

Dear Mansionette homeowners,

As the daughters of Spalding and Della Wathen, we are writing to you about the planned Yosemite Crossing mixed-use project. We are very proud of the investment of time, capital, and hard work expended by our family over the last 50 years to help create several communities in north Merced. Our family has tried our best to design and construct projects of lasting value. Visiting the Mansionette neighborhood and seeing well maintained homes filled with vibrant families is very rewarding to us. Thank you for taking such pride in your neighborhood!

In many ways, the 20-acre Yosemite Crossing project on the northeast corner of Yosemite and G is the capstone project of development of the entire area. Our family always intended this property to be developed with a mix of uses including commercial and multifamily areas. While we have disposed of land now occupied by the hospital and church, as well as developing single family subdivisions, we have retained ownership in the Yosemite Crossing project and intend to remain owners for many years to come.

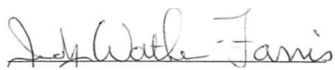
We are writing this letter in support of the well-designed project under construction by our partners, True North Properties. As a family who has invested a great deal into seeing the growth and success of Merced, we are committed to ensuring that the Yosemite Crossing project becomes an asset for the area. We feel that the proposed design is the evolution of the vision our parents had when they began developing homes in north Merced. An important part of that vision is to provide a wide variety of housing options, including multifamily units. It is our intent to remain involved in the design, construction, and ongoing property management of this project with the goal of developing a very high-quality project that we will own for generations.

The True North Properties team is close to securing a partnership with Heritage Development Company to assist with the design, development, and management of the multifamily portion of the project. This partnership brings experience from two generational families from the Fresno area, the Parnagian and Ricchiuti families. They too develop with a long-term viewpoint and have the experience to bring a first-class multifamily project to Merced. For this effort to be successful, we need to ensure that the project has the right scale and design to mesh seamless with the rest of the project. Our team is committed to making that happen in a well thought out, context-sensitive manner. As long term vested stakeholders in north Merced, we hope that you will support the proposed Site Utilization Plan revision and allow us to continue our efforts to build a community in which we can all be proud.

Sincerely,

 Shelley Wathen Cox,

 Leslie Wathen,

 Judy Wathen Farris.