



COUNTY OF SONOMA
REAL ESTATE DIVISION

GENERAL SERVICES DEPARTMENT
2300 COUNTY CENTER DRIVE, SUITE A200
SANTA ROSA, CALIFORNIA 95403
TELEPHONE (707) 565-2463
FAX (707) 565-3476

JOSÉ OBREGÓN
GENERAL SERVICES DIRECTOR

MICHAEL K. WAGNER
REAL ESTATE MANAGER

December 22, 2009

VIA 1st Class Mail

Re: Reconveyance transactions at 575 Administration Drive, Santa Rosa, California and other County-owned property

Dear Trustee, Reconveyance Company, Mortgagee, Lender, or Other Organization:

It has come to this office's attention that your business or organization conducts trustee sales, auctions and/or similar reconveyance transactions in front of the main entrance to and in the lobby of the County of Sonoma Administration Building, located at 575 Administration Drive, Santa Rosa, California. As I am sure you are aware, the number and frequency of these types of transactions has dramatically increased over the past year due to unfortunate changes in the economy and the resulting increase in real property foreclosures. I am writing to request your cooperation in relocating these transactions to a more appropriate location.

The Administration Building is the primary center of government business for Sonoma County. The Board of Supervisors, County Counsel's Office, Human Resources Department, Risk Management Department, Payroll Division and other County programs occupy this building. The public frequently conduct business in this building by way of the main and other entry doors, where your organization conducts these transactions. This office has received numerous complaints over the past year with increasing frequency, regarding the impact these transactions have on the ability of the public, staff and others to enter and exit this building.

While we understand the need to conduct these transactions, it is of paramount importance that the public, staff and other individuals are able to access the building to conduct County business without impediment, delay or other barrier.

We are thus notifying you that, effective March 1, 2010, we will no longer tolerate such transactions at this location, or on any other County-owned property. Your relocation is necessary to facilitate the County's compliance with the Americans Disabilities Act, and other accessibility laws requiring clear, unimpeded and barrier-free access to government and other buildings.


Such access to the County Administrative Building has come into question given the large number of people congregating in front of or behind the doors to the building in connection with these transactions. The County is also subject to strict limitations with respect to commercial uses of County property and the occurrence of the above-described sales activities in and around the County's administrative offices conflicts with these laws and policies.

You may wish to consider the following and other locations for these transactions after February 28, 2010. Please note that some of these locations may impose fees.

- Conference centers
- Fairgrounds
- Hotels
- Title and escrow companies
- Veterans' buildings
- Community centers
- Your own business offices
- Other locations

I hope you understand the importance of preserving fair public access to your local government center by timely making other arrangements for these transactions. If you have any questions, please do not hesitate to write or email me at the letterhead address. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael K. Wagner", with a long horizontal flourish extending to the right.

Michael K. Wagner
Real Estate Manager
County of Sonoma