

FORM APPROVED COUNTY COUNSEL
 BY: [Signature] 1/12/16
 DATE: 1/12/16
 GREGORY P. PRIAMOS
 Departmental Counsel

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

158



FROM: Economic Development Agency

SUBMITTAL DATE:
 March 17, 2016

SUBJECT: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, California; Resolution No. 2016-004, Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$50,000] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312 (a)(b)(3) Sale of Surplus Government Property Exemption; Section 15061 (b)(3), General Rule or "Common Sense" Exemption;
2. Conduct a public hearing on March 29, 2016, to open written bids and call for oral bidding for certain real property located in the City of Jurupa Valley in the County of Riverside, California, portion of Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037;
3. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration;

(Continued)
FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: [Signature] 3/16/16
 Susana Garcia-Bocanegra

[Signature]
 Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 50,000	\$ 0	\$ 50,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: 100% Sale Proceeds				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE
 BY: [Signature]
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3-9 of 3/1/16

District: 2

Agenda Number:

9-1

By: [Signature] Juan C. Perez, Director
 Transportation and Land Management Agency

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

Economic Development Agency

FORM 11: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, California; Resolution No. 2016-004, Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$50,000] 100% Sale Proceeds

DATE: March 17, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Acceptance of Highest Bid, Authorization to Sell and Approval of Agreement – Optional Motions for the Board's Selection:
 - a. In the event that the Board desires to accept the highest bid, adopt Resolution No. 2016-004 Authorization to Sell Real Property located in Jurupa Valley, County of Riverside, State of California; Approval of Offer and Agreement to Purchase Real Property, Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037 to authorize the sale and approve the agreement with the successful bidder to move forward with the sales transaction;
OR
 - b. In the event that no bids are received or the Board rejects all bids, the Board authorizes EDA – Real Estate to continue to market the subject Property for sale.
5. If an offer is accepted by the Board of Supervisors during the public hearing, reimburse the Real Property Real Estate Division of the Economic Development Agency in an amount not to exceed \$50,000 from proceeds of the accepted offer;
6. Authorize the sales proceeds to be deposited into the Transportation Land Management Agency's account; and
7. Direct the Clerk of the Board to submit the Notice of Exemption to the County Clerk for posting within five days of approval of this project.

BACKGROUND:

Summary

On March 1, 2016, the Board of Supervisors adopted Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley in the County of Riverside, State of California, identified as Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037, declaring the real property to be surplus property and invited bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board. The property is located at 4725 Troy Court, Jurupa Valley and consists of 10.43 acres. The property consists of three rectangular lots, one of which is improved with an approximate 5,000 square foot industrial building; the two remaining lots are vacant. The property is zoned M-SC (Manufacturing-Service Commercial), and is enclosed with a block wall and wrought iron fencing.

This yard was built for the Transportation Department in 2008 to replace the previous yard at Van Buren and Clay Street, which was replaced by the building of the Animal Shelter on that property.

The Transportation Department does not provide contract road maintenance services to the City of Jurupa Valley, so the department has identified this location to be declared surplus.

(Continued)

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

Economic Development Agency

FORM 11: Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, California; Resolution No. 2016-004, Acceptance of the Highest Bid and Authorization to Sell Real Property; Approval Offer and Agreement to Purchase Real Property; CEQA Exempt; District 2, [\$50,000] 100% Sale Proceeds

DATE: March 17, 2016

PAGE: 3 of 3

BACKGROUND:

Summary (Continued)

An independent appraisal was conducted and found the current market value to be \$6,947,000 and the minimum bid will be set at the current fair market value. For efficiency in the public bidding process, after all the bids, both written and oral, have been reviewed and considered by the Board, the Board may choose to accept the highest bid, authorize to sell the real property, approve the agreement for the purchase and sale of the property and direct the Chairman of the Board to execute the agreement and the deed at the close of the public hearing. In the event that no bids are received or the Board desires to reject all the bids reviewed and considered, the Board may authorize the Economic Development Agency – Real Estate Division to continue to market this Property for sale. If a party is interested in purchasing the Property under the terms and conditions set by the Board in the Resolution No 2016-003 and the Bid Forms, the proposal shall be submitted to the Board for its review and consideration on whether to accept the proposal.

Bid Forms, the proposal shall be submitted to the Board for its review and consideration on whether to accept the proposal.

Pursuant to the CEQA, the sale was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Sections 15061 (b)(3) General Rule Exemption and 15312 (a)(b)(3) – Surplus Government Property Sales. The proposed project is the sale of real property that is no longer needed for the use by or purposes of the County does not have significant value for wildlife habitat or other environmental purposes, and the use of the property and adjacent property has not changed since the time of acquisition by the County.

Resolution No. 2016-004, the Offer and Agreement to Purchase Real Property and Quitclaim Deed have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The sale of this property is expected to generate approximately \$6,947,000. The property was originally purchased in 2007 using the Transportation Department's funds, therefore the proceeds will go back to the Transportation Department; and will be used to help offset the cost of building a new Highway Operations Center in Mead Valley, which is a more centralized location than the current Highway Operations Center in Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the sale of this property, as itemized below, through the gross proceeds of this sale. No net county costs will be incurred and no budget adjustment is necessary.

