



November 6, 2020

By email only to mdiaz@centralvalleylegal.com

Kingsburg Tri-County Health Care District
c/o Moses Diaz

RE: 1200 Smith Street, Kingsburg CA

Dear Moses:

I am writing to respond to your letter dated October 28, 2020 regarding the landscaping of the premises.

First, thank you for your letter. We value our relationship with the landlord and appreciate the landlord reaching out to us when there are concerns. We are disappointed that concerns have arisen and we will work to resolve all issues, as appropriate.

In the paragraphs below, I address the issues raised in your letter:

Ivy growth: We agree that the ivy should be removed from the building, and we will do so, including removing the trunk to prevent re-growth. We will also monitor the issue for re-growth, given how stubborn ivy can be.

Dead trees: We are not aware of any dead trees but are aware of dead shrubbery. We will remove the dead shrubbery. If there are dead trees, please identify them so that we may address them.

Liquid amber trees: We agree that liquid amber trees can be problematic. However, I must note that approximately half of the liquid amber trees were in place when we took possession of the property. It is disconcerting to have the landlord complain that trees which preexisted our tenancy are now inappropriate. I should also note that we planted the trees pursuant to the city's landscaping guidelines, following the landscaping plan that was approved by the city.

That said, we are preparing a plan to remove the trees that are problematic and replace them, as needed and as appropriate. We expect to have the draft plan within a few days and will provide it to you for the board's review as soon as it is available. I trust that we will be able to find a reasonable solution.

Crestwood Behavioral Health, Inc.

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Sprinkler system: We are happy to report that the entire sprinkler system is working. We had quite a few problems with the system, from Day 1, including broken pipes and issues with the controller system. In any event, the issues have all been remedied. We apologize - we should have handled the problems sooner. Our Director of Facilities and the campus Administrator are aware that allowing problems to remain unaddressed is not acceptable. We expect that the issue is resolved and will not reoccur.

However, to be clear, portions of the property are not and have never been (during our tenancy) "sprinklered". We will address this in the landscaping plan we are preparing, and we look forward to the landlord's reasonable input regarding the plan.


Timing: We will remedy the ivy and dead shrubbery well within the 60-day time frame. The other issues may take a bit longer, due to the need for input from the board as well as the city, and then the possibility of inclement weather, but we will diligently work on these issues.

Closing thoughts: We understand that certain board members may have had conversations with our prior campus Administrator concerning some of these issues, but those conversations were not relayed to our Director of Facilities, Maria or me, so we do not know what may have been discussed. We apologize if the lack of communication has caused frustration or a lack of trust in our tenancy. We are happy to now have clear lines of communication so that no misunderstandings will occur.

I have said many times that we pride ourselves in being excellent tenants, and we certainly want the board to feel the same way!

Please feel free to contact me if you wish to discuss any of these matters further. We will provide the draft plan to you, for the board's review, as soon as it is available.

Very truly yours,



LAURIE BELL SCHRUM
General Counsel

cc:

Martha Crawford, Administrator
Anthony Nguyen, Director of Facilities
Pam Norris, VP
Maria Stefanou, EVP