Country: USA: UNITED STATES

Zip/Postal Code: 92840

Phone Number: 714-741-5124

The obligations incurred under this form apply only to the building, port, facility, or industrial, commercial or business park constructed or improved in whole or in part with investment assistance from the EDA. This form must be executed by an "Other Party" who satisfies the following conditions:

The "Other Party" will (or intends to) create and/or save fifteen (15) or more permanent jobs (estimated number of jobs 400) as a result of the EDA investment assistance; and
(check applicable section below)

(a) is specifically named in the application for EDA investment assistance as benefiting from the project; or

(b) is or will be located in a building, port, facility, or industrial, commercial or business park constructed or improved in whole or in part with EDA investment assistance before EDA has made its final disbursement of EDA funds.

ASSURANCES OF COMPLIANCE WITH THE U.S. DEPARTMENT OF COMMERCE AND EDA REGULATIONS (13 C.F.R. § 302.20) UNDER SECTION 601 OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, SECTION 112 OF PUBLIC LAW 92-65, TITLE IX OF THE EDUCATION AMENDMENTS OF 1972, SECTION 504 OF THE REHABILITATION ACT OF 1973, AND THE AGE DISCRIMINATION ACT OF 1975, ALL AS AMENDED.

The "Other Party" assures that it will comply with Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 8, and any amendments thereto.

The "Other Party" agrees to comply with the provisions of Section 112 of Public Law 92-65 (42 U.S.C. 3123) and 42 U.S.C. 6709, and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. §§ 8.7-8.15, and any amendments thereto.

The "Other Party" agrees to comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 8b; Title IX of the Education Amendments of 1972 (20 U.S.C. 1681 et seq.); the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.) and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 20, and the non-discrimination on the basis of age regulations found at 45 C.F.R. part 90.

Such requirements hold that no person in the United States shall on the ground of race, color, national origin, sex, handicap, or age be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under any program or activity for which federal financial assistance has been extended.

In accordance with these assurances and without limiting the above, the "Other Party" agrees that these assurances shall be binding upon it and any grantees, assignees, transferees, lessees, and successors in interest. These assurances shall also be binding through any modification or amendment to the financial assistance award or to the project.

The "Other Party" acknowledges that it is aware that if there appears to be a failure or threatened failure to comply with these assurances and the noncompliance or threatened noncompliance cannot be corrected by informal means, compliance may be effected by the suspension or termination of, or refusal to grant or to continue, federal financial assistance or by any other means authorized by law.

NOTICE

This form must be executed by an official authorized to make the aforementioned assurances, with full authority to bind the "Other Party" identified herein. If the "Other Party" is a corporation, this form must be executed by a corporate officer or person so authorized to make such assurances, and the title block must clearly indicate such authority. Assurance forms executed by employees other than corporate officers will not be accepted unless they are accompanied by a separate certification signed by a corporate officer or corporate counsel stating that the assessor has full authority to legally bind the "Other Party" identified below. In the case of an individual executing this assurance form as a sole owner, the sole owner's title must be indicated. For circumstances other than those discussed herein, contact the EDA Regional Office for instructions.

ACCEPTANCE OF ASSURANCES OF COMPLIANCE

These assurances are made binding for:

Name of "Other Party":

Address:

Street 1:
Street 2:
City: County:
State:
Province:
Country:
Zip/Postal Code: Telephone Number:

By: Prefix: First Name: Middle Name:
Last Name: Suffix:

*(Title of Corporate Officer)

(Signature of Official) (Date)

* If the person signing this form is not a corporate officer, the company's corporate officer or corporate counsel must certify in writing that the signatory is authorized to legally bind the company. Such written certification should be included as an electronic signature through www.Grants.gov or in hardcopy.

--WARNING--

False statements or representations made in connection with the "ASSURANCES OF COMPLIANCE" are a violation of federal law punishable by a fine of not more than \$10,000 or by imprisonment for not more than five years, or both (see 42 U.S.C. 3220; 18 U.S.C. 1001).

Subject: Re: Documents to be signed
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Tue, 6 Dec 2011 18:48:09 -0800
To: Sherri Oslund <sherrio@ci.garden-grove.ca.us>
CC: Kathleen Angel <kathleenm@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>

Matthew Reid

Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 Google voice | 619.462.4144 fax
Skype – [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)
matt.reid@landanddesign.com

On Dec 6, 2011, at 5:09 PM, Sherri Oslund wrote:

Attached please find a document to be printed out and signed by you. Please return the signed document, by fax to 714/741-5136, by the end of business on Wednesday Dec 7th so that we may complete grant paperwork in reference to your project.

