



**Chula Vista RV Resort**

460 Sandpiper Way  
Chula Vista, CA 91910  
(619) 422-0111  
www.chulavistarv.com

April 11, 2016

Adam Meyer  
Program Manager - Real Estate  
Unified Port of San Diego  
3165 Pacific Highway  
San Diego, CA 92101

Re: Chula Vista RV Resort

Dear Adam:

As you are well aware, we have been working together for a number of years now in preparation for the potential redevelopment and relocation of our Chula Vista RV Resort (the "Resort") due to the Port's planned development of its new Hotel/Conference Center (the "Hotel") on our current site. To that end, in 2014, we agreed to Amendment No. 5 to our lease which granted the Port a termination option for our existing lease, through its current termination date in Nov. 2021. All along, we have been working under a set of assumptions regarding the cost of developing the new Resort, and we have also had to make certain assumptions regarding the timing of such a process. While there is still no clear timeline for the Hotel's development, we have completed the detailed schematic design phase for the new Resort, along with an updated cost estimate for its development.

Unfortunately, the costs of the new development have increased significantly from our earlier assumptions, and as a result have made the project economically unfeasible for us to pursue further at this time. We wanted to be sure to let you know of our conclusion immediately, so that you may proceed with issuing an RFQ/RFP for the new site right away and keep your process moving forward. As you have stated to us on multiple occasions, you have received many inquiries as to the availability of the new RV site, so we are confident the Port will be very successful with this RFP process.

Please let us know how we may assist you as you move forward. We would be willing to share our accumulated knowledge of the new site and perhaps even to assign the rights to our schematic design if we are reimbursed for their actual cost.

Please feel free to call any time with any questions or requests.

Sincerely,

CHULA VISTA MARINA/R.V. PARK, LTD.  
By: CVMRVP GP, LLC, its Manager

Kevin Moriarty, Managing Member