



**REQUEST FOR OFFER ON REAL PROPERTY
OWNED BY RIVERSIDE COUNTY TRANSPORTATION COMMISSION
STATE ROUTE 91/ 2200 BLOCK FRONTAGE ROAD, CORONA, CA.
EXCESS LAND SALE**

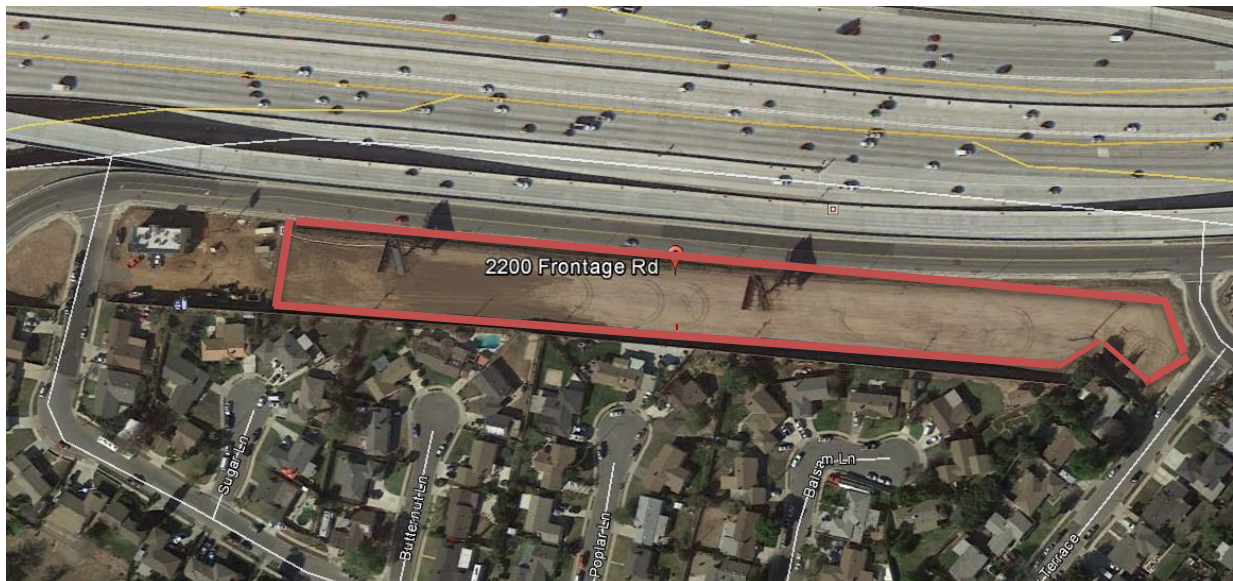
INTRODUCTION

Under California Government Code Section 54220-54232, Riverside County Transportation Commission (RCTC) can offer properties for sale to private individuals and companies when certain conditions are met. Prior to the disposition of property, RCTC must determine whether the property is needed for any future use and declare the property surplus. A 60-day public agency notification period is initiated for City and County agencies within the jurisdiction of the parcels. If no interest is expressed, RCTC may offer the surplus property to the open market. These conditions were met and RCTC hereby solicits requests for offers on real property located at the 2200 Block Frontage Road, Corona, CA.

GENERAL REQUIREMENTS

DESCRIPTION OF PROPERTY

The Property is located at the 2200 Block Frontage Road, in the city of Corona and consists of approximately 156,816 Sq. Ft/3.60 Acres. The Assessor Parcel Numbers related to the sale are: 102-092-030, 102-092-031, 102-101-002, 102-101-033, and 102-101-037. The Property is more particularly described in Attachment "A" - Property Summary.



A) SELECTION CRITERIA

RCTC will only be accepting offers made on the full site. RCTC shall use the following criteria in the selection of offers received, which in its judgment and sole discretion is the most advantageous to RCTC:

1. Price;
2. Applicant's financial capacity to purchase and develop the Property;
3. Applicant requires minimal or no additional obligation from RCTC to prepare the Property for sale;
4. Applicant's ability to close escrow expeditiously (60 days).

B) OFFER CONTENTS

Applicants shall submit a written offer consisting of the following:

- Applicant name, address and telephone number;
- Applicant background, including experience with similar purchases;
- Purchase price and proposed financing for purchase;
- Signed Disclosure of Campaign Contributions to Commissioners Form (provided as Attachment "B").

C) OFFER SUBMISSION

1. All interested applicants are invited to attend a site visit on Wednesday, April 21, 2021 from 10:00 am to 11:00 am.
2. Addendums addressing questions and corresponding responses will be posted on RCTC's website www.rctc.org under the menu tab: Doing Business with RCTC, Property, Available Property, or can be requested by contacting Katie Quick, via email at kQuick@opcservices.com or Roy Guinaldo, via email at rguinaldo@opcservices.com.
3. Offers to be made for all of the land must be sent to: RCTC - 4080 Lemon Street, 3rd Floor, Riverside, California 92502, Attention: Timothy Green, Senior Management Analyst Right of Way, or via email at TGreen@RCTC.org.

D) SALES PROCESS

1. The successful bidders will be ranked according to the selection criteria, stated on page 2, section B.
2. RCTC staff will enter into negotiations with the top ranked bidder. If negotiations with the top firm are not successful, the next ranked bidder will be contacted. In the event of a tie, the Commission will have the discretion to award either bidder.
3. RCTC's Board will consider for review all recommendations submitted by staff and the negotiated offer prior to entering into a Purchase and Sale Agreement. The successful bidder will be informed in writing of their Notice of Award.
4. The successful bidder is required to enter into a written Purchase and Sale Agreement.
5. When the executed Purchase and Sale Agreement is received, and executed by RCTC, escrow will open for a period of 30 days.
6. Within 10 days after the opening of escrow, the successful bidder must deposit 3% of the purchase price into escrow.
7. The successful bidder is allowed a 25-day review period.

E) LIMITING CONDITIONS

1. Each applicant is responsible for conducting their own independent investigation of the Property. Each applicant shall rely solely upon its own due diligence, and not rely on any information provided by RCTC or any representative thereof. The information provided by RCTC has been obtained from sources that are considered reliable, but RCTC makes no warranties, representations or guarantees of any kind with respect to the information contained therein.
2. Any sale is subject to the approval of Riverside County Transportation Commission Board.
3. All offers are considered, however, RCTC reserves the right to reject any and all offers and to cancel the sale in part or in its entirety any time prior to the execution of the Purchase and Sale Agreement.

