

Affinito Properties
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RE: 825 S Franklin Street

I wish to propose the sale and development of 825 S Franklin Street in Fort Bragg as a mixed use community services facility to be owned and operated by MCHC.

This existing building is ideally located with related medical, social and other facilities which serve MCHC clients. Mendocino County Social Services has a nearly two decade history of providing community services from this purpose built building clearly demonstrates the suitability of the location and use.

The 17,000 +/- sq ft building provides more than adequate space for current needs and thus allowing for future growth. Infrastructure is in place, including all utilities and parking. Separate entrances are available to accommodate the access of varied clients and staff and the single story construction can easily meet ADA requirements.

The sale of the building will include a \$350,000 Tenant Improvement Allowance, provided RA Construction does the tenant improvements before commencement of sale, for a total cost to MCHC of \$1,200,000. The difference between fair market value and the sale price of the property will be a donation from Affinito to the MCHC.

Using this building for the MCHC operations is a good fit for both the community and the clients. Thank you for the consideration and hopefully bringing these much needed services to the community. We look forward to a timely response so that this can move forward.

Regards,

Robert Affinito
Christina Affinito
Michelle Affinito