(Minimum Bid)	\$ 6,997,000
Advertising Costs	\$ 1,500
Total County Costs	\$ 48,500
Total Estimated Net Proceeds	\$ 6,947,000

Attachment: Aerial Image; Resolution No. 2016-004 with Exhibit A; Offer and Agreement to Purchase Real Property; and Notice of Exemption

JURUPA VALLEY TRANSPORTATION YARD

4725 Troy Court, Jurupa Valley



Legend



0 962 1,925 Feet



REPORT PRINTED ON... 1/27/2016 3:33:48 PM

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IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

District 2
APN 167-110-035
167-110-036
167-110-037

2 **Resolution Number 2016-004**

3 **Acceptance of the Highest Bid and Authorization to Sell Real Property**

4 **Located in the City of Jurupa Valley, County of Riverside, State of California; Approval**

5 **of Offer and Agreement to Purchase Real Property Assessor's Parcel Numbers**

6 **167-110-035, 167-110-036 and 167-110-037**

7
8 **WHEREAS**, the County of Riverside ("County") owns certain real property consisting of
9 approximately 10.43 acres of vacant land identified as Assessor's Parcel Numbers 167-110-
10 035, 167-110-036 and 167-110-037, located in Jurupa Valley, County of Riverside, State of
11 California, (the "Property") more particularly legally described in Exhibit "A", attached hereto
12 and by this reference incorporated herein; and,

13 **WHEREAS**, on March 1, 2016, the Property was declared as surplus real property and
14 the notice of intention to sell the Property was directed to be posted and published pursuant to
15 Government Code Sections 25528 and 6063 and a date was set for conducting the public sale
16 in a public hearing of the Board of Supervisors for the County of Riverside; and,

17 **WHEREAS**, the County has reviewed and determined the sale of the Property as
18 categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State
19 CEQA Guidelines Sections 15061 (b)(3), General Rule Exemption; and 15312 (a)(b)(3) -
20 Surplus Government Property Sales - because the proposed project is the sale of real property
21 involving the transfer of title to the real property that is no longer needed for the use by or
22 purposes of the County, does not have significant value for wildlife habitat or other
23 environmental purposes and the use of the property and adjacent property has not changed
24 since the time of acquisition by the County; and

25 **WHEREAS**, the Board of Supervisors desires to authorize the sale of the Property,
26 approve the Offer and Agreement to Purchase Real Property with the successful bidder who
27 submitted the highest bid that was accepted by the Board and authorize the Chairman to
28 execute the Agreement and Quitclaim Deed on behalf of the County; now, therefore,

1 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of
2 the County of Riverside County ("Board"), at the close of conducting the public hearing for the
3 public bidding to sell the Property, assembled on or after March 29, 2016, at 9:30 or soon
4 thereafter, that it hereby finds the sale of the Property as categorically exempt from CEQA
5 under State CEQA Guidelines Section 15312 (a)(b)(3), Sale of Surplus Government Property
6 Exemption; Section 15061 (b)(3), General Rule or "Common Sense" Exemption, accepts the
7 highest bid and authorizes the sale of the Property to the highest bidder who was accepted by
8 the Board ("Buyer") in accordance with the terms and conditions provided in that certain Offer
9 and Agreement to Purchase Real Property and the following:

- 10 1) The purchase price to be paid by the Buyer shall be the amount offered by the
11 Buyer and accepted by the Board at the public hearing held on this date.
- 12 2) The deposit submitted by Buyer in the amount of at least three percent (3%) of the
13 minimum bid amount set by the Board shall be applied to the purchase price.
- 14 3) The Buyer shall pay the remaining balance of the purchase price in cash within the
15 number of days required in the Agreement approved between the County and the
16 Buyer.
- 17 4) Buyer shall submit all other amounts necessary for escrow and closing costs within
18 time period provided in the Agreement.
- 19 5) The conveyance of the Property shall be in the form of a Quitclaim Deed in favor of
20 the Buyer and shall be subject to liens, encumbrances, easements, rights of way,
21 taxes and assessments and deed and tract covenants, conditions and restrictions, if
22 any, whether recorded or not. The Property is being sold "AS IS".
- 23 6) The County makes no warranties or representations, express or implied, regarding
24 the condition of the property, which land uses are permitted or can be changed, any
25 matters concerning zoning, availability of public utility services or suitability for the
26 purpose in which the Buyer may wish to use the Property.
- 27 7) Title insurance shall be at the option of the Buyer and Buyer's sole cost and
28 expense.

1 8) Buyer shall be solely responsible for all costs associated with this sales transaction,
2 including Escrow and Title Company costs and fees to consummate the transaction.

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
4 approves the Offer and Agreement to Purchase Real Property ("Agreement"), authorizes the
5 Chairman of the Board to execute the Agreement on behalf of the County and directs the deed
6 to be delivered upon performance and compliance by the Buyer of all the terms and conditions
7 of the Agreement.

8 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
9 authorizes the Assistant County Executive Officer/EDA, or his designee, to execute any other
10 documents necessary to complete this transaction including the Quitclaim Deed.

11 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board has
12 given notice hereof as provided in Sections 25528 and 6063 of the Government Code.

13 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that Board authorizes
14 that the net proceeds from the sale to be deposited into the Riverside County Transportation
15 Land Management Agency's account.

