



SECTION 1

Cover Letter

Incorporated County of Los Alamos, New Mexico Attn:
Harry Burgess, County Manager
1000 Central Avenue Los
Alamos, NM 87544

RE: Letter of Interest
Los Alamos County Solicitation for Sale and Development of Selected County-Owned Parcels located at
3661 and 3689 Trinity Drive, Los Alamos, New Mexico

Dear Mr. Burgess:

Please allow this letter to constitute the Introductory Letter of Pet Pangaea LLC for its proposal to purchase and develop the vacant parcels of real property located at 3661 and 3689 Trinity Drive, Los Alamos, NM, and owned by the County (the Property). Attached with this letter are the materials requested by the County to assess and evaluate Pet Pangaea's proposed purchase and development of the Property (both lots).

Pet Pangaea LLC is a locally owned business. The Managing Member and single owner is Cyndi Wells, Ph.D. Pet Pangaea LLC has been in continuous operation in Los Alamos County since 2004. The business provides retail sales of pet supplies and pet-related customer services.

Pet Pangaea proposes purchasing and improving the Property in a manner that would allow Pet Pangaea LLC to not only expand product availability to the community but to also add needed pet grooming services, an attraction for tourists, and pet-friendly housing options. The Property would be developed with the construction of a mixed-use, commercial/residential building to fit the intended purposes described (the Project).

Pet Pangaea LLC proposes to pay the price of \$200,000 to purchase the Property. Closing on the purchase would occur within 60 days of the open of escrow. Pet Pangaea LLC would participate in opening an appropriate escrow for the purchase of the Property, at a title company designated by Los Alamos County, and would pay an appropriate earnest money deposit to be applied toward the Purchase Price. The purchase of the Property would be conditioned upon Pet Pangaea LLC obtaining suitable financing appropriate for the purchase of the Property and development of the Project.

Pet Pangaea LLC has partnered with the architectural firm of Formative Architecture to design the Project and Hutton Construction to build the Project. The current estimated time for completion of construction is twelve months from ground breaking. Pet Pangaea LLC would plan to break ground as soon as possible after closing on the sale of the Property.

Pet Pangaea LLC would agree to enter into a purchase and sale agreement in a form similar to prior purchase agreements entered into by Los Alamos County on similar sales of property, subject to final negotiation of the detailed terms and conditions.

Pet Pangaea | PO Box 596, | Los Alamos, NM 87544
tel 505.661.1010 | www.petpangaea.com

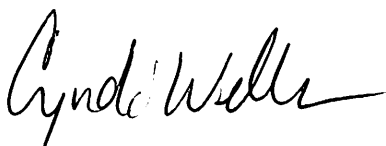
Pet Pangaea LLC is providing a detailed proposal to the County along with this introductory letter. Pet Pangaea LLC will work with the County to develop an appropriate development schedule and to meet all deadlines required by the County with regard to the Project.

The Project proposed would provide the community with a top-quality retail space, an additional attraction for tourism, and pet-allowed housing options. The Project will be attractive and advance strategic priorities set forth in the Los Alamos County Strategic Leadership Plan. The Project will be developed in a residential neighborhood, and our development will be sensitive and responsive to the concerns and needs of the neighbors.

I will be the primary point of contact for the project. My email is Cyndi@petpangaea.com. My cell phone number is 505-670-8580. In the event I cannot be reached, I authorize Philip J. Dabney, Esq., to be my secondary point of contact. His email address is Phil@dabneylawpc.com, and his telephone number is 505-257-4024.

I look forward to working with Los Alamos County toward a successful purchase of the Property and construction of the Project.

Sincerely,



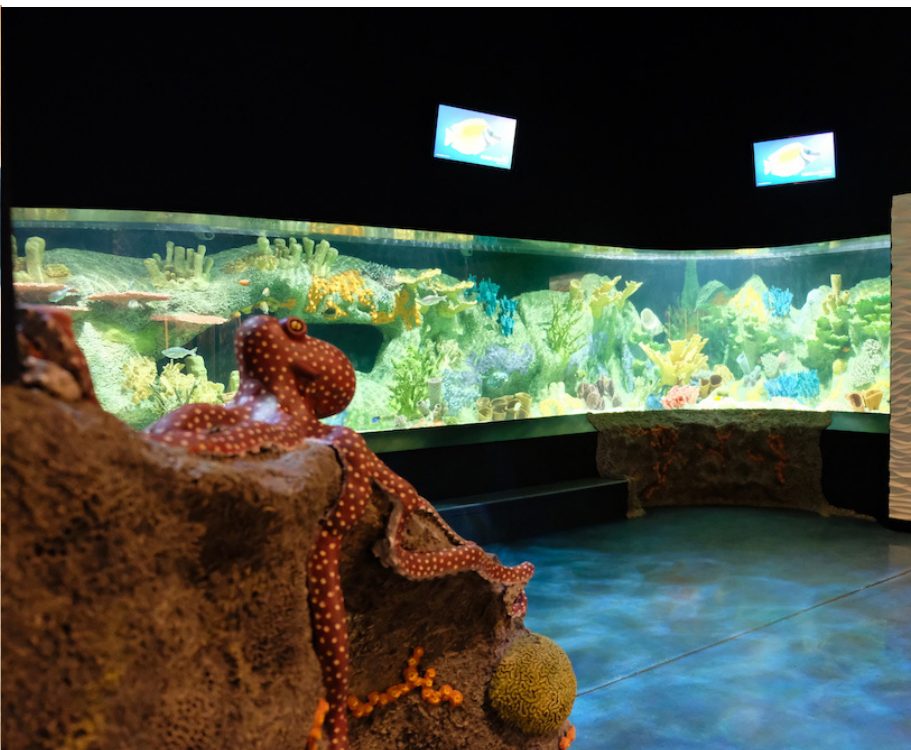
Cyndi Wells, Ph.D.
Pet Pangaea LLC



Tigger Checking Out Turtles



Becky Puppy



The Cook Museum of Natural Science - Tenji, Inc.



