



**REQUEST FOR OFFER ON REAL PROPERTY
OWNED BY RIVERSIDE COUNTY TRANSPORTATION COMMISSION
STATE ROUTE 91/ WEST OF E. GRAND BLVD., 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 west of E. Grand Blvd. and north of E. 3rd St.

GENERAL REQUIREMENTS

DESCRIPTION OF PROPERTY

The Property is located west of E. Grand Blvd. and north of E. 3rd St. in the city of Corona and consists of approximately 27,857± square feet/0.63 acres. The Assessor Parcel Numbers related to the sale are: Portions of 117-122-029, 117-122-001 and 117-122-002. The Property is more particularly described in Attachment "A" - Property Summary.



Photo exhibit is an approximate area, please refer to the attached legal and plat descriptions



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 \$613,000.00;
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. 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 Roy Guinaldo, via email at rGuinaldo@opcservices.com or Katie Quick via email at kQuick@opcservices.com.
2. 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.
10. RCTC intends to reserve a blanket easement, see attached exhibit for approximate location, for the unrecorded utility easements (water, sewer, and drainage).



ATTACHMENT "A"
PROPERTY SUMMARY

PROPERTY SUMMARY – EXCESS LAND SALE	
Assessor's Parcel No.	Portions of 117-122-029, 117-122-001 & 117-122-002
Property Rights Appraised	Fee Simple
Location	The Property is located north of 3rd Street and west of E. Grand Blvd., Corona, CA
Size and Shape	Per the Riverside County Assessor's Office, the subject Property contains one parcel approximately 27,857± square feet/ 0.63 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.
Zoning	TC - Transitional Commercial Zone
Improvements and Access	There are no building improvements located on the Property. Direct access to the Property is available from E. Grand Blvd.
Topography and Drainage	The overall area is generally level and at grade with the adjacent street.



On Joy Street, looking East toward parcel.



Looking Northwest toward the parcel.

PSOMAS

EXHIBIT 'A1'

LEGAL DESCRIPTION

Caltrans Parcels Nos. 22292 & 22293-REM

Remnant

In the City of Corona, County of Riverside, State of California, being those portions of the lands described in the Grant Deeds recorded September 18, 2012 as Document No. 2012-0444135 and May 09, 2013 as Document No. 2013-0221030, both of Official Records of said County, lying southerly of the following described line:

Commencing at the centerline intersection of 3RD Street and Grand Boulevard as shown on the map filed in Book 143, Pages 32 through 50 of Records of Survey, Records of said Riverside County, said centerline of Grand Boulevard being a curve concave southwesterly having a radius of 2326.85 feet, a radial line to said intersection bears North 68°46'57" East; thence northwesterly 320.07 feet along said curve and said centerline of Grand Boulevard through a central angle of 07°52'53"; thence North 83°21'17" West 62.21 feet to the northeasterly line of Parcel B per the City of Corona Lot Line Adjustment No. LLA 03-013 recorded November 18, 2003 as Instrument No. 2003-905721 of Official Records of said County and the **True Point of Beginning**; thence continuing North 83°21'17" West 355.64 feet to a curve concave northerly having a radius of 2235.50 feet; thence westerly 311.36 feet along said curve through a central angle of 07°58'48"; thence North 75°22'29" West 218.65 feet; thence South 14°33'14" West 6.96 feet; thence North 75°22'29" West 5.50 feet; thence North 14°33'14" East 6.96 feet; thence North 75°22'29" West 137.99 feet; thence North 80°14'38" West 189.38 feet to a point on northwesterly line of the land described in Deed of Trust recorded September 30, 2004 as Instrument No. 2004-0775590, of Official Records of said County and the existing Right-of-Way of State Route 91 as shown on said map.

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1 **Excepting** therefrom the following described Parcel:

2 **Beginning** at the southwesterly corner of the land described in said Document No. 2012-
3 0444135; thence North 08°04'03" East 67.68 feet along the westerly line of said land to a
4 non-tangent curve concave westerly having a radius of 43.00 feet, a radial line to said
5 curve bears North 32°10'35" East, thence southerly 80.51 feet along said curve through a
6 central angle of 107°16'24" to the southerly line of said land; thence
7 North 81°55'52" West 14.70 feet along said southerly line to the **Point of Beginning**.

