



February 15, 2022

VIA ELECTRONIC MAIL

Ms. Carmen Montano
Vice Mayor
City of Milpitas
455 E. Calaveras Blvd., Milpitas, CA 95035
Email: cmontano@ci.milpitas.ca.gov

RE: LYON LIVING/ THE FIELDS CHILDCARE FACILITY

Dear Ms. Montano:

We are pleased to inform you on our progress to bring a quality child care facility to The Fields, our signature mixed use project in Milpitas, California. To date our efforts have attracted significant interest from a well-respected national childcare provider offering quality childcare and academics for infants to 6th grade children. This provider currently operates multiple locations in San Jose. Their dedication to early childhood learning techniques while promoting and protecting the health and well-being of the children in their care is impressive. This healthy learning environment will well serve the parents and children in our community.

Specifically, negotiations are ongoing for approximately 8,000 square feet in the area shown on Attachment A. Their site selection protocol requires studying test fits to determine the amount of classroom area to best accommodate the children. Attachment B demonstrates a floor plan currently under consideration as part of their test fit analysis. Interior courtyard area may be converted to use as outdoor space for the children's use during operating hours of the facility. Next steps include financial analysis by the operator and determination of a rent structure for the lease.

Although this is very promising and represents substantial progress, not every deal comes to fruition. Therefore, our efforts for alternative providers remain in full force. We have contacted Michael Garcia at the Santa Clara County Office of Education, Director of Child Care Planning & Support to source additional operators. Absent any potential concerns from the operators' side (such as final site approval or outdoor space requirements), we hope to narrow our search. We are making all possible efforts to negotiate a lease with a respected child care operator at The Fields.

We welcome your questions or comments.

Very truly yours,

A handwritten signature in blue ink, appearing to be "K. Suryan", written over a circular scribble.

Kyle Suryan
Managing Partner

Enclosures: (2)
cc: (w/enc., via email)

District Masterplan

Childcare location for Turing

- Available Retail
- In Lease / LOI
- Lease Executed
- Trader Joe's Location

D1 - Turing: Retail available now
D2 - Graham: Retail available now
D3 - Eilon: Retail available Q4 2023
D4 - Gideon: Retail available Q4 2022



