

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

638



FROM: Department of Facilities Management, Flood Control and Water Conservation District and Economic Development Agency

SUBMITTAL DATE: November 25, 2008

SUBJECT: Prequalification for Professional Real Estate Services

RECOMMENDED MOTION: That the Board of Supervisors approve the selection of the listed professional Real Estate Service providers (Attachment A) for use on an as needed basis and with negotiated fees not-to-exceed \$100,000 per project.

BACKGROUND: (Commences on Page 2)

Robin Zimpfer
 Robin Zimpfer
 Assistant County Executive Officer
 Economic Development Agency

Steve Thomas
 FOR Warren D. Williams
 General Manager – Chief Engineer
 Flood Control and Water Conservation District

Robert Field
 Robert Field, Director
 Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY: *Jennifer L. Sargent*
 County Executive Office Signature

FORM APPROVED COUNTY COUNSEL BY: *Synthia M. Gunzel 12-3-08*
 DATE: *12-3-08*
 DEPARTMENTAL CONCURRENCE: *SYNTHIA M. GUNZEL*
 Dept't Recomm.: Consent
 Per Exec. Ofc.: Consent
 Policy
 Policy

BACKGROUND:

The Department of Facilities Management, Real Estate Division, in cooperation with the Flood Control and Water Conservation District and the Economic Development Agency, solicited qualified vendors to submit Requests for Qualifications (RFQ) for Real Estate Services.

The RFQs were submitted for the purpose of developing a pool of qualified Real Estate Service providers to perform various real estate services for County entities on an as needed basis.

Per Board Policy H-7 and Government Code 4526, a selection committee made up of employees from the Department of Facilities Management, Flood Control and Water Conservation District and Economic Development Agency was established to review each firm's qualifications for the following services: Appraisal, Architectural/Contractor Services, Asbestos Survey Services, Demolition and Remediation, Engineering/Building Suitability Review and Feasibility Studies, Geotechnical Surveys, Hazmat Phase I & II Environmental Site Assessment, Project Management, Project Research and Cost Studies, Real Estate Acquisition, Real Property and Leasing Legal Services, Relocation, Right-of-Way Services (to include: Acquisition/Negotiation Services, Appraisals, Government Land Acquisitions, and Relocation), Title, Escrow and Legal Process Services, and Weed and Trash Abatement. After reviewing all the submitted qualifications, firms were selected on the basis of achieving at least a predetermined minimum collectively rated score. Each firm offers particular strengths that apply to the different types of projects directed by the County entities listed above.

Creating and building a pool of qualified real estate service firms is in conformance with Board Policy H-7 for the purpose of being able to quickly respond to county needs and accelerate the delivery of services and projects. Services will be retained on an as needed basis via the issuance of a purchase order for negotiated services including, but not limited to, agreement on the scope of work, terms, conditions and compensations. Firms will be selected by the county entities based on the pre-qualified firm's current workload and the firm's particular qualifications for individual projects.

It is anticipated the size of the projects with which the firms may be involved could range from approximately \$10,000 to \$100,000 with an estimated average project value of \$30,000. The fees for the various projects will range from \$500 to \$100,000 with most averaging around \$15,000.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

