

August 1, 2018

Leon Lee, Chief Executive Officer
Sacramento International Baseball Association
1430 Watt Avenue
Sacramento CA 95864

RE: Termination of Predevelopment Agreement for Lease of Renfree Field

Dear Mr. Leon:

As we had discussed earlier this year, the City of Sacramento extended the deadline for compliance with the predevelopment provisions of the Memorandum of Understanding for the Renfree Field Ground Lease (MOU) until June 30, 2018. Because no permits have been issued and no funding has been secured, the purpose of this letter is to inform you that the City is formally terminating negotiations. While the MOU had been approved by the City Council, it was never fully executed due to Sacramento International Baseball Association, LLC's (SBIA) inability to meet the MOU insurance requirements. The City nonetheless in good faith worked with you and your consultant to meet the MOU conditions before a lease could be executed.

The City acknowledges your efforts to compile a team and find investors needed to fund renovations of the Renfree Field. However, it has been three and half years since the City Council approved the MOU with SBIA on December 16, 2014. We understand that after the MOU was approved, you lost your investor and Chief Financial Officer, Vujadin Jovic, and have personally paid for the consultant services of Peabody Engineering.

The City needs to either renovate the field or reuse this facility/land area for another purpose. It cannot remain in its current condition. The City intends to issue a Request for Proposals offering generally the same terms as the MOU. You are encouraged to submit a proposal by SBIA or with another organization. Hopefully you will be able to find new investor to meet the RFP requirements.

Sincerely,



Shannon Brown
Interim Director

Youth, Parks, & Community Enrichment Department
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Sacramento, CA 95814