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gracel@ci.garden-grove.ca.us

RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

From : Alex Size <Alex.Size@tpl.org>

Wed, Jun 30, 2021 07:00 PM

Subject : RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting 1 attachment**To :** Omar Sandoval <omars@ggcity.org>, Robin Mark <Robin.Mark@tpl.org>**Cc :** Thomas P. Clark <tclark@stradlinglaw.com>, Grace Lee <gracel@ggcity.org>, Lisa Kim <lisak@ci.garden-grove.ca.us>, greg1 <greg1@ggcity.org>, Tily Shue <tily.shue@tpl.org>

Hello Omar,

Robin asked me to provide the following response to you, as she is now on vacation with her family. Please see below.

Thank you, Omar. Our preference is that your appraiser provide his comments in writing. We can hold off on another Zoom meeting until we have received his written response and proceed with negotiations from there. As you are aware, time is of the essence in this negotiation. Perhaps George Hamilton Jones can use the hour we would have met on July 6th to prepare their written response?

Please let me/us know if you have any questions or concerns.

Sincerely Yours,

Alex Size
Southern CA Land Protection Director
The Trust for Public Land
101 Montgomery Street, Suite 900
San Francisco, CA 94104
415-800-5275
www.tpl.org



From: Omar Sandoval <omars@ggcity.org>**Sent:** Tuesday, June 29, 2021 5:16 PM**To:** Robin Mark <Robin.Mark@tpl.org>**Cc:** Thomas P. Clark <tclark@stradlinglaw.com>; Grace Lee <gracel@ggcity.org>; Lisa Kim <lisak@ci.garden-grove.ca.us>; greg1 <greg1@ggcity.org>; Alex Size <Alex.Size@tpl.org>; Tily Shue <tily.shue@tpl.org>**Subject:** Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Robin, our appraiser is in depositions this week and may not be able to have a written response by the time of our proposed next conference. We could delay our conference until we are able to obtain a written response, but I don't have a date by when we would receive it.

Alternatively, we can proceed with a conference without our appraiser's written response, which I think might be more productive.

After my discussion with our appraiser, I am confident that he can support his opinion of the value of the City's land. On the other hand, it has become clear to me that your appraiser was working under restrictions with respect to the property while I did not provide any restrictions or instructions to our appraiser. Instead of engaging in arguments about appraisals, we should proceed to discuss whether TPL is willing to make an offer that we could recommend to the City Council. On your January 7, 2021 e-mail to Lisa Kim, you stated, "I do want to clarify that while our proposal includes a dollar amount to purchase the property which is based on a restricted appraisal of the site, we believe this number may be subject to change once we enter into negotiations with the City." In addition to the appraisal that the City obtained, Garden Grove received an unconditional cash offer in 2019, prior to the OCCORD litigation, that supports the conclusion that the land value, even unentitled, is worth substantially more than what TPL has offered to date. Additionally, the City had requested that TPL provide a term sheet for our consideration, but we have yet to receive one.

Let us know whether you wish to proceed with a conference without further appraisal responses, and whether you have availability tomorrow and Thursday, or whether you prefer to keep the Tuesday schedule.

Thank you. Omar.

Omar Sandoval
City Attorney
City of Garden Grove
(714) 741-5368
omars@ggcity.org

From: "Robin Mark" <Robin.Mark@tpl.org>
To: "Omar Sandoval" <omars@ggcity.org>
cc: "Thomas P. Clark" <tclark@stradlinglaw.com>, "Grace Lee" <gracel@ggcity.org>, "Lisa Kim" <lisak@ci.garden-grove.ca.us>, "greg1" <greg1@ggcity.org>, "Alex Size" <Alex.Size@tpl.org>, "Tily Shue" <tily.shue@tpl.org>
Sent: Tuesday, June 29, 2021 12:50:56 PM
Subject: RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Hello Omar,
Thank you for your email. Our appraiser, Beth Finestone, provided her review in writing and we respectfully request that George Hamilton Jones submit their response in writing. Please provide this prior to the proposed

meeting on July 6th at 1pm so we can come prepared and make the best use of everyone's time.