ATTACHMENT A

PRE-QUALIFIED CONTRACTORS FOR PROFESSIONAL REAL ESTATE SERVICES

APPRAISAL SERVICES

**ACCREDITED BUSINESS APPRAISALS (661) 263-0911
27669 SAFFRON LANE, SANTA CLARITA, CA 91350**

**ANDERSON & BRABANT (760) 741-4146
353 WEST NINTH AVENUE, ESCONDIDO, CA 92025-5032**

**ANZA PACIFIC APPRAISAL (909) 696-6886
P.O. BOX 890575, TEMECULA CA 92589-0575**

**LES BOWER & ASSOCIATES (909) 682-8011
2627 ELSINORE ROAD, RIVERSIDE, CA 92506**

**BELL ANDERSON & SANDERS LLC (949) 497-7606
496 BROADWAY, LAGUNA BEACH, CA 92651**

**BYER & ASSOCIATED INC (949) 752-5650
5400 BIRCH STREET, NEWPORT BEACH, CA 92660**

**CAPITAL REALITY ANALYSTS (760) 564-6233
78100 MAIN STREET, SUITE 201, LA QUINTA, CA 92253**

**CROCKETT & ASSOCIATES, LTD (760) 765-4634
4367 HIGHWAY 78, SUITE 104, SANTA YSABEL, CA 92070**

**CURTIS-ROSENTHAL, INC. (415) 677-4100
5959 W. CENTURY BLVD, SUITE 1010, LOS ANGELES, CA 90045**

**DESMOND, MARCELLO & AMSTER (DM&A) (310) 216-1400
6060 CENTER DRIVE, SUITE 825, LOS ANGELES, CA 90045**

**DONNA DESMOND ASSOCIATES (310) 475-1114
265 SOUTH BEVERLY GLEN BLVD, LOS ANGELES, CA 92024**

**DONAHUE & COMPANY, INC. (949) 760-3166
1601 DOVE STREET, SUITE 170, NEWPORT BEACH, CA 92660**

**DONALD D DORFNER & ASSOCIATES (760) 568-2767
40-049 SAGEWOOD DRIVE, PALM DESERT, CA 92255-4307**

APPRAISAL SERVICES- CONTINUED

DOVERSPIKE & ASSOCIATES INC. (951) 676-4501
41919 MORENO ROAD, SUITE F, TEMECULA, CA 92590

DOZIER APPRAISAL SERVICES
73-255 EL PASEO, SUITE 17, PALM DESERT, CA 92260

FIRST METRO APPRAISALS (714) 744-1074
747 W. KATELLA AVENUE, SUITE 201, ORANGE, CA 92667

FULLER CONSULTING (949) 660-1055
4910 CAMPUS DRIVE, NEWPORT BEACH, CA 92660-2119

GARY L. VOGT & ASSOCIATES (949) 489-8029
33191 PASEO BLANCO, SAN JUAN CAPISTRANO, CA 92675

GOEPPNER & ASSOCIATES, INC. (714) 378-6062
1096 SEA BLUFF DRIVE, COSTA MESA, CA 92627

GEORGE HAMILTON JONES, INC. APPRAISAL CONSULTANTS (949) 673-6733
717 LIDO PARK DRIVE, SUITE D, NEWPORT BEACH, CA 92663

GIRBOVAN, INC. (818) 379-3170
P.O. BOX 4808, CHATSWORTH, CA 91313-4808

HENNESEY & HENNESEY (714) 730-0744
17300 SEVENTEENTH STREET, SUITE J-251, TUSTIN, CA 92780

HENRY NUNEZ COORDINATED LAND SERVICES (626) 254-0524
128 E. HUNTINGTON DRIVE, ARCADIA, CA 91006

HIMES & HIMES, INC. (626) 331-0091
750 TERRADO PLAZA, SUITE 212, COVINA, CA 91723

INLAND APPRAISAL (909) 798-2910
103 CASCADE STREET, REDLANDS, CA 92373

INLAND EMPIRE CONSULTANTS, INC. (909) 988-3200
545 WEST 6TH STREET, ONTARIO, CA 91762-1309

INTEGRA REALTY RESOURCES (818) 593-7200
20720 VENTURA BLVD, SUITE 240, WOODLAND HILLS, CA 91364

JONES, ROACH & CARINGELLA, INC. (858) 565-2400
4669 MURPHY CANYON ROAD, SUITE 200, SAN DIEGO, CA 92123-4333

APPRAISAL SERVICES- CONTINUED

LEA ASSOCIATES, INC. PROPERTY ECONOMICS (310) 477-6595
1635 PONTIUS AVENUE, LOS ANGELES, CA 9002

LEN PERDUE & ASSOCIATES (951) 686-6470
2061 3RD STREET, SUITE G, RIVERSIDE, CA 92507

LIDGARD & ASSOCIATES (714) 633-8441
2808 E. KATELLA AVENUE, SUITE 107, ORANGE, CA 92867-5246

MACKENZIE, WAGNER & ASSOCIATES, INC. (760) 341-4998
P.O. BOX 14307, PALM DESERT, CA 92255-4307

MARSHALL L. MCINTYRE (951) 658-7002
41470 PRIMROSE LANE, HEMET, CA 92544

MASON & MASON REAL ESTATE APPRAISERS & CONSULTANTS (818) 957-1881
2609 HONOLULU AVENUE, SUITE 100, MONTROSE, CA 91020-1706