4. The right, title and interest in the Property to be sold shall not exceed that vested in RCTC, and this sale is subject to all title exceptions and reservations whether or not of record. The successful applicant may obtain a policy of title insurance at his own expense.
5. The successful applicant shall pay 50% of customary escrow fees, the cost of a title policy, the cost of extended coverage, and if desired by the applicant, the cost of any documentary transfer tax, any additional title coverage, endorsements, or document preparation costs. RCTC will entertain offers from any interested party but will not pay for any broker commissions.
6. RCTC conducted a survey on the subject parcels for the preparation of the plat and legal description. Should the successful bidder desire a survey of the Property, this may be accomplished by an independent survey at the purchaser's expense.
7. RCTC has not conducted an environmental study on the subject parcels, nor does it intend to do so. All applicants are responsible for independent environmental studies at their own expense.
8. The successful applicant shall be responsible for checking and complying with local building codes and ordinances.
9. The Property is sold in an "as is" condition. The sale of the Property shall be made without any warranty, express or implied, and subject to all liens, easements, encumbrances and other exceptions to title, whether recorded or not. RCTC makes no representations or warranties, express or implied, concerning the condition of the Property, locations of property lines, the exact area of the Property, the condition of any improvements on the Property or any environmental condition affecting the Property. RCTC does not assume any liability for any possible encumbrances on the Property. RCTC makes no warranty as to existing or future zoning or availability of utilities.



ATTACHMENT "A"
PROPERTY SUMMARY

PROPERTY SUMMARY – EXCESS LAND SALE	
Assessor's Parcel No.	102-092-030, 102-092-031, 102-101-002, 102-101-033, and 102-101-037.
Property Rights Appraised	Fee Simple
Location	The Property is located at the 2200 Block Frontage Road, Corona, CA. The South of Frontage Road, East and West of Ridgeview Terrace, City of Corona in the State of California.
Size and Shape	Per the Riverside County Assessor's Office, the subject Property contains one parcel approximately 156,816 Sq. Ft/3.60 Acres
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 attached Exhibits for sign Leases "B1", "B2", "C1", "C2", "D1" "D2" Easements.
Zoning	C-1/C-P (general commercial). The general plan land use designation is CR (commercial retail).
Improvements and Access	The subject property has no improvements on the land. Direct access to the Property is available from Ridgeview Terrace and Frontage Road.
Topography and Drainage	The overall area is generally level and at grade with the adjacent street.



At westerly portion of parcel at Frontage Road looking east toward the property.



On the parcel looking East toward Ridgeview Terrace.

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EXHIBIT 'A1'

LEGAL DESCRIPTION

Frontage Road Remnant Parcel

APN 102-092-024, 102-092-027, 102-092-028, 102-101-036, 102-101-002, 102-101-035 and 102-101-033

In the County of Riverside, State of California, being a portion of the land described in the document recorded June 01, 1964 in Book 3709, Page 239 as Document No. 67189 of Official Records of said county, together with portions of Parcels 1 and 2 of Parcel Map 4691, filed in Book 7 of Parcel Maps at Page 77, records of said county, described as follows:

Beginning at the most westerly corner of the land described in said Document No. 67189, said point also being the northwesterly corner of Lot 46 of Tract No. 2319, filed in Book 43 of Maps, Pages 74 through 76, records of said county; thence South 82°19'25" East 223.19 feet along the southerly line of said land to the **True Point of Beginning**; thence continuing along said southerly line South 82°19'25" East 357.38 feet to an angle point therein; thence continuing along said southerly line South 80°33'08" East 760.93 feet to an angle point therein; thence North 42°50'35" East 37.56 feet along the southeasterly line of the land described in said Document No. 67189 to the southwesterly corner of the land described in the document recorded March 24, 2003 as Instrument No. 2003-204775, Official Records of said county; thence along the southwesterly and easterly lines of said land the following (4) four courses:

- 1) South 47°09'25" East 103.00 feet;
- 2) North 42°50'35" East 101.87 feet to the beginning of a curve concave westerly having a radius of 13.00 feet;
- 3) northerly along said curve 16.45 feet through a central angle of 72°30'01" to a reverse curve concave easterly having a radius of 130.00 feet;

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4) northerly along said curve 65.23 feet through a central angle of $28^{\circ}45'02''$;
thence North $44^{\circ}19'57''$ West 33.81 feet to the beginning of a non-tangent curve concave
northerly having a radius of 4530.00 feet, a radial line to said curve bears
South $02^{\circ}10'47''$ West; thence westerly along said curve 574.95 feet through a central angle
of $07^{\circ}16'19''$; thence North $80^{\circ}32'54''$ West 637.14 feet; thence South $16^{\circ}14'29''$ West
129.28 feet to the **True Point of Beginning**.

Containing 3.600 acres.

See Exhibit 'A2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate
System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid
distances by the mean combination factor of the courses being described. The mean
combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L. Evans
Jeremy L. Evans, PLS 5282

1-16-2017
Date

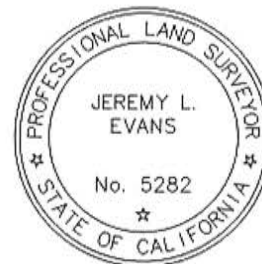
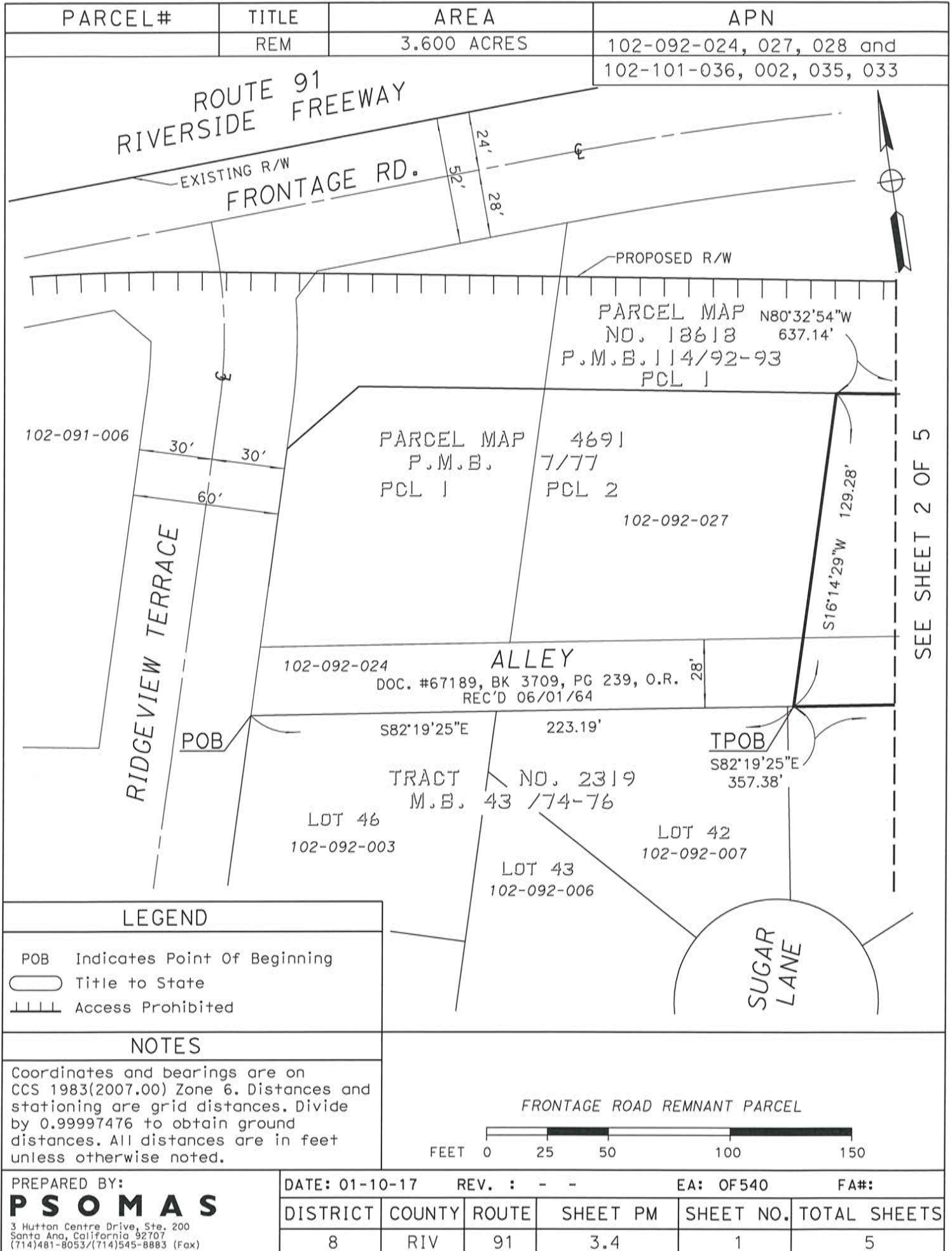