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcels 6 through 8 of Parcel Map No. 31081, in the County of Riverside, State of California, as per map recorded in Book 220, Pages 49 through 51, of Parcel Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 167-110-035-0

SERIAL NO. _____

BID FORMS

FOR

THE SALE OF REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY
ASSESSOR'S PARCEL NUMBERS 167-110-035, 167-110-036 AND 167-110-036
APPROXIMATELY 10.43 ACRES
IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Proposal to Purchase Real Property in the City of Jurupa Valley
9:30 a.m., March 29, 2016

COUNTY OF RIVERSIDE,
ON BEHALF OF ITS TRANSPORTATION AND LAND MANAGEMENT AGENCY

BOARD OF SUPERVISORS
County Administrative Center
Post Office Box 1359
4080 Lemon Street
Riverside, California 92502-1359

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B. Instructions to Bidders	2 pages
C. Proposal to purchase real property located in the City of Jurupa Valley in the County of Riverside, State of California, 9:30 a.m., March 29, 2016 with Exhibit "A".....3 pages	3
D. Bidder's Questionnaire	2 pages
E. Offer and Agreement to Purchase Real Property	7 pages

SECTION A

**RESOLUTION NO. 2016-003
DECLARATION OF SURPLUS REAL PROPERTY AND
NOTICE OF INTENTION TO SET PUBLIC HEARING FOR THE SALE OF REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
ASSESSOR'S PARCEL NUMBERS 167-110-035, 167-110-036 AND
167-110-037**

COPY OF ADOPTED RESOLUTION FOLLOWS:

INSTRUCTIONS TO BIDDER

1. Bids are to be made only on the basis of Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property located in the City of Jurupa Valley in the County of Riverside, State of California, Assessor's Parcel Numbers 167-110-035, 167-110-036 and 167-110-037 (for the "Property"). A bidder shall not be relieved of his bid nor shall any change be made in his bid because of mistakes.
2. The submittal of a bid shall be deemed evidence that the bidder has carefully examined the laws relating to County property, inspected the site, examined these instructions and is fully aware of the responsibilities of the bidder.
3. Bids should be plainly marked on the outside of a sealed envelope: "Proposal to Purchase Real Property located in the City of Jurupa Valley - 9:30 a.m., March 29, 2016."
4. Any bids may be withdrawn at any time prior to the hour fixed for the receipt of bids, provided that a request in writing, executed by the bidder, or his duly authorized representative for the withdrawal of such bid is submitted to and filed with the Clerk of the Board. The withdrawal of a bid shall not prejudice the right of a bidder to file a new bid prior to the time and date set for the receipt of bids.
5. The County reserves the right to seek supplementary information from any bidder at any time between the dates of bid submission and the bid acceptance. Bidders must be prepared to submit proof of funds in order to complete this transaction and any other information required.
6. The right to reject any and all bids, both written and oral, and to withdraw the property from sale is reserved, the offer to sell real property is not binding on County or the successful bidder until final acceptance by the Board of Supervisors.
7. Award of this sale, if it is awarded, will be to the "Highest Responsible Bidder", whose proposal complies with all requirements prescribed herein. In the selection of the "Highest Responsible Bidder", the following factors will be taken into consideration:
 - (1) The bidder's experience, reputation and business background;
 - (2) Ability and willingness to perform;
 - (3) Credit standing; and/or
 - (4) The highest purchase price offered and the highest down payment offered.
8. A bidder shall be required to submit all the documents, including the Offer and Agreement to Purchase Real Property ("Agreement"), in the bid forms package, completed and duly executed by the bidder and real estate agent, if applicable, with the requisite Deposit. In the event that the Board accepts the highest bid, the Board may authorize the sale and approve the Agreement and authorize the Chairman to execute the Agreement and the Grant Deed on the same date that the public hearing is conducted to hold the public sale of the Property.
9. The Title Company shall be selected by the County. The escrow shall close, title shall pass and possession shall be delivered within a reasonable period of time after the Board

accepts the highest bid to allow for the conditions of the sale to be met. Closing costs shall be borne by the successful bidder.

10. The County will convey all right title, and interest which it owns in the Property and title convey shall be subject to all liens, encumbrances, easements, rights of way, taxes and assessments and deed and tract covenants, conditions and restrictions, if any, whether recorded or not.

11. If there are any problems or questions about filling out the forms, assistance may be obtained at Economic Development Agency Real Estate Division, 3403 10th Street, 4th Floor, Riverside, California 92501. Telephone: (951) 955-4822.

PROPOSAL TO PURCHASE REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

March 29, 2016, 9:30 a.m.

APN's 167-110-035, 167-110-036 and 167-110-037

Date of Submittal

Pursuant to Resolution No. 2016-003, Declaration of Surplus Real Property Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley of Riverside County, the undersigned bidder hereby offers to purchase the real property in the County of Riverside described in Exhibit "A" of Resolution No. 2016-003, said property consisting of approximately 10.43 acres of vacant land located in Jurupa Valley in the County of Riverside County. The total amount hereby offered for the purchase of said property is the sum of _____ \$ _____, to be paid as follows:

1. Cash down payment in the sum of \$ _____, including enclosed deposit.

2. The balance of the purchase price shall be paid in cash, cashier's check or a certified check to the County of Riverside, Economic Development Agency - Real Estate Division, 3403 10th Street, 4th Floor, Riverside, California 92501 or to the escrow holder when directed in the event the transaction is consummated through escrow.

3. This bid is accompanied by a deposit in cash, cashier's check, or a certified check equal to at least three percent (3%) of the amount of the bid. In the event this proposal is accepted by the Board of Supervisors, said amount shall be credited to the amount due to consummate the transaction if such bid is accepted by the Board.

4. This proposal is for the purchase of the real property specified in Resolution No. 2016-003 in accordance with the terms and conditions set forth below and is an irrevocable offer for the time period specified in the Offer and Agreement to Purchase Real Property.

Terms:

A. In the event that there are no successful oral bids made through the public auction and two or more of the acceptable written proposals are for equal purchase price amounts and are also the highest written proposals; then, the successful bid shall be determined as follows:

(1) The one of such highest written proposals providing for the highest amount of cash down payment shall be the successful bid.