MICHAEL FRANCIS (949) 306-3388
P.O. BOX 11808, NEWPORT BEACH, CA 92658

MORRIS L. REYNOLDS (951) 776-0200
231 E ALESSANDRO BLVD, # A BOX 300, RIVERSIDE, CA 92508

MOUNTAIN HIGH APPRAISAL SERVICES (909) 338-0160
P.O. BOX 1587, CRESTLINE, CA 92325

PGP/COLLIERS INTERNATIONAL VALUATION (619) 814-4701
750 B STREET, SUITE 3250, SAN DIEGO, CA 92101

PIKE AND ASSOCIATES (949) 888-9148
ONE LUSITANO, COTO DE CAZA, CA 92679

R.E. ANALYSTS, INC. (949) 855-4607
26522 LA ALAMEDA, SUITE 260, MISSION VIEJO, CA 92691

REINHART-FONTES ASSOCIATES, INC. (951) 274-0140
2885 BUSINESS WAY, RIVERSIDE, CA 92501

RIGGS & RIGGS, INC. (805) 578-2400
4195 VALLEY FAIR STREET, SUITE 207, SIMI VALLEY, CA 93063

ROBERT SHEA PERDUE REAL ESTATE APPRAISAL (951) 694-6904
41919 MORENO ROAD, SUITE A, TEMECULA, CA 92590

APPRAISAL SERVICES- CONTINUED

SHERMAN GOLF ASSOCIATES, INC. (415) 382-7615
359 BEL MARIN KEYS BLVD, NOVATO, CA 94949

SINGLER VALUATION CONSULTING (818) 541-1500
2127 LYANS DRIVE, LA CANADA, CA 91011

SMOTHERS APPRAISAL (909) 881-1864
1807 NORTH "D" STREET, SAN BERNARDINO, CA 92405

SPECIALIZED EQUIPMENT APPRAISAL
23462 CAMINITO SALADO, LAGUNA HILLS, CA 92653

STEPHEN G. WHITE (714) 738-1595
1370 NORTH BREA BLVD, SUITE 205, FULLERTON, CA 92635

THE CONRAD GROUP, ERIC C. FRICKLE (909) 279-9200
420 MCKINLEY STREET, SUITE 111-451, CORONA, CA 91719

TIERRA WEST (951) 929-2345
133 N. BUENA VISTA STREET, SUITE 4, HEMET, CA 92543

TUCKER APPRAISAL SERVICE CORPORATION (951) 677-4888
P.O. BOX 673, MURRIETA, CA 92564-0673

VALENTINE APPRAISAL & ASSOCIATES (661) 288-0198
23942 LYONS AVENUE, SUITE 212, SANTA CLARITA, CA 91321

VERNE COX (949) 759-9461
240 NEWPORT CENTER DRIVE, SUITE 231G, NEWPORT BEACH, CA 92660

WALRDON & ASSOCIATES, INC. (714) 771-1100
205 SOUTH ORANGE STREET, SUITE 100, ORANGE, CA 92866

WARREN H. NEVILLE, MAI (951) 784-7340
5015 CANYON CREST DRIVE, SUITE 202, RIVERSIDE, CA 92507

WOOD AND ASSOCIATES (909) 798-5111
2048 ORANGE STREET, SUITE 200, REDLANDS, CA 92374

ZUMUCEN, CURREN, HOLMES & HANZICHE (949) 955-2522
17848 SKY PARK CIRCLE, IRVINE, CA 9261

ARCHITECTS/CONTRACTORS

**BARNHART, INC (951) 781-9058
4200 LATHAM STREET, SUITE A, RIVERSIDE, CA 92501**

**CSDA ARCHITECTS (310) 821-9200
4061 GLENCOE AVENUE, SUITE B, MARINA DEL REY, CA 90292**