Taz the Cat



Friends of Pet Pangaea

PET PANGAEA LLC
PO Box 596
Los Alamos, NM 87544
tel 505.661.1010
info@petpangaea.com

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SECTION 2

Preliminary Concept and Council's Strategic Goals

Project Description:

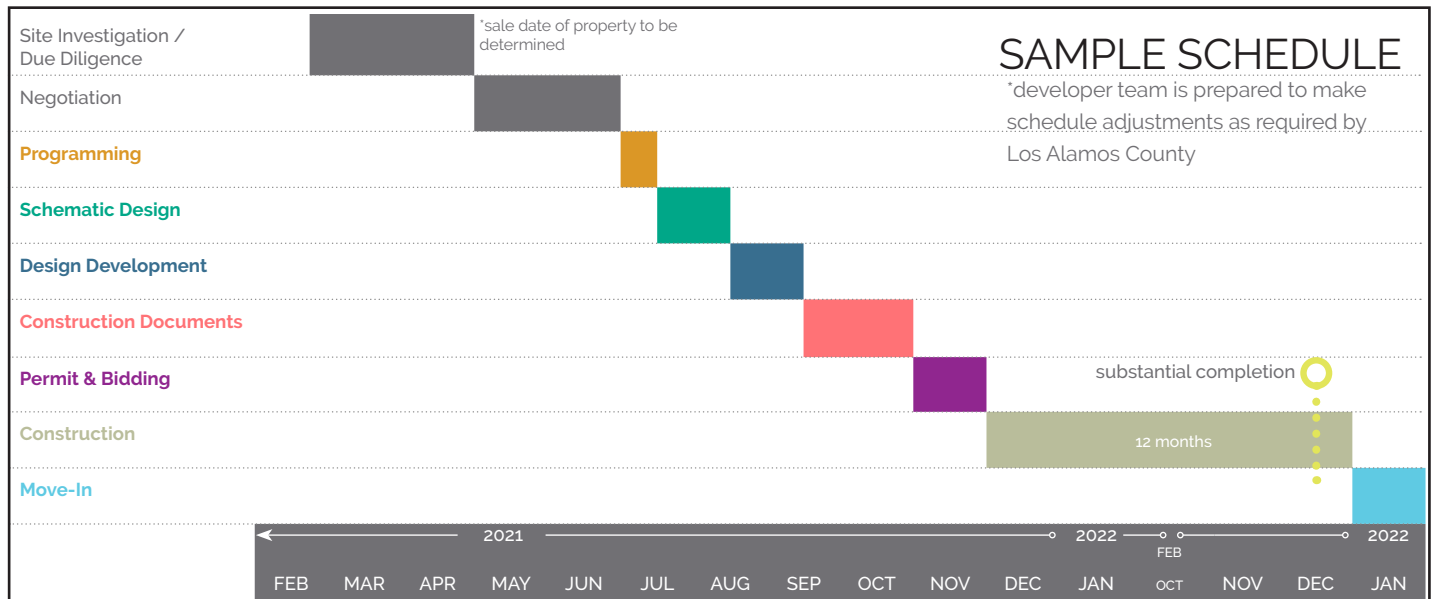
The proposed project is a mixed-use development that would include housing on the second floor above a premier pet store that would not only service the needs of local pet owners, but would truly be a destination that locals and out-of-towners enjoy. The new 7,000 sf ground floor store is located at the property's west side with a northwestern facing entrance plaza connecting directly to the Trinity Drive crosswalk. The proposed on site parking spaces connect directly with the proposed 35th street realignment and bus stop. The east facing on-site parking curb cut aligns with the proposed 35th street realignment curb cut geometry on the neighboring east side of the street. The 4,000 sf second floor residential use includes four top quality apartments. These pet-friendly units take advantage of the expansive views of the beautiful natural surroundings, while respecting the scale and character of the neighboring existing single family residence neighbor to the west. The proposed project will be developed around sustainable strategies. These strategies include photovoltaics, electric vehicle charging, stormwater capture, sustainable materials, high albedo roofing systems, recycled paving paverials, polished concrete flooring, durable and easily maintained wall finishes, high performance window systems, natural daylighting, and low water use plumbing fixtures.

1. Proposed uses

The proposed uses of the project are a 7,000sf ground level pet store with 4,000sf pet-friendly apartment housing above on the second level.

2. Timing/Phasing

Upon completion of design we anticipate twelve months of construction time.



3. Parking needs or impacts

The site includes 20 parking spaces, 1 ADA van accessible parking space, electric vehicle charging space, 1 motorcycle parking space, 10 bicycle parking spaces, and a receiving dock/customer loading area.