Sherri Oslund
City of Garden Grove
Economic Development Department
sherrio@ci.garden-grove.ca.us
714/741-5120 Direct
714/741-5136 Fax

<Land and Design.pdf>

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Part 1.1.3

Part 1.1.3	Content-Type: text/html Content-Encoding: quoted-printable
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Exhibit A.

ASSURANCES OF COMPLIANCE With Civil Rights and Other Legal Requirements (To Be Executed by "Other Parties")	
<p>"Other Party" is herein defined as an entity that creates and/or saves (or intends to create/and or save) 15 or more permanent jobs as a result of the Economic Development Assistance (EDA) investment assistance, provided that such entity is also either specifically named in the application as benefiting from the project or is or will be located in a building, port, facility, or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds. See 13 C.F.R. § 302.20.</p>	
<p>Applicant's Name: <input style="width: 95%;" type="text" value="City of Garden Grove"/></p>	<p>"Other Party" Name: <input style="width: 95%;" type="text" value="Land & Design, Inc."/></p>
<p>Address:</p> <p>Street 1: <input style="width: 95%;" type="text" value="11222 Acacia Parkway"/></p> <p>Street 2: <input style="width: 95%;" type="text"/></p> <p>City: <input style="width: 45%;" type="text" value="Garden Grove"/> County: <input style="width: 45%;" type="text"/></p> <p>State: <input style="width: 95%;" type="text" value="CA: California"/></p> <p>Province: <input style="width: 95%;" type="text"/></p> <p>Country: <input style="width: 95%;" type="text" value="USA: UNITED STATES"/></p> <p>Zip/Postal Code: <input style="width: 45%;" type="text" value="92840"/> Phone Number: <input style="width: 45%;" type="text" value="714-741-5124"/></p>	
<p>The obligations incurred under this form apply only to the building, port, facility, or industrial, commercial or business park constructed or improved in whole or in part with investment assistance from the EDA. This form must be executed by an "Other Party" who satisfies the following conditions:</p> <p><input checked="" type="checkbox"/> The "Other Party" will (or intends to) create and/or save fifteen (15) or more permanent jobs (estimated number of jobs <input)="" <u="" a="" as="" assistance;="" eda="" investment="" of="" result="" style="width: 50px;" the="" type="text" value="400"/>and (check applicable section below)</p> <p><input checked="" type="checkbox"/> (a) is specifically named in the application for EDA investment assistance as benefiting from the project; or</p> <p><input type="checkbox"/> (b) is or will be located in a building, port, facility, or industrial, commercial or business park constructed or improved in whole or in part with EDA investment assistance before EDA has made its final disbursement of EDA funds.</p>	
<p>ASSURANCES OF COMPLIANCE WITH THE U.S. DEPARTMENT OF COMMERCE AND EDA REGULATIONS (13 C.F.R. § 302.20) UNDER SECTION 601 OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, SECTION 112 OF PUBLIC LAW 92-65, TITLE IX OF THE EDUCATION AMENDMENTS OF 1972, SECTION 504 OF THE REHABILITATION ACT OF 1973, AND THE AGE DISCRIMINATION ACT OF 1975, ALL AS AMENDED.</p>	
<p>The "Other Party" assures that it will comply with Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 8, and any amendments thereto.</p> <p>The "Other Party" agrees to comply with the provisions of Section 112 of Public Law 92-65 (42 U.S.C. 3123) and 42 U.S.C. 6709, and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. §§ 8.7-8.15, and any amendments thereto.</p> <p>The "Other Party" agrees to comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 8b; Title IX of the Education Amendments of 1972 (20 U.S.C. 1681 et seq.); the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.) and the U.S. Department of Commerce's implementing regulations found at 15 C.F.R. part 20, and the non-discrimination on the basis of age regulations found at 45 C.F.R. part 90.</p>	

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In accordance with these assurances and without limiting the above, the "Other Party" agrees that these assurances shall be binding upon it and any grantees, assignees, transferees, lessees, and successors in interest. These assurances shall also be binding through any modification or amendment to the financial assistance award or to the project.