**EDGE DEVELOPING (951) 296-0776
27368 VIA INDUSTRIA, SUITE 101, TEMECULA, CA 92590**

**HOLT ARCHITECTS INC. (760) 328-5280
70225 HIGHWAY 111, SUITE D, RANCHO MIRAGE, CA 92270**

**WLC ARCHITECTS, INC (909) 987-0909
10407 FOOTHILL BLVD, VIRGINIA DARE TOWER, RANCHO CUCAMONGA, CA 91730**

**WLC CONSTRUCTION SERVICES, INC. (909) 476-6005
10470 FOOTHILL BLVD, SUITE 107, RANCHO CUCAMONGA, CA 91730**

ATTORNEY SERVICES

**BEST BEST & KRIEGER LLP (951) 686-1450
3750 UNIVERSITY AVENUE, RIVERSIDE, CA 92502-1028**

**LUCE FORWARD (949) 732-3705
2050 MAIN STREET, SUITE 600, IRVINE, CA 92614**

**NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP (949) 833-7800
18101 VON KARMAN AVENUE, IRVINE, CA 92612-0177**

**REID & HELLYER (951) 682-1771
3880 LEMON STREET, RIVERSIDE, CA 92501**

**STRADLING YOCCA CARLSON & RAUTH (949) 725-4000
660 NEWPORT CENTER DRIVE, SUITE 1600, NEWPORT BEACH, CA 92660-6422**

BUILDING AUDITOR

**VFA, INC (314) 749-7522
4000 BARRANCA PKWY, SUITE 250, IRVINE, CA 92604**

COST ESTIMATING

**CAPSTONE PLANNING (714) 432-6577
575 ANTON BLVD., COSTA MESA, CA 92626**

**CUMMING CORPORATION (619) 446-8500
27201 PUERTA REAL, SUITE 370, MISSION VIEJO, CA 92691**

**D.C. CONSTRUCTION MANAGEMENT SERVICES (310) 317-1500
550 SCHUERON ROAD, MALIBU, CA 90265-3046**

**TRANSTECH/MAPCO (909) 384-7464
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

DEMOLITION AND REMEDIATION SERVICES

ALLWEST REMEDIATION, INC. (714) 237-1201
1201 N. BARSTEN WAY, ANAHEIM, CA 92806

AON, INC. (909) 350-8681
P.O. BOX 302, BLOOMINGTON, CA 92316

C.R. GANN DEMOLITION, INC. (909) 928-3138
4020 BAIN STREET, MIRA LOMA, CA 91752

INTERSTATE WASTE & DEMOLITION INC. (951) 786-0498
695 W. LA CADENA DRIVE, RIVERSIDE, CA 92501

WARREN DUNCAN CONTRACTING- CONTRACTING & EQUIPMENT RENTAL (909) 880-8501
2148 GLEN HELEN PKWY, DEVORE, CA 92407

VIKING DEMOLITION (818) 500-9447
P.O. BOX 251257, GLENDALE, CA 91225-1257

ENGINEERS

ALBERT A. WEBB & ASSOCIATES (CIVIL) (951) 248-4223
3788 MCCRAY STREET, RIVERSIDE, CA 92506

ALLARD ENGINEERING (CIVIL) (909) 356-1815
8253 SIERRA AVENUE, FONTANA, CA 92335

DREAM ENGINEERING, INC. (ELECTRICAL) (909) 475-9900
2700 N. LITTLE MOUNTAIN DRIVE, SUITE G-105, SAN BERNARDINO, CA 92405

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA (UTILITY) (909) 890-1255
1820 COMMERCENTER CIRCLE, SAN BERNARDINO, CA 92408