EXHIBIT A2



PREPARED BY:
PSOMAS
 3 Hutton Centre Drive, Ste. 200
 Santa Ana, California 92707
 (714)481-8053/(714)545-8883 (Fax)

DATE: 01-10-17		REV. : - -		EA: OF540		FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS		
8	RIV	91	3.4	1	5		

EXHIBIT A2

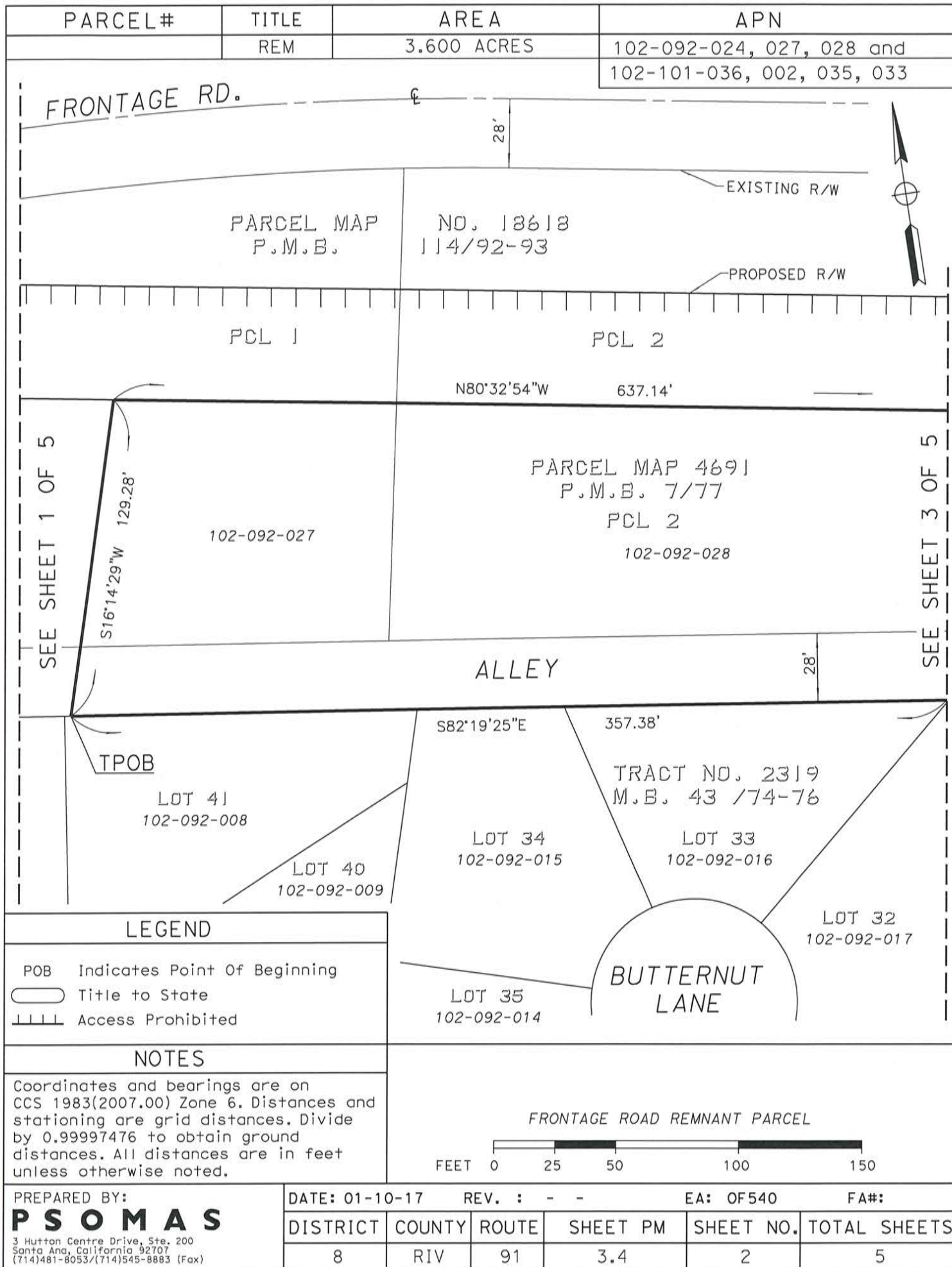


EXHIBIT A2

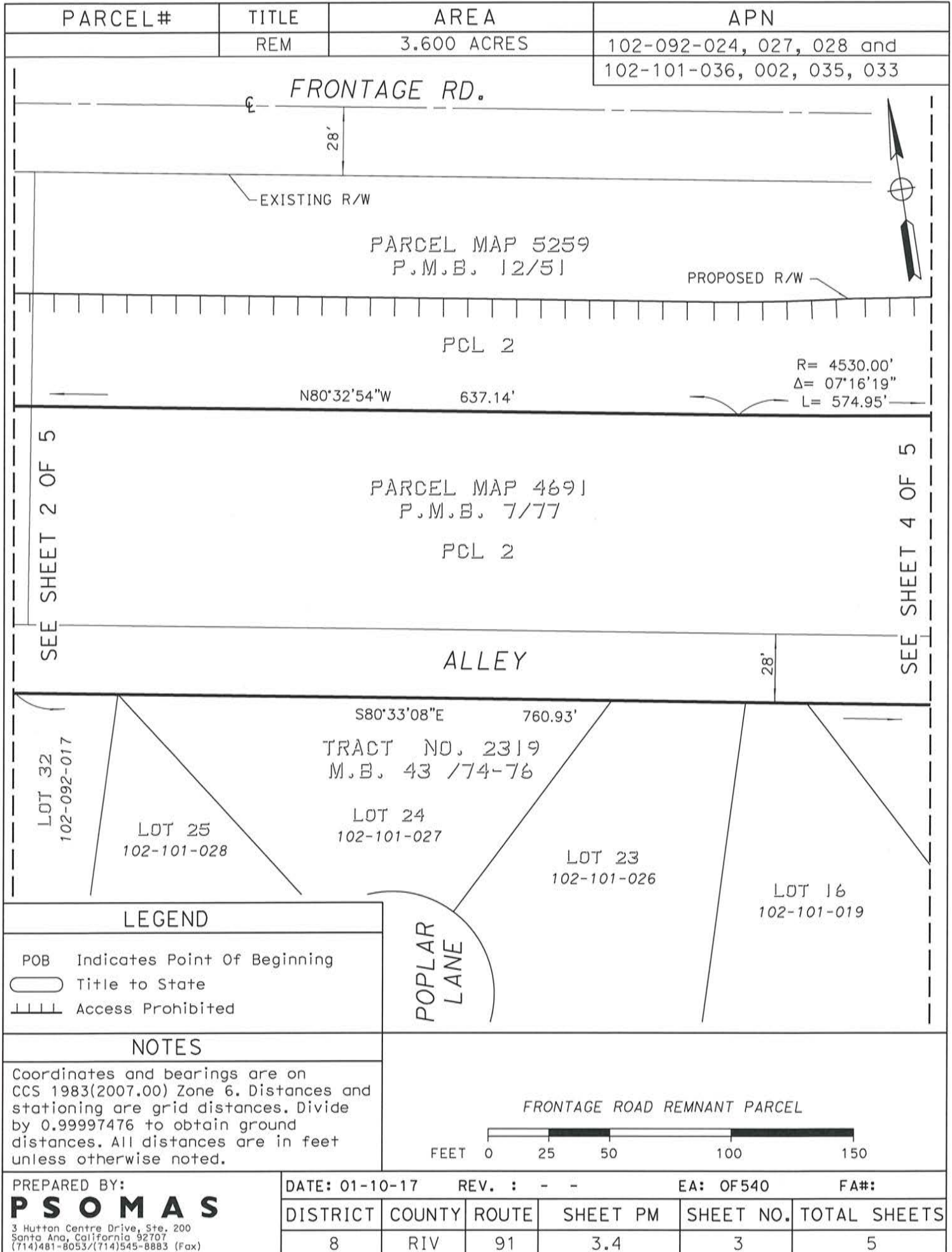


EXHIBIT A2

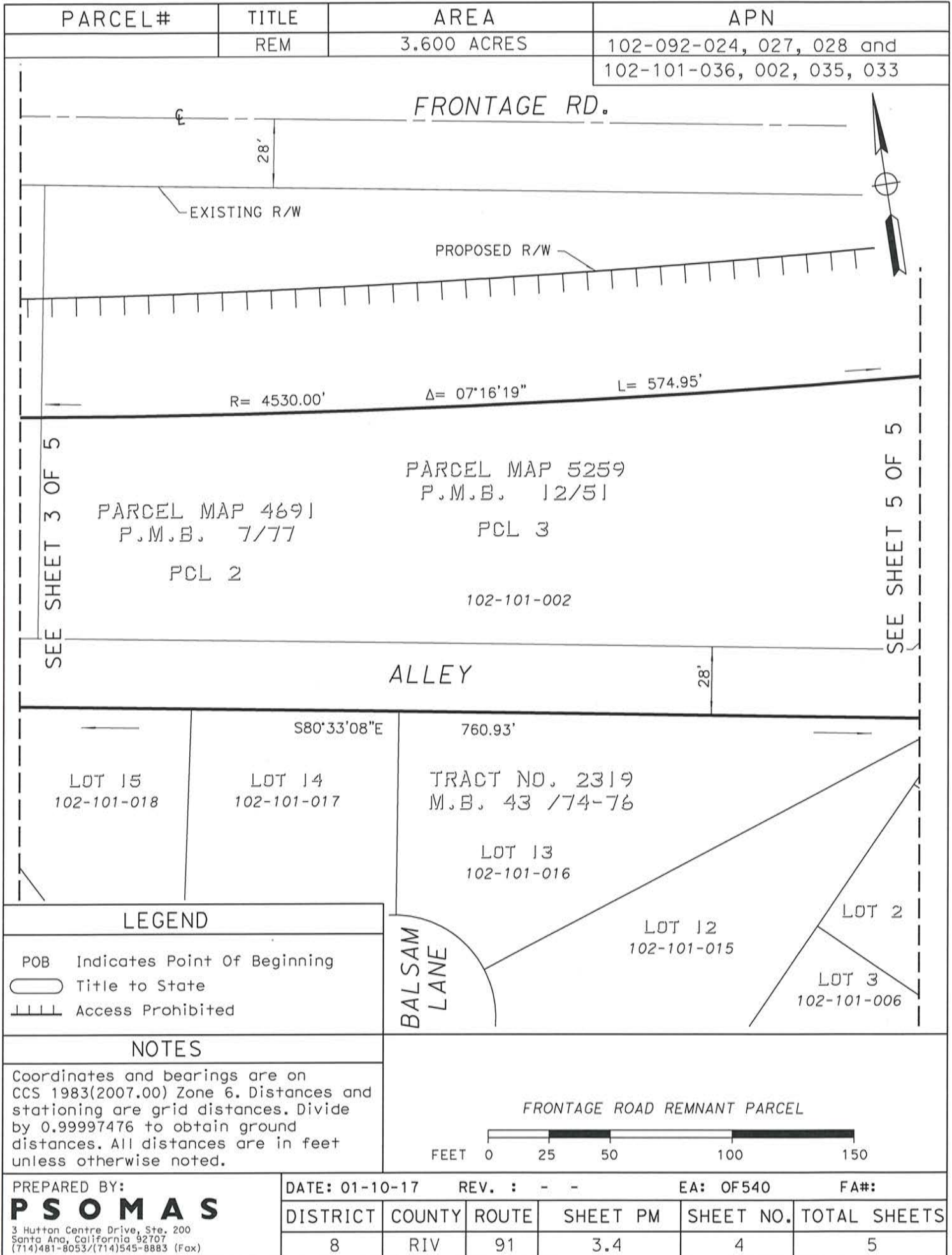
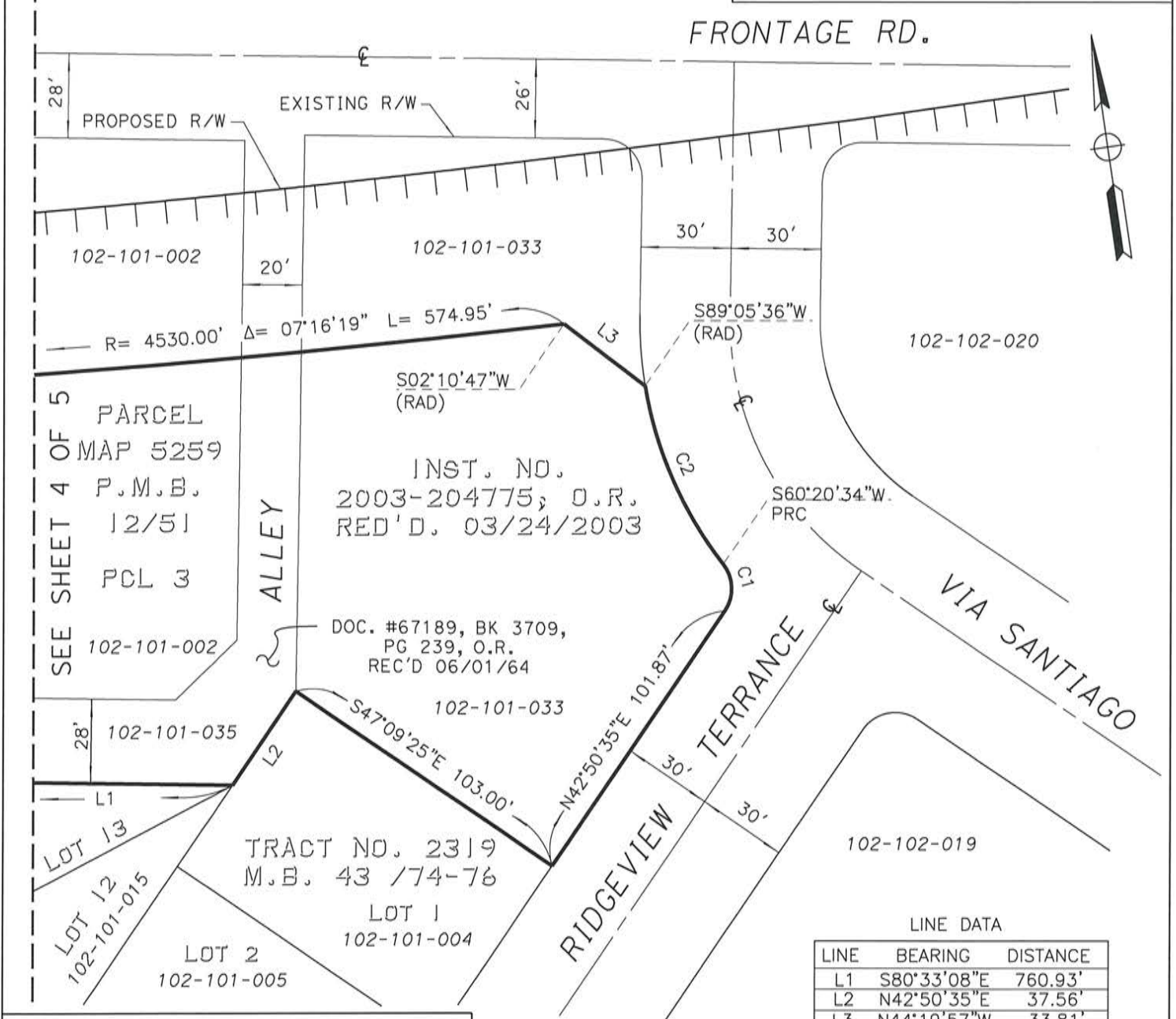


