January 23, 2023

To All Interested Parties:

RE: Notice of Availability/Offer to Sell/Lease Surplus Property

As required by Government Code Section 54220 of the State of California, the City of Santa Rosa is providing notification that the City intends to sell/lease the surplus property listed in the accompanying table. The parcel currently houses a flat, surface public parking lot. There is no requirement for replacement of the public parking.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the property. However, this offer shall not obligate the City to sell the property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring or leasing the property shall be delivered to Jill Scott, Real Estate Manager, at jscott@srcity.org, 69 Stony Circle, Santa Rosa, CA 95401. You may also direct your questions to Jill at jscott@srcity.org or by calling 707-543-4246.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).
<table>
<thead>
<tr>
<th>Jurisdiction Name</th>
<th>Jurisdiction Type</th>
<th>Site Address/Intersection</th>
<th>City</th>
<th>Five Digit ZIP Code</th>
<th>County</th>
<th>Assessor Parcel Number</th>
<th>Consolidated Sites</th>
<th>General Plan Designation (Current)</th>
<th>Zoning Designation (Current)</th>
<th>Minimum Density Allowed (units/acre)</th>
<th>Maximum Density Allowed (units/acre)</th>
<th>Parcel Size (Gross Acres)</th>
<th>Existing Use/Vacancy</th>
<th>Minimum Sales Price</th>
<th>Last Appraised Value</th>
<th>Last Appraised Date</th>
<th>Optional Information1</th>
<th>Optional Information2</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Santa Rosa</td>
<td>City</td>
<td>500 Fifth Street</td>
<td>Santa Rosa</td>
<td>95401</td>
<td>Sonoma</td>
<td>010-053-038</td>
<td>a</td>
<td>Core mixed use</td>
<td>CMU-DSA</td>
<td>No minimum (density regulated indirectly by FAR)</td>
<td>No maximum (density regulated indirectly by FAR)</td>
<td>0.77</td>
<td>Surface parking lot</td>
<td>negotiable</td>
<td>$3,860,000</td>
<td>10/28/2022</td>
<td>No replacement parking required. Currently a flat surface, public parking lot. Massing study available, will consider long term ground lease. City looking for most units. In the downtown core, must be 25% affordable, 55 year affordable covenant, City applying for grant funds for preconstruction, demo, utility upgrades, hardscape and site prep.</td>
<td></td>
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</tbody>
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