

HIGHPARK – QUESTIONS AND RESPONSES 4/17

- What is the current construction schedule/critical path for each phase?

The current critical path for iStar is constructing the horizontal site improvements, which we have scheduled for the next 8 months.

- Who is the developer/general contractor for each phase?

iStar is the developer for the horizontal site improvements. iStar will select homebuilders to build the individual residential product lines.

- What is the schedule for the public park and when will the plans for the park be available for public input?

The public provided input on the park during the re-zoning process. The park will be improved in accordance with the approved specific plan and design guidelines. We hope to begin construction when the backbone development wraps-up, hopefully by the end of this calendar year.

- There are rumors in the community that there has been a change regarding the road to Mary Star. Please confirm that both the ingress and egress to Mary Star will be from Western Avenue.

There has been no change to the Mary Star access road.

- As you are aware, there were significant water runoff problems from the recent storms into adjacent neighborhoods. What measures are being taken to ensure that these problems do not recur?

We are now coming out of the rainy season and the storm drain improvements are about to be installed so there should be no issues in the future.

- What is the status and timeline for traffic signal and intersection improvements on Western Ave?

The offsite traffic improvement plans are currently under review by Caltrans and the local agencies. We won't have a construction schedule until the plans have been approved and permits have been issued.

- Some residents of the Gardens and Taper area who experienced damage from the mud flows and flooding have now been told that iStar is not responsible. Initially we heard good reviews of how iStar was handling the situation. Please explain your policy and procedures and provide a phone number for those individuals who have complaints.

I assure you that what you heard is entirely untrue. We have taken this matter very seriously and have been assisting the homeowners and tenants from day one. We don't exactly have a policy for this type of thing. It is on a case-by-case basis. Our agreements with the homeowners who were impacted by the rain event are confidential so I can't speak to anything specifically.

If someone has a complaint about how their claim is being handled, they should contact Heather Stephens, HStephens@istar.com