



# CITY OF GARDEN GROVE

VIA E-MAIL

ryan@cityventures.com

October 1, 2021

Willowick Community Partners, LLC  
c/o Ryan Aeh  
3121 Michelson Drive, Suite 150  
Irvine CA 92612

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

Dear Mr. Aeh,

We are writing to request the following additional information pertaining to your proposal for the acquisition of the Willowick Golf Course property. Should an item not apply to your proposal, please note it in your response:

1. Provide the specific items that need to be satisfied during the developer's due diligence period.
2. If a deposit is proposed, provide the amount of deposit that is non-refundable.
3. If a deposit is proposed, provide a schedule of when the balance of the deposit will be due and at what point it will become non-refundable.
4. How many acres of the 101.5 does the proposal anticipate selling off to other developers?
5. If you will consider a long-term lease of the Site, provide a detailed description and project schedule for a proposed land lease, along with the following information:
  - a. Terms of lease,
  - b. Schedule of payments,
  - c. Amount of land required to be sold, if any,
  - d. Include pro formas for the proposed land lease scenario and project schedule/timeline.

If you will consider a long-term lease of the Site either with or without an option to acquire and sell a portion of the Site, please provide the above information for both options (i.e., with land sales and without land sales).

**Steven R. Jones**

Mayor

**Kim Bernice Nguyen**

Mayor Pro Tem - District 6

**George S. Brietigam**

Council Member - District 1

**John R. O'Neill**

Council Member - District 2

**Diedre Thu-Ha Nguyen**

Council Member - District 3

**Patrick Phat Bui**

Council Member - District 4

**Stephanie Klopfenstein**

Council Member - District 5

6. Provide the acreage to be allocated to public open space and whether the open space use will be reserved only for project residents and businesses.
7. Please provide an overall project schedule. If you intend to proceed in phases, also provide sub-schedules for each development phase.
8. If your proposal is contingent on development approvals or revenue/income stream, please provide the following:
  - a. Development pro formas that will be added to the City's SLA Website,
  - b. Proposed project cash flow pro forma that will be added to the City's SLA Website.
9. Provide a detailed breakdown of all residential units, including the following:
  - a. number of bedrooms per unit,
  - b. square footage of each unit,
  - c. number of for sale units,
  - d. number of for rent units,
  - e. number of units that will be affordable.
10. Provide a detailed breakdown of all affordable residential units, including the following:
  - a. level of affordability of each unit,
  - b. size of each unit, broken down by affordability level,
  - c. number of bedrooms per unit, broken down by affordability level,
  - d. number of for rent and for sale units, broken down by affordability level,
11. Provide a proposed purchase price for the Site with no contingencies and "as-is."

Please contact Grace Lee at (714) 741-5130 should you wish to schedule a meeting to discuss your proposal.

Respectfully,



Lisa Kim  
Assistant City Manager/Community and Econ. Dev. Dir.

cc: David Abasta, DAbasta@primersor.com  
Michael Massie, MMassie@jamboreehousing.com