

**INTERNATIONAL SWIMMING HALL OF FAME PARTNERS,  
OCEANSIDE  
1550 Madruga Ave., Suite 320  
Coral Gables, FL 33146**

April 28, 2013

Peter A. Weiss, City Manager  
City Of Oceanside  
300 N. Coastal Highway  
Oceanside, CA 92054-2885

Re: El Corazon development.

Dear Mr. Weiss:

International Swimming Hall of Fame Partners, Oceanside (ISHFP, Oceanside) has assembled a team of professionals well qualified and prepared to participate in the development of the El Corazon property. Our partners, who also comprise the development team, are, The International Swimming Hall Of Fame, Inc.; Sherman Whitmore; David J. Flood; Morley Construction Company; S & L Hospitality; and the Aquatic Design Group, with all of whom most of those concerned are already acquainted. ISHFP, Oceanside, requests that you place our proposal on the agenda for hearing by the Council at its earliest opportunity for approval of an acquisition and development agreement.

Our proposal is to develop the site as a Hotel/Water Park Complex to include the following facilities:

- i. 400 suite convention hotel with meeting rooms, auditorium and theater;
- ii. 30 acre water park with room for expansion, including parking;
- iii. World class aquatic facilities, to include: 70 meter competition pool with moveable bulkheads, 25m X 25m competition stadium, therapy/teaching pool and adequate parking;
- iv. Dry land training/sports therapy facility to be operated in cooperation with reputable sports medicine/therapy group;
- v. Museum and library building of approximately 15,000 sq. ft. of exhibition space, to include: museum/store/pro shop of approximately 2,000 sq. ft., storage area of approximately 2,000 sq. ft., offices and classrooms of approximately 2,000 sq. ft., all with adequate parking.
- vi. 100+/- dormitories for athletes and coaches to accommodate long term training for water polo, synchronized swimming and diving, beach volley ball and triathlon training;
- vii. 6 beach volley ball courts for instruction and one championship court with permanent seating for 500 and accommodation for an additional seating, as needed;
- viii. Office and meeting spaces for U.S.A. beach volley ball events;

- ix. Office and meeting spaces for U.S.A. triathlon events;
- x. Loop road and trails (app. 2 ½ - 3 ½ miles) as per the El Corazon Master Plan, to be used for triathlon training.

Financing for the project will be handled by/through Stone & Youngberg (Stiffel, managing partner Steve Haney). All the above development will be financed independent of any City Of Oceanside obligations including for installment of utilities and the completed facilities will be managed and operated without expense to the City. We will also perform all "off site" studies and inspections at our cost and would require only soil, civil engineering reports and title report from the City to start the process.

We look forward to working with the City Of Oceanside on this exciting project.

Sincerely,



Sherman R. Whitmore, Partner