



September, 2015

**Subject: Notice of Neighborhood meeting
Sandalwood 2 - Vesting Tentative Map and Special Development Permit
701, 711, 717, and 729 East Evelyn Avenue, Sunnyvale, CA**

Dear Neighbor,

I'm writing you regarding our Sandalwood residential project located at 701, 711, 717, and 729 East Evelyn Avenue. I would like to invite you to join me at the Remmington Community Center located at 550 Remmington Drive in the Neighborhood Meeting Room on October 15, 2015 at 6:00PM to provide you with an update on our construction activities, and to inform you of a modification to a portion of the project that fronts on East Evelyn Avenue.

To provide some background, on February 9, 2015, we received approval from the City for 204 units on the properties located at 701, 717, and 729 E. Evelyn Avenue. The property located at 711 E. Evelyn (the auto repair shop) was not contemplated as part of the original project because we had no controlling interest in the property. As part of the approval process, the City expressed a desire for us to acquire this property to create a cohesive community and complete the E. Evelyn frontage consistent with the residential character of the area. Subsequent to the approval, we negotiated the purchase of the property and closed escrow in June.

Just recently, Tract 10299, the first of two (2) final maps, recorded subdividing 701 E. Evelyn into 184 condominiums. The property located at 717 and 729 E. Evelyn Ave. includes the balance of the approved project, and a second final map is required to complete the mapping process for all 204 homes.

With the acquisition of 711 E. Evelyn, the southeast portion of the approved project must be redesigned. This area includes 717 and 729 E. Evelyn Ave, as well as a portion of Tract 10299. By incorporating the property into the project, we will be creating 11 additional units for a total of 215 homes in the community. To complete, the city must approve a special development permit, vesting tentative map, and complete CEQA review.

At the meeting, I will provide a more detailed explanation of the redesign, and also bring you up to speed on our construction schedule. I hope you will be able to join us, and should you have any questions, please feel free to call me at 925-225-7438 or e-mail me at etkeller@drhorton.com.

Sincerely yours,

D.R. Horton

Eric T. Keller