The "Other Party" acknowledges that it is aware that if there appears to be a failure or threatened failure to comply with these assurances and the noncompliance or threatened noncompliance cannot be corrected by informal means, compliance may be effected by the suspension or termination of, or refusal to grant or to continue, federal financial assistance or by any other means authorized by law.

NOTICE

This form must be executed by an official authorized to make the aforementioned assurances, with full authority to bind the "Other Party" identified herein. If the "Other Party" is a corporation, this form must be executed by a corporate officer or person so authorized to make such assurances, and the title block must clearly indicate such authority. Assurance forms executed by employees other than corporate officers will not be accepted unless they are accompanied by a separate certification signed by a corporate officer or corporate counsel stating that the assessor has full authority to legally bind the "Other Party" identified below. In the case of an individual executing this assurance form as a sole owner, the sole owner's title must be indicated. For circumstances other than those discussed herein, contact the EDA Regional Office for instructions.

ACCEPTANCE OF ASSURANCES OF COMPLIANCE

These assurances are made binding for:

Name of "Other Party":

Address:

Street 1:
Street 2:
City: County:
State:
Province:
Country:
Zip/Postal Code: Telephone Number:

By: Prefix: First Name: Middle Name:
Last Name: Suffix:

*(Title of Corporate Officer)

(Signature of Official) (Date)

* If the person signing this form is not a corporate officer, the company's corporate officer or corporate counsel must certify in writing that the signatory is authorized to legally bind the company. Such written certification should be included as an electronic signature through www.Grants.gov or in hardcopy.

--WARNING--

False statements or representations made in connection with the "ASSURANCES OF COMPLIANCE" are a violation of federal law punishable by a fine of not more than \$10,000 or by imprisonment for not more than five years, or both (see 42 U.S.C. 3220; 18 U.S.C. 1001).

Subject: Market analysis of limited service product
From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>
Date: Thu, 8 Dec 2011 20:36:43 -0800
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>

Greg,

We have a foreign group underwriting the deal right now. We have a conference call tomorrow at 3pm and they would like to see market information on the limited service hotel product in the Anaheim/Garden Grove area. Do you have anything you can email me to share with them?

Thanks.

Sent from my iPad

Matthew W Reid
619.335.5896 Google voice | 619.462.4144 f
Skype - matthew.reid.ca

Subject: Re: Market analysis of limited service product
From: "Florida Booth" <FBooth@HorwathHTL.com>
Date: Fri, 9 Dec 2011 09:10:12 -0800
To: "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>
CC: <matt.reid@landanddesign.com>

Greg - I emailed my contact at PKF to get the most recent OJ Trends (which isolates Anaheim). Although it reports all levels of properties in its totals, it has rate categories that you can compare with occupancies, which should certainly give you an idea of the trending. I will forward it as soon as I get it.

Also, I know that you collect hotel occupancy taxes - can you just isolate the limited service properties via your computer for RevPAR trending? I don't think you could order a STR report at this late a date - however, you might be able to get a recent STR report from one of your participating limited service properties - it should give information on competing properties that might be very helpful.

----- Original Message -----

From: Greg Blodgett
To: Florida Booth
Sent: Friday, December 09, 2011 12:36 AM
Subject: Fwd: Market analysis of limited service product

Do you have some data for select service hotels

Sent from my iPhone

Begin forwarded message:

From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>
Date: December 8, 2011 8:36:43 PM PST
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>
Subject: Market analysis of limited service product

Greg,
We have a foreign group underwriting the deal right now. We have a conference call tomorrow at 3pm and they would like to see market information on the limited service hotel product in the Anaheim/Garden Grove area. Do you have anything you can email me to share with them?

Thanks.

Sent from my iPad

Matthew W Reid
619.335.5896 Google voice | 619.462.4144 f
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1873 / Virus Database: 2102/4669 - Release Date: 12/09/11

Subject: Re: Market analysis of limited service product
From: "Florida Booth" <FBooth@HorwathHTL.com>
Date: Mon, 12 Dec 2011 10:27:53 -0800
To: "Greg Blodgett" <greg1@zimbra.ci.garden-grove.ca.us>
CC: <matt.reid@landanddesign.com>

Sorry this is too late for your meeting, but I just received it today and figured it might be helpful in the future, at least.