(2) If two or more of such equal highest written proposals are equal in all the above respects, or are all cash proposals; then, in that event, the one accompanied by the largest deposit shall be the successful bid.

B. The full amount of such bid, less any deposit, shall be paid within sixty (60) days of the date of the acceptance thereof or prior to the close of escrow, whichever shall occur first.

C. Title insurance shall be required as follows:

If the Property is purchased for cash, title insurance shall be at purchaser's option, and shall be at purchaser's expense.

D. Conveyance of title shall be by Quitclaim Deed to the successful bidder or his nominee. Title shall be subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record, whether or not recorded, if any. No guarantee, either expressed or implied, is made by the County regarding any permitted land use of the subject property or any possible change in land use zone or the availability of public utilities services to the property. Lack of success in obtaining any certain land use permits or utilities services for the property shall not be a basis for the successful bidder to refuse to complete the purchase.

E. An escrow, to be handled by a separate company, may be requested by the successful bidder; however, all costs thereof shall be at purchaser's expense.

F. All real property transfer taxes and recording fees, if any, shall be paid by the purchaser.

G. All cash and any necessary documents required of purchaser to complete the sale shall be delivered to County by purchaser within sixty (60) days of the date that the successful bid is accepted by the Board of Supervisors following the public hearing or prior to close of escrow, whichever shall occur first.

H. If, prior to the recordation of the Quitclaim Deed to the successful bidder or his nominee, the successful bidder fails to make any payment at the time due, or to perform any covenant or agreement when such performance is required under the terms of the Resolution; then the County may, at its option, declare a cancellation and termination of the sale by written notice to the successful bidder; and, at the expiration of ten (10) days following the depositing of such notice by first-class mail, postage prepaid and addressed to the successful bidder at his address designated at the time his bid was submitted, the sale shall be ended and of no further effect.

I. IN THE EVENT THE COUNTY DECLARES A CANCELLATION AND TERMINATION OF THE SALE, PURSUANT TO PARAGRAPH "I", THEN THE COUNTY MAY RETAIN THE DEPOSIT SUBMITTED WITH THE BID AS LIQUIDATED DAMAGES FOR SUCH FAILURE TO CARRY OUT THE SALE OF THE PROPERTY. THE SUCCESSFUL BIDDER, BY MAKING A BID PURSUANT HERETO, AND THE COUNTY AGREE THAT SUCH DAMAGES ARE TO BE THE SOLE REMEDY FOR SUCH A BREACH, IN THAT AT THE TIME OF MAKING AND ACCEPTING THE BID, IT WOULD BE IMPRACTICAL, AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES THAT WOULD FLOW FROM THE SUCCESSFUL BIDDER'S REFUSAL OR FAILURE TO CONSUMMATE THE TRANSACTION, INCLUDING BUT NOT LIMITED TO, THE DIFFERENCE IN MONEY BETWEEN THE TOTAL SUM TO BE PAID BY ANOTHER PARTY TO COUNTY FOR PURCHASE OF THE PROPERTY, IF THE FORMER SUM IS IN EXCESS OF THE LATTER, PLUS THE PREPARATION OF BID DOCUMENTS AND PUBLICATION COSTS IN CONNECTION THEREWITH.

J. The right to reject all bids, both written and oral, and to withdraw from sale is reserved.

Dated: _____

(Bidder's Signature)

Name: _____

Address: _____

C O N F I D E N T I A L

BIDDER'S QUESTIONNAIRE
INDIVIDUAL

This questionnaire is a part of your bid to purchase the real property described in Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property located in the City of Jurupa Valley, County of Riverside. The information contained herein is confidential and must be executed under penalty of perjury. Answer all questions in full. Use the back of each page for additional information, or attach sheets as required.

The COUNTY may choose to obtain a credit report to further establish your qualifications.

I. PERSONAL INFORMATION:

- A. Full name (print) _____
- B. Home address _____
- C. Home telephone no. _____
- D. Your education _____

II. BUSINESS INFORMATION: Fill in this information if you are, or ever have been self-employed or presently work in your own business.

- A. Name, address, and telephone no. of business _____

- B. What is the nature of the business? _____

- C. How long in this business? _____
- D. Are you an operator owner? If other, what is your function? _____

- E. How many people do you employ or supervise? _____
- F. Who is your business landlord, and what is his address? _____

INDIVIDUAL

III. EMPLOYMENT INFORMATION: Fill in if you are now or have within the past ten (10) years been employed by others.

A. Names and addresses of employers and dates of employment:

	DATES EMPLOYED		
	<u>FROM</u>	<u>TO</u>	<u>WAGES</u>
1.	_____	_____	_____
	_____	_____	_____
2.	_____	_____	_____
	_____	_____	_____
3.	_____	_____	_____
	_____	_____	_____
4.	_____	_____	_____
	_____	_____	_____
5.	_____	_____	_____
	_____	_____	_____

B. Job Descriptions: Describe your employer's business and responsibilities for each job listed above. Use back side of the sheet or attach sheets as required. Include the number and type of employees you supervised, if any, and the name and title of your immediate supervisor.

IV. ADDITIONAL INFORMATION: List any additional information which might further describe your qualifications as related to the bid to purchase the real property.

