



September, 3 2007

City of Costa Mesa
c/o Robert Staples
Fairview Park Plan Administrator

Dear Robert,

The purpose of this letter is to answer the following questions.

If at any time you need more information or have further questions please email or call me any time.

Who will maintain the building?

OCME will maintain the portable buildings. OCME does currently maintain the "train station" at Fairview Park.

Who will and how will the building be secured?

OCME staff would take care of this the same as we do the station and other facilities. A very robust alarm system will be needed due to the high value of the contents. (Multiple alarm paths, security lights, video surveillance, etc will be considered.) These details are to be determined. We may get donations for some or all of these needs. I would have independent systems. One for the "collection" building and one for the "train layout" building. The museum curator will control the limited access to the "collection" building--separate keys, alarm code and so forth. An analog can be made to the way we secure the store from the rest of the station access (restrooms and storage closet)

Cost of 40X50' temporary building?

Doug Hansen from Angels Charity has approx. 8 quotes for the portables. The quotes vary in price from \$40,000 - \$110,000 -- depending on use or new structures. Several of the companies that Doug Hansen contacted did express a discount in price because OCME and Angels Charity are 501c3 charities. One company even suggested a loan of the portables for three years but the portables would have to be fully insured to the companies guidelines.

When will the building be open to the public?

It would be open on the same schedule as our run days. 10:00 to 3:30, weekend of third Sat of every month. It could also be opened by appointment for special groups. OCME would like to work with NMUSD --newport mesa unified school district to schedule field trips. OMCE would also like to work with other groups in the area for fieldtrips. Example -Boys & Girls Club

What type of collection will be donated?

Fred Townsend has been working with Doug Hansen for approx. 4 months to find a home for his "O-scale" model train collection. Fred has estimated his collection to be of value in the range of \$1million to \$2 million dollars. Fred's collection is Museum quality.

Will any funds be donated for the building, long-term maintenance, etc.

Fred has expressed interest in also making a monetary donation for the portable train museum. Doug Hansen has also made contact with Todd Hanson from the Orange County Community Foundation for further assistance in funds for the building, maintenance, etc. OCME and Angels Charity would also be applying for several grants for the long-term maintenance, etc.

How will the collection be insured? If it is donated to OCME is it covered under their current policy?

OCME has only liability insurance. OCME would insure the portable and the train collection.

What will happen to the collection if no funding is found for a permanent museum/multi-purpose building?

Well, we may need to talk to train donor to work out all the details. One option is that the collection would be sold at auction if a permanent home is not found.

Sincerely,

Doug Hansen
Angels Charity - Director
OCME - Member

Angels Charity is a 501(c)3 nonprofit organization, Federal Tax ID# 56-2383681

www.angelscharity.org 949-933-0707 email - info@angelscharity.org

2549-B Eastbluff Dr., #432 - Newport Beach, CA 92660