4. Traffic access and signage

Pedestrians access the development from the Trinity Drive sidewalk and crosswalks. Vehicular traffic accesses the site from the east side of the site from 35th Street. The Los Alamos required retail parking quantity has been included within the proposed development. Based upon historical data the owner is confident that the proposed parking quantity includes an above adequacy amount of parking spaces. The designated apartment housing parking spaces, motorcycle parking spaces, and ADA van accessible parking spaces are individually identified and separated from the general parking spaces. Likewise the bicycle parking spaces are separated from the automobile parking spaces with direct connection to the entrance plaza.

5. Design character and quality standards

The design character of the proposed development is a contemporary design that will be attractive and fit well within the existing neighborhood context. The proposed building massing locates a single story pedestrian friendly storefront along Trinity Drive and a stepped back second floor apartment plan on the second floor with zero line of sights from the proposed development to the existing neighboring single family residence.

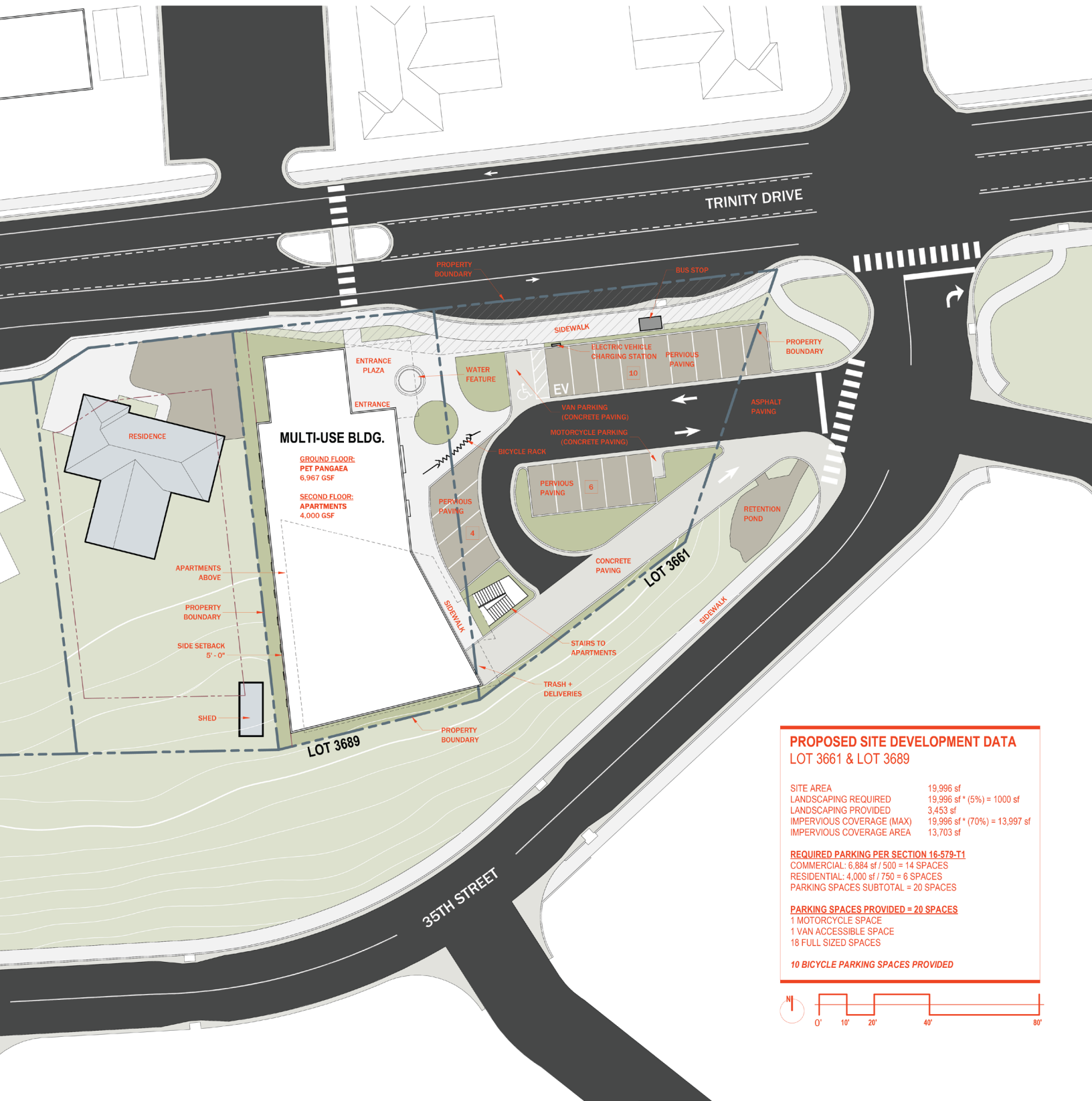
Quality standards will exceed the Los Alamos specified requirements. The proposed design locates the new building towards the western side of the property with parking to the east. The developer team has researched multiple design options for this site and is prepared to make proposal revisions based upon input from the neighborhood and Los Alamos authorities. For example, if there is a preference to locate parking on the west side of the site to buffer the proposed mixed use development from the existing single family residence, the developer team is prepared to present a comparable site development option in response.

6. Open/green/public space if any

The proposed site development plan includes the required building setbacks and incorporates strategies for on-site storm water retention. Additionally the site plan includes landscaped zones surrounding the parking areas. The site design incorporates the functions of the public bus shelter and the Trinity Drive/35th street intersection landscaping within the development of a new entrance plaza. This new plaza connects directly with the Trinity Drive crosswalk providing landscaping, seating and a water feature with planned flexibility to host a variety of community events.



