



December 12, 2025

To: John Hansen
Park Acquisition Corporation Board President
Marin Valley Mobile Country Club
100 Marin Valley Dr. Novato, CA 94949

Subject: Marin Valley Mobile Country Club Park / City of Novato Exclusive Negotiating Agreement

Mr. Hansen,

I am writing to you regarding the Exclusive Negotiating Agreement (“ENA”) entered on May 1, 2024, by and between the City of Novato (“City”), and the Park Acquisition Corporation (“PAC”) of the Marin Valley Mobile Country Club (“MVMCC”).

Over the course of the ENA period to date, the City and the PAC have engaged in thoughtful and constructive dialogue to evaluate whether a disposition of the property from the City to the residents could be achieved. These discussions have been informative and quite meaningful; however, the parties have not been able to reach agreement on the key terms needed to move forward within the timeline anticipated by the ENA. To this end, the ENA will expire on **December 31, 2025**.

The City is most grateful for the commitment, focus and transparency shown by the PAC, and by extension the residents of MVMCC, throughout this endeavor. City staff and Council Members are keenly aware of the residents’ strong interest in ensuring that long-term, affordable, secure and sustainable housing is maintained. The City shares this interest.

Although the ENA is nearing its close, the City is enthusiastically prepared to continue in further discussions with the PAC on other areas of interest. We are confident that, by working together and remaining collectively focused on providing the highest degree of certainty regarding the housing needs of the MVMCC community, we will achieve success while maintaining public ownership of the park.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Rose", with a long horizontal flourish extending to the right.

Bill Rose
Assistant City Manager
415-985-5582
brose@novato.org

Cc:

John Hansen (electronically)

Karen M. Tiedemann, Goldfarb & Lipman LLP (electronically)

Gary Bell, Colantuono, Highsmith & Whatley, PC (electronically)

Amy Cunningham, City of Novato (electronically)

Carla Carvalho-Degraff, City of Novato (electronically)