Assessor's Parcel No.: **167-110-035, 167-110-036 and 167-110-037**
Property Location: 4725 Troy Court, Jurupa Valley, California 91752

OFFER AND AGREEMENT TO PURCHASE REAL PROPERTY

BUYER: _____

SELLER: County of Riverside, a political subdivision of the State of California

For valuable consideration, BUYER has made an offer and agrees to purchase and SELLER agrees to sell the real property, hereinafter referred to as the "Property," located at 4725 Troy Court, Jurupa Valley, California, further described below in Section 1, and in the Resolution 2016-004 attached hereto as "Exhibit A," upon the terms and conditions as stated herein for the purchase price of:

write out purchase price in words

(\$ _____)

Insert price in numbers

BUYER has given SELLER a good faith deposit (hereinafter the "Bid Deposit") in the amount of three percent of the minimum bid amount set by the Board of Supervisors of the County of Riverside.

1. **PROPERTY.** For the purchase price provided above and on the terms and conditions set forth in this Agreement, SELLER shall sell to BUYER, and BUYER shall purchase from SELLER the Property consisting of the following and subject to all encumbrances, easements and exceptions, whether of record or not:

That certain real property legally described and depicted in Exhibit "A", attached and by this reference incorporated herein (the "land").

The property purchased under this Agreement is collectively referred to as the "Property."

2. **TERMS OF OFFER.**

2.1 This offer will remain open and will not be revoked by BUYER for the period commencing with the date of execution of this agreement by BUYER and ending on the earlier of:

- A. 60 days thereafter; or
- B. Receipt of written notice from SELLER that the offer has been rejected.

2.2 Within 60 days after the execution of this Agreement by BUYER, SELLER shall consider this offer and accept or reject it. SELLER's failure to consider the offer and accept or reject it within the 60 day period shall neither subject SELLER to any liability, nor constitute an acceptance of the offer.

2.3 SELLER may accept this offer after expiration of such 60 day period, subject to BUYER's right to withdraw the offer as set forth in Clause 2 (Rejection or Withdrawal of Offer).

2.4 BUYER acknowledges that no rights or interests in the Property are created by submission of this offer. This Agreement is not binding upon SELLER until the offer is accepted in the manner prescribed herein, and the SELLER authorizes the sale, approves the Agreement and BUYER complies fully with each and every term and condition contained herein.

2.5 Should this offer be rejected, the Bid Deposit paid by BUYER shall be refunded. Should SELLER fail to accept or reject this offer within the 60 day period specified in Clause 1 (Term of Offer), BUYER may withdraw the offer by providing written notice to SELLER. In such event, the Bid Deposit paid by BUYER shall be refunded, provided BUYER withdraws the offer prior to SELLER's acceptance of the offer as set forth in Section 2 (Terms of Offer).

3. **FINANCING.** All costs for financing, including new loans and offer or purchase related costs, will be at the expense of BUYER and shall not delay this transaction. The offer and this sale is for cash and is not contingent upon BUYER obtaining funds or borrowing to complete this purchase.

4. **ESCROW.** Upon Board approval of this Agreement, BUYER and SELLER agree to open escrow within ten (10) days of said approval by the Board and to execute escrow instructions reasonably required by Lawyers Title Company, hereinafter referred to as the "Escrow Holder." Signed escrow instructions shall be delivered to the Escrow Holder within 10 days thereafter and shall provide for close of escrow within 60 days, or sooner if it is mutually desirable to BUYER and SELLER. The term of escrow shall not be extended unless authorized in writing by SELLER.

4.1 Balance of the bid amount hereby offered, in excess of the down payment shall be paid in cash within sixty (60) days of the bid acceptance or prior to close of escrow, whichever shall occur first.

4.2 Close of escrow shall be the date that the documents are recorded. If escrow does not close within the original 60-day term, or within the term of any authorized extension, SELLER may cancel escrow. In such event, the Escrow Holder shall remit to SELLER all escrow payments made by BUYER, except an amount equal to escrow and title cancellation fees which shall be retained by the Escrow Holder. SELLER shall disburse this remittance in accordance with Clause 15 (Liquidated Damages).

5. **DEPOSITS.**

5.1 Prior to the close of escrow, BUYER shall pay into escrow an amount hereinafter referred to as the "Additional Deposit," equal to the escrow and title cancellation fees. These fees shall be applied to BUYER's closing costs, provided escrow is not canceled.

5.2 In the event BUYER fails, for any reason whatsoever, to pay into escrow within such time period the amounts specified in this clause, SELLER may cancel escrow and retain the Bid Deposit as liquidated damages in accordance with Section 16 (Liquidated Damages).

5.3 The Bid Deposit paid by BUYER outside of escrow and the Additional Deposit specified in this clause shall constitute a portion of the purchase price. The balance of the purchase price shall be paid into escrow by BUYER as provided in Section 8 (Delivery of Documents and Funds).

6. **BUYER'S COSTS.**

6.1 BUYER shall pay the following closing costs in connection with this purchase:

- A. The standard owner's title insurance policy; if BUYER desires to purchase;
- B. The escrow fee;
- C. Lender's title insurance policy, if any;
- D. Documentary transfer tax; and
- E. All other closing costs and recording fees applicable to this purchase, including, without limitation, preliminary change of ownership fees, taxes and assessments.

6.2 If all conditions of this offer are met by SELLER, but BUYER does not complete the purchase, BUYER will be responsible for payment of any escrow and title cancellation fees.

7. **SELLER'S COSTS.**

7.1 SELLER shall pay the following closing costs in connection with this purchase: None

7.2 All closing costs shall be borne by BUYER.

8. DELIVERY OF DOCUMENTS AND FUNDS.

8.1 SELLER shall deliver to escrow a Quitclaim Deed including covenants provided in Section 17 herein this Agreement, in the form attached hereto as "Exhibit B," and such other documents as are required to transfer title to the Property. Prior to the date set for close of escrow and when so instructed by the Escrow Holder, BUYER shall pay into escrow:

- A. The balance of the purchase price; and
- B. An amount sufficient to pay for all of BUYER's closing costs, as calculated by the Escrow Holder.