Maia with Becky



PROPOSED SITE DEVELOPMENT DATA LOT 3661 & LOT 3689	
SITE AREA	19,996 sf
LANDSCAPING REQUIRED	19,996 sf * (5%) = 1000 sf
LANDSCAPING PROVIDED	3,453 sf
IMPERVIOUS COVERAGE (MAX)	19,996 sf * (70%) = 13,997 sf
IMPERVIOUS COVERAGE AREA	13,703 sf
REQUIRED PARKING PER SECTION 16-579-T1	
COMMERCIAL: 6,884 sf / 500 = 14 SPACES	
RESIDENTIAL: 4,000 sf / 750 = 6 SPACES	
PARKING SPACES SUBTOTAL = 20 SPACES	
PARKING SPACES PROVIDED = 20 SPACES	
1 MOTORCYCLE SPACE	
1 VAN ACCESSIBLE SPACE	
18 FULL SIZED SPACES	
10 BICYCLE PARKING SPACES PROVIDED	



Site Plan



South Elevation



North Elevation



West Elevation



East Elevation



Looking West Towards Entrance Plaza



Looking South Across Trinity Dr. Crosswalk



Looking Southwest Towards Entrance Plaza



Looking West Towards Apartment Entry & Loading Area



Looking North Towards Housing Balconies



Looking West Across On-Site Parking



Entrance Plaza

SECTION 3

Financial Capacity

Funding Sources & Use of Funds

Funds currently available from Pet Pangaea LLC as well as a commercial real estate loan will be used for this project. The acquisition of suitable funding will be completed during the allotted due diligence period.

This project will review the inclusion of a substantial solar power investment. A part of the solar power funding will be proposed through the USDA's Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Loans & Grants. This program is available to rural small businesses and the eligible area includes Los Alamos.

See the following letter from Enterprise Bank & Trust expressing their interest in providing financing for the purchase and construction of the proposed new development on Trinity Drive at the 35th street intersection.



Annie will only leave Pet Pangaea if she is lured out with a treat.



November 2, 2020

Cyndi Wells
Pet Pangea, LLC
158 Central Park Square
Los Alamos, NM 87544

Dr. Wells,

Thank you for contacting me last week regarding your planned proposal to purchase land from Los Alamos County. Per our conversation, Enterprise Bank & Trust is interested in providing financing for the purchase and construction of your proposed new location. You are a valued client and I appreciate the opportunity to expand our partnership. I look forward to working with you through the underwriting process. Should you need anything further from me at this time please let me know.

Regards,

Ryan Tatro

Ryan Tatro,
VP Relationship Manager

enterprisebank.com

1200 Trinity Drive

Los Alamos, NM 87544

SECTION 4

Proposed Terms

1. Requested negotiation and due diligence period and conditions

Pet Pangaea requests 60 days of due diligence in order to conduct all inspections. Pet Pangaea also requests 45 days for a negotiation period for the purchase and sale, with the following conditions:

1. Approved financing
2. Receipt of proper zoning commitment from the County
3. Acceptance or resolution of any identified problems with the land from the due diligence period.
4. Receipt of clear and warrantable title.

2. Proposed timeline for undertaking and completing the proposed project, including the proposed timing for the completion of project entitlements, anticipated construction schedule, and occupancy for the project

Pet Pangaea LLC plans to complete design and break ground as soon as possible after closing on the sale of the Property. Please see Example Timeline under Section 2.

3. Proposed price (must be at least appraised value unless proposer is currently seeking consideration under either affordable housing or LEDA provisions)

The offer price for both lots is \$200,000.00.



Rocky at home with a toy from Pet Pangaea

4. Any other considerations of sale not previously listed

Advancement of Strategic Leadership Plan

This Project will help advance several of the County Council Strategic Leadership Plan priorities in the focus areas of economic vitality and quality of life. Below, the Project's impact on each focus areas is discussed.

Economic Vitality

This Project will benefit Los Alamos County in economic vitality and financial sustainability by:

- improving the quantity and quality of retail in Los Alamos, and
- attracting more consumers from outside our community with a destination store.

Two less obvious economic benefits to the County are:

- The Project includes a plan to build a large display saltwater aquarium. The aquarium will add to the enjoyment of the residents of Los Alamos and also serve as an additional tourist attraction, drawing tourists into town. This aquarium will include reef fish species from the Bikini Atoll area and will have a different appeal than the exhibits at the Los Alamos Nature Center, which is rightly focused on local species. (Bikini Atoll was the site of 23 nuclear tests and the recovery of the reef there has caused scientists to say that marine life has proved "remarkably resilient".) This display tank is expected to help build the local tourism economy.
- The building in the current lease location of Pet Pangaea LLC needs updating. By allowing Pet Pangaea LLC to move and expand, the current building location of Pet Pangaea LLC will be more easily updated by the landlord. Therefore, the ability of Pet Pangaea LLC to move will also aid in revitalizing and eliminating blight in Los Alamos.

Quality of Life

Pets are a significant part of the quality of life for many pet owners. Pet Pangaea LLC will more easily be able to contribute to this aspect of quality of life by better serving the community's pet needs. According to the 2017-2018 American Pet Products Association National Pet Owners Survey:

- 80% of total pet owners derive happiness and emotional support from their pets.
- Stress relief and lower anxiety or depression are reported by 66% and 55% of pet owners, respectively.