GFB-FRIEDRICH & ASSOCIATES, INC. (CIVIL) (951) 781-0811
6529 RIVERSIDE AVENUE, SUITE 230, RIVERSIDE CA 92506

HUITT ZOLLARS INC. (714) 734-5100
430 EXCHANGE, SUITE 200, IRVINE, CA 92602

MADISON-FCS (CIVIL) (951) 736-3056
350 SOUTH MAPLE STREET, SUITE A, CORONA, CA 92880

MRC ENGINEERING, INC. (ELECTRICAL & MECHANICAL) (760) 340-9005
72-880 FRED WARING DRIVE, SUITE C-11, PALM DESERT, CA 92260

NOLTE ASSOCIATES, INC. (858) 385-0500
15070 AVENUE OF SCIENCE, SUITE 100, SAN DIEGO, CA 92128

P2S ENGINEERING (ELECTRICAL & MECHANICAL) (526) 497-2990
5000 EAST SPRING STREET, 8TH FLOOR, LONG BEACH, CA 90815-5218

RICK ENGINEERING COMPANY (951) 782-0707
1223 UNIVERSITY AVENUE, SUITE 240, RIVERSIDE, CA 92507

SIMPSON GUMPERTZ & HEGER INC. (STRUCTURAL) (213) 271-1928
1055 WEST 7TH STREET, SUITE 2500, LOS ANGELES, CA 90017

TMAD, TAYLOR & GAINS (ELECTRICAL, MECHANICAL, STRUCTURAL & CIVIL) (951) 686-1776
3050 CHICAGO AVENUE, SUITE 100, RIVERSIDE, CA 92507

TRANS PACIFIC CONSULTANTS (951) 676-7000
27430 ENTERPRISE CIRCLE W., TEMECULA, CA 92590

TRI-LAKE CONSULTANTS INC. (951) 943-6504
170 WILKERSON AVENUE, PERRIS, CA 9257

ENGINEERS- CONTINUED

**TRANSTECH/MAPCO (909) 384-7464
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

LAND SURVEYING

CALVADA SURVEYING INC (951) 280-9960
411 JENKS CIRCLE, STE 205, CORONA, CA 92880

COZAD & FOX INC. (951) 652-4454
151 S. GIRARD STREET, HEMET, CA 92544

D. WOOLLEY & ASSOCIATES (714) 734-8462
2832 WALNUT AVENUE, SUITE A, TUSTIN, CA 92780

GUIDA SURVEYING, INC. (949) 777-2000
3 JENNER, SUITE 180, IRVINE, CA 92618

HALL & FOREMAN, INC. (909) 919-7800
420 EXCHANGE STREET, SUITE 100, IRVINE, CA 92602-1301

HESS SURVEY (951) 325-2200
P.O. BOX 578, NUEVO, CA 92567

LANCASTER SURVEYORS (951) 925-9303
HEMET, CA 92544

LEJA SURVEYING CORPORATION (909) 797-3043
13642 HIGHLAND OAKS DRIVE, YUCAIPA, CA 92399

TRANSTECH/MAPCO (909) 384-7464
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408

