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OUR FILE NUMBER:
005794.00029
36859353.1

April 22, 2022

VIA E-MAIL AND OVERNIGHT MAIL

Rosa Lucas
74351 Santolina Drive
Palm Desert, CA 92260
Rosa_sue@yahoo.com

First American Title Company
Attn: Jeanne Gould, Mark Wardle, Heather Pankey
18500 Von Karman Avenue, Suite 600
Irvine, CA 92612
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Noel F. Ramos
Wilson Meade Commercial Real Estate
72100 Magnesia Falls Drive, Suite 2
Rancho Mirage, CA 92270
nramos@wilson-meade.com

Re: **College of the Desert's Due Diligence Notice; Notice of Termination of Escrow;**
Order No. OSA-6718019 (mwhp);
Property: Approximately 37,500 square feet of property located in the City of
Coachella at 6th Street, between Tripoli Way and Date Avenue APNs: 778-113-001
and 002

Dear All:

Our firm serves as legal counsel to College of the Desert ("College"), in connection with that certain Purchase and Sale Agreement dated October 27, 2021 ("Purchase Agreement") by and between Rosa Sue Lucas Living Trust ("Seller") and Buyer, as amended. Pursuant to this letter, College hereby elects to terminate the Purchase Agreement pursuant to Section 2.3 of the Purchase Agreement, which provides (in pertinent part) as follows:

College shall notify Seller and Escrow Holder in writing (the "College's Due Diligence Notice") on or before the expiration of the Due Diligence Period of College's approval or disapproval of the Due Diligence Materials, the condition of the Property and College's investigations with respect thereto. College's disapproval of any of said items shall constitute College's election to terminate this Agreement and cancel the Escrow.

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

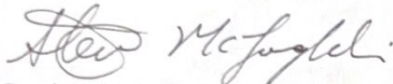
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First American Title Company
Noel F. Ramos
April 22, 2022
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As set forth in Section 1.4 of the Purchase Agreement, First American Title Company, as the Escrow Agent, is hereby directed to immediately return the District's Initial Deposit to the District and cancel escrow as the result of the District's election to terminate the Purchase Agreement.

The District sincerely appreciates all parties' efforts during this transaction. Please contact the undersigned with any questions and/or comments.

Respectfully submitted,

ATKINSON, ANDELSON, LOYA, RUUD & ROMO



Stephen M. McLoughlin

SMM:mbq

cc: John Ramont, Vice President of Administrative Services, COD
John White, Executive Director, Bond Program and Facilities Planning, COD
Mac McGinnis, Program Manager, COD
John Criste, AICP Terra Nova Planning & Research, Inc.
Andreas C. Chialtas, Atkinson, Andelson, Loya, Ruud & Romo

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From: John White
Sent: Tuesday, November 30, 2021 2:06 PM
To: Martha Garcia
Cc: Armando Robles; Mark Howard
Subject: FW: Palm Springs Development Project Feasibility Study Outline
Attachments: Palm Springs Development Project Feasibility Study Outline 11.30.21.docx; Palm Springs Development Project Real Estate Files - Record Keeping Matrix 11.30.21.pdf

Good Afternoon Dr. Garcia,

Regarding the above captioned matter attached for your review please find the following two documents:

- Palm Springs Development Project Feasibility Study Outline, with notes, and
- Palm Springs Development Project Real Estate Files – Record Keeping Matrix

The second document is a list of Palm Springs Development Project files that predate my employment.

These files have been organized, cataloged and are retained in file cabinets in Admin. Building 1.

We are available for further assistance.

Mark R. Howard

Executive Administrative Assistant
Bond Program + Facilities Planning
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John O. White

Executive Director
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Feasibility Study Report Outline

