

25 NW 23rd Place #6
Portland, OR 97210

June 29, 2020

City of Lake Elsinore
Attention: Nicole Dailey
130 South Main Street
Lake Elsinore, CA 92530

**RE: Seasonal Use Proposal for Halloween & Christmas Tree Seasonal Sales
Lease Agreement for the property located at 18614 Dexter Avenue, Lake
Elsinore California.**

Dear Nicole,

Enclosed please find our seasonal use proposal for the Dexter Road Property along with two letters of reference.

If I can provide you with any further information please contact me at 503-975-8733 or my associate Holly Prinz at 408-393-6303 or via email at abctreefarms@gmail.com.

Sincerely,

Jerry Klima
Sole Member
ABC Tree Farms, LLC

**USE PROPOSAL
FOR
CITY OF LAKE ELSINORE PROPERTY
LOCATED AT**

**18614 DEXTER ROAD
LAKE ELSINORE, CALIFORNIA**

**FROM
ABC Tree Farms, LLC
25 NW 23rd Place, #6
PMB 367
Portland, OR 97210
abctreefarms@gmail.com
Office: 408-393-6303
Cell: 503-975-8733
www.abctreefarms.net**

Jerome R. Klima Jr., Sole Member

Company Background and Relevant Experience

ABC Tree Farms LLC has operated a Pumpkin Patch and Christmas Tree sales site at 18614 Dexter Road, Lake Elsinore, California for the past five years and previously operated under the business name Norris Amusement, LLC from 2012-2014 that was acquired from Harvest Jack's Amusements from Wendy Cosgrove and Robert Farnell.

ABC Tree Farms, LLC has been operating retail Christmas Tree Sales Sites and Halloween Pumpkin Sales Sites, Summer Fun Zones, Fruit Stands and Farmer Markets for over thirty years. On any given year, ABC Tree Farms operates eighteen to twenty-five retail locations. We operate a clean, professional, first class operation. In addition, ABC Tree Farms is also a grower and wholesale supplier of fruit, Pumpkins, Christmas Trees and nursery items to numerous accounts around the country.

In the past and currently we lease properties from a wide range of Shopping Center Owners and landowners, including Rancho Community Church, Scripps Health, City of Santa Clara, Santa Clara Roads and Airports, City of Antioch, Sam Trans, Westgate Shopping Center, Capital Square Shopping Center, Bayfair Shopping Center, El Paseo de Saratoga Shopping Center, Compaq Computers, Century Theaters, Property Development Associates (Safeway), CVS Pharmacy, State of California, East Bay Regional Parks District as well as numerous individual property owners.

Our aim is to develop long-term relationships with the property owner and to provide an exciting pumpkin patch and tree buying experience for our customers while maintaining an atmosphere harmonious with the integrity of adjacent properties. Please feel free to visit our website at <http://www.abctreefarms.net> to view photos and more detailed information on our other locations.

Proposed Annual License Fee: \$15,200.00

Proposed Lease Term: Lease term is proposed from September 1st through December 30th each year. We will be compliant with all terms of the RFP.

COVID-19 Lease Clause: We are asking that the following clause be added to the lease if our bid is approved. Lease is subject to cancellation and refund in full or partial refund in the case that permits are not able to be obtained to operate due to COVID-19 and any city, county or state restrictions or health department ordinances. Lease is subject to cancellation and refund in full or partial refund in the case that the government shuts down or declares non-essential businesses not being able to operate due to a virus threat.

Thank you in advance for taking the time to review this proposal.

Proposed Uses, Periods of Operations, Staffing, Suppliers and Recycling Plan

Halloween Pumpkin Patch: Proposed Days are September 18, 2020 through November 10, 2020 for the Pumpkin/Halloween Sales, which will include set up and tear down of the operation. Hours of operation will be Seven days a week, Sunday through Thursday we will open at 10:00 AM and close at 9:00 PM. Friday and Saturday we will open at 10:00 AM and remain open until 10:00 PM.