RICK ENGINEERING COMPANY (951) 782-0707
1223 UNIVERSITY AVENUE, SUITE 240, RIVERSIDE, CA 92507

SAF-R-DIG UTILITY SURVEYS INC. (909) 370-0930
12210 MICHIGAN STREET, GRAND TERRACE, CA 92313

WINCHESTER ASSOCIATES (951) 924-5425
23640 TOWER STREET, MORENO VALLEY, CA 92553

LEGAL SERVICES

**AMERICAN EAGLE ATTORNEY SERVICE (909) 466-7272
8650 VINEYARD AVENUE, SUITE 111, RANCHO CUCAMONGA, CA 91730**

**AMERICAN PROCESS SERVERS
SINDI BESSENT-CHASSE, OWNER**

**PARAGON PARTNERS LTD. (714) 891-3074
5762 BOLSA AVENUE, SUITE 201, HUNTINGTON BEACH, CA 92606**

**SARNOFF COURT REPORTERS (949) 955-3855
46 CORPORATE PARK, SUITE 100, IRVINE, CA 92606**

**WORLDWIDE ATTORNEY SERVICES
1533 WILSHIRE BLVD., LOS ANGELES, CA 90017**

PHASE I, PHASE II, HAZARDOUS MATERIALS AND/OR ENVIRONMENTAL SERVICES

**ALLWEST REMEDIATION, INC. (714) 237-1201
1201 N. BARSTEN WAY, ANAHEIM, CA 92806**

**AMI ADINI & ASSOCIATES (800) 433-1933
4657 HOLLYWOOD BLVD, LOS ANGELES, CA 90027**

**BRYAN A STIRRAT & ASSOCIATES (909) 860-7777
1360 VALLEY VISTA DRIVE, DIAMOND BAR, CA 91765**

**BUREAU VERITAS (714) 431-4100
1565 MACARTHUR BLVD, COSTA MESA, CA 92626**

**CES, CALVADA ENVIRONMENTAL SERVICES (951) 808-8585
1560 COMMERCE STREET, UNIT D, CORONA, CA 92880-1768**

**CONVERSE (909) 796-0544
10391 CORPORATE DRIVE, REDLANDS, CA 92374**

**EEL (760) 431-3748
5845 AVENIDA ENCINAS, SUITE 128, CARLSBAD, CA 92008**

**GEOSOLIS INC (951) 677-9651
26590 MADISON AVE, MURRIETA, CA 92562**

**LEIGHTON & ASSOCIATES (951) 296-0530
41715 ENTERPRISE CIRCLE N, TEMECULA, CA 92590**

**MONTGOMERY WATSON (858) 751-1200
9444 FARNHAM STREET, SUITE 300, SAN DIEGO, CA 92123**

**TETRA TECH (909) 381-1674
348 WEST HOSPITALITY LANE, SAN BERNARDINO, CA 92408**

**THE REYNOLDS GROUP (714) 730-5397
P.O. BOX 1996, TUSTIN, CA 92781-1996**

**URS CORPORATION (951) 778-9601
4505 ALLSTATE DRIVE, SUITE 7, RIVERSIDE, CA 92501**

RELOCATION SERVICES

**CALIFORNIA PROPERTY SPECIALISTS INC. (CPSI) (714) 550-4628
600 W. SANTA ANA BLVD., SUITE 115, SANTA ANA, CALIFORNIA 92701**

**EPIC LAND SOLUTIONS, INC (951) 321-1800
3850 VINE STREET, RIVERSIDE, CA 92507**

**HENRY NUNEZ COORDINATED LAND SERVICES (626) 254-0524
11 E. HUNTINGTON DRIVE, ARCADIA, CA 91006**

**FACILITIES PLANNING AND MANAGEMENT- PROJECT MANAGEMENT & RELOCATION ASSISTANCE SERVICES
11 GOLDEN SHORE, SUITE 550, LONG BEACH, CA 90802 (562) 437-4020**