1. Executive Summary (Aligned with institutional planning documents)

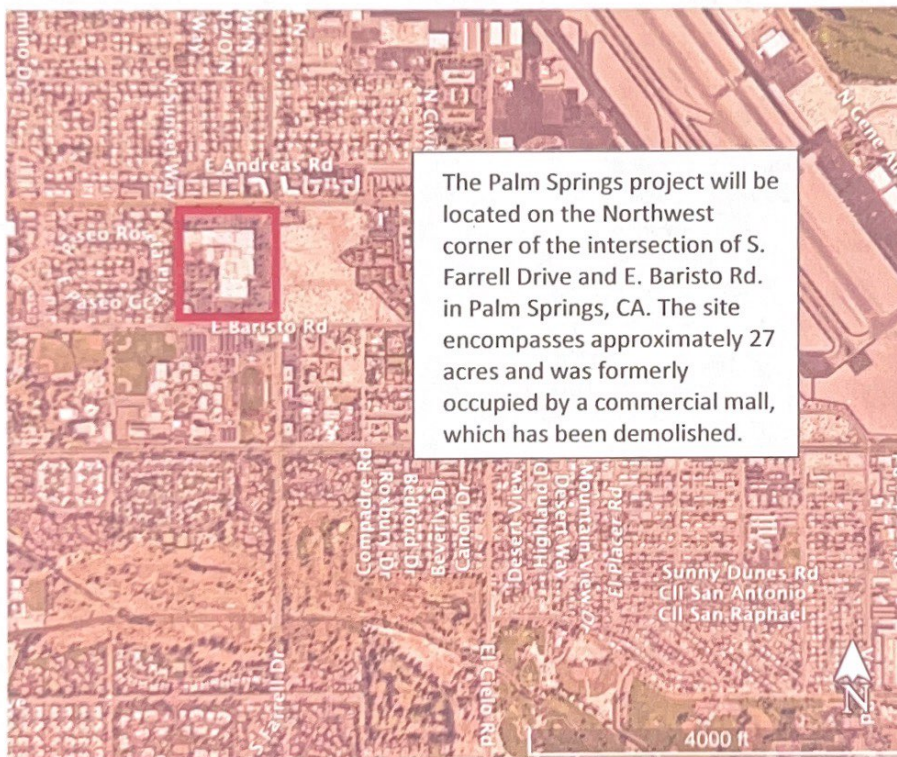
a. Project Description

A Site Development Planner and a Program Master Architect will be brought on board during Fall 2019 to assist with site planning, project design standards, and the basis of design for the first phase of development. Originally completion of the first set of improvements for public use was planned for December 2022, with remaining phases of development becoming available in 2023.

- b. Community Need
- c. Proposed Solution

2. Site Review (What programs/services will the site support)

a. Location



Bond Program and Facilities Planning
November, 30, 2021

The approximately 29-acre site includes the Camelot Theaters, located at the southwest corner of the site. Under private ownership, the theatres are an important venue for the Palm Springs Film Festival and are anticipated to remain in place. A land exchange between the District and the owners of the Camelot Theaters is anticipated to facilitate acquisition of the southeast portion of the site at the corner of Baristo Road and Farrell Drive for college use, in exchange for convenient and contiguous parking for the theatres.

- b. Capacity
 - Outreach Center
 - Comprehensive Center
 - College
- c. Traffic:

Regionally, the future campus is easily accessed from the Interstate 10, north of Palm Springs, via Indian Canyon Drive, N. Gene Autry Trail, or Date Palm Drive. These three streets all intersect with Ramon Road and Vista Chino, which then intersect Farrell Drive, ultimately bringing the students to the campus. From the south and west, students will gain access to the campus via Highway 111, ultimately turning off onto either S. Farrell Drive or E. Tahquitz Canyon Way. Highway 111 connects all of the Desert communities in the Coachella Valley, and is the most convenient way to transfer through the desert community. Signalized access to the site is provided to the northwest corner of the site from Tahquitz Canyon Way, and from Baristo Road directly north of the primary entrance to Palm Springs High. Multiple non-controlled points of driveway access to the site are provided from all surrounding streets. Numerous public transit lines currently serve the site: SunLine Routes 24 and 30, which both connect to Cathedral City; and SunLine Route 14, which serves Desert Hot Springs. The two transit stops that serve the site have full bus turnoffs, along with sunshades and benching for people waiting.

- d. Community Impact

- 3. Needs Assessment (Population Needs)**
 - a. Demographics (5/10/15 mile radius)
 - b. Labor Market
 - c. Enrollment Potential – Cohort Analysis

- 4. Programs of Study (Identify Programs that will be offered at the site)**
 - a. General Education

New facilities will provide a regional workforce innovation center that will educate and train students for 21st century jobs and careers. The Project will provide a collaborative, living and learning environment featuring a variety of teaching and learning opportunities.

- b. Career & Technical Education

Bond Program and Facilities Planning
November, 30, 2021

The first phase of development will focus on initial major site development and infrastructure, maker space, and two signature programs: A) Hospitality & Tourism (including Hotel, Restaurant, and Event Space) and B) Digital Media and Broadcasting (Digital Story Telling, Film, Radio and Television).

The second phase of development will focus on a Center of Excellence for Healthcare Education (Healthcare Workforce Training, Wellness, Fitness, and Nutrition); and Sustainability (Preservation, Energy Systems). Delivery of facilities will be aligned with District priorities.

Innovative spaces are planned with open and flexible environments including experiential labs, student commons, special event space, maker space and a high-tech digital accelerator space that will enhance student success. A center of innovation and collaboration, the Project will offer continuing and custom education responsive to all ages.

- c. Support Services
 - Outreach Center
 - Comprehensive Center
 - College

5. Community Engagement (Memorialize service area support)

a. Community

Collaborations with local, regional and national partners will expand offerings and opportunities for students as well as expand and extend the reach and impact of District programs and services. International education programs will be included.

- b. Faculty
- c. Business Leadership

6. Financing Model (Determine both one time and ongoing funding sources)

The Project will make use of Measure CC Bond funding and other resources for special programs, activities, and facilities.

- a. Program of Work
- b. Project Sequencing
- c. Timeline/Benchmarks
- d. Capital Construction
- e. Annual Operating Costs (Total cost of ownership - TCO)

6. Conclusions & Recommendations