The area will be as diagrammed in the attached Potential Halloween/Pumpkin Patch Plot Plan. All necessary permits and approvals will be acquired from the City of Lake Elsinore. Garbage and chemical toilets will be provided on the site by United Site Services and Waste Management. We will have no hazardous chemicals on our site. We are requesting the use of a 60' x 90' tent and 30' x 30' tents which are both made of Fire Retardant material. Tent permits will be filed with the local Fire Department. We will have approximately 12 inflatable amusements including bounce houses, obstacle courses and slides for children ages 2-12 that meet all California state requirements and small carnival rides. We are requesting that a trailer be allowed on site for use as a temporary office/security for the manager. Parking is as diagrammed on the site plan and traffic flows will be as diagrammed. A diagram is attached. Proposed staffing will be 2-8 employees on site depending on time and day of week. All leftover pumpkins will be removed from site and mulched and used for soil enhancement.

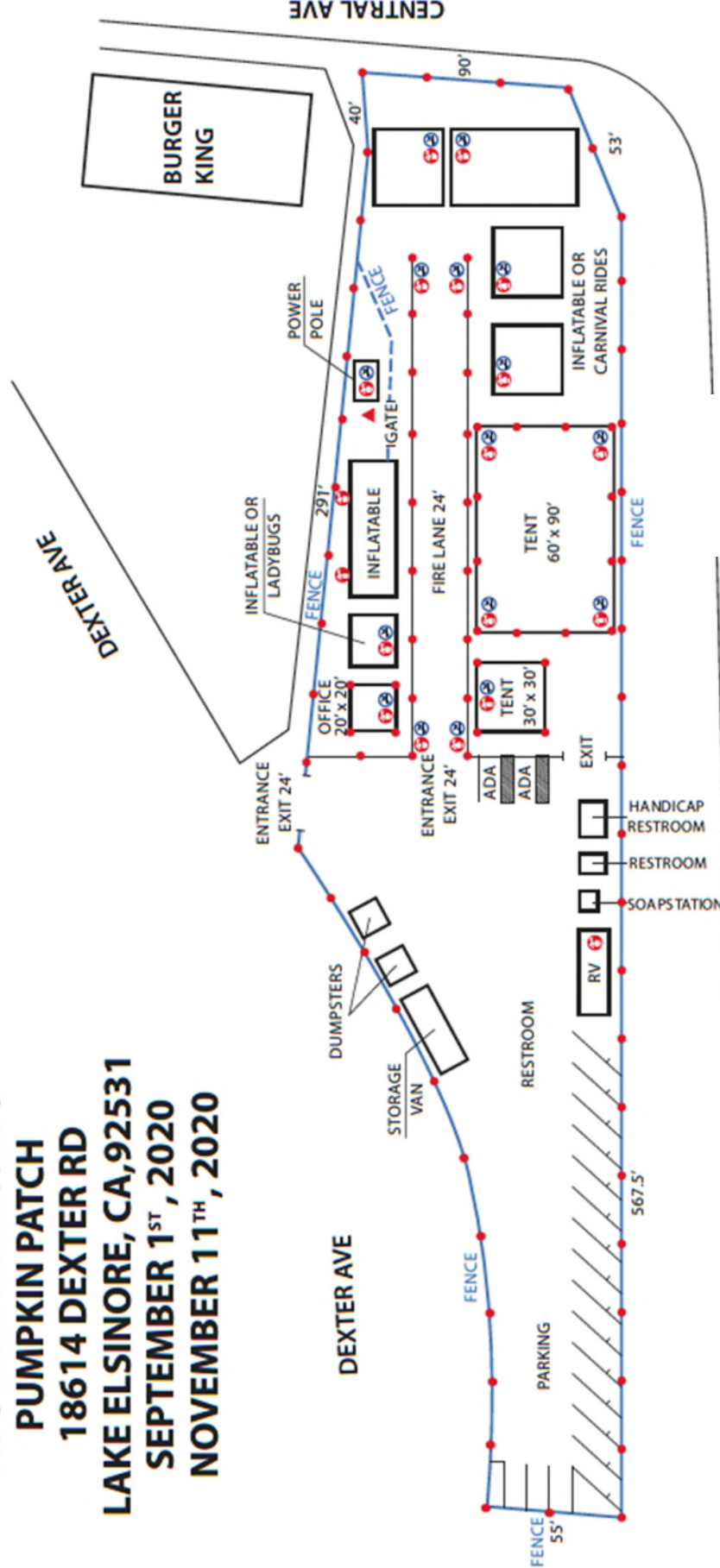
Items that will be sold will be pumpkins, gourds, squash, corn, Halloween items and décor. Anticipated attendance over the course of 30 days is approximately 2500 people.

