



WRITTEN NOTICE ON AVAILABILITY OF SURPLUS PROPERTY FOR  
OFFERS TO PURCHASE OR LEASE

DATE: May 11, 2023

To All Interested Entities:

In accordance with the California Surplus Land Act (Cal. Gov. Code §54220 et seq.) the Santa Clara Valley Transportation Authority (VTA) has declared approximately 13,068 square feet (0.3 acre) of property in the City of San Jose' (Assessor's Parcel Number 249-44-096) as surplus to the needs of VTA. This property is located between North First and North Second Street in San Jose, immediately south of the Union Pacific Railroad tracks and immediately north of the property on the north side of Bassett Street. Pursuant to Government Code Section 54222, VTA intends to sell or lease the property solely for the purposes allowed under §54222.

The property offered consists of Assessor's Parcel Number 249-44-096. The parcel map is attached hereto providing further details on the location and description of the property. VTA will retain ingress, egress, and infrastructure easements for the subject property's existing substation facility, duct bank, and bus operator break facility improvements. The property will be sold "as is" with no warranties and any future purchaser will be solely responsible for obtaining all permits, land use approvals, and environmental clearances necessary to complete their proposed project. The purchaser will also be solely responsible for the cost of modifications, relocations, or other changes to VTA improvements, subject to VTA's approval, that are needed to ensure their uninterrupted continuous operation as the purchaser makes improvements for its use.

If you have an interest in the purchase or lease of the subject property, please notify Krista Periandri in writing at [real.estate@vta.org](mailto:real.estate@vta.org). Include your contact name, phone number, what interest you have in the property including the reasons for which you would propose purchasing or leasing it, and any questions you may have regarding the process. Property information and sales documents will be forwarded to you for review. VTA does not provide financing, nor does it accept progress payments or discounts to the fair market value of the property, thus, payment shall be due in full should your offer be accepted.

In accordance with the above referenced statute, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify VTA of your interest in acquiring the property. Any offers to sell or lease received will not obligate VTA to sell or lease the property. Instead, VTA would enter into a ninety (90) day period of negotiations pursuant to Government Code section 54223. If no agreement is reached on terms, VTA may, in its discretion, dispose of it for any other lawful purpose it chooses.

As required by Government Code Section 54227, if the City/County/District/Agency 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.

If you have any questions regarding this letter or would like additional information regarding the above referenced VTA-owned property, please contact Krista Periandri at [real.estate@vta.org](mailto:real.estate@vta.org).

Sincerely,

Ron Golem  
Director of Real Estate & Transit-Oriented Development

Attachment A: Assessor's Parcel Map

## ATTACHMENT A: MAP OF ASSESSOR'S PARCEL NUMBER 249-44-096

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

