

Sobrato Development Company, LLC Sobrato Family Holdings, LLC
Sobrato Builders, Incorporated Sobrato Family Foundation
Sobrato Construction Corporation

May 29, 2018

Randy Tsuda
Director of Community Development
City of Mountain View
500 Castro Street
Mountain View, CA 94039-7540

RE: 1255 Pear Ave Phase II Development Application

Dear Mr. Tsuda,

I want to first suggest that after nearly 3 years of working with City staff on the design of our Pear Ave Phase II mixed use project through a Gatekeeper authorization, we are excited to finally be scheduled for the City Council hearing of our entitlement approvals on June 5th. However, as you know we have been in conversation with City staff recently around the total amount of development fees including the park fees of \$38,100,000 or \$60,000 per unit and the unresolved local school district strategy that currently is of similar scale to the park fees. When these fees are considered all together it makes the proposed project infeasible. As such, we would like to continue this dialogue with the City and School Districts which will require more time to resolve before the City Council hears our entitlement approvals request. Thus, at the March 23 Zoning Administrator meeting, I requested that the City Council defer our June 5th hearing until such time as these issues can be addressed.

We would appreciate the City's favorable consideration of this request.

Sincerely,



Tim Steele
Sr Vice President Real Estate Development