- Physical benefits such as lower blood pressure and more exercise are noted by one-third of pet owners.

The large display aquarium will be available for the community to enjoy and also provide a live exhibit from which students can learn. Programs will be developed for school and scout groups on topics such as water chemistry, marine biology, and reef ecology. Therefore, this Project will also contribute to education in the community.

Additionally, the Project will respect the County's natural surroundings with its strong commitment to renewable energy use.

Finding suitable housing for newcomers to Los Alamos County, even temporary, can be an arduous task. One segment of the population of newcomers has even more difficulty when it comes to finding available housing in Los Alamos: people with pets. Pet ownership, according to the 2017-2018 American Pet Products Association National Pet Owners Survey, currently stands at 68% of all U.S. households. Available housing in Los Alamos that allows pets is in even shorter supply than overall housing. The proposed Project includes several pet-friendly housing units.

This Project will create new jobs. Pet Pangaea LLC currently employs 5 full-time and 2 part-time employees. The number of employees will increase not only from the increased revenue from expanded retail space but also from additional services offered, like pet grooming and local delivery. Pet Pangaea LLC is committed to fair employment practices and, therefore, pays a living wage well above the retail industry average and provides benefits to employees, including health insurance, dental insurance, and a 401(k). Additional jobs will also be created outside of the traditional retail realm in conjunction with large display aquarium and the retail robotics development arm of Pet Pangaea LLC. These new jobs can provide a meaningful career path for those seeking to work outside of the traditional science career paths available, thereby diversifying the employment opportunities in Los Alamos County.

SECTION 5

Developer Capabilities

Pet Pangaea LLC is a committed member of the Los Alamos community. We have proven our capability of enhancing the quality of life for Los Alamos residents for over fifteen years. We have consistently served the needs of our County's residents with continued business growth that has surpassed the capabilities of our existing facility. Pet Pangaea has combined their proven niche business expertise with banking financing and professional architectural design expertise to provide a developer team which is fully confident in their ability to exceed Los Alamos expectations. Feel free to contact Cyndi Wells, Ph.D, directly at cyndi@petpangaea.com, (505) 661-1010 with any questions regarding the developer capabilities.



NMSBA Award to developer/ Pet Pangaea owner Cyndi Wells.

SECTION 6

Respondent Profile

Pet Pangaea LLC is proposing to become the owner of record for Trinity Drive lots. Pet Pangaea LLC is a single-member limited liability company founded in 2004, out of love for the community and the community's pets. Pet Pangaea LLC is located in Los Alamos, NM and can be reached at the mailing address of PO Box 596, Los Alamos, NM 87544; via phone at (505) 661-1010; and at the email address of info@petpangaea.com.

Pet Pangaea LLC opened its doors on Feb. 19th, 2005 and has become a community hub for all things pet since that time. The mission of Pet Pangaea LLC is aimed at the well being of pets; the firm wants all pets to be happy, healthy, and safe. In the years since the doors opened, Pet Pangaea LLC has become a trusted resource for pet parents and an integral part of the fabric of the Los Alamos County community. From the first year sales of ~\$275K, Pet Pangaea LLC has grown to over ~\$1.3M in annual sales. During the last few years, further growth has purposefully been limited because of infrastructure issues. (For example, Pet Pangaea LLC does not have a loading dock in its current location.) With the expanded and more functional space that new construction on the proposed lots would allow, Pet Pangaea LLC will be able to increase marketing efforts and offer the community additional services, like local delivery, pet grooming, birthday parties for dogs, and sale of aquatic fish. With the addition of a large saltwater aquarium in the new construction, Pet Pangaea LLC also has the opportunity to become a destination store with an activity that tourists will enjoy.

Pet Pangaea LLC is dedicated to community service and community building. For example, when horse feed and supplies were no longer available from a business in Los Alamos, Pet Pangaea LLC added horse feed to keep people shopping on "The Hill" and for convenience of community members. Downtown Dogs is a free weekly dog walking group, started by Pet Pangaea LLC, that promotes responsible pet ownership and leash manners as well as fun, exercise, and friendship for humans. Santa Paws is a photos with Santa event for pets, beloved by the community, started by Pet Pangaea LLC as a fundraiser for local humane organizations. The Halloween Pet Costume Parade and Contest, sponsored and now organized by Pet Pangaea LLC, has grown to become an immensely popular event with innovative pet costume designs that please the gathered crowd. Describing all of

the ways in which Pet Pangaea LLC is and has been part of the fabric of the community would prove difficult, as the list is long. A few of the highlights include promotion of responsible pet ownership through sponsorship of dog obedience trials of the Endeavor Working Dog Club and scholarships to dog obedience training at the Los Alamos Dog Obedience Club. Pet Pangaea LLC also provides financial and other support to local animal humane organizations like Los Alamos Friends of the Shelter and NMDOG. Pet Pangaea LLC recognizes the importance of education and has supported school activities, like the Mountain Elementary Schools FUNd Run, and is a corporate supporter of the Los Alamos Public Schools Foundation. Pet Pangaea LLC believes that local events also build community and sponsors several community events, including the Tour de Los Alamos Bicycle Race, the Jemez Mountain Trail Runs, the Atomic City Duathlon, the Los Alamos Triathlon, and the Dog Jog. The reach of Pet Pangaea LLC extends beyond the borders of Los Alamos County to the needs of the northern New Mexico community at large. For example, the company has supported bear rehabilitation at the New Mexico Wildlife Center



Mike, Lucy, and Jerry at Santa Paws

Pet Pangaea LLC has won several awards including the American Express/Google "My Business Story" Award and the New Mexico Small Business Development Center Small Business of the Year. Pet Pangaea LLC was also named the Chamber of Commerce's 2017 Retailer of the Year.