8
9 Containing 9,786 square feet.

10
11 See Exhibit 'B1' attached hereto and made a part hereof.

12
13 The distances described herein are grid distances and are based on California Coordinate
14 System of 1983, Zone 6, 2007.00 epoch. Ground distances may be obtained by dividing
15 grid distances by the mean combination factor of the courses being described. The mean
16 combination factor for this conversion is 0.99997476.

17
18 Prepared under the direction of:

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21
22 Jeremy L. Evans

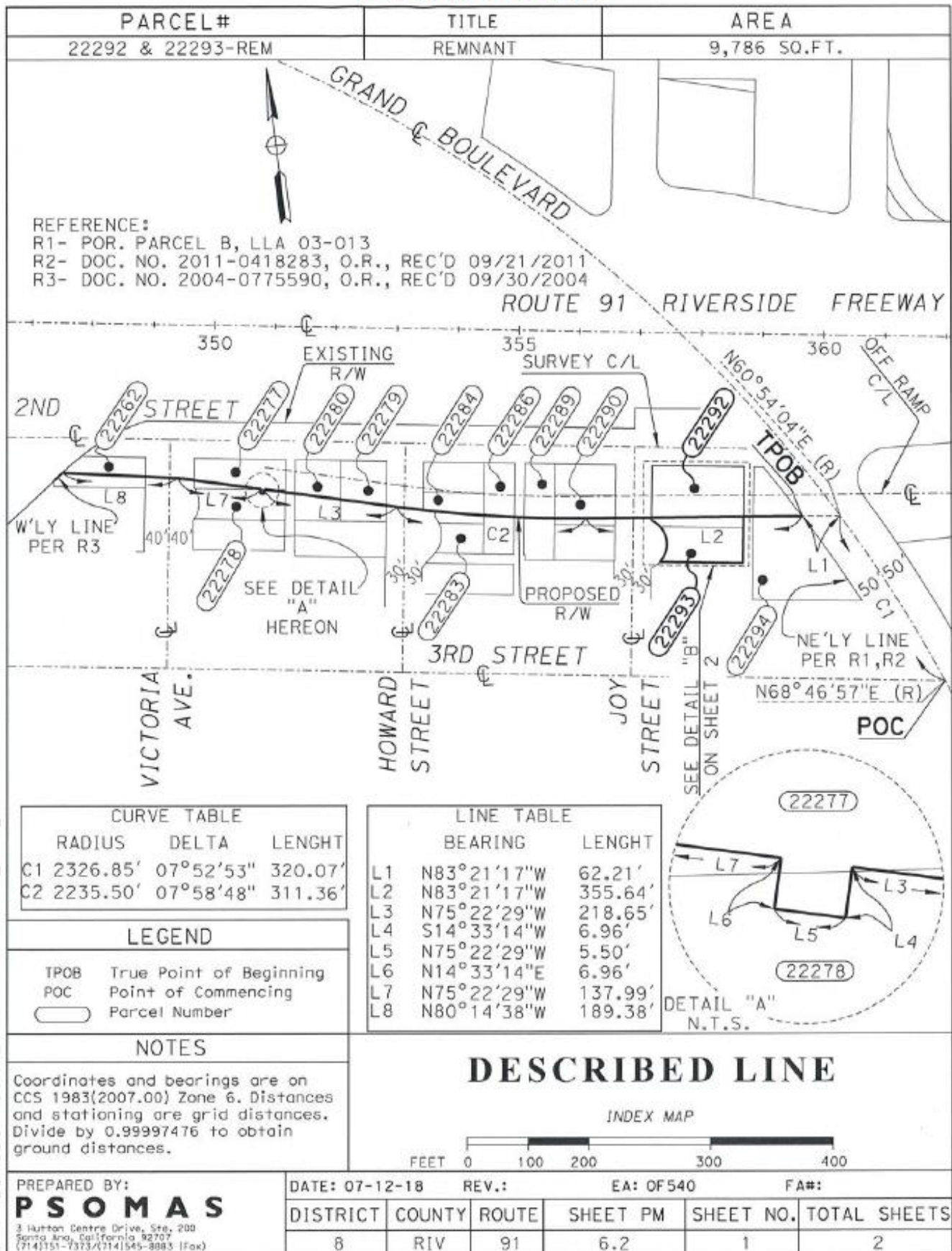
23
24 Jeremy L. Evans, PLS 5282

25
26 7.10.2018

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28 Date

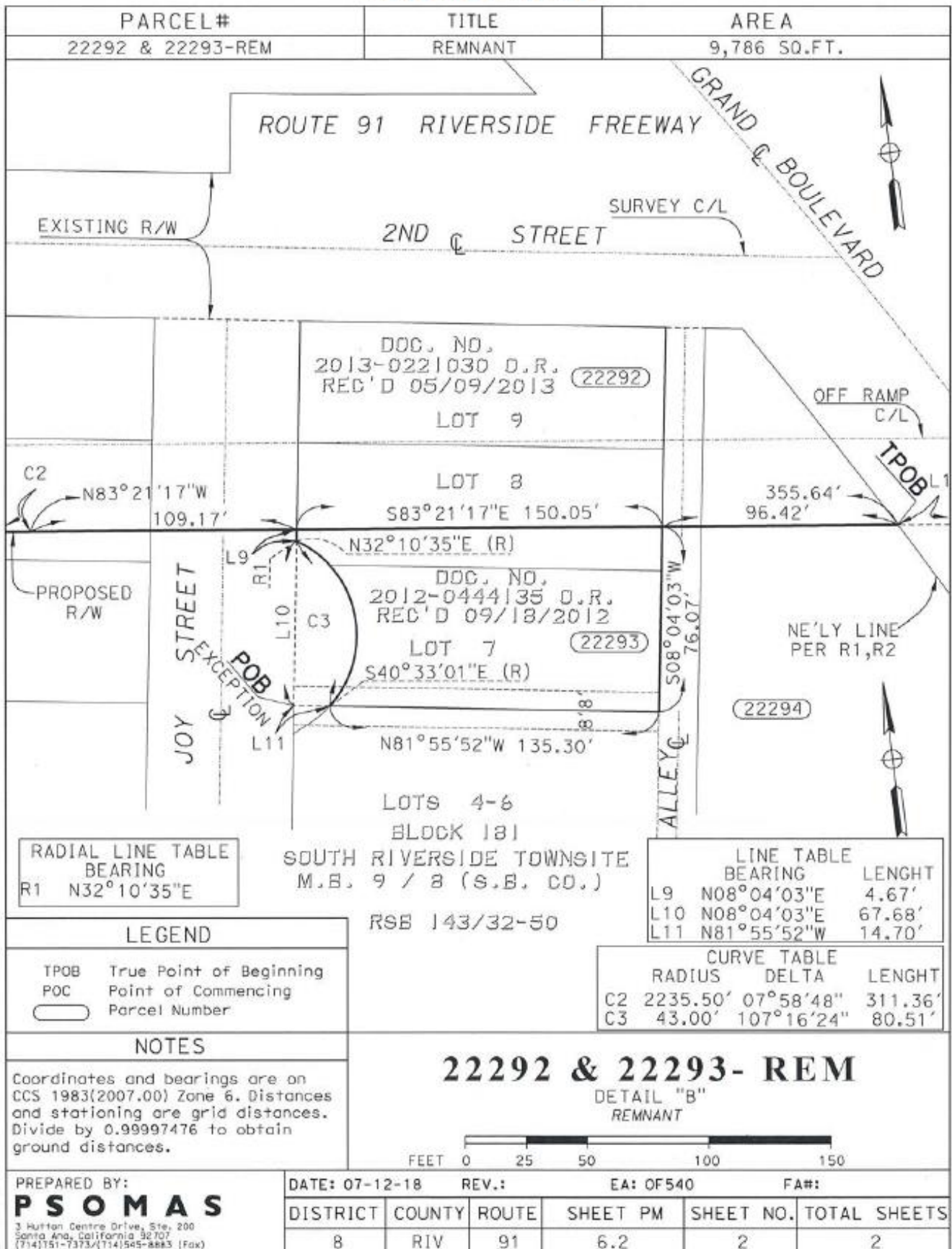


