



March 2, 2022

Lisa Kim  
Assistant City Manager  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

**RE: Update - Sale/Lease of the property located at 3017 W. 5th Street, Santa Ana, CA 92703 per the Surplus Land Act**

Dear Lisa:

In our previous correspondence to you dated February 10, 2022, we indicated that Willowick Community Partners (WCP) had set up a meeting with the City of Santa Ana. The meeting with Kristine Ridge and Steven Mendoza occurred on Wednesday, February 23, 2022. We were very encouraged by the feedback we received and wanted to let you know that we are now even more confident in our team's ability to work with the City of Santa Ana to reimagine Willowick and to secure entitlements that will allow us to perform under the terms we have offered to the City of Garden Grove (the "City").

As we've previously communicated, these unprecedented times have reinforced the importance of ensuring that communities have access to open space, affordable housing, essential retail, and health amenities as well as new cultural and community facilities. WCP's vision calls for a balanced approach to development and we are committed to working with the City of Santa Ana to ensure the public open space component meets the needs of the residents. WCP's vision is the only proposal that has the flexibility to deliver strong economic outcomes for the City, while also achieving the variety of uses the City of Santa Ana is seeking at Willowick.

Since WCP is the only bona fide offer in excess of the City's appraisal value, we look forward to setting up a follow-up meeting to discuss the WCP proposal and next steps towards a binding transaction agreement.

Sincerely,

**WILLOWICK COMMUNITY PARTNERS, LLC**

A handwritten signature in black ink, appearing to read "Ryan D. Aeh", with a stylized flourish at the end.

Ryan D. Aeh  
Senior Vice President, Land Acquisition  
City Ventures