EXHIBIT A2

PARCEL#	TITLE	AREA	APN
	REM	3.600 ACRES	102-092-024, 027, 028 and 102-101-036, 002, 035, 033



LEGEND

- POB Indicates Point Of Beginning
- Title to State
- |||| Access Prohibited

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. All distances are in feet unless otherwise noted.

LINE DATA

LINE	BEARING	DISTANCE
L1	S80°33'08"E	760.93'
L2	N42°50'35"E	37.56'
L3	N44°19'57"W	33.81'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
C1	13.00'	72°30'01"	16.45'
C2	130.00'	28°45'02"	65.23'

FRONTAGE ROAD REMNANT PARCEL



PREPARED BY:

PSOMAS

3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)481-8053/(714)545-8883 (Fax)

DATE: 01-10-17

REV. : - -

EA: OF540

FA#:

DISTRICT

COUNTY

ROUTE

SHEET PM

SHEET NO.

TOTAL SHEETS

8

RIV

91

3.4

5

5

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EXHIBIT 'B1'

LEGAL DESCRIPTION

Caltrans Parcel No. 22134-1

Easement

APN 102-092-023

In the County of Riverside, State of California, being a portion of the land described in the Grant Deed recorded October 9, 1997 as Instrument No. 367784 of Official Records of said County, described as follows:

Beginning at the southwesterly corner of said land; thence North $10^{\circ}22'47''$ East 45.11 feet along the westerly line of said land; thence South $79^{\circ}37'13''$ East 39.58 feet to the **True Point of Beginning**; thence North $09^{\circ}27'06''$ East 50.00 feet; thence South $80^{\circ}32'54''$ East 50.00 feet; thence South $09^{\circ}27'06''$ West 50.00 feet; thence North $80^{\circ}32'54''$ West 50.00 feet to the **True Point of Beginning**.

