

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



ITEM: 21.1
(ID # 30265)

MEETING DATE:
Tuesday, April 28, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): 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; Adoption of Resolution No. 2026-057, Acceptