



November 15, 2012

Dear Ms. Saunders:

The Grand Theatre together with its corporate partners, Sifton Properties and Auburn Developments, is forwarding this letter as an addendum to our presentation to IEPC in June, 2012. Recent discussions and developments have radically altered the nature of our proposal, increasing significantly the benefits to the City of London.

Initially, The Grand Theatre was seeking funding for 25% of our project from the City of London. However, we are now proposing that in lieu of the initial cash investment, the City would transfer certain City owned lands to the Grand Theatre, with a monetary value significantly less than the requested 25%, to facilitate this exciting P3 initiative.

This revision proposes that the City of London donate the city-owned parking lot on Queens Avenue to The Grand Theatre. The Grand would then exchange this property for the Dufferin Street parking lot adjacent to the Theatre and which the theatre requires for the expansion outlined to the IEPC in June. This property is currently owned by Sifton Properties, and Sifton is very supportive of this initiative.

The City, in exchange for this land transfer, would gain The Grand Theatre expansion on the Dufferin Street site which includes a new concert hall, a 400-seat theatre and additional office, wardrobe and props space as well as parking and a residential condominium.

We also have commitments from our corporate partners, Sifton Properties and Auburn Developments, to build additional parking and a residential tower on the Queens Avenue parking lot that we are requesting as part of the land transfer.

In addition, there have been discussions with Old Oak Properties to expand existing parking near the theatre to accommodate the increased parking needs of this expansion and in the downtown.



In the spirit of collaboration that this proposal demonstrates, between the not-for-profit Grand Theatre and private partners, we want to reiterate our desire to work with any other like-minded arts groups who see the need for a downtown concert hall.

We strongly believe that the partnerships outlined in this update address the very issues that the City has identified in its strategic planning. With this initiative, the City obtains substantial commercial development, additional parking and a world class entertainment centre.

If you have any further questions, please do not hesitate to contact me.

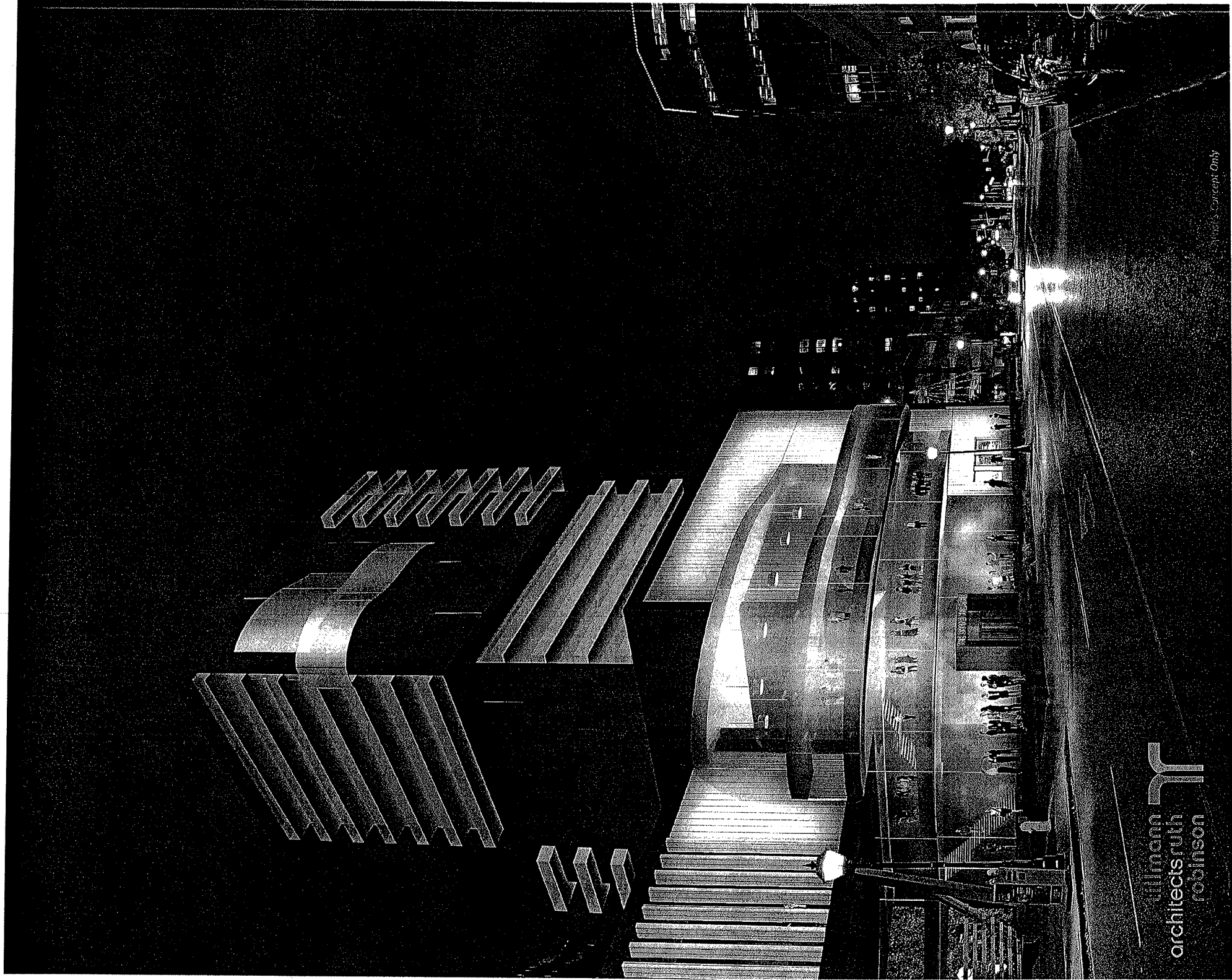
We look forward to hearing the results of the ongoing process to identify key projects that will move the city's strategic plan forward.

Sincerely,

A handwritten signature in cursive script that reads "Deb Harvey".

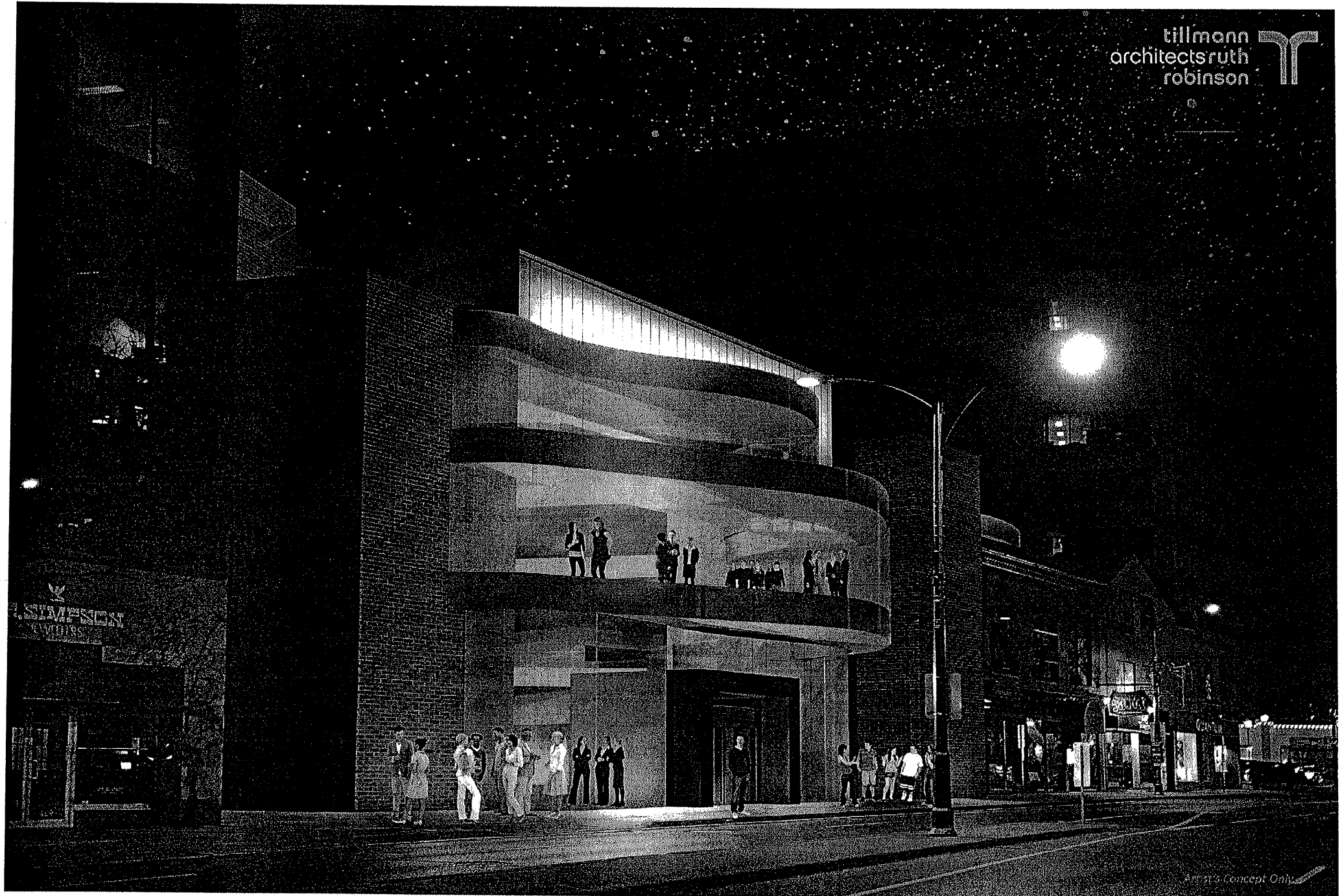
Deb Harvey  
Executive Director

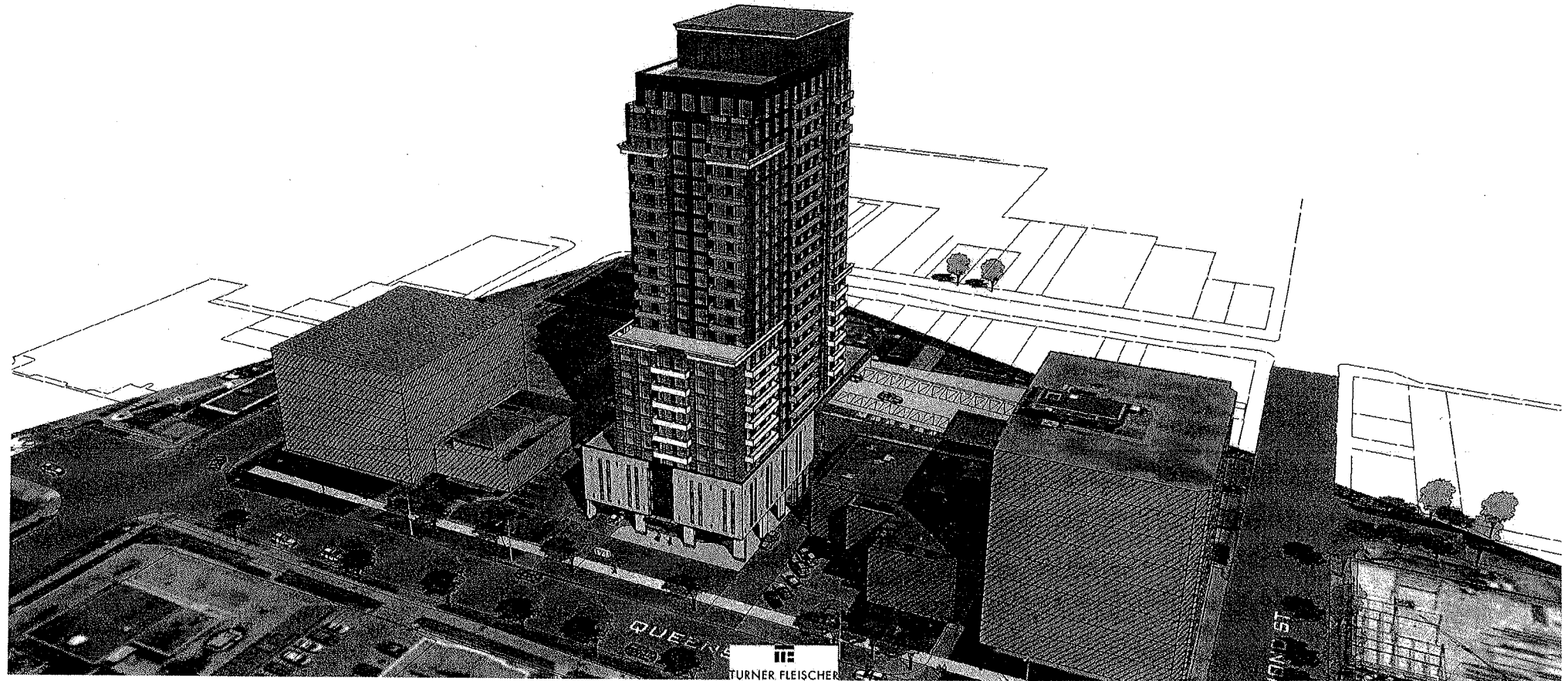
cc:  
Members of Council



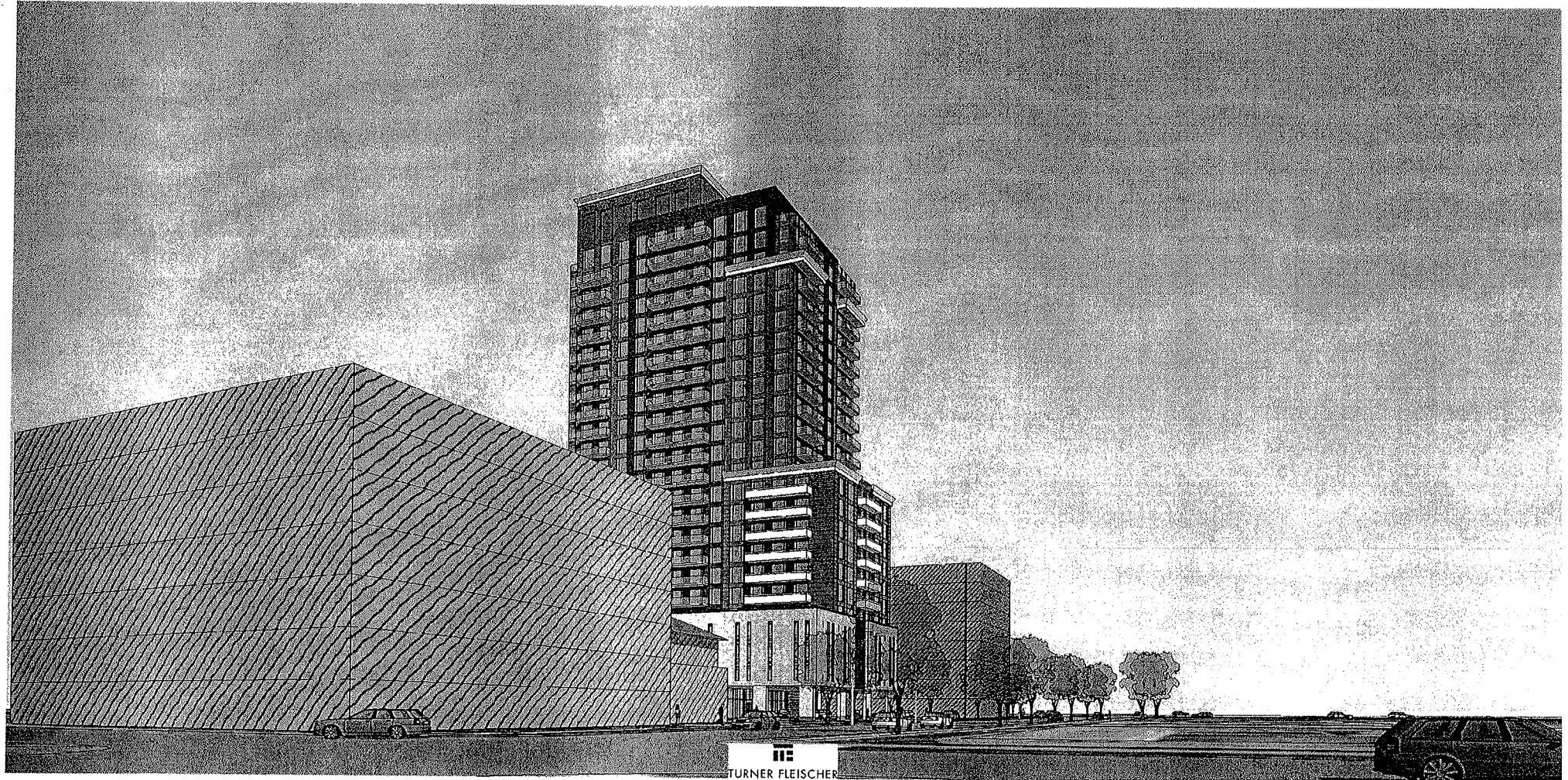
ullmann  
architects ruth  
robinson

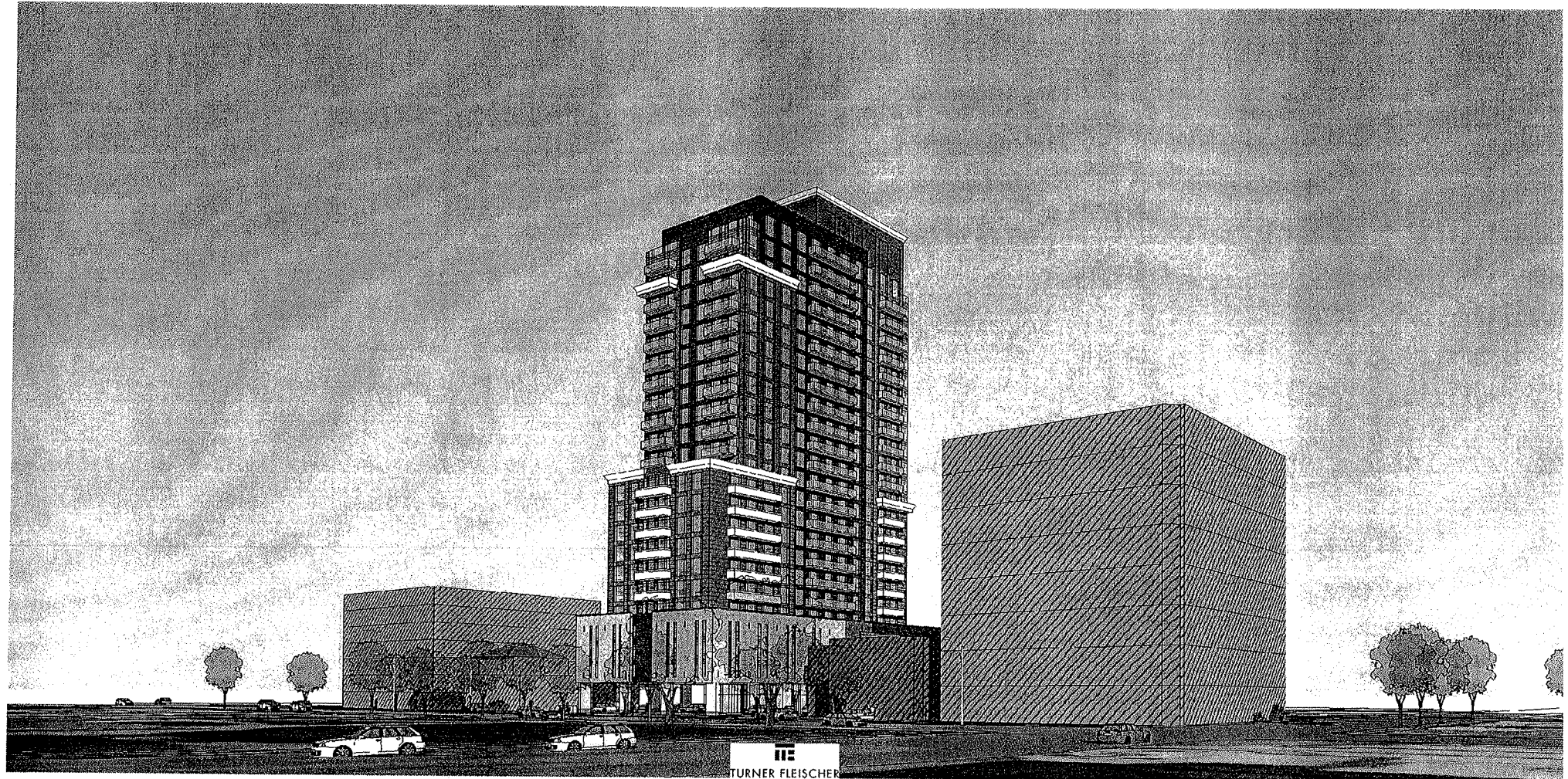
© 2005 Concept Only









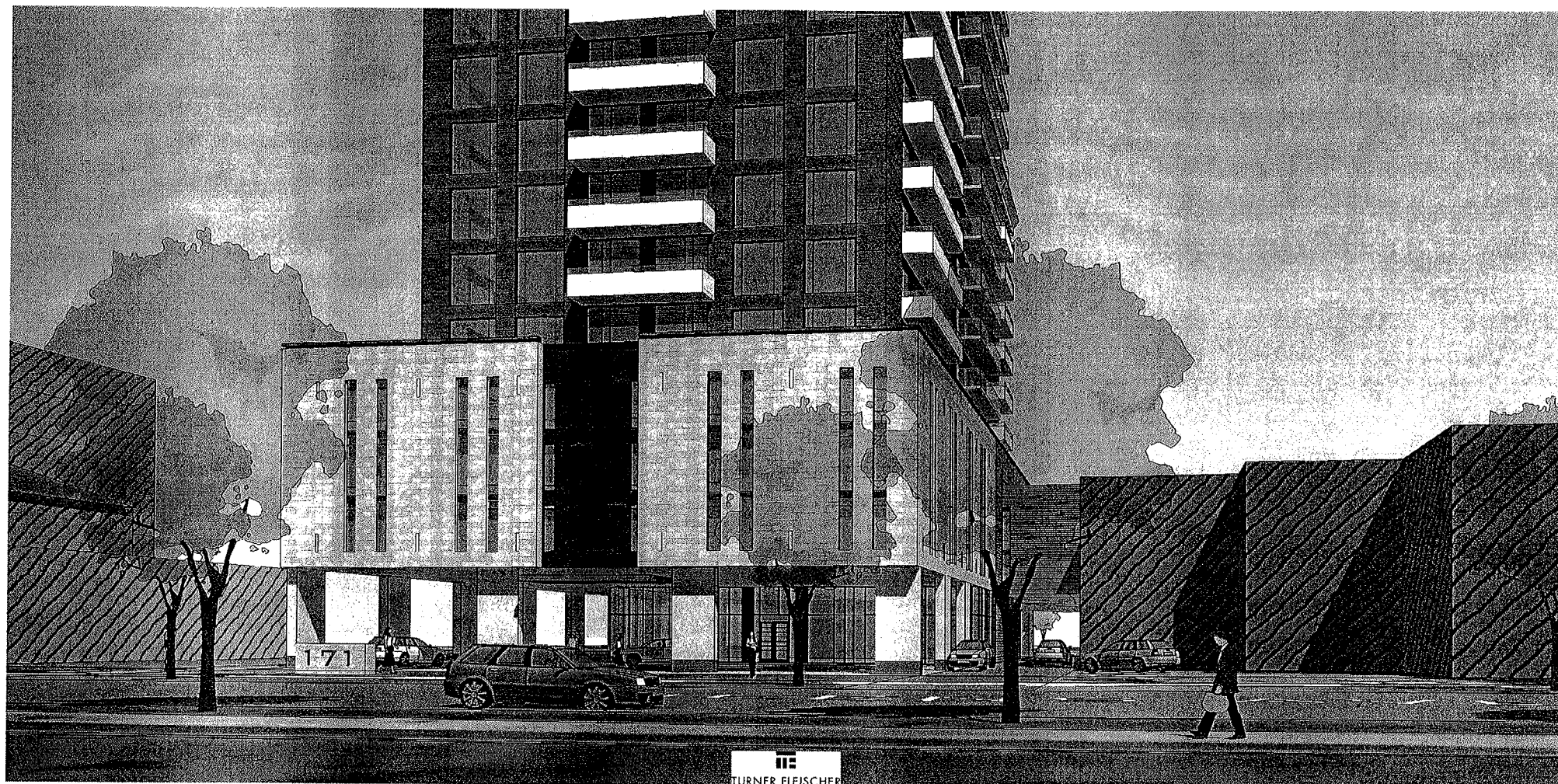