Containing 2500 square feet

See Exhibit 'B2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L. Evans

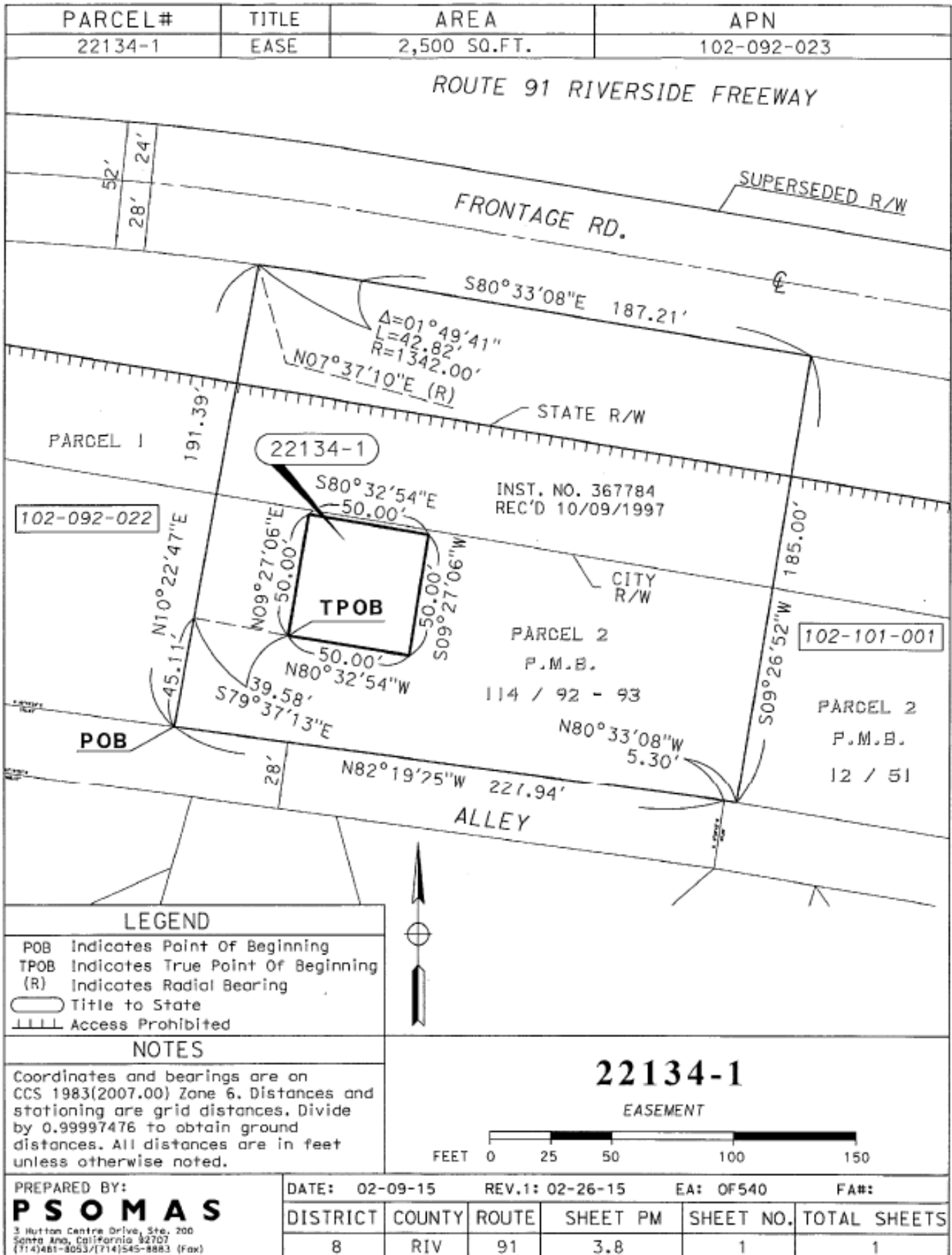
Jeremy L. Evans, PLS 5282

6.8.2018

Date



EXHIBIT B2



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EXHIBIT 'C1' LEGAL DESCRIPTION

Caltrans Parcel No. 22135-1

Easement

APN 102-101-001

In the County of Riverside, State of California, being a portion of the lands described in the deed recorded December 14, 2012 as Document No. 2012-0609239 of Official Records of said County, described as follows:

Beginning at the southeasterly corner of said lands; thence North 09°27'29" East 37.27 feet along the easterly line of said lands; thence North 80°32'31" West 16.00 feet to the **True Point of Beginning**; thence North 80°32'54" West 50.00 feet; thence North 09°27'06" East 50.00 feet; thence South 80°32'54" East 50.00 feet; thence South 09°27'06" West 50.00 feet to the **True Point of Beginning**.

Containing 2,500 square feet.

See Exhibit 'C2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

Prepared under the direction of

Jeremy L. Evans

Jeremy L. Evans, PLS 5282

6.8.2018

Date

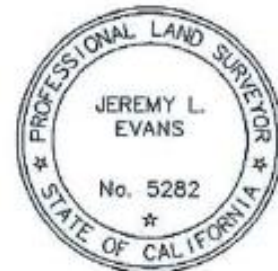
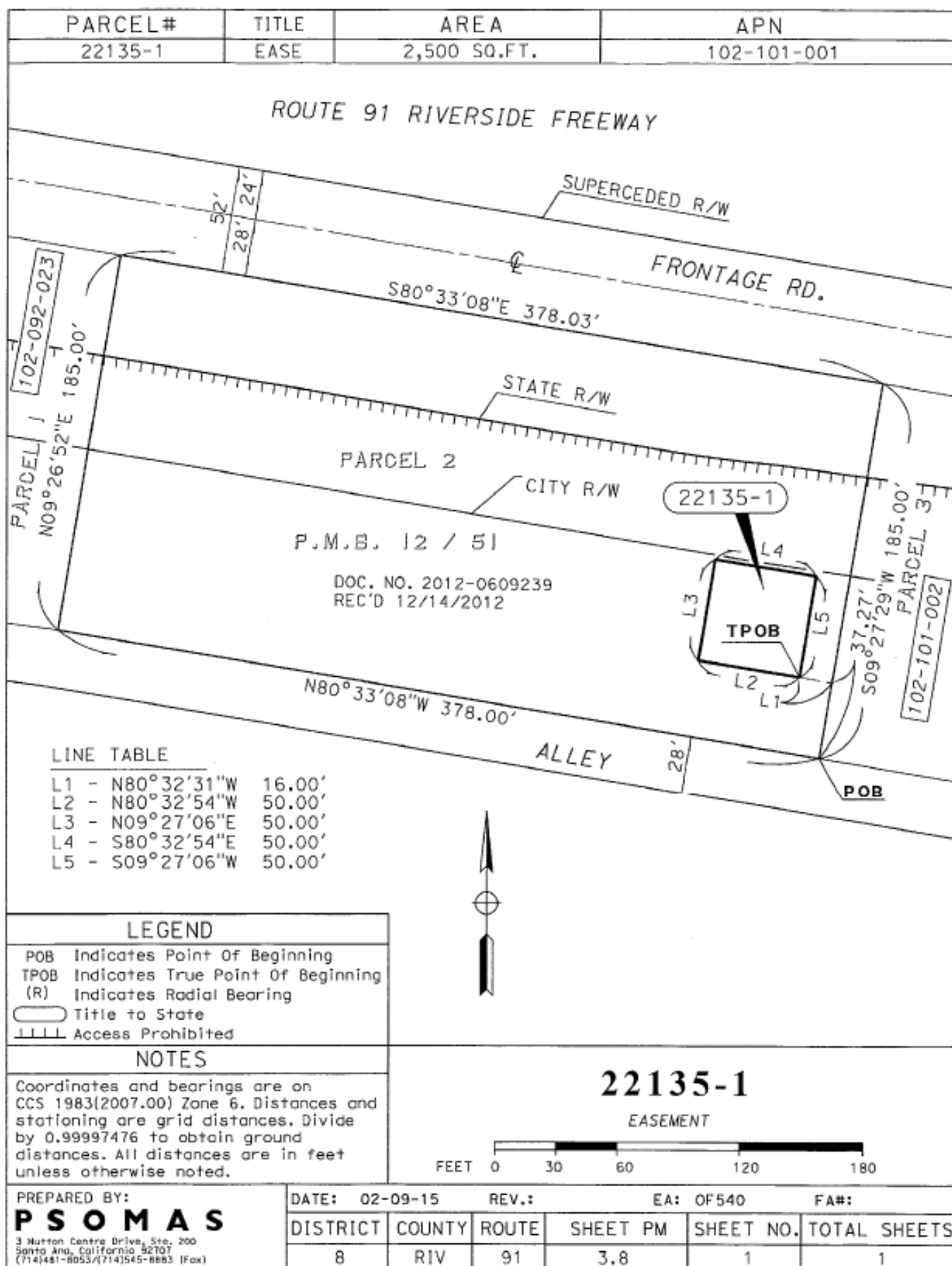


