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Mr. Steven McHarris  
Mr. Shaunn Mendrin  
City of Milpitas Planning  
455 East Calaveras Blvd  
Milpitas, CA 95035

**RE: 75 S Milpitas Boulevard: Planning Commission Meeting**

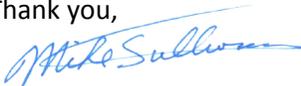
Gentlemen:

I am writing to provide an update regarding the tenant concerns that were vocalized in connection with the above-referenced property at our Planning Commission meeting on November 12, 2014. As you are aware, the subject building is approximately 50% vacant; however, the building is still occupied by nine tenants on short term leases. We have once again thoroughly evaluated the leases and we have also met or spoken with eight of the nine tenants and continue to outreach to the remaining tenant. We have personally visited the building twice since last Thursday and have placed calls with the remaining tenant. The following is a summary of the tenant leases, relocation assistance, and tenant outreach to date:

1. **Existing Leases:** All leases are month-to-month, short term leases with the tenants (two had buy-out provisions that were exercised by the owner). The tenants were largely aware that the building was for sale, potentially going to be sold and that they might have to vacate the property. Notice was provided by a process server to vacate the building on October 24th. A minimum of 60-days was provided and many received 90-day notices (beyond the requirements of the lease). I have further offered additional time for all tenants contacted to date well into February as well as my commitment to remain flexible on more time if truly necessary (please see attached spreadsheet w/lease terms).
2. **Relocation Assistance:** We understand that tenants were contacted in October offering relocation assistance by Sofi Choi, Senior Vice President, of Jones Lang LaSalle. I have also introduced all contacted tenants to a broker I am associated with at Mason McDuffie Commercial and we have jointly offered additional relocation possibilities for their consideration. We are working to provide as much assistance as possible to make the relocation transition as easy as possible. Several of the tenants have already located new offices that are now under contract in Milpitas (including the dental practice / the tenant that spoke at Planning Commission). In fact, one of the dental practices has already started construction on a new dental facility in Milpitas.
3. **Tenant Outreach:** We will continue to reach out to tenants through their transition process while offering all resources available. All of the tenants we met with (including dental practice at PC meeting) expressed their appreciation and ability to work within the new schedule that we have proposed.

We are absolutely committed to handling this with transparency and empathy as we work with the business community in Milpitas. We have disclosed to tenants that we anticipate going before Planning Commission on December 10<sup>th</sup> and City Council in early January. We anticipate support from these tenants as we move forward and we thank staff in advance for helping us meet this schedule. Please let us know if any additional information is required.

Thank you,



Michael Sullivan

**75 S Milpitas Blvd Tenant Summary**

Tenant	Use	Suite	SF	Term	Notice Required per lease	Notice Provided	Relocation
Vacant	Office	103	2099	-	-	-	-
Vacant	Office	107	948	-	-	-	-
Vacant	Office	112	3315	-	-	-	-
Real West Properties	Real Estate	115	949	Month to Month	30 days	Oct 24 (116 Days)	Plans to relocate
Dr. Ngo/Milpitas Dental	Dental	108	1540	Month to Month	30 days	Oct 24 (116 Days)	Under contract for new condo/relo within Milpitas
Vacant	Office	114	450	-	-	-	-
Vacant	Office	201	400	-	-	-	-
Soriano/Lifeline	Real Estate	208	400	Early Termination due to Sale/Tenant payment per lease. Min	90 days	Oct 24 (116 Days)	Currently locating space
Vacant	Office	200	1060	-	-	-	-
United Capital Group*	Real Estate	216	3023*	Month to Month	30 days	Oct 24 (116 Days)	Planning to retire
Dr. Jeong/Crystal	Dental	212	992	Month to Month	30 days	Oct 24 (116 Days)	Moving to Shappell (under construction;new lease)
En Yong Foundation	Office	218	1594	Month to Month	30 days	Oct 24 (116 Days)	Currently locating space
Stephanie Vo	Insurance	216	300	Month to Month	30 days	Oct 24 (116 Days)	Contacted 2+
Convergent	Consulting	220	1005	Month to Month	30 days	Oct 24 (116 Days)	Currently locating space
Dr Pan/Apple tree	Psychologist	220	1195	Early Termination due to Sale/Tenant payment per lease. Min	90 days	Oct 24 (116 Days)	Currently locating space

*\*tenant uses only a portion of the space shown*