



CITY OF CARSON

July 1, 2024

NOTICE OF AVAILABILITY/OFFER TO SELL SURPLUS PROPERTY
(APN 7337-005-927)
SENT VIA EMAIL ONLY

To All Interested Parties:

As required by Govt Code Section 54220 of the State of California, the City of Carson (“**City**”) is providing notice that the City intends to sell or lease the surplus property identified as APN 7337-005-927 (located adjacent to 801 E. Carson St., Carson, California) (“**Property**”) which is described in the accompanying table (“**Table**”).

Property Information: The Property is currently developed as a parking lot and is restricted to use for pedestrian and vehicular ingress, egress, and parking pursuant to that certain Reciprocal Easement Agreement (“**REA**”) for the benefit of three (3) adjacent properties being the hotel parcel, the office building parcel, and the restaurant parcel. Copies of the REA, a preliminary title report, a broker valuation letter, a property map, a Phase 1 Environmental Report, the Table, and other relevant information are available at: <https://ci.carson.ca.us/CommunityDevelopment/RealProperty.aspx>.

Notice & Negotiation Period: In accordance with Govt Code Section 54222, please be advised that you have sixty (60) days from the date this notice was emailed (“**Notice Period**”) to notify the City of your interest in acquiring or leasing the Property by providing a letter of interest which, to establish priority as noted below, should be a written proposal with relevant terms delivered as set forth below. Be advised that this notification does not obligate the City to sell or lease the Property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Govt Code Section 54223 (“**Negotiation Period**”). If no agreement is reached on sales price and terms or lease terms during the Negotiation Period, City may market the Property to the general public. Please be advised that the City is not required to sell the Property for less than its fair market value nor lease it for less than fair market rent.

Priority: If the City receives more than one letter of interest during this Notice Period, pursuant to Govt Code Section 54227, it will give first priority to entities proposing to develop housing where at least 25% 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.

Delivery: If you are interested in purchasing or leasing the Property, please send your written proposal within the Notice Period to: Eric Romero, Economic Development Manager, City of Carson via email to realpropertycarson@carsonca.gov. Please include “APN 7337-005-927” in the subject line of an email. For information, you may direct questions to realpropertycarson@carsonca.gov.

NOTICE: Anyone proposing to submit a proposal is advised to review the requirements set forth in the Surplus Land Act (Govt Code Sections 54220-54234).