**MECKY MEYERS ASSOCIATES
228 N IRENA AVE, REDONDO BEACH, CA 90277**

**OVERLAND, PACIFIC CUTLER, INC. (760) 776-1238
41555 COOK STREET, SUITE 250, PALM DESERT, CA 92260**

**PARAGON PARTNERS LTD. (714) 891-3074
5762 BOLSA AVENUE, SUITE 201, HUNTINGTON BEACH, CA 92606**

**PROPERTY SPECIAL, INC (949) 713-5000
30021 TOMAS STREET, SUITE 300, RANCHO SANTA MARGARITA, CA 92688**

**UNIVERSAL FIELD SERVICES
18733 BEACH BLVD, SUITE 220, HUNTINGTON BEACH, CA 92648**

RIGHT OF WAY CONSULTANT SERVICES

**CALIFORNIA PROPERTY SPECIALISTS INC. (CPSI) (714) 550-4628
600 W. SANTA ANA BLVD., SUITE 115, SANTA ANA, CALIFORNIA 92701**

**DEL RICHARDON & ASSOCIATES INC. (310) 645-3729
510 S. LA BREA AVENUE, INGLEWOOD, CA 90301**

**DESMOND, MARCELLO & AMSTER (DM&A) (310) 216-1400
6060 CENTER DRIVE, SUITE 825, LOS ANGELES, CA 90045**

**EPIC LAND SOLUTIONS, INC. (951) 321-1800
3850 VINE STREET, RIVERSIDE, CA 92507**

**HENRY NUNEZ COORDINATED LAND SERVICES (626) 254-0524
11 E. HUNTINGTON DRIVE, ARCADIA, CA 91006**

**MICHAEL L. HEINEKE SR/WA
15416 OLIVE BRANCH DRIVE, LA MIRADA, CA 90638-2430**

**OVERLAND, PACIFIC CUTLER, INC. (760) 776-1238
41555 COOK STREET, SUITE 250, PALM DESERT, CA 92260**

**PARAGON PARTNERS LTD. (714) 891-3074
5762 BOLSA AVENUE, SUITE 201, HUNTINGTON BEACH, CA 92649**

**RICK ENGINEERING COMPANY (951) 782-0707
1223 UNIVERSITY AVENUE, SUITE 240, RIVERSIDE, CA 92507**

**SANKI PASTORE & HILL, INC. (GOODWILL VALUATION SERVICES)
1990 SOUTH BUNDY DRIVE, SUITE 800, LOS ANGELES, CA 90025**

**S.L. PLEASANT & ASSOCIATES (909) 882-2882
3272 NORTH "E" STREET, SUITE C, SAN BERNARDINO, CA 92405**

**TRANSTECH/MAPCO (909) 384-7464
413 MACKAY DRIVE, SAN BERNARDINO, CA 92408**

TITLE & ESCROW SERVICES

CHICAGO TITLE (909) 381-6712
560 EAST HOSPITALITY LANE, SAN BERNARDINO, CA 92408

FIRST AMERICAN TITLE COMPANY (909) 477-5657
3625 FOURTEENTH STREET, RIVERSIDE, CA 92502

INVESTORS TITLE COMPANY (ITC) (949) 338-8263
4667 MACARTHUR BLVD, SUITE 150, NEWPORT BEACH, CA 92660

LAND AMERICA LAWYERS TITLE COMPANY (909) 890-9109
655 NORTH CENTRAL AVENUE, SUITE 2200, GLENDALE, CA 91203

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (951) 787-4980
450 NORTH BRAND BLVD, SUITE 84, GLENDALE, CA 91203

ORANGE COAST TITLE COMPANY (909) 987-5433
1060 EAST WASHINGTON STREET, SUITE 200, COLTON, CA 92324

STEWART TITLE OF CALIFORNIA (800) 346-1444
180 NORTH RIVERVIEW DRIVE, SUITE 100, ANAHEIM, CA 92808

UNITED TITLE, COLTON & GLENDALE (909) 370-3500
500 NORTH BRAND BLVD., SUITE 1150, GLENDALE, CA 91203