



5 Peters Canyon Road, Suite 350
Irvine, CA 92606

December 3, 2018

The Honorable Myrtle Cole and Members of the City Council
202 C Street, 10th Floor
San Diego, CA 92101

RE: Pendulum Property Partners purchase at Liberty Station

Dear Council President Cole and Members of the City Council:

As you may have heard, Pendulum Property Partners, in partnership with The Seligman Group, has recently purchased the long-term leases of a number of properties in Liberty Station, including the North Chapel. We are pleased to join the growing number of owners at Liberty Station, including McMillin, the Rock Church, the NTC Foundation, High Tech High and hundreds of homeowners. Pendulum Property Partners will serve as the operating partner, actively involved in the day-to-day operations of Liberty Station properties. Liberty Station is a special community and we look forward to doing our part to contribute to its ongoing improvement.

It has come to our attention that this transaction may be discussed during the public comment portion of the City Council meeting on Tuesday, December 4. Unfortunately, I am unable to be there in person tomorrow, so I would like to take this opportunity to introduce Pendulum Property Partners and dispel some misinformation that has been circulated regarding our plans for the North Chapel.

Pendulum Property Partners is a fully integrated owner, operator, developer and management firm of commercial and multi-family real estate. Among our core values is integrity – we want to build trust with the communities we operate in and demonstrate that we do what we say and say what we mean. We are continuously learning and adapting, allowing new ideas to create better places, processes, and results. As newcomers to the Liberty Station community, we understand that we need to demonstrate this.

Once our purchase of the Liberty Station properties was complete and approved by the City of San Diego, we signed a lease with 828 Venue Management Co. to operate the North Chapel. 828 Venue Management Co. is an experienced venue operator that specializes in beautiful and unique venues for events by rehabilitating historic properties to capture their original charm and character. They plan to continue to operate the North Chapel as an event venue, allowing for a wide range of community events throughout the week. The venue will continue to be available for weddings, religious gatherings, performances, receptions, and a variety of other events, as permitted in the NTC Precise Plan.

828 Venue Management Co. understands that the North Chapel is a valuable historical resource at Liberty Station. They are committed to preserving the historical integrity of the North Chapel, and any tenant improvements that they propose will follow the Department of the Interior's Guidelines for the Treatment of Historic Properties.

Recognizing that two congregations currently use the North Chapel for Sunday services, 828 Venue Management Co. plans to discuss the potential for these congregations to continue to hold their faith celebrations and functions at the North Chapel in the future and have reached out to both congregations to discuss this issue. Pendulum Property Partners has also reached out to Councilmember-elect Jen Campbell to introduce ourselves and discuss plans for Liberty Station.

Liberty Station has a strong track record of successful rehabilitation of historic properties, which has allowed for more public access while preserving their historic integrity. Both Pendulum Property Partners and 828 Venue Management Co. are committed to continuing this trend in the future.

We look forward to being a part of the Liberty Station community for many years to come. Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Kevin Hayes', with a horizontal line extending to the right.

Kevin Hayes
Managing Partner

cc: The Honorable Kevin Faulconer