8.2 All payments specified in this clause shall be by cash, cashier's check, or wire transfer such that the Escrow Holder can disburse cash proceeds accrued to SELLER at close of escrow.

9. TITLE.

9.1 If BUYER chooses to purchase a standard coverage owner's title insurance policy with liability equal to the purchase price, it shall be supplied by Lawyers Title Company. Title shall be subject to:

- A. Exceptions shown in Exhibit A-1, the Preliminary Report attached hereto, except any delinquent taxes shown in said Report which shall be paid through escrow; and
- B. Any deed of trust or other documents needed to perfect the security interest of the lender, if any, providing purchase money for this purchase.

9.2 If SELLER is unable to deliver title to the Property as set forth above, BUYER shall have the option to:

- A. Accept title in the condition it exists, without a reduction in the purchase price. Acceptance of such title by BUYER shall constitute full satisfaction of the terms of this Agreement as they relate to title, and SELLER shall in no way be liable for failure to deliver title as set forth above; or
- B. Terminate this Agreement by delivering written notice thereof to SELLER and to the Escrow Holder. In such event, BUYER shall receive a refund of all money paid hereunder except costs already expended by the BUYER for initiating the sale. BUYER and SELLER shall be relieved of further obligation to one another. If the Agreement is terminated as provided for in this paragraph, all escrow and title fees incurred shall be paid by SELLER, and BUYER shall not be liable therefore.

10. **VESTING.** Title to the Property to be conveyed pursuant to this Agreement shall be vested as set forth by BUYER below. Verify and initial (____)

Print or Type full legal name of Grantee

BUYER IS AWARE THAT THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES AND HAS GIVEN THIS MATTER SERIOUS CONSIDERATION.

11. **PRORATIONS.** Property taxes shall not be prorated to the close of escrow. BUYER is responsible for taxes and assessments that are due and payable at the close of escrow. There shall be no other prorations made in connection with this purchase.

12. **TAXES.** THE PROPERTY WILL BE REASSESSED UPON CHANGE OF OWNERSHIP. THIS WILL AFFECT THE AMOUNT OF PROPERTY TAXES. After close of escrow, a Supplemental Tax Bill will be issued which shall be the responsibility of BUYER to pay.

13. **POSSESSION.** Possession and occupancy of the Property shall be delivered to BUYER at close of escrow.

14. **PROPERTY SOLD IN "AS-IS" CONDITION.**

14.1 BUYER acknowledges that the Property is sold in "as-is" condition, as of the date of this Agreement, without warranty, and that SELLER is not responsible for making corrections or repairs of any nature. BUYER further acknowledges that SELLER has made no representations or warranties regarding the Property, including, but not limited to:

- A. Property lines and boundaries;
- B. Square footage, room dimensions, lot size, and age of property improvements;
- C. Condition of any built-in improvements, foundations, roofs, plumbing, heating, air conditioning, electrical, mechanical security, pool/spa, if any, other structural and non-structural systems and components, and energy efficiency of the Property;
- D. Type, size, adequacy, capacity, and condition of sewer systems and components;
- E. Possible absence of required governmental permits, inspections, certificates, or other determinations affecting the Property; limitations, restrictions, and requirements affecting the use of the Property, future development, zoning, building, and size;
- F. Governmental restrictions which may limit the amount of rent that can lawfully be charged and/or the maximum number of persons who can lawfully occupy the Property;
- G. Water and utility availability and use restrictions;
- H. Potential environmental hazards, including asbestos, formaldehyde, radon, methane, other gases, lead-based paint, other lead contamination, fuel or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions;
- I. Neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, proximity to commercial, industrial, or agricultural activities, crime statistics, fire protection, other governmental services, existing and proposed transportation, construction, and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, or other nuisances, hazards, or circumstances;
- J. Geologic/seismic conditions, soil and terrain stability, suitability, and drainage; and
- K. Conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements, and preferences of BUYER.

14.2 BUYER represents and warrants to SELLER that BUYER and/or BUYER's representatives and employees have made their own independent inspections, investigations, tests, surveys, and other studies of the Property and agrees to purchase the Property in "as-is" condition.

15. **INTENTIONALLY DELETED.**

16. **LIQUIDATED DAMAGES.** IF BUYER FAILS TO PROCEED WITH THE PURCHASE AS HEREIN PROVIDED BY REASON OF ANY DEFAULT OF BUYER, SELLER SHALL BE RELEASED FROM SELLER'S OBLIGATION TO SELL THE PROPERTY TO BUYER. BY INITIALING THIS PARAGRAPH, BUYER AND SELLER AGREE THAT, IN SUCH EVENT, SELLER SHALL RETAIN AS LIQUIDATED DAMAGES THE LESSER OF THE TOTAL DEPOSITS ACTUALLY PAID BY BUYER, OR ANY AMOUNT THEREFROM, NOT EXCEEDING 3% OF THE PURCHASE PRICE, AND SHALL PROMPTLY RETURN ANY EXCESS TO BUYER.

SELLER's Initials ____/____

BUYER's Initials ____/____

Failure to initial the paragraph above renders this offer non-responsive and the offer will be returned to BUYER without consideration of SELLER.