Pet Pangaea LLC receiving the 2017 Retailer of the Year Award from LACDC Executive Director Patrick Sullivan

In addition, Pet Pangaea LLC was honored to win both the local and district-wide Rotary Club's Sonny Brown Business Award for excellence in the following areas: employee relations, quality of product and/or service representation, and community involvement by both management and employees.



Pet Pangaea LLC receiving the Sonny Brown Business Award

Pet Pangaea LLC is developing the future of retail. Pet Pangaea LLC is currently working on a project with a firm in San Francisco for the coding of a robot for client service. Pet Pangaea LLC in Los Alamos will serve as a test bed for the robot's development. Future plans include the sale of the robot widely to the pet industry.



Nao is under development at Pet Pangaea LLC for client service in the pet industry



Double Robotics Telepresence Robot at Pet Pangaea LLC



Juneau the Puppy

Perhaps the clients of Pet Pangaea LLC best tell the company's story and convey how Pet Pangaea LLC improves the quality of life for its residents. Here are just a few examples of comments made publicly by members of the community about Pet Pangaea LLC.

PEGGY DURBIN ON THE KEEP IT LOCAL- LOS ALAMOS FACEBOOK GROUP:

Oh, hai. Tihs is JAYE! Today teh mom and I went to Pet Pangaea to get me a harness. I already have a lead, a ID tag, teh yummy dog fud, LOTS of treats, and teh poop bags from there. But the mom said I need a harness so I can go walkies nicer and not threaten taht mean doggeh down by the park, even though he carries a flame-thrower and shivs and would probably throw vitriol if he had a chance.

Susan likes shy doggehs like me, and she put the harness on me and adjusted it and gave me LOTS of treats because I was so good, and then Cyndi came in and she gave me more treats!

Do you haz a doggeh or a kitteh? Tehn you should go to Pet Pangaea, becuz teh ruv your animals just as much as you do.

Ruv,
JAYE!



SHARON POSTLEWAITE CALHOUN ON THE KEEP IT LOCAL- LOS ALAMOS FACEBOOK GROUP:

There's a reason why Pet Pangaea LLC is praised here often! Last week I was setting up a fish tank and decided to try and shop local. I messaged PP to see if they carried what I needed, and the owner messaged me back promptly while she was flying! They not only had what I needed but were cheaper than Amazon. She said she would hold the items for me, and sure enough they were there waiting for me when I went the next day to pick them up. I ended up buying too much, so today I went back in for a hassle free return! Check them out and you might be pleasantly surprised at their prices and friendliness!



ANGELE HILL ON PET PANGAEA'S FACEBOOK PAGE:

You helped us make our son's bday dreams come true by helping us get him a beardie! We really appreciated all of your guidance, especially since he is our first reptile. Irwin is growing fast and couldn't be better.



Bearded Dragon

The founder and Owner/Operator of Pet Pangaea LLC is Cyndi Wells. Wells enjoys a challenge. She graduated with High Honors with a B.S. from the University of Michigan, having double majored in Chemistry and Japanese. She went on to earn a Ph.D. in Physical Chemistry at the University of Texas at Austin, winning a teaching award during her time there. She moved to Los Alamos in 2000 for a post-doctoral position at Los Alamos National Laboratory. Within a year, she became a Technical Staff Member and then was promoted to Senior Project Leader. She won a Distinguished Performance Award for her work based in Iraq in 2003-4 as part of the Chemical Warfare Agent Team of the Iraq Survey Group. Shortly after returning from Iraq, she founded Pet Pangaea LLC, when she noticed that the only pet supplies store in town closed. As a handler of a search and rescue dog on the Mountain Canine Corps Search and Rescue Team, she believed that the community deserved a high quality pet food and supplies store that catered to the community's needs. The store grew busier and she decided to leave

Los Alamos National Laboratory (2008). She is respected in the pet industry and is called upon for information for articles in nation-wide pet industry magazines, like *Pet Business*. She is also active in the independent, small business community and regularly attends sessions of a nation-wide brainstorming group. She has served on the Boards of Leadership Los Alamos as well as the Mountain Canine Corps Search and Rescue Team. Wells also served as the Home Owners' Association President for "Enfield Challenge", a 23-unit complex located in Austin, TX. She has also been a strong advocate for a celebration of Small Business Saturday in Los Alamos and has worked to organize and promote all local businesses in the community, served on the Chamber's Small Business Saturday Committee, and started a website, smallbizsatla.com, to promote the day in the community. Wells is a 9-time Ironman. The development of the proposed lots is a challenge that Wells would enjoy and is a project that Wells is capable of leading to completion.



In addition, the Owner Wells is experienced in building and leading teams with diverse skill sets in both a work capacity in Iraq and at LANL as well as in a volunteer capacity. As a project that is heavily owner occupied, a pride in ownership will prevail; the project will be properly constructed and maintained and be an asset to the community. The major companies selected to execute the development include the local New Mexican architectural design firm: Formative Architecture. They have the necessary experience in design and construction to complete the project well within the proposed schedule.

