



December 4, 2014

Mr. Steve McHarris
Planning and Neighborhood Services Director
455 East Calaveras Blvd.
Milpitas, CA. 95035

Ref: 75 South Milpitas Blvd. Tenant Outreach

Dear Mr. McHarris:

This letter serves as a summary of the Tenant Outreach progress and summary report to City staff following the previous Planning Commission hearing during which concerns were raised on the relocation of current building tenants.

In summary, the Applicant, Mr. Mike Sullivan and his real estate broker together with myself and Jones Lang LaSalle (JLL) support team reached out to all current tenants (although at this time the building is approximately 50% vacant). Outreach and services provided included in person meetings and calls by Mr. Sullivan with/to all tenants, understanding their timeline needs, suitable requirements, providing commercial real estate leasing leads and time extension solutions to better facilitate their transition. All of this was coupled with the JLL leasing solution services for tenants requesting such assistance beginning back in October. We are happy to note Tenants responded well and we believe we have successfully resolved any outstanding concerns.

Mr. Sullivan's efforts coupled with agreements with building Owner, allow tenants needing additional time, on an as-needed basis, to continue their tenancies on premise until mid/latter part of February 2015. Lease modifications will be forthcoming to reflect the time extensions.

In particular, the speakers at the Planning Commission representing Milpitas Dental are now under contract to purchase a medical condominium in Milpitas, with City approved construction plans in hand. They are awaiting close of escrow to commence construction. The Tenant expressed their satisfaction with the Applicant's outreach and appreciates Mr. Sullivan's direct style in problem solving. They are working to extend the tenancy to end of February, 2015. Crystal Dental's new office is already well under construction at this writing. Appletree Services (psychological services) is actively seeking a new space in Milpitas and are very comfortable with the mid February 2015 vacating time frame.



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We will continue to monitor the transitional time frames and be in contact with the building tenants to facilitate the going forward process jointly with the property owner and Mr. Sullivan. We would like to thank the staff and city leaders for your valuable time and working with us.

Sincerely,

A handwritten signature in black ink that reads "Sofi Choi".

Sofi Choi
Senior Vice President
Jones Lang LaSalle

Cc: Mr. Shaun Mandrin, City of Milpitas