17. **NON-DISCRIMINATION AND PROPERTY USE.** BUYER agrees that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the subsequent sales, leases, subleases, transfers, uses, occupancy, tenure, or enjoyment of the Property. BUYER, or any person claiming under or through BUYER, shall not establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or, occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property. BUYER acknowledges that the covenants and restrictions contained in this clause shall be included as covenants and restrictions in the Quitclaim Deed conveying title to the Property.

18. **PERMITS AND LICENSES.** BUYER shall be required to obtain any and all permits and/or licenses which may be required in connection with the purchase of the Property. No permit, approval, or consent given to BUYER by SELLER, in its governmental capacity, shall affect or limit BUYER's obligations hereunder. No approvals or consents given by SELLER, as a party to this Agreement, shall be deemed approval as to compliance or conformance with applicable governmental codes, laws, or regulations.

19. **ASSIGNMENT.** This Agreement shall not be sold, assigned, or otherwise transferred by BUYER without the prior written consent of SELLER. Failure to obtain SELLER's written consent shall render such sale, assignment, or transfer void.

20. **SUCCESSORS IN INTEREST.** Subject to the restrictions in Section 19 (Assignment), this Agreement shall inure to the benefit of, and be binding upon, BUYER and SELLER and their respective heirs, successors, and assigns.

21. **PARTIAL INVALIDITY.** This Agreement shall be governed by and construed according to the laws of the State of California. The invalidity of any provision in this Agreement, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

22. **NOTICES.** All notices, documents, correspondence, and communications concerning this transaction shall be addressed as set forth in this clause, or as the parties may hereafter designate by written notice, and shall be sent through the United States mail, duly registered or certified with postage prepaid. Any such mailing shall be deemed served or delivered 24 hours after mailing. Notwithstanding the above, SELLER may also provide notices, documents, correspondence, or such other communications to BUYER by personal delivery or by regular mail and, so given, shall be deemed to have been given upon receipt if provided by personal delivery or 48 hours after mailing if provided by regular mail.

If to **SELLER:**

County of Riverside
Economic Development Agency-Real Estate
3403 10th Street, Suite 400
Riverside, CA 92501
Telephone: 951-955-4822

If to **BUYER:**

23. **TIME.** Time is of the essence in the performance of BUYER's and SELLER's respective obligations contained in this Agreement. Failure to comply with any time requirement contained herein shall constitute a material breach of this Agreement.

24. **AMENDMENTS.** This Agreement contains the sole and only Agreement between BUYER and SELLER relating to this offer and agreement to purchase the Property described herein. All negotiations and agreements between BUYER and SELLER are merged into this Agreement. Any oral representations or modifications are of no force and effect unless contained in a subsequent instrument made in writing and signed by both BUYER and SELLER.

25. **ATTACHMENTS.** This Agreement includes the following, which are attached and made a part hereof:

- Exhibit A: Legal Description and Depiction of the Property
- Exhibit A-1: Preliminary Title Report
- Exhibit B: Quitclaim Deed

(Signatures on the following page)

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Agreement.

SELLER:

County of Riverside, a political
subdivision of the State of California

BUYER:

By: _____
John J. Benoit, Chairman
Board of Supervisors

By: _____
Name:
Its:

BUYER hereby submits this offer with
full cognizance of the terms and
conditions contained herein.

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By:  _____
Todd Frahm
Deputy County Counsel

EXHIBIT B

Recorded at request of and return to:

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

LGH:ra/120715/445TR/17.640

(Space above this line reserved for Recorder's use)

PROJECT: PEDLEY
TRANSPORTATION
YARD
APN'S: 167-110-035, 167-110-036
AND 167-110-037

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which are
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

does hereby remise, release and forever Quitclaim to _____
all right, title, and interest Grantor has in the real property located in Riverside County,
California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference.

See Exhibit "A" attached hereto
and made a part hereof

PROJECT: PEDLEY TRANSPORTATION YARD
APN: 167-110-035, 167-110-036 AND 167-110-037

Dated: _____

GRANTOR:
**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: 

Todd Frahm
Deputy County Counsel



NOTICE OF EXEMPTION

February 8, 2016

Project Name: Troy Court Surplus located in the City of Jurupa Valley, County of Riverside

Project Number: FM0413130445

Project Location: 4725 Troy Court, Jurupa Valley, California;
Assessor's Parcel Numbers (APNs): 167-110-035, 167-110-036 and 167-110-037 (See attached exhibits)

Description of Project: On March 29, 2016, the Board of Supervisors (Board) adopted Resolution No. 2016-003, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City of Jurupa Valley in the County of Riverside, State of California, APNs 167-110-035, 167-110-036 and 167-110-037, declaring the property to be surplus real property, and inviting bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board. The property is located at 4725 Troy Court, Jurupa Valley and consists of 10.43 acres. For efficiency in the public bidding process, after all the bids, both written and oral, have been reviewed and considered by the Board, the Board may choose to accept the highest bid, authorize to sell the real property, approve the agreement for the purchase and sale of the property and direct the Chairman of the Board to execute the agreement and the deed at the close of the public hearing. In the event that no bids are received or the Board desires to reject all the bids reviewed and considered, the Board may authorize the Economic Development Agency – Real Estate Division to continue to market this Property for sale. If a party is interested in purchasing the Property under the terms and conditions set by the Board in the Resolution No 2016-003 and the Bid Forms, the proposal shall be submitted to the Board for its review and consideration on whether to accept the proposal. The proposed project is the sale of surplus property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require California Environmental Quality Act (CEQA) review from the City of Jurupa Valley for any changes to the Property. Any attempt at evaluating physical impacts related to future development at this time would be wholly speculative and would provide no meaningful input or analysis.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15312 (a)(b)(3), Sale of Surplus Government Property Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project is the proposed sale of real property that is no longer needed for the use by or purposes of the County. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6486

www.rivceda.org

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

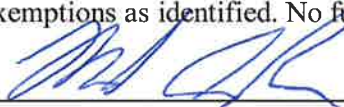
Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Any future development projects at this property would require a full evaluation under CEQA at that time. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed sale of real property will not have an effect on the environment and does not allow for any development, construction, or change of use that may create a future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

