



September 14, 2022

Via Email

Amy Wooldridge
Recreation and Parks Director
City of Alameda
2226 Santa Clara Avenue
Alameda, CA 94501

Re: Corica Park Golf Complex – North Course Construction

Dear Ms. Wooldridge:

I am writing on behalf of Greenway Golf Associates, Inc., in response to the City of Alameda's demand for a construction schedule for completion of the Corica Park Golf Complex's North Course. As you know, this project in its current form arose in 2018, when Greenway agreed to an extensive redesign and rebuilding of all eighteen holes of the North Course, as confirmed by the First Amendment to the Lease Agreement between Greenway and the City. The First Amendment contains no timetable for completion of the North Course work. Nor does the First Amendment require Greenway to submit a schedule for completion of the work. Thus, as we have previously discussed, Greenway believes that the City's demand for a construction schedule is entirely unfounded.

Furthermore, during the ten years of construction under the original Lease Agreement, entered into in 2012, the City never once requested a construction schedule from Greenway's previous owners, despite the major delays involved in performing even that limited scope of work and, ultimately, the previous owners' inability to complete the work at all. It is disingenuous – and, I believe, motivated by prejudice and discrimination – for the City suddenly now to demand a North Course construction schedule when it never has done so previously.

Nevertheless, solely in the interests of attempting to reach a compromise with the City and avoid unnecessary litigation, Greenway has *twice* provided the City with the schedule it requested. On August 11, 2022, Greenway provided the City with a proposed schedule that contemplated North Course completion and opening by the third or fourth quarter of 2024. The City responded not only by rejecting Greenway's proposal out of hand, but also by adding *new* demands, for a long list of "additionally requested documents" that were part of the limited construction work contemplated in 2012 and have no application to the expanded scope of work to which the parties agreed in 2018.

In response, on August 29, 2022, in an email from Greenway's legal counsel, Gerald Ramiza, to City Attorney Yibin Shen, Greenway offered, again solely in the interests of compromise, a revised North Course construction schedule. In subsequent discussions between Mr. Ramiza and Mr. Shen, I understand that the City has accepted Greenway's revised schedule.



However, Mr. Shen has asked that Greenway confirm this agreement in a letter from Greenway to you, as Director of the City's Recreation and Parks Department.

In response to Mr. Shen's request – and again, *solely in the interests of compromise* – Greenway offers the following North Course construction schedule:

PROPOSED NORTH COURSE CONSTRUCTION SCHEDULE

- Back Nine Construction Start Date: Q4 2022 or Q1/Q2 2023
- Back Nine Completion Date: Q2 2024
- North Course Cart Path Start Date: Q2 2023
- North Course Cart Path Completion Date: Q2 2024

As we previously advised, the timetable set forth above is a *best estimate only* and may change, depending on a multiplicity of factors, such as labor availability, supply chain issues, and unexpected conditions or complications with performance of the work itself. Greenway reserves the right to make adjustments to this schedule, from time to time, as it deems reasonably necessary to respond to such factors. Greenway is willing to keep the City apprised of when any such schedule adjustments are needed and their probable impact on the schedule.

Please let me know if you have additional questions.

Kind Regards,

Umesh Patel
President
Greenway Golf Associates, Inc.

cc: Yibin Shen (via email)
Gerald J. Ramiza (via email)
Gregory R. Aker (via email)