SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

October 20, 2009

[redacted]
McKinley East Sacramento Neighborhood Association
[redacted]
Sacramento, CA 95819

RE: ALHAMBRA & STOCKTON BOULEVARD MIXED-USE PROJECT

Dear Mr. Gage:

Many of you attended a public open house we hosted last year on October 15, 2008, to solicit neighborhood input on the Alhambra & Stockton Boulevard Mixed-Use Project. We held the meeting at 33rd Street Bistro and appreciated the good ideas and discussion we had with you and other neighbors that evening and since. As you know, the project was approved by the City of Sacramento and construction is well underway, with a targeted completion for Spring 2010.

The rejuvenation of the area between 32nd Street, Stockton Boulevard, Alhambra Boulevard, and Seville Way includes the demolition of the former mortuary building and renovation of the approximately 143,000 square foot Medical Office Building (MOB). We are excited to have included the neighbors' request for a 2,000 square foot retail pad and have already started talking to potential restaurant operators. In addition, the project upgrades the landscaping and eliminates the transformer, chain link fence, LNG storage tank, and large truck delivery door on the property, thereby significantly enhancing the aesthetics for adjacent neighbors.

Due to the need for fire department access, additional handicapped parking, and other technical issues, the project will need a reduction in the parking layout by 19 spaces. A total of 393 spaces are now being proposed. This means that project parking will call for a second review from the City of Sacramento later this fall.

To address transportation need, shuttles will be available to take employees and patrons to and from the light rail station, and the tenant will also subsidize transit passes. Additionally, the project area provides an abundant number of bus routes within a quarter mile of the site. We are confident that the 393 parking spaces will be sufficient.

We thank you for your interest and continued support. For more information or project-related questions, please feel free to contact Wendy Hoyt at (916) 448-2440 or Sally Freedlander at (916) 736-9000.

Sincerely,

Dain Domich
President

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