- **Section 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption:** The project as proposed is the sale of real property consisting of approximately 10.43 acres of vacant land. The property does not have significant values for wildlife habitat or other environmental purposes, and the use of the property has not changed since the time of acquisition by the County. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- **Section 15061 (b)(3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm’n* (2007) 41 Cal.4th 372. With certainty, there is no possibility that the project may have a significant effect on the environment. As stated, the project is merely the proposed sale of existing surplus property and any future activity or project at the location would require CEQA review from the City of Jurupa Valley, and any potential change of use or future project would be wholly speculative at this time. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed:  Date: 2/8/16

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Troy Court Surplus located in the City of Jurupa Valley, County of Riverside

Accounting String: 524830-47220-7200400000- FM0413130445

DATE: February 8, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature:  _____

PRESENTED BY: Lorie Houghlan, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: February 8, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0413130445**
Troy Court Surplus located in the City of Jurupa Valley, County of Riverside

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

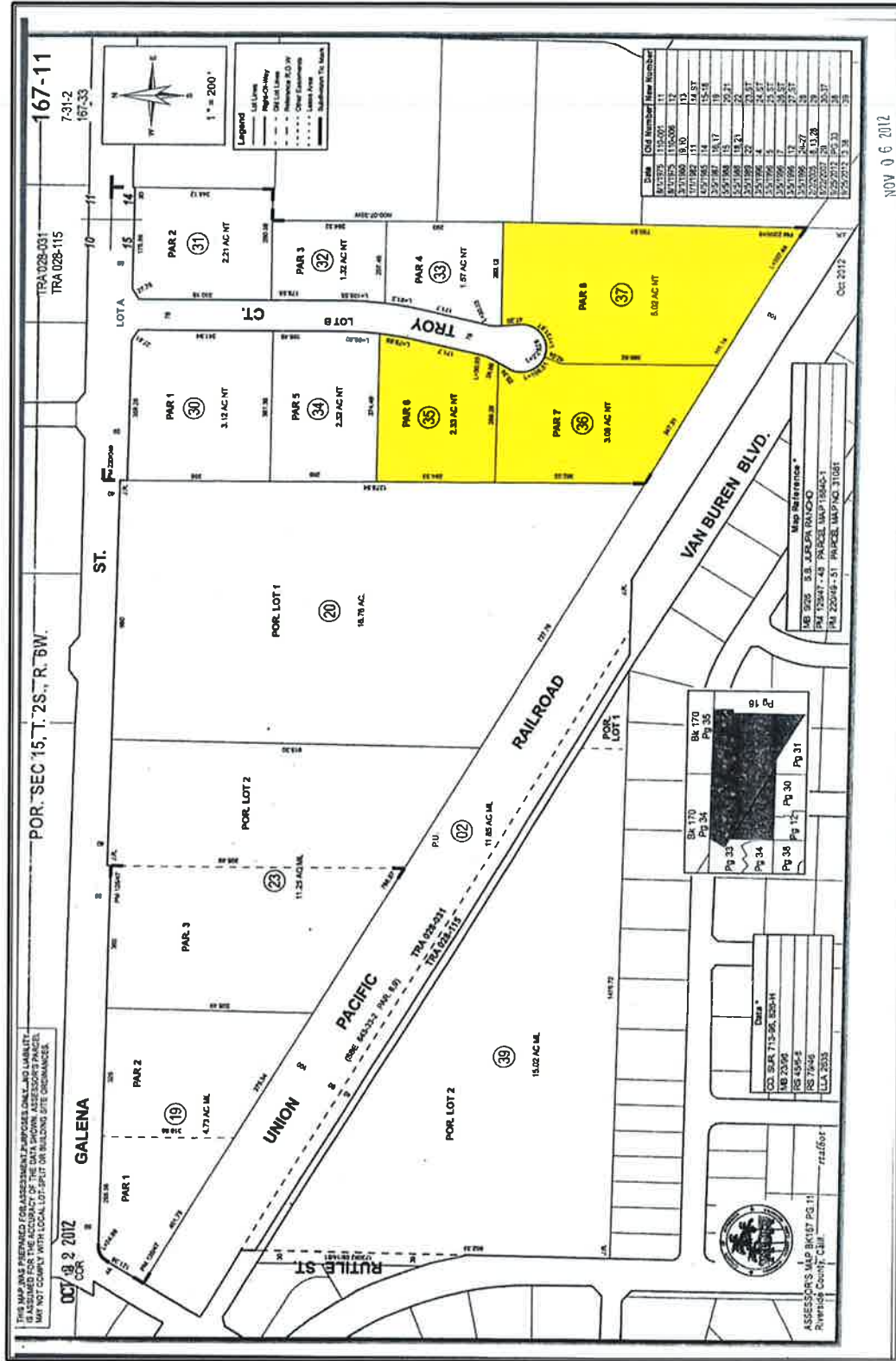
Attention: Mike Sullivan, Senior Environmental Planner,
Economic Development Agency,
3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

PLAT MAP



NOV 06 2012