----- Original Message -----

From: Greg Blodgett
To: Florida Booth
Sent: Friday, December 09, 2011 12:36 AM
Subject: Fwd: Market analysis of limited service product

Do you have some data for select service hotels

Sent from my iPhone

Begin forwarded message:

From: "Matthew Reid (Land & Design)" <matt.reid@landanddesign.com>
Date: December 8, 2011 8:36:43 PM PST
To: Greg Blodgett <greg1@ci.garden-grove.ca.us>
Subject: Market analysis of limited service product

Greg,

We have a foreign group underwriting the deal right now. We have a conference call tomorrow at 3pm and they would like to see market information on the limited service hotel product in the Anaheim/Garden Grove area. Do you have anything you can email me to share with them?

Thanks.

Sent from my iPad

Matthew W Reid
619.335.5896 Google voice | 619.462.4144 f
Skype - matthew.reid.ca

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Version: 2012.0.1873 / Virus Database: 2102/4669 - Release Date: 12/09/11

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TRENDS[®]

IN THE HOTEL INDUSTRY

ORANGE COUNTY

October 2011

Lodging Asset Values In Recovery

By Scott Smith, MAI and Bill Morton

Despite inconsistent economic news, increases in lodging demand and property-level net operating income (NOI) have most industry participants feeling optimistic that hotel property values are heading upward. An analysis of the 2011 edition of PKF Consulting USA's Hospitality Investment Survey (conducted in the spring of 2011) sheds some light on the market and transaction factors that are influencing this line of thinking.

Investment Criteria

Overall capitalization rates for all hotels decreased 110 basis points when compared to 2010. This reflects survey respondents' reaction to the more attractive debt environment, as well as the anticipation that property level NOI will continue to increase. Investors continue to place a premium on the full service segment due to its greater upside, high barriers to entry and the current difficulty to obtain construction financing. Terminal capitalization rates also declined compared to our previous survey, however to a lesser degree.

Concurrent with the decline in capitalization rates, discount rates, or un-leveraged IRR's, for hotels decreased to 11.75 percent. The 253 basis point spread between the overall capitalization rate and discount rate suggests investor yield requirements have lowered when compared to last year, likely due to the decreased level of risk and overall landscape of the current lodging market.

Equity yields followed a similar downward trend, though hotel investors continue to expect handsome returns when compared to other forms of investment real estate. Cash-on-cash returns experienced little change compared to what we learned in 2010, and the average holding period indicated by the survey respondents decreased slightly.

Mortgage Criteria

Debt service coverage ratios also decreased and are now in line with 2008 levels, suggesting that lenders are starting to "loosen up" with regards to their underwriting. This year's survey indicated that interest rates reached their lowest point

in recent history at 6.69 percent, a decrease of 84 basis points when compared to 2010. Loan-to-value ratios increased compared to last year, but remain well below 2007 levels.

The 2011 mortgage terms offered by lenders generally indicate better terms are becoming available as the market rebounds. Multiple respondents revealed that the ability to obtain first mortgage financing has substantially improved compared to 2010; however renovation and new construction financing remain difficult to secure. Furthermore, our survey revealed that participants active in the market prior to the recession such as CMBS debt, life insurance companies and commercial banks are beginning to resurface, and are eager to lend to experienced sponsors with solid balance sheets.

Overall deal volume, particularly among real estate investment trusts (REITs), has surged since the beginning of 2011. With a lower overall cost of capital and financing flexibility that includes equity along with debt, REITs are aggressively targeting hotel properties in all segments, particularly high quality assets in major markets. Leading the way is Ashford Hospitality, who spent \$1.28 billion on the 28-property Highland Hospitality portfolio. Pebblebrook Hotel Trust (spending over \$780 million on 10 hotels) and Apple REIT (spending roughly \$475.8 million acquiring over 20-hotels) have also been active players.

Real World Experience

Throughout the year, PKF Consulting USA (PKFC) professionals conduct hundreds of appraisals related to the sale, purchase, construction, and re-financing of lodging properties. In our experience assisting clients with valuations, the actual mortgage and investment criteria we have encountered is consistent with sentiment of hotel owners, investors, and lenders reflected in the survey.

>>>>Continued>>

Lodging Asset Values In Recovery (continued)

Based on our work experience, the following paragraphs summarize what our clients are telling us in 2011:

- Given the depressed levels of income being capitalized, a discounted cash flow analysis is the preferred method of valuation during the underwriting process. It better reflects the increase in NOI levels anticipated over the holding period.
- Well located properties affiliated with quality brands are still commanding a premium, as these assets are attractive to REITs who have a lower cost of capital.
- On the other hand, there are still a significant number of distressed properties available, with many more likely to come to market in the near term.
- The availability of capital is greater compared to 2010 and should make the transaction market much more active throughout 2011.

In summary, based on our firm's Hotel Horizons® forecast, the property level NOI increases experienced in 2010, and the results of the 2011 Hospitality Investment Survey, we anticipate further increases in asset values over the next few years.

* * *

Scott Smith, MAI is Senior Vice President in the Atlanta office of PKF Consulting USA. Bill Morton is Senior Consultant in the Indianapolis of PKF Consulting USA. For more information regarding appraisal services, or the 2011 Hospitality Investment Survey, please visit www.pkfc.com. This article was published in the October 2011 edition of Lodging.

Statistics And Trends Of Rooms Business In Orange County

PKF Consulting

<u>BY LOCATION</u>	<u>AVERAGE DAILY RATE</u>			<u>OCCUPANCY PERCENT</u>			<u>REVPAR</u>		
	2011	2010	VAR	2011	2010	VAR	2011	2010	VAR
MONTH OF OCTOBER 2011									
ANAHEIM	\$139.57	\$130.87	6.7%	76.96%	73.64%	4.5%	\$107.42	\$96.37	11.5%
COSTA MESA	\$112.88	\$111.52	1.2%	69.73%	71.41%	-2.4%	\$78.70	\$79.64	-1.2%
ORANGE COUNTY AIRPORT	\$107.21	\$104.00	3.1%	74.50%	72.39%	2.9%	\$79.87	\$75.28	6.1%
NORTH ORANGE COUNTY	\$94.01	\$94.87	-0.9%	76.15%	72.31%	5.3%	\$71.59	\$68.60	4.4%
SOUTH ORANGE COUNTY	\$193.94	\$181.33	7.0%	67.11%	69.67%	-3.7%	\$130.15	\$126.34	3.0%
NEWPORT BEACH	\$182.90	\$171.66	6.5%	67.97%	65.41%	3.9%	\$124.33	\$112.28	10.7%
HUNTINGTON BEACH	\$200.58	\$196.92	1.9%	75.27%	66.94%	12.4%	\$150.97	\$131.82	14.5%
OVERALL AVERAGE	\$141.14	\$134.19	5.2%	73.84%	71.62%	3.1%	\$104.22	\$96.11	8.4%

	<u>AVERAGE DAILY RATE</u>			<u>OCCUPANCY PERCENT</u>			<u>REVPAR</u>		
	2011	2010	VAR	2011	2010	VAR	2011	2010	VAR
JANUARY TO OCTOBER 2011									
ANAHEIM	\$140.95	\$132.81	6.1%	73.54%	71.36%	3.0%	\$103.65	\$94.78	9.4%
COSTA MESA	\$112.86	\$108.06	4.4%	76.58%	74.73%	2.5%	\$86.42	\$80.75	7.0%
ORANGE COUNTY AIRPORT	\$109.68	\$105.42	4.0%	77.50%	76.33%	1.5%	\$85.00	\$80.46	5.6%
NORTH ORANGE COUNTY	\$92.87	\$92.81	0.1%	76.06%	71.36%	6.6%	\$70.64	\$66.24	6.7%
SOUTH ORANGE COUNTY	\$204.05	\$190.85	6.9%	71.47%	68.75%	4.0%	\$145.84	\$131.21	11.2%
NEWPORT BEACH	\$194.99	\$178.51	9.2%	72.38%	67.56%	7.1%	\$141.14	\$120.61	17.0%
HUNTINGTON BEACH	\$215.40	\$208.30	3.4%	76.32%	71.39%	6.9%	\$164.39	\$148.71	10.5%
OVERALL AVERAGE	\$144.98	\$136.70	6.1%	74.33%	71.73%	3.6%	\$107.76	\$98.05	9.9%