Christmas Tree Lot: Proposed days of operation are November 10, 2020 through December 31, 2020 for Christmas tree sales which includes lot set up and tear down. Hours of operation will be seven days a week from Thanksgiving to Christmas Eve, Sunday through Thursday we will open at 10:00 AM and close at 9:00 PM. Friday and Saturday we will open at 9:00 AM and remain open until 9:30 PM.

The area will be as diagrammed in the attached Potential Halloween/Pumpkin Patch Plot Plan. All necessary permits and approvals will be acquired from the City of Lake Elsinore. Garbage and chemical toilets will be provided on the site by United Site Services and Waste Management. We will have no hazardous chemicals on our site. We are requesting the use of a 60' x 90' tent and 100' x 120' tents which are both made of Fire Retardant material. Tent permits will be filed with the local Fire Department. We are requesting that a trailer be allowed on site for use as a temporary office/security for the manager. Parking is as diagrammed on the site plan and traffic flows will be as diagrammed. A diagram is attached. Proposed staffing will be 2-10 employees on site depending on time and day of week. All leftover Christmas Trees will be removed off site and mulched and used for soil enhancement.

Items that will be sold will be Christmas trees, wreaths and garlands and assorted Christmas Holiday Items. Anticipated attendance over the course of the 30 day period is approximately 1500 families.

