

Message

From: Drummond, David [David.Drummond@colliers.com]
Sent: 5/8/2019 12:23:41 PM
To: Mindala Wilcox [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=b46bfd8a1e12482fb4f973bea21d23c4-Mindala Wilcox]
CC: Calhoun, Steve [Steve.Calhoun@colliers.com]; De La Cruz, Senna [Senna.DeLaCruz@colliers.com]; Michino, Eddie [Eddie.Michino@colliers.com]
Subject: Inglewood Basketball and Entertainment Center

Dear Ms. Wilcox

Thank you again for your time on the phone yesterday discussing the proposed Basketball and Entertainment Center project in the City of Inglewood.

As I mentioned to you I represent the owners of the property at 3915 W. 102nd St., Inglewood, which is located in the center portion of the proposed basketball arena development, and comprised of approximately 44,867 sf of land improved with a 28,044 sf modern CTU 100% air conditioned building, including over 10,000 sf of 2 story offices.

Our existing tenant's lease expires in about 60 days. The owners have not been contacted by anyone in the City regarding the status of the proposed development, nor what is the intention of the City with respect to our property. Therefore we have a few questions for you that we would appreciate your efforts to answer for us, either by return email, or a meeting with the appropriate City officials. These questions include:

1. What is the status of the proposed arena development?
2. What is the timing (estimate) for completion of the the approval process for the development and commencement of construction?
3. At what point are we going to be notified and actively involved in the potential disposition of our property, assuming the development gets approved?
4. What is the intended process for acquiring our property? Purchase offer to be made by the City or user? Eminent Domain process? Other?

Needless to say our marketability of the property for a new tenant is being impacted by the proposed development's intention lingering over our property. The ownership is reasonable but we are anxious to understand as much as possible regarding the proposed development and its impact on our property, which, I as mentioned, is already being felt.

Please provide us with as much information as you can, as quickly as you can, plus if there are other City officials that we should be reaching out to for more clarification of our situation. I thank you in advance.

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