

EXCESS LAND SALE



17.765± Acres in the City of Corona

- 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 Property is located along the southwest quadrant of Interstate 15 and Cajalco Road, Corona, CA.
- Assessor's Data:** 279-190-046 and 279-240-019
- Information:** <http://www.rctc.org/doing-business/property/available-property>
- Contact:** Please contact Kim Bibolet at 951-321-4740 or kimbibolet@epicland.com for more information regarding this sale. The complete Request For Offer Package will be provided upon request.

Data Sheet
279-190-046 and 279-240-019

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.

Appraisal:	RCTC conducted an appraisal on the Property. The appraised value was \$5,280,000.00.
Size:	17.765± Acres
Shape:	Irregular and elongated
Zoning:	(A) Agricultural, City of Corona
Topography:	The overall area is generally level and at, or slightly below, grade with the adjacent street.
Frontage:	The Property has approximately 3,500 linear feet of frontage along I-15 and Cajalco Road.
Accessibility:	Direct access to the Property is available from Cajalco Road, and the site benefits from immediate access to Interstate 15. Overall, access is considered to be very good.
Utilities:	The Property has, or will soon have, access to all customary utilities in the street.
Tenancy:	The Property is unimproved and vacant.
Encroachments:	The Property has no encroachments.
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 First American Title Company on November 29, 2016 or consult with local title companies if more complete information regarding the title of the property is required.

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