Formative Architecture (FA) has been selected as the Architectural Firm to lead this mixed use development's design. FA is a design firm based in Albuquerque and led by principals with a combined experience of more than 20 years. Formative's portfolio includes recent local design experience with the renovation of the Los Alamos Mountain Elementary School and past experience with the development of the new White Rock Branch Library and Youth Center Renovation project. FA is a New Mexico firm committed to creating sustainable, high-performance architecture which minimizes the built environment's impact, and maximizes each project's potential impact for its community. Formative's award winning experience can be attributed to their collaborative approach with the project team and its stakeholders. Formative

Architecture's affection for Southwest landscapes and passion for impactful design translate into meaningful place-making community based designs. Their design enthusiasm is presented by the following proposed design for a multi-use development project located on the Trinity drive lots. The project team acknowledges the significant importance of this corner lot location to the city's urban fabric and is excited to work with the County of Los Alamos to see this proposal transformed into a community destination.

Other companies on the team include EXIT Realty, with Lance Eaton from EXIT Realty assisting in filling the housing units on the second floor, Positive Energy Solar, and Tenji, Inc Aquariums. Positive Energy Solar is New Mexico's leading residential and commercial solar installer and has a local office in Los Alamos. Tenji, Inc Aquariums will be in charge of the large aquarium tank design and installation; this firm is committed to creating the most innovative aquatic exhibits on earth. Tenji, Inc Aquariums is world-renowned for designing and manufacturing iconic custom acrylic aquariums, creating epic aquatic experiences that inspire and captivate onlookers, all while adhering to a proven philosophy that puts its main focus on providing a healthy and safe environment for all of the inhabitants.



Example of an aquarium built by Tenji, Inc Aquariums

SECTION 7

References



October 30, 2020

Los Alamos County
To Whom It May Concern:

Pet Pangaea has been doing business with Rio Grande Service Center, a local family owned business, since 2004. We have appreciated over the that 16 years a great account and relationship with them and they have always been in good financial standing with us. Pet Pangaea's business has grown substantially over those years and provides the only real option for pet specialty brands and pet food diets in the Los Alamos area. I believe with a new and larger location they can continue to provide Los Alamos and the Northern New Mexico area with much needed products and expand to offer needed pet services.

Sincerely,

Robert L Green

**PEEC**Pajarito Environmental
Education Center

October 30, 2020

Los Alamos County

To Whom It May Concern:

The Pajarito Environmental Education Center is pleased to provide a letter of support for Pet Pangaea's bid to purchase space on the Trinity Dr. parcels.

Pet Pangaea has been a wonderful partner to PEEC and the nature center. Our live animal exhibits, which are some of the most popular of all of our displays, depend on the supplies that Pet Pangaea provides. Further, Pet Pangaea often provides these supplies at low or no cost. Pet Pangaea has a long history of donating tanks and other equipment to the nature center, and they are always ready to provide advice and assistance when we need it. They are also community-minded in many other ways, such as purchasing an ad in our Earth Day tabloid, which supports PEEC's education and outreach efforts.

We're thrilled with the possibility of Pet Pangaea being able to expand, and feel fully confident that their expansion will provide the services and opportunities for social interchange that enhance quality of life for our residents. Pet Pangaea is a favorite business of countless local residents, and a fantastic community partner.

Please contact me if you have any further questions.

Sincerely,

Katherine Bruell

Executive Director

NMSBA Selects Pet Pangaea Of Los Alamos 2019 New Mexico Women-Owned Small Business Of The Year

Submitted by Carol A. Clark on April 8, 2019 - 9:51 pm

Pet Pangaea LLC owner Cyndi Wells

CHAMBER News:

Pet Pangaea LLC of Los Alamos has been named the 2019 New Mexico Women-Owned Small Business of the Year by the New Mexico Small Business Administration.

"It is a great honor to be selected from among the many small businesses who were nominated in New Mexico," Pet Pangaea owner Cyndi Wells said.

She will be recognized at the New Mexico Small Business Week Awards Ceremony May 8 in Albuquerque.

Wells holds a Ph.D. in physical chemistry from the University of Texas at Austin. As an undergrad, she double majored in chemistry and Japanese and earned a B.S. with High Honors from the University of Michigan. Wells worked at Los Alamos National Laboratory as a postdoc, technical staff member and senior project leader from 2000 to 2008. She received a Distinguished Performance Award for her work in Iraq as part of the Iraq Survey Group in 2003-2004. She also taught chemistry at the University of New Mexico – Los Alamos.

When the only pet store in the community closed, Wells decided to open a pet supplies store and in 2004 founded Pet Pangaea LLC.

Pet Pangaea LLC is a retailer of pet supplies and carries products for all pets in order to serve the community well. Pet Pangaea's mission is to improve the well being of pets and works to help educate pet owners in pet nutrition and other topics, so they may make informed decisions for their pets. Pet Pangaea believes strongly in community building and hosts Downtown Dogs, a dog walking group that meets weekly for fun, friendship and exercise. Pet Pangaea also is committed to pet adoption and whole-heartedly supports the efforts of local rescue groups and the animal shelter.