EXHIBIT C2



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EXHIBIT 'A1'

LEGAL DESCRIPTION

Caltrans Parcel No. M1B - PWFE

Permanent Wall Footing Easement

In the County of Riverside, State of California, being a portion of the land described in the document recorded May 26, 2016 as Document No. 2016-0215306 of Official Records of said County, being a strip of land 2.00 feet wide, the centerline of which is described as follows:

Beginning at the most northeasterly corner of said lands; thence South 09°26'52" West 179.00 feet; thence North 47°26'08" West 2.08 feet to the **True Point of Beginning**; thence South 42°33'52" West 42.20 feet; thence North 80°34'25" West 185.80 feet; thence North 80°34'53" West 216.99 feet; thence North 80°32'12" West 201.73 feet; thence North 80°34'06" West 115.36 feet; thence North 76°47'15" West 35.91 feet; thence North 82°13'17" West 147.26 feet; thence North 82°21'22" West 196.59 feet; thence North 82°16'27" West 229.29 feet.

Containing 2,746 square feet.

See Exhibit 'A2' attached hereto and made a part hereof.

The distances described herein are grid distances and are based on California Coordinate System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 0.99997476.

PSOMAS

Prepared under the direction of

Jeremy L. Evans

Jeremy L. Evans, PLS 5282

12.02.2017

Date



EXHIBIT A2

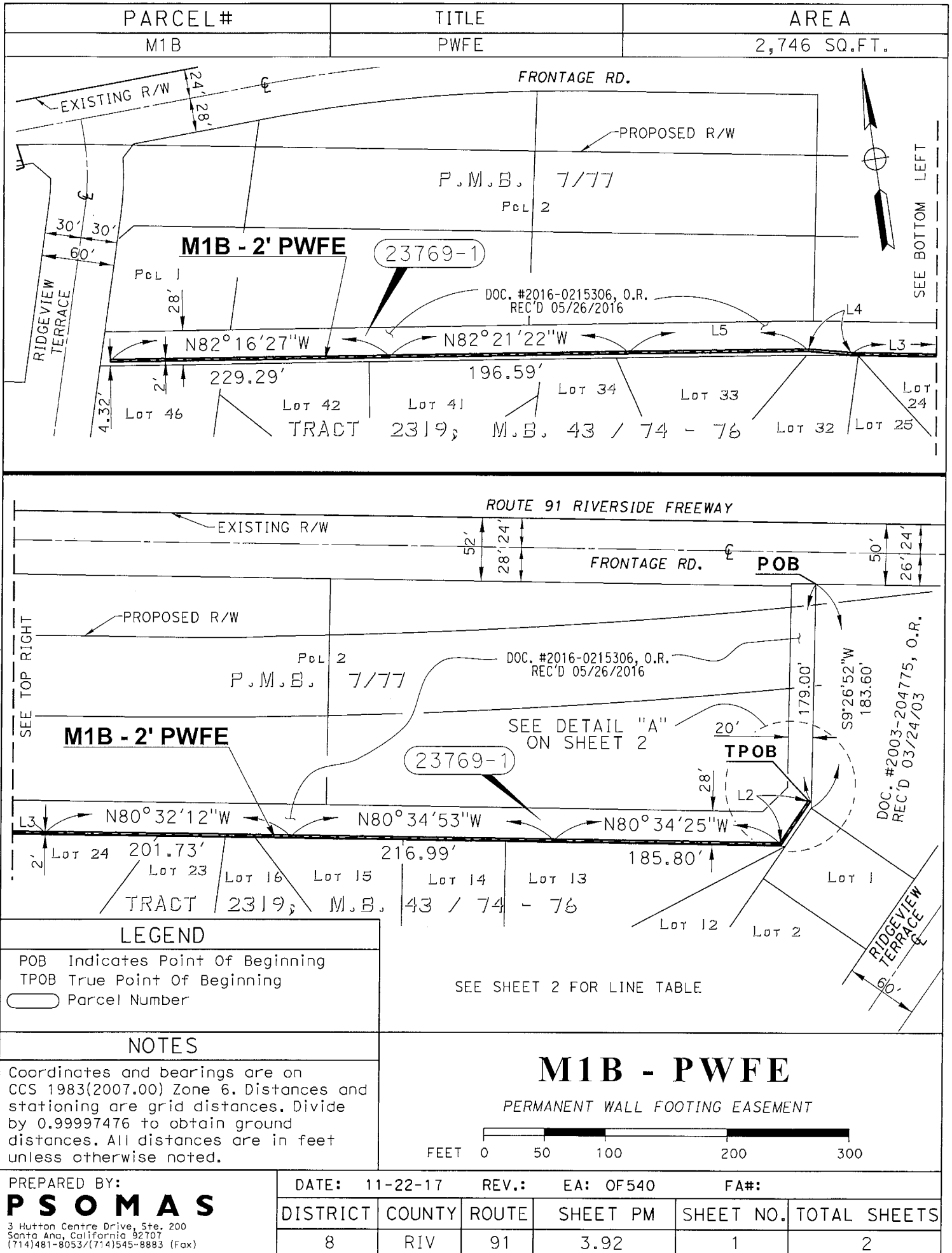
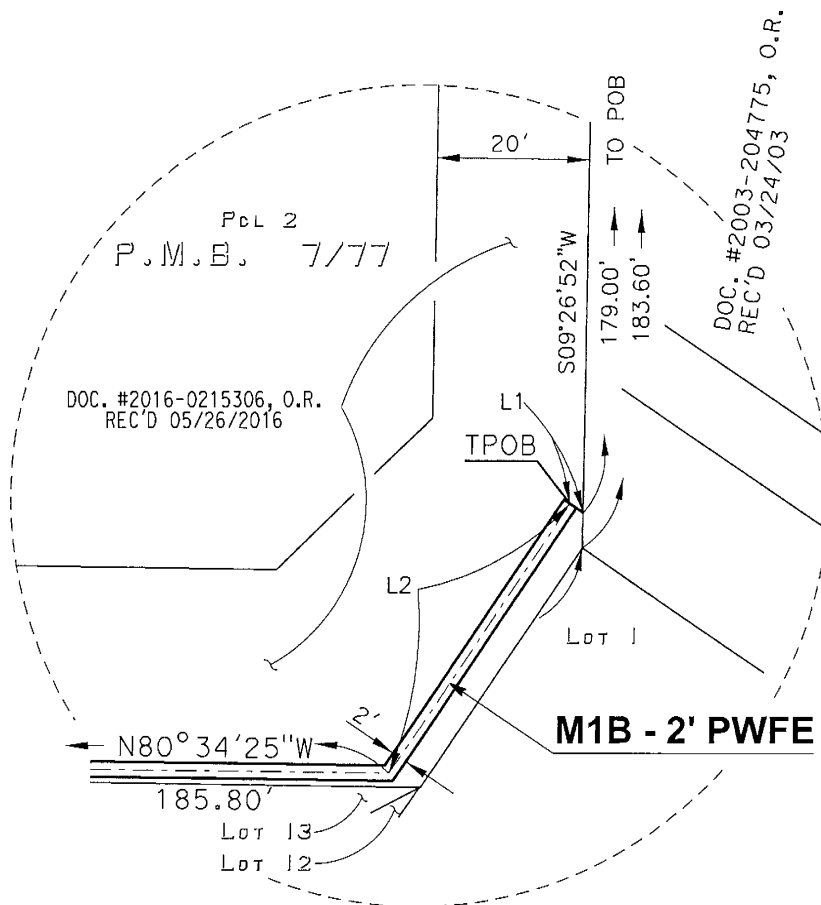


