



EXCESS LAND SALE



7.14± Acres in the County of Riverside

- Process:** Riverside County Transportation Commission (RCTC) will comply with California Government Code Sections 54220-54232 during this sale. A 60-day public agency notification period has been initiated for City and County agencies within the jurisdiction of the parcels and if no interest is expressed, RCTC can offer the surplus properties to the open market. These conditions were met and RCTC hereby solicits requests for offers.
- Location:** The subject Property is located on the Southeast side of SR-74 between Betty Road and Mapes Road, in unincorporated Riverside County.
- Assessor's Data:** 342-210-016 and 017
- Due Date:** Sealed offer to be submitted on **October 4, 2017**
- Information:** <http://www.rctc.org/doing-business/property/available-property>
- Contact:** Please contact Darcy Mendoza at 951-321-4748 or dmendoza@epicland.com for more information regarding this sale. The complete Request For Offer Package will be provided upon request.

Data Sheet

342-210-016 and 342-210-017

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the prospective bidders. All prospective bidders are encouraged to make visual inspections prior to the auction. The property is sold in an "AS IS" condition.

- Size:** 7.14± Acres
- Shape:** Irregular
- Zoning:** The Land Use Element of the General Plan designates the following APN's 342-210-016 as Rural Residential (R-R) and 342-210-017 as Manufacturing-Service Commercial (M-SC).
- Topography:** The overall area is generally level: At or above street grade.
- Accessibility:** The Property can be accessed from SR-74. Property can also be accessed from Mapes Road and is subject to flooding.
- Utilities:** All available to the Property.
- Tenancy:** There are no building improvements located on the subject parcel.
- Encroachments:** There are no encroachments on the subject parcel.
- Taxes:** The Property is not assessed for taxes while vested to RCTC. It will, however, be assessed after transfer into private ownership.
- Encumbrances:** Subject to special assessments if any, restrictions, reservations, and easements of record.
- The sale of this Property is subject to all matters of public record and any easement, claim of easements or reservations not of record. Prospective bidders can refer to the Preliminary Title Report prepared by Commonwealth Land Title on September 8, 2016 or consult with local title companies if more complete information regarding the title of the property is required.

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