Thank you,

Robin Mark
323.333.6310

From: Omar Sandoval <omars@ggcity.org>
Sent: Monday, June 28, 2021 5:38 PM
To: Robin Mark <Robin.Mark@tpl.org>
Cc: Thomas P. Clark <tclark@stradlinglaw.com>; Grace Lee <gracel@ggcity.org>; Lisa Kim <lisak@ci.garden-grove.ca.us>; greg1 <greg1@ggcity.org>; Alex Size <Alex.Size@tpl.org>; Tily Shue <tily.shue@tpl.org>
Subject: Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Our appraiser has been extremely busy as of lately. I was able to speak with him late last week and he is available to join us on a call on 7/6 to go over our appraisal. Let us know if you are available for a conference call at 1 p.m. on 7/6 so that we can schedule the call. Thank you. Omar.

Omar Sandoval
City Attorney
City of Garden Grove
(714) 741-5368
omars@ggcity.org

From: "Robin Mark" <Robin.Mark@tpl.org>
To: "Thomas P. Clark" <tclark@stradlinglaw.com>
cc: "Grace Lee" <gracel@ggcity.org>, "Omar Sandoval" <osandoval@wss-law.com>, "Omar Sandoval" <omars@ci.garden-grove.ca.us>, "Lisa Kim" <lisak@ci.garden-grove.ca.us>, "greg1" <greg1@ggcity.org>, "Alex Size" <Alex.Size@tpl.org>, "Tily Shue" <tily.shue@tpl.org>
Sent: Wednesday, June 23, 2021 8:40:38 AM
Subject: RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Hi Tom,
Following up on the appraisal review sent over to your office last week, please let us know when we can expect a response from George Hamilton Jones, Inc.

Thank you,

Robin Mark
323.333.6310

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

From: Robin Mark
Sent: Wednesday, June 16, 2021 10:05 AM
To: Clark, Thomas P. <tclark@stradlinglaw.com>

Cc: Grace Lee <gracel@ggcity.org>; Omar Sandoval <osandoval@wss-law.com>; Omar Sandoval <omars@ci.garden-grove.ca.us>; lisak <lisak@ci.garden-grove.ca.us>; Greg Blodgett <greg1@ggcity.org>; Alex Size <Alex.Size@tpl.org>; Tily Shue <Tily.Shue@tpl.org>
Subject: RE: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Hi Tom,

Attached, please find the review of George Hamilton Jones' appraisal of the Willowick site prepared by Beth B. Feinstein, MAI. Please relay this to George Hamilton Jones for comment.

Thank you,

Robin Mark
323.333.6310

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

From: Clark, Thomas P. <tclark@stradlinglaw.com>

Sent: Friday, June 11, 2021 12:26 PM

To: Robin Mark <Robin.Mark@tpl.org>

Cc: Grace Lee <gracel@ggcity.org>; Omar Sandoval <osandoval@wss-law.com>; Omar Sandoval <omars@ci.garden-grove.ca.us>; lisak <lisak@ci.garden-grove.ca.us>; Greg Blodgett <greg1@ggcity.org>; Alex Size <Alex.Size@tpl.org>; Tily Shue <tily.shue@tpl.org>

Subject: Re: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

Robin, please send the list of issues for the appraiser to consider

Sent from my iPhone

> On Jun 11, 2021, at 10:26 AM, Robin Mark <Robin.Mark@tpl.org> wrote:

>

> Hi all,

> Seems we may have lost you on the call. We are still on the line if you are able to rejoin.

>

> Robin Mark

> 323.333.6310

>

>

> -----Original Appointment-----

> From: Grace Lee <gracel@ggcity.org>

> Sent: Thursday, June 3, 2021 3:47 PM

> To: Grace Lee; Omar Sandoval; Omar Sandoval; lisak; Greg Blodgett; Thomas P. Clark; Alex Size; Tily Shue; Robin Mark

> Subject: [External] Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

> When: Friday, June 11, 2021 10:00 AM-11:00 AM America/Los Angeles.

> Where: Conference Call

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> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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> The following meeting has been modified:

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> Subject: Garden Grove & TPL, Coastal Conservancy, & CBH - Willowick Appraisal Meeting

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> Organizer: "Grace Lee" <gracel@ggcity.org>
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> Location: Conference Call

> Time: Friday, June 11, 2021, 10:00:00 AM - 11:00:00 AM GMT -08:00
US/Canada Pacific

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> Invitees: osandoval@wss-law.com; omars@ci.garden-grove.ca.us; lisak@ci.garden-grove.ca.us; greg1@ci.garden-grove.ca.us; tclark@stradlinglaw.com; Alex.Size@tpl.org; tily.shue@tpl.org; Robin.Mark@tpl.org

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> Dial-In Number: (605) 472-5534

> Access Code: 283413