

Lewis Land Developers, LLC

Lewis Land Developers, LLC is an affiliate of Lewis Operating Corp.,
a real estate broker licensed with CA DRE; Broker Lic. No. 01252241
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August 12, 2013

Rick Angelocci
Town Manager
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Dear Mr. Angelocci,

Per our recent discussions, the Lewis Company is currently negotiating the purchase of the Tanklage Property, located Southeast of the intersection of Sierra College Blvd., and Brace Road, in the Town of Loomis. Over the next month we will be conducting physical investigations and preparing conceptual development plans for the Property. Our ultimate desire is to work closely with the Town of Loomis to successfully transform the 17+- acre vacant property into a vibrant, mixed use community. As this Property is specifically located at the Southern-most limits of the Town, this proposed community can serve as a very important gateway to the Town of Loomis, and will positively promote and enhance activity within the Downtown Corridor.

As this property is one of the few remaining developable properties within the Town of Loomis, we understand and greatly appreciate the importance of including local members of the community in the initial stages of the conceptual planning process. Gathering feedback from leaders and members of the community at this time will be crucial in determining the appropriate uses for the Property, and ultimately, what is in the best interests of the Town of Loomis. Our duty, as the prospective developer of the Property, will be to incorporate community feedback into our planning efforts, balanced with maintaining reasonable project feasibility such that the Lewis and Tanklage Families may finalize a land transaction, and successfully develop the Property.

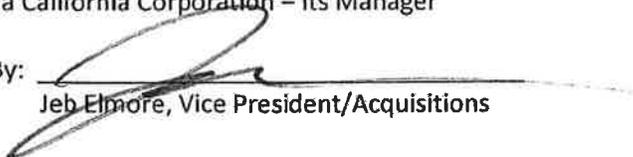
In order to present our conceptual planning of the site and obtain community feedback regarding the Property, the Lewis Company would like to request a preliminary conceptual planning workshop with the Town Planning Commission, Town Staff, and any interested members of the community. It is our hope to schedule the workshop in early September in effort to understand the priorities of the Town, as well as determine the process and timeframe by which the Town and the Lewis Company may work together to complete this planning effort.

Please let us know any dates that may be considered for an initial workshop and we will immediately begin to prepare a presentation for the Town Commission, Staff, and any other interested parties. The Lewis Company is very excited about the opportunity to work with the Town of Loomis on this Property. We look forward to formally introducing our company and presenting initial planning concepts for a Lewis Planned Community to the Town Planning Commission and members of the community at the earliest opportunity.

Sincerely,

Lewis Land Developers, LLC

By: LEWIS OPERATING CORP.,
a California Corporation - Its Manager

By: 
Jeb Elmore, Vice President/Acquisitions