Wells is very involved in the community of Los Alamos and White Rock. An example of her commitment to the Los Alamos community is her involvement with the Tour de Los Alamos Bicycle Race. When the previous race director stepped down, she volunteered to run it and has served as race director for three years now.



"I just couldn't see a race disappearing from the community, especially one that had been going continuously for over 40 years," Wells said.

Wells also was a volunteer for the nonprofit Mountain Canine Corps Search and Rescue Team for eight years and served as president. She is a triathlete who has completed nine Ironman events and founded the nonprofit Triatomics Multisport Club in Los Alamos. Wells is a member of Friends of the Shelter and Companion Animals and has served as its treasurer in the past. As a key sponsor for the annual local Dog Jog, Pet Pangaea helps support spay/neuter and medical expenses for homeless pets. Pet Pangaea also is a supporter of the Los Alamos Animal Shelter, the Friends of the Shelter, The Española Wildlife Center and multiple rescue groups.

Pet Pangaea received the New Mexico Family Friendly Award as well as the Small Business Development Center's Small Business of the Year Award in 2009. In 2013, Pet Pangaea received the Sonny Brown Small Business of the Year Award from the Rotary International District 5520. In both 2017 and 2018 Pet Pangaea received the Retailer of the Year Award from the Los Alamos Chamber of Commerce.

"I congratulate Cyndi on her 2019 New Mexico Women-Owned Small Business of the Year Award," Los Alamos Chamber Director Ryn Herrmann said. "Her dedication, hard-work and community involvement are the drivers of her extraordinary success and she exemplifies our community's entrepreneurial spirit."

To become a Chamber member or for more information, visit LosAlamosChamber.com or contact Ryn Herrmann 505.661.4807 ryn@losalamos.org or Ufemia Bernal Rios 505.661.4816 ufemia@losalamos.org.

About the Los Alamos Chamber of Commerce

The Los Alamos Chamber of Commerce is a program of Los Alamos Commerce & Development Corporation; a private, not-for-profit economic and community development organization serving the Los Alamos area since 1983. LACDC serves as the umbrella organization for the Los Alamos Chamber of Commerce, Los Alamos MainStreet, Discover Los Alamos, Los Alamos Small Business Center, projectY cowork of Los Alamos, Los Alamos Creative District, Launch Los Alamos and the Los Alamos Research Park.

About the Los Alamos Commerce and Development Corporation

The Los Alamos Commerce and Development Corporation's mission is to build a vibrant community through a thriving economy by leveraging public and private sector investment to achieve sustainable economic development. LACDC works to drive economic progress by providing services to businesses using its broad portfolio of programs and initiatives.



November 4, 2020

Concerning Los Alamos County RFP:

This letter is provided by Friends of Shelter and Companion Animals in support of the Pet Pangaea bid on the Trinity Drive parcels. Friends of Shelter and Companion Animals (FOSCA) is a nonprofit organization dedicated to the welfare of homeless animals that has been active in Los Alamos County for 21 years.

We promote adoption and pay for medical care and spay/neutering of homeless animals in north central New Mexico. Friends of Shelter and Companion Animals also provides funds for pet owners who cannot afford extensive veterinary treatment for pets that have suffered a severe illness or injury. Over the years, we have provided funding for over 6000 spay/neuter surgeries, preventing countless unwanted litters and the animal neglect, suffering, and deaths that would have resulted. We have also provided funds for the treatment of serious illnesses, such as heartworm and distemper, and life-threatening injuries, including gunshot wounds and shattered femurs due to car collisions, to several hundred pet owners.

In order to carry out our mission, we rely heavily on our community partners who provide funding, supplies and other types of support. Since Pet Pangaea opened their doors in 2005, they have been our biggest supporter, strongest advocate, and most reliable partner. In particular, Pet Pangaea owner Cyndi Wells has always come through when we needed help, publicity, or support.

The most important fundraising event for FOSCA is the annual Los Alamos Dog Jog. Since their opening, Pet Pangaea has been our biggest sponsor, providing over \$1000 each year in funds and prizes – Pet Pangaea provides enough toys that each dog that participates in the Dog Jog gets a fun new toy!

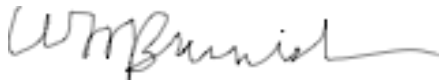
But the Dog Jog is not the only way that Pet Pangaea supports FOSCA. Pet Pangaea also donates their Small Business Saturday income to Friends of Shelter and Companion Animals. The Pet Pangaea annual Santa Paws fundraiser is not just really fun for local pet owners who come in to get their pets photographed with a pet-loving Santa, but all of the donations go directly to FOSCA.

In addition to its support of FOSCA, Pet Pangaea provides great services to the citizens and pet owners of Los Alamos County. Besides just being a wonderful resource for pet food, toys, supplies, supplements, etc., Pet Pangaea provides a number of other services –

these include knowledgeable advice about nutrition and products, publicity about missing or found animals, information about animals looking for new homes.

Pet Pangaea has always been more than a pet supply store, but rather a marvelous community resource that supports not only pet owners but community organizations like Friends of Shelter and Companion Animals. We are truly fortunate to have a dedicated and caring business owner like Cyndi Wells in our community – our town would be much diminished without her and her business.

Sincerely,

A handwritten signature in dark ink, appearing to read "Wendee M. Brunish", with a long horizontal flourish extending to the right.

Wendee M. Brunish, President
Friends of Shelter and Companion Animals