



February 7, 2007

Mr. Jeff Britz  
City Manager  
City of Lemoore  
119 Fox Street  
Lemoore, CA 93245

Re: Presentation to City Council of Potential Development Plans for the  
Lemoore Union High School District Site  
8.21 Acres at the Southeast Corner of Cinnamon Drive & Fox Street

Dear Jeff,

Thank you for your continued efforts to facilitate the development of affordable housing for seniors and families in your community. We are excited about the possibility of working with the City of Lemoore to bring forth housing solutions for those most in need. I'm writing to update you on recent events regarding the site referenced above as well as prepare you for our upcoming presentation to the City Council on February 20, 2007.

As you may now know, the Lemoore Union High School District has agreed to sell their 8.21-acre vacant site at the corner of Cinnamon Drive and Fox Street to the Housing Authority of Kings County. Our firm has entered into a tri-party agreement with the Housing Authority and their affiliated non-profit group, Kings County Management and Development Corporation. The agreement specifies, among other things, possible development and financing plans for the property. It also provides for the creation of a long-term and local public-private partnership between our respective companies.

For the meeting on February 20th, we plan to provide the City Council, your staff and the public a visual presentation of the following:

- A brief history of our company and its accomplishments
- The structure of the proposed partnership between our company, the Housing Authority of Kings County and the Kings County Management and Development Corporation
- An overview of possible development and financing plans for the site

Enclosed please find information about our company that you may distribute to the members of the City Council prior to the meeting. Additionally, all interested parties are invited to visit our website at [www.tpchousing.com](http://www.tpchousing.com).

Thank you for providing the opportunity to make this presentation, and please feel free to contact us in the meantime if you should have any requests or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Caleb Roope", written over a white background.

Caleb Roope  
President / C.E.O.

Cc: Bob Hoskin