Experience. The Difference.™

November 14, 2012

Investment and Economic Prosperity Committee (IEPC)  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

Cc: Deb Harvey  
Executive Director  
Grand Theatre

To Whom It May Concern,

This letter is to serve as confirmation of our support and awareness of the Grand Theatre's development proposal to the Investment and Economic Prosperity Committee (IEPC). We are thoroughly looking forward to working with the Grand Theatre on this exciting advancement. Please do not hesitate to contact me with any questions or concerns you may have.

Yours truly,

Richard Sifton  
President  
Sifton Properties Limited



Sifton Properties Limited • Seniors' Living • Residential Rentals • New Homes • Neighbourhood Developments • Commercial Leasing

195 Dufferin Ave., Suite 800  
London, ON N6A 1K7

Tel. 519.434.1000  
Fax. 519.434.1009

Sifton.com



November 1<sup>st</sup>, 2012

Investment and Economic Prosperity Committee (IEPC)  
City of London  
300 Dufferin Avenue  
London ON N6A 4L9

Please be advised that Auburn Developments Inc. ("Auburn") in conjunction with Sifton Properties Limited ("Sifton") is committed to help make the Grand Theatre proposal brought forward to the Investment and Economic Prosperity Committee (IEPC) become a reality.

We are enthusiastic that the prospects of this joint venture opportunity will strengthen the City of London as a vibrant and cultural centre. We look forward to discussing this proposal and should you have any questions, please do not hesitate to contact us.

Yours truly,  
Auburn Developments Inc.

Per; Jamie Crich  
President

c.c. Mr. Martin Hayward, City Treasurer, Chief Financial Officer, City of London