EXHIBIT A2



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EXHIBIT A2



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PSOMAS

EXHIBIT B1

LEGAL DESCRIPTION

Caltrans Parcel Nos. 22292 & 22293

Utility

In the City of Corona, County of Riverside, State of California, being those portions of Lots 7 and 8 in Block 181 as shown on the map of South Riverside Townsite filed in Book 9, Page 8 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the southeasterly corner of said Lot 7; thence North 08°04'03" East 29.38 feet along the easterly line of said Lot 7 to the **True Point of Beginning**; thence leaving said easterly line North 86°19'37" West 124.94 feet to a non-tangent curve concave westerly having a radius of 43.00 feet, a radial line to said curve bears South 81°06'31" East; thence northerly 50.07 feet along said curve through a central angle of 66°42'54" to the westerly line of said Lot 8; thence North 08°04'03" East 4.67 feet along said westerly line; thence South 83°21'17" East 150.05 feet to the easterly line of said Lot 8; thence South 08°04'03" West 38.69 feet along said easterly line and the easterly line of said Lot 7 to the **True Point of Beginning**.

Contains 5,630 square feet.

PSOMAS

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.

See Exhibit 'A2' attached hereto and made apart hereof.

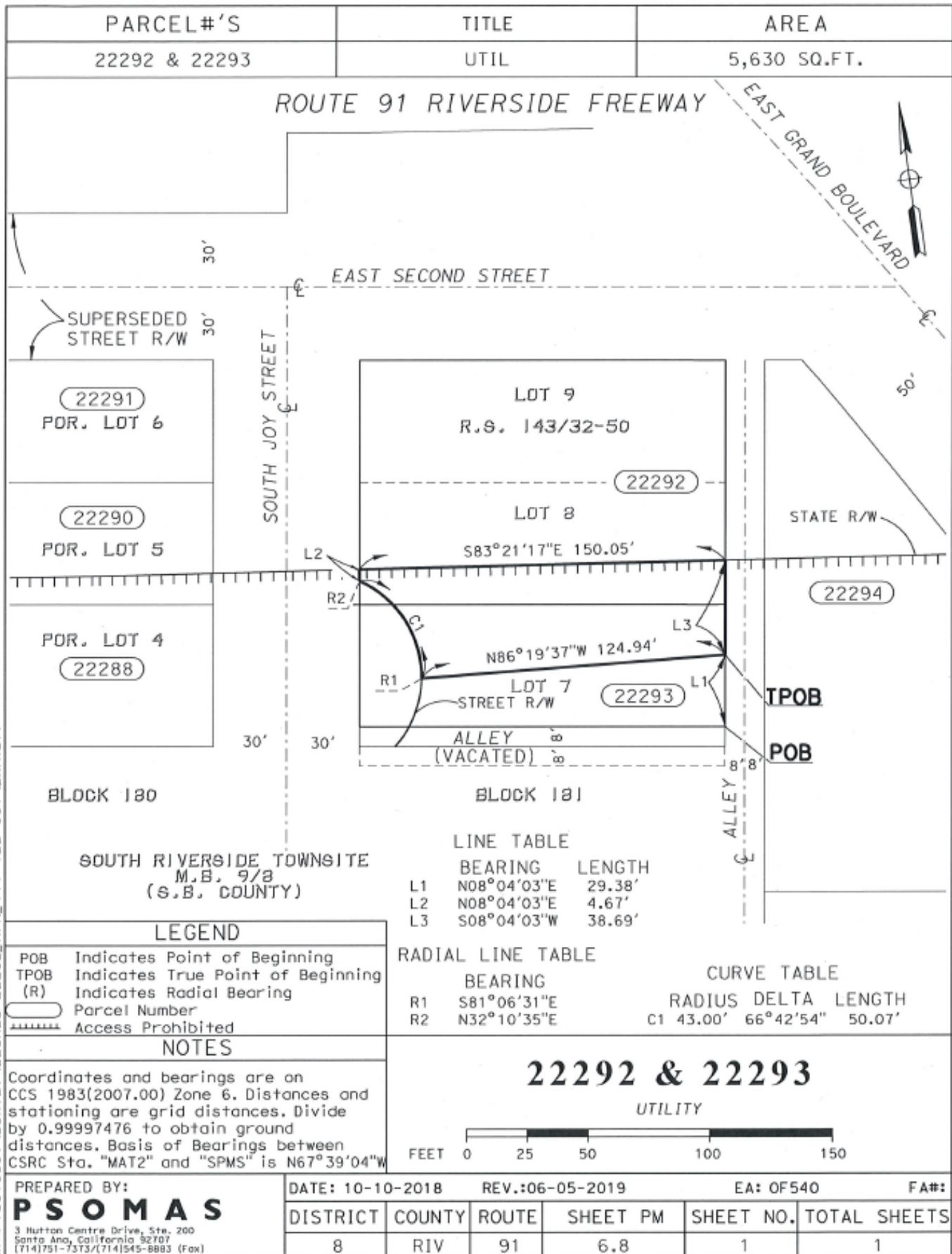
Prepared under direction of:

