



ATTACHMENT 4

WESTLAND

Real Estate Group

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March 20, 2019

Planning Department
City of Hesperia
15776 Main Street
Hesperia, CA 92345

Re: 19-066
APN 0410-135-56
Proposed Round Table Pizza, 17376 Main Street

To Whom It May Concern

I am writing on behalf of 17320-90 Main Street Hesperia, LLC, the owners of the Hesperia Plaza shopping center, in support of the proposed Round Table Pizza.

I understand that there is concern about bringing in a new pizza restaurant while another tenant, Pasco's Pizza, is present at the shopping center. Allow me to explain the thinking behind our decision.

Since its lease expired in 2006, Pasco's has remained at the property on a month-to-month tenancy. As a result of discussions relating to unpaid rent, in May 2012 we provided them with a new lease for a three-year term. After negotiating through the summer, in August 2012 a revised lease was provided. Pasco's elected not to sign the new lease, choosing to remain as a month-to-month tenant.

Although Pasco's was seriously delinquent in its rent payments, we elected to lower the rent and allow them to remain on a temporary basis rather than evict them (although an Unlawful Detainer/Eviction case was filed, the parties agreed to a payment plan and continuation of the month-to-month tenancy). We obtained a judgment for the past due rent amount and re-set their account to zero. In a short amount of time, Pasco's was once again behind in rent, and continues to owe a large back balance at this time.

Given that Pasco's was consistently behind in rent payments, and refused to commit to staying at the property, we started looking for a more stable and better run operation. After much marketing of the property and vetting potential tenants, Round Table Pizza agreed to open an 8000 square foot business at the center, and we entered into a lease agreement in May 2018. This new lease includes a provision obligating us to remove Pasco's, a move we have delayed pending Round Table's approval by the city.

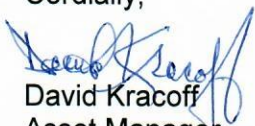
Please understand that Pasco's month-to-month occupancy allows either party to terminate the tenancy upon 30-day written notice. Other than in its objection to Round Table Pizza, Pasco's has made no indication of its desire to remain at this location, and on any day can notify us of its

decision to leave within one month. It is disingenuous to now claim that it has no plans to leave while at the same time enjoying the benefit of being able to leave on a month's notice.

We feel that the addition of Round Table Pizza, with its management team, will attract people to the center to the betterment of all the center's businesses. I ask you to view Round Table Pizza's application favorably, and allow it to bring a much needed nationally known brand name business to the city.

I would be happy to appear before the Planning Department and/or City Council to address any concerns.

Cordially,



David Kracoff
Asset Manager