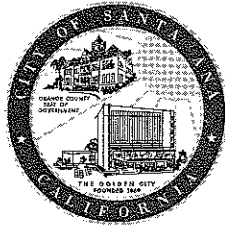


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May 12, 2009

CLARIFICATION

**REQUEST FOR QUALIFICATIONS FOR THE STATION DISTRICT
SANTA ANA, CALIFORNIA**

On April 24, 2009, the Community Redevelopment Agency of the City of Santa Ana released a Request For Qualifications (RFQ) for a "master" developer to partner with us in carrying out our vision for the 78-acre Station District. There have been some questions asked and answered that we would like to share with you for clarification purposes.

Q. Is the intent for the Developer to finance the master planning work?

A. It is anticipated that the Agency will contribute a portion of the cost of preparing the master development plan, feasibility analysis and implementation strategy, subject to negotiation with the selected developer. Additionally, it is expected that a Predevelopment Agreement will be entered into detailing any Agency contribution and covering the term of the master planning process. **As part of the Statement of Qualification (SOQ), the developer is required to submit an estimated budget and timeline for this master planning process.**

Q. Is the development site located in a Redevelopment Project Area?

A. The 48 parcels the Agency/City own are not located in a Redevelopment Project Area, but portions of the "Station District" are.

Q. Can we build affordable housing apartments on any of these sites or do you want single family?

A. We are looking for a variety of housing products to address the needs of our community. The exact types and densities will be determined as part of the master planning process. Please refer to the Santa Ana Renaissance Specific Plan (SARSP), given it is the Agency's intent to develop these sites in a manner consistent with this Plan. For more information regarding the SARSP please visit the City webpage at: http://www.ci.santa-ana.ca.us/pba/planning/Renaissance_Specific_Plan.asp

Please remember that the last day to submit questions to StationDistrict@santa-ana.org is May 18, and that the **SOQ is due no later than Thursday, May 28, 2009 at 4 pm.** For a copy of the RFQ, please visit the City's website at: <http://www.ci.santa-ana.ca.us/cda.asp>. Please remember to periodically check the City's website for any notices and answers to questions that may arise throughout the RFQ process.

Thank you for your time and interest. We look forward to receiving your SOQ and moving ahead with this exciting endeavor.

Sincerely,

Cynthia J. Nelson
Deputy City Manager for Development Services
Community Development Agency