Jeremy L. Evans
Jeremy L. Evans, PLS 5282

6/05/2019
Date



EXHIBIT B2



M:\PTG010501\SURVEY\LEGALS-22292-APN_117-122-001\Exhibit

PSOMAS

EXHIBIT 'A1'

LEGAL DESCRIPTION

Remnant Parcel No. 22294-REM

In the City of Corona, County of Riverside, State of California, being that portion of Parcel B per the City of Corona Lot Line Adjustment No. LLA 03-013 recorded November 18, 2003 as Instrument No. 2003905721 in the Office of the County Recorder of said County, and as shown on a map filed in Book 143, Pages 32 through 50, inclusive, of Records of Survey, records of said County, lying southerly of the following described line:

Commencing at the centerline intersection of 3rd Street, 60.00 feet wide, and Grand Boulevard, 100.00 feet wide, as shown on said Record of Survey; thence along the centerline of said 3rd Street, North $81^{\circ}58'12''$ West 317.57 feet to the intersection of said centerline with the southerly prolongation of the westerly line of Parcel A of said Lot Line Adjustment; thence along said southerly prolongation, the westerly line of said Parcel A, and the westerly line of said Parcel B, North $08^{\circ}04'03''$ East 264.21 feet to the **True Point of Beginning**; thence South $83^{\circ}21'17''$ East 80.42 feet to the northeasterly line of said Parcel B.

The shall be no abutter's rights of access appurtenant to the above described real property in and to the adjacent State freeway.

Containing 18,071 square feet.

