



OCEAN BREEZE RANCH

December 6, 2016

Dr. Justin Cunningham, Ed. D.
Superintendent
Bonsall Unified School District
31505 Old River Road
Bonsall, CA 92003

RE: **Ocean Breeze Ranch
Potential High School Site**

Dear Dr. Cunningham:

Please accept this letter as an expression of interest on behalf of Ocean Breeze Ranch, LLC (OBR), to enter into discussions regarding a mutually agreeable transaction under which the District might acquire land from OBR for a potential new high school.

As you are aware, OBR has submitted an application to the County of San Diego for a potential residential project of approximately 400 lots. A portion of the project is adjacent to and surrounds the campus of the Sullivan Middle School site. As currently designed, the configuration of project in this location proposes 15 residential lots of 5-acre minimums. The total acreage of this area is approximately 92 acres.

We have been approached by residents of the Sycamore Ranch community who have asked whether any portion of the OBR site might be open for consideration as a potential high school site. As you are aware, this group of owners does not support the construction of a high school at the district's 50-acre property located on Gird Road.

It appears that there may be alternatives which could provide the district with a suitable high school site at the same time as addressing the concerns of the owners adjacent to the Gird site. We believe that a dialogue regarding the options is warranted at this time.

To the extent the district has an interest in exploring these options, we ask that the district contact our project representative Jim Conrad to further advance a discussion.

Sincerely,

OCEAN BREEZE RANCH, LLC

5820 West Lilac Road
Bonsall, California 92003

760.414.3300 (tel)

760.414.3000 (fax)

oceanbreezeranch.com