EXHIBIT A2

PARCEL#	TITLE	AREA
M1B	PWFE	2,746 SQ.FT.



LINE TABLE		
	BEARING	DISTANCE
L1 -	N47°26'08"W	2.08'
L2 -	S42°33'52"W	42.20'
L3 -	N80°34'06"W	115.36'
L4 -	N76°47'15"W	35.91'
L5 -	N82°13'17"W	147.26'

DETAIL "A"
N.T.S.



LEGEND

- POB Indicates Point Of Beginning
- TPOB True Point Of Beginning
- Parcel Number

NOTES

Coordinates and bearings are on CCS 1983(2007.00) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances. All distances are in feet unless otherwise noted.

M1B - PWFE

PERMANENT WALL FOOTING EASEMENT
NOT TO SCALE

PREPARED BY:

PSOMAS

3 Hutton Centre Drive, Ste. 200
Santa Ana, California 92707
(714)481-8053/(714)545-8883 (Fax)

DATE: 11-22-17

REV.:

EA: OF540

FA#:

DISTRICT

COUNTY

ROUTE

SHEET PM

SHEET NO.

TOTAL SHEETS

8

RIV

91

3.92

2

2

ATTACHMENT "B"
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
TO COMMISSIONERS FORM



RIVERSIDE COUNTY TRANSPORTATION COMMISSION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS TO COMMISSIONERS

Government Code Section 84308, 2 California Code of Regulations 18438.1, Et Seq

No Commissioner of the Riverside County Transportation Commission shall receive or solicit a campaign contribution of more than \$250 from Bidder, or Bidder's agent, during the time of: 1) Bid solicitation; 2) Consideration of Bids received; and, 3) Awarding of a contract based on a Bid (collectively referred to as the "Proceeding"), and for 3 months following the conclusion of the Proceeding. This prohibition does not apply to the awarding of contracts that are competitively bid. In addition, Commissioners cannot participate in any such matters if they have received more than \$250 in campaign contributions within the last year from anyone financially interested in the Proceeding, such as Bidder and/or Bidder's agent.

Pursuant to these requirements, Bidder shall disclose any campaign contribution in an amount of more than \$250 made by Bidder, and/or Bidder's agent, to any Commissioner within 12 months from the date of these Bid Documents/Request For Proposals (as applicable). For the purposes of this disclosure obligation, contributions made by Bidder within the preceding 12 months shall be aggregated with those made by Bidder's agent within the preceding 12 months or the period of the agency relationship between Bidder and Bidder's agent, whichever is shorter. In addition, Bidder and/or Bidder's agent shall not make a contribution of more than \$250 to a Commissioner during the Proceeding and for 3 months following the conclusion of the Proceeding.

The disclosure by Bidder, as set forth, herein, shall be incorporated into the written record of the Proceeding and shall be made available to the public for inspection and copying.

The following is a list of the Commissioners of the Riverside County Transportation Commission:

Kevin Jeffries, County of Riverside, District 1	Waymond Fermon / Oscar Ortiz, City of Indio
Karen Spiegel, County of Riverside, District 2	Brian Berkson / Guillermo Silva, City of Jurupa Valley
Chuck Washington, County of Riverside, District 3	Kathleen Fitzpatrick / Robert Radi, City of La Quinta
V. Manuel Perez, County of Riverside, District 4	Bob Magee / Natasha Johnson, City of Lake Elsinore
Jeff Hewitt, County of Riverside, District 5	Bill Zimmerman / Dean Deines, City of Menifee
David Happe / Alberto Sanchez, City of Banning	Yxstain Gutierrez / To Be Appointed, City of Moreno Valley
Lloyd White / David Fenn, City of Beaumont	Scott Vinton / Lisa DeForest, City of Murrieta
Joseph DeConinck / Johnny Rodriguez, City of Blythe	Ted Hoffman / Katherine Aleman, City of Norco
Linda Molina / Wendy Hewitt, City of Calimesa	Jan Hamik / Kathleen Kelly, City of Palm Desert
To Be Appointed / Jeremy Smith, City of Canyon Lake	Lisa Middleton / Dennis Woods, City of Palm Springs
Raymond Gregory / Mark Carnevale, City of Cathedral City	Michael M. Vargas / Rita Rogers, City of Perris
Steven Hernandez / Denise Delgado, City of Coachella	Ted Weill / Charles Townsend, City of Rancho Mirage
Wes Speake / Jim Steiner, City of Corona	Patricia Lock Dawson / Andy Melendrez, City of Riverside
Scott Matas / Russell Betts, City of Desert Hot Springs	Alonso Ledezma / Crystal Ruiz, City of San Jacinto
Clint Lorimore / Todd Rigby, City of Eastvale	Matt Rahn / Maryann Edwards, City of Temecula
Linda Krupa / Russ Brown, City of Hemet	Ben J. Benoit / Joseph Morabito, City of Wildomar
Dana Reed / Donna Griffith, City of Indian Wells	Mike Beauchamp, Governor's Appointee Caltrans District 8



I/We hereby disclose the following political contributions of more than \$250 made within the preceding 12 months and for 3 months following the conclusion of the Proceeding to any Commissioner:

<u>Date of Contribution</u>	<u>Amount of Contribution</u>	<u>Recipient</u>

(Attached Additional Sheet, If Necessary)

Date of Disclosure (Same As Bid Date): _____

BIDDER INFORMATION:

Signature of Bidder

Name

Title

Company

Address

City, State, and Zip Code