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

PSOMAS

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

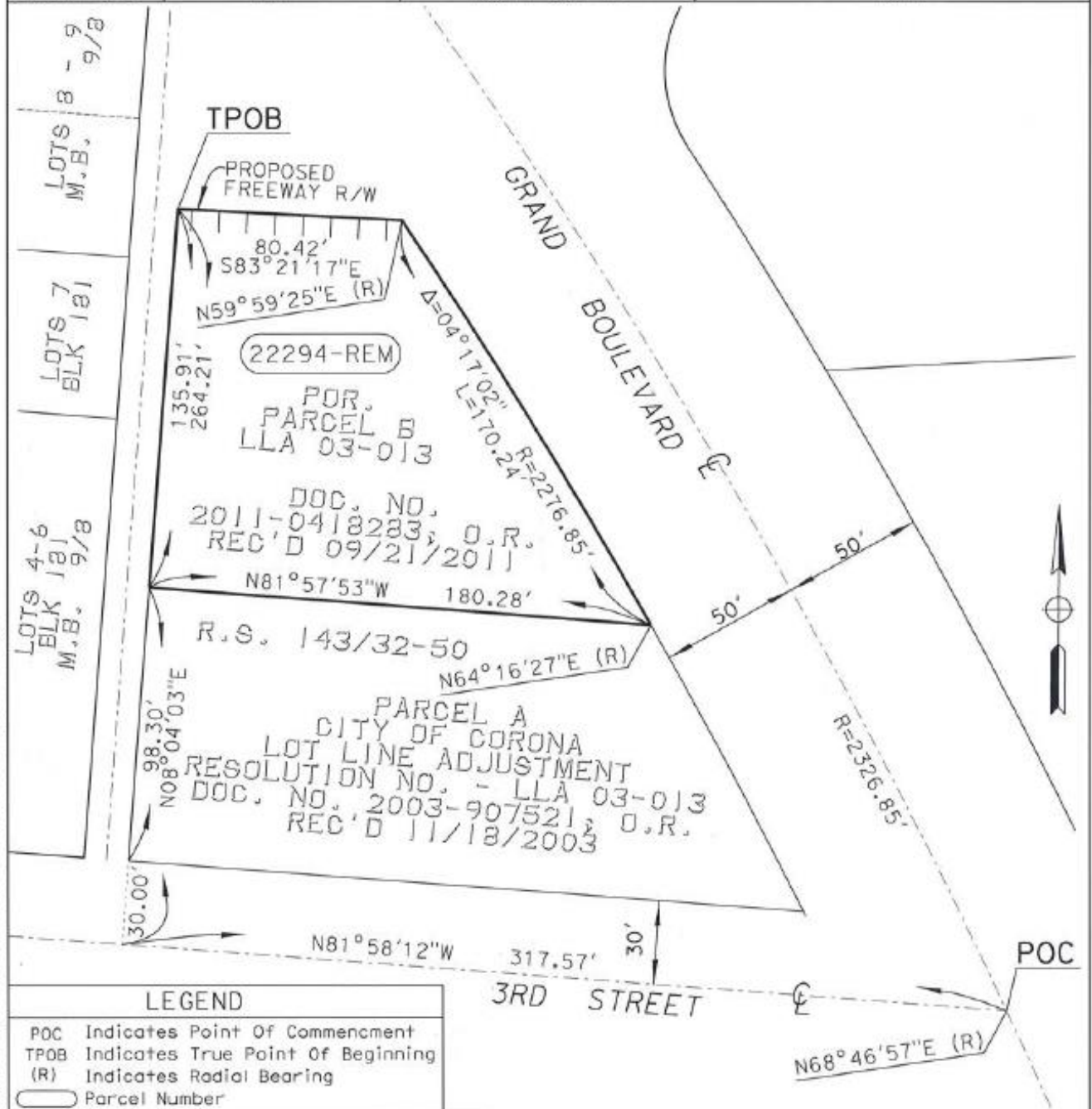
1.19.2018

Date



EXHIBIT A2

PARCEL#	TITLE	AREA	APN
22294-REM	REM	18071 SQ.FT.	N/A



LEGEND POC Indicates Point Of Commencement TPOB Indicates True Point Of Beginning (R) Indicates Radial Bearing [] Parcel Number		NOTES Coordinates and bearings are on CCS 1983(1991.35) Zone 6. Distances and stationing are grid distances. Divide by 0.99997476 to obtain ground distances.		22294-REM REMNANT		
PREPARED BY: PSOMAS 1 Hutton Centre Drive, Ste. 200 Santa Ana, California 92701 (714)751-7373/(714)545-8883 (Fax)		DATE: 01-09-18	REV.:	EA: OF540	FA#:	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	
8	RIV	91	6.8	1	1	

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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
Mary Hamlin / 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 Harnik / Kathleen Kelly, City of Palm Desert
Jeremy Smith / Larry Greene, 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	Chuck Conder / Patricia Lock Dawson, 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>
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(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