ABCTREE FARMS. LLC
PUMPKIN PATCH
18614 DEXTER RD
LAKE ELSINORE, CA, 92531
SEPTEMBER 1ST, 2020
NOVEMBER 11TH, 2020

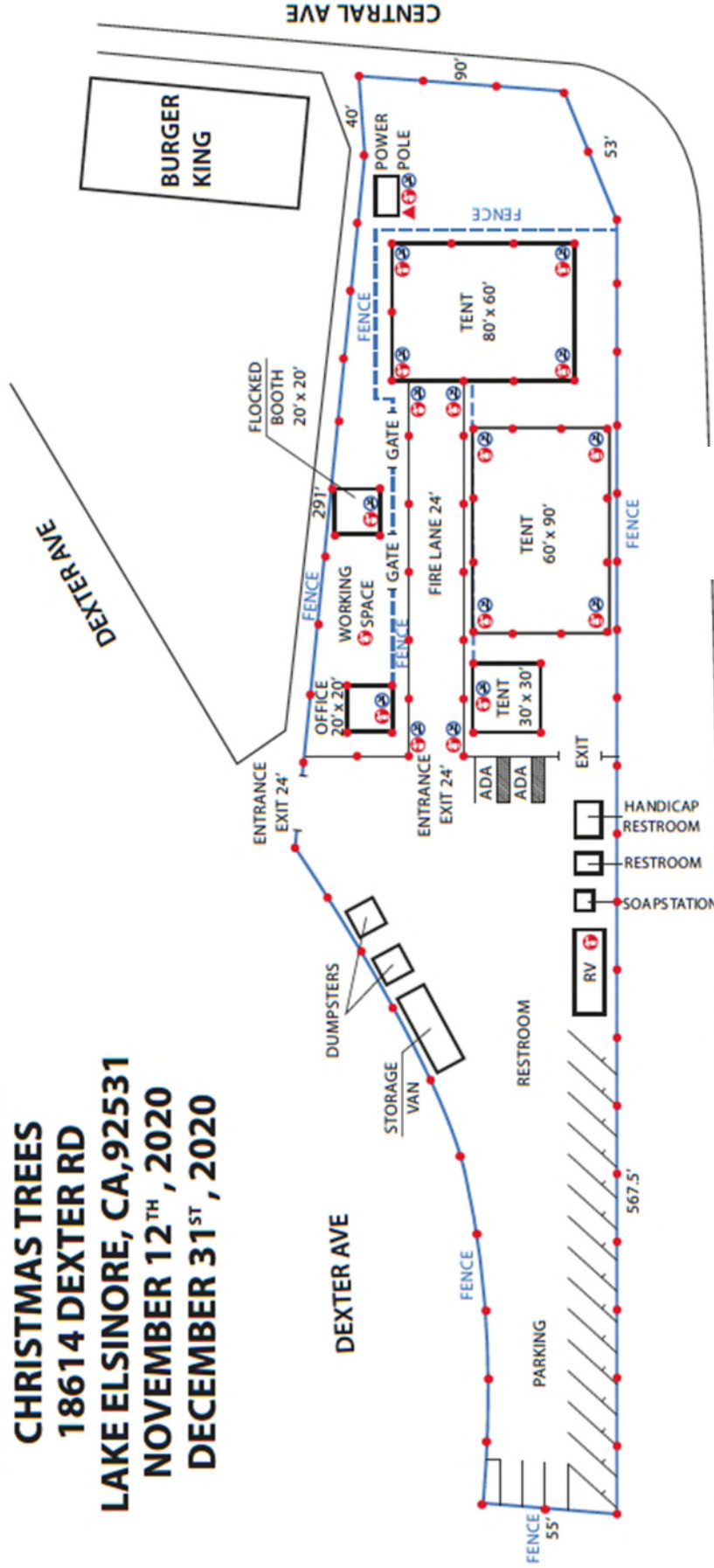


DRAWN BY: HUAN NGUYEN
 CONTACT: JERRY KLIMA
 TELEPHONE: 503 975 8733
 SCALE: 1 INCH = 40 FEET

- = OVER HEAD LIGHTS
- ⚡ = FIRE EXTINGUISHER
- ⚡ = NO SMOKING SIGNS
- ⚡ = DANGER DO NOT ENTER

INTER STATE 15 ON RAMP

**ABC TREE FARMS. LLC
CHRISTMAS TREES
18614 DEXTER RD
LAKE ELSINORE, CA, 92531
NOVEMBER 12TH, 2020
DECEMBER 31ST, 2020**



INTER STATE 15 ON RAMP



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MARDESICH COMPANY CAMDEN, LLC

REAL ESTATE INVESTMENTS

11208 Stauffer Lane • Cupertino, CA 95014 • (408) 255-3042

June 18, 2020

To whom it may concern

Re: ABC Tree Farms

This reference letter is to confirm that ABC Tree Farms has rented property from us in San Jose, California on a seasonal basis annually for more than fifteen years for use as a pumpkin patch and Christmas tree lot.

ABC Tree Farms has made its rental payments in accordance with the terms of their lease.

You are welcome to contact me if you have any questions.

Sincerely,



**Connie Mardesich
Manager**

June 22, 2020

City of Lake Elsinore
Attention: Nicole Dailey
130 South Main Street
Lake Elsinore, CA 92530

Dear Nicole,

I am writing to you with regards to ABC Tree Farms and their credibility as a potential tenant at your rental property. ABC Tree Farms has been leasing property with Madison Marquette for the past 12 years for seasonal sales. They are a pleasure to work with and rental payments are made on time. At the end of the season, they always return the property back to its original condition. I believe that the above-mentioned qualities will make ABC Tree Farms a good, responsible tenant.

If I can provide you with any further information please contact me at 510-460-6928 or via email at Joan.Woods@madisonmarquette.com.

Sincerely,

Joan Woods
Madison Marquette
Specialty Leasing