

VALLEJO CITY UNIFIED SCHOOL DISTRICT

ADDENDUM NO. 3

REQUEST FOR PROPOSALS AND STATEMENTS OF QUALIFICATION FOR THE SALE OF SURPLUS SCHOOL DISTRICT PROPERTY

ROLLINGWOOD PROPERTY

This Addendum No. 3 is in response to inquiries submitted to the District between January 13, 2022 and January 31, 2022, in regard to the proposed sale of the District's Rollingwood property.

The inquiries and the District's answers are as follows:

Inquiry 1: It would be good to confirm if they've cleared all hurdles regarding the Surplus Lands Act, and is inclusionary housing (either 15% or 25%) triggered?

Answer 1: On January 15, 2020, the Vallejo City Unified School District's ("District") Board of Education ("Board") accepted the recommendation of the District's Surplus Property Advisory Committee to declare the Property surplus. On August 4, 2021, the Board adopted Resolution No. 2966, declaring the Property surplus and authorizing the sale or lease of the Property. On October 20, 2021, the Board adopted Resolution No. 2981, which authorized the solicitation of proposals for the sale of the Property. This satisfies the District's statutory requirements under the Surplus Lands Act.

Inquiry 2: If you would be so kind to confirm if there is an inclusionary/affordable housing requirement, that would be great.

Answer 2: It is the purchaser's responsibility to be informed about inclusionary/affordable housing requirements as well as any other city/state/federal requirements pertaining to the development of the Property. Developers should consult with the relevant City of Vallejo authorities as well as other applicable entities regarding project specific requirements.

Inquiry 3: Is the District flexible on the 5% non-refundable deposit timing?

Answer 3: The District is flexible on deposit timing. Consistent with the RFQ and SOQ for both Rollingwood and Farragut, deposits in the form of cashier's checks will be payable to Placer Title Company. Certain deposits are credited to the purchase price at close of escrow. Certain deposits are refundable in the event of Rollingwood or Farragut title deficiencies, or in the event of deficiencies in the condition of the Rollingwood Property or the Farragut property. The District will be circulating draft, proposed purchase contracts for both Rollingwood and Farragut on or about February 11, 2022.

Inquiry 4: We would need a name and contact at the escrow company for the cashier's

check. Additionally, since we are depositing into escrow, the ability to wire funds with escrow instructions is more conventional, easier, and faster.

Answer 4: Title will be handled by Placer Title Company, 30 West Main Street, Suite A, Woodland, CA 95695, Attention: Eric Seastrom; Escrow will be handled by Laura Vierra, Placer Title Company, 1300 Oliver Road, Suite 120, Fairfield, CA 94534.

Please sign and date below as acknowledgement of receipt of Addendum No. 3 and include with your submittal.

Company Name

Signature of Respondent or Authorized Agent

Typed/Printed Name and Title

Date