Statistics And Trends Of Rooms Business In Orange County

PKF Consulting

<u>BY RATE</u>	<u>AVERAGE DAILY RATE</u>			<u>OCCUPANCY PERCENT</u>			<u>REVPAR</u>		
	2011	2010	VAR	2011	2010	VAR	2011	2010	VAR
MONTH OF OCTOBER 2011									
Less than \$60.00	\$49.46	\$47.54	4.0%	73.86%	74.63%	-1.0%	\$36.53	\$35.48	3.0%
\$60.01 - \$100.00	\$84.70	\$81.07	4.5%	73.28%	70.65%	3.7%	\$62.07	\$57.28	8.4%
\$100.01 - \$150.00	\$124.43	\$121.76	2.2%	72.45%	70.51%	2.8%	\$90.15	\$85.85	5.0%
\$150.01 - \$200.00	\$176.31	\$166.29	6.0%	75.25%	77.89%	-3.4%	\$132.68	\$129.53	2.4%
Over \$200.00	\$276.25	\$257.65	7.2%	78.67%	72.21%	8.9%	\$217.33	\$186.06	16.8%
OVERALL AVERAGE	\$141.14	\$134.19	5.2%	73.84%	71.62%	3.1%	\$104.22	\$96.11	8.4%

JANUARY TO OCTOBER 2011									
Less than \$60.00	\$49.91	\$48.16	3.6%	77.58%	75.57%	2.7%	\$38.72	\$36.40	6.4%
\$60.01 - \$100.00	\$85.35	\$81.36	4.9%	73.65%	69.94%	5.3%	\$62.86	\$56.90	10.5%
\$100.01 - \$150.00	\$124.63	\$120.12	3.8%	74.36%	72.40%	2.7%	\$92.67	\$86.97	6.6%
\$150.01 - \$200.00	\$173.64	\$163.42	6.3%	76.11%	73.89%	3.0%	\$132.15	\$120.76	9.4%
Over \$200.00	\$291.18	\$267.09	9.0%	73.20%	69.56%	5.2%	\$213.14	\$185.79	14.7%
OVERALL AVERAGE	\$144.98	\$136.70	6.1%	74.33%	71.73%	3.6%	\$107.76	\$98.05	9.9%

<u>BY SIZE</u>	<u>AVERAGE DAILY RATE</u>			<u>OCCUPANCY PERCENT</u>			<u>REVPAR</u>		
	2011	2010	VAR	2011	2010	VAR	2011	2010	VAR
MONTH OF OCTOBER 2011									
Under 100 rooms	\$96.68	\$95.76	1.0%	73.40%	74.14%	-1.0%	\$70.96	\$70.99	0.0%
100 - 199 rooms	\$107.19	\$102.07	5.0%	72.54%	72.96%	-0.6%	\$77.76	\$74.48	4.4%
200 - 299 rooms	\$138.08	\$134.44	2.7%	73.96%	70.66%	4.7%	\$102.13	\$94.99	7.5%
Over 300 rooms	\$162.27	\$153.67	5.6%	74.47%	71.13%	4.7%	\$120.84	\$109.30	10.6%
OVERALL AVERAGE	\$141.14	\$134.19	5.2%	73.84%	71.62%	3.1%	\$104.22	\$96.11	8.4%

JANUARY TO OCTOBER 2011									
Under 100 rooms	\$103.98	\$101.74	2.2%	77.15%	75.12%	2.7%	\$80.22	\$76.43	5.0%
100 - 199 rooms	\$111.05	\$105.27	5.5%	74.78%	72.41%	3.3%	\$83.04	\$76.23	8.9%
200 - 299 rooms	\$142.84	\$138.03	3.5%	75.00%	71.64%	4.7%	\$107.12	\$98.88	8.3%
Over 300 rooms	\$166.29	\$154.92	7.3%	73.62%	71.16%	3.5%	\$122.43	\$110.23	11.1%
OVERALL AVERAGE	\$144.98	\$136.70	6.1%	74.33%	71.73%	3.6%	\$107.76	\$98.05	9.9%

Re: Address of the site

Subject: Re: Address of the site
From: Matthew Reid <matt.reid@landanddesign.com>
Date: Thu, 15 Dec 2011 09:28:25 -0800
To: Greg Blodgett <Greg1@ci.garden-grove.ca.us>

Were you able to get anything here?

Matthew Reid

Land & Design, Inc.
8130 La Mesa Blvd | Suite 808 | La Mesa, CA 91942
619.335.5896 Google voice | 619.462.4144 fax
Skype – [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)
matt.reid@landanddesign.com

On Dec 14, 2011, at 12:49 PM, Matthew Reid wrote:

Greg,
What do you think the address of our project would be? Is there an old address of the RV park? We are verifying that we fall within a TEA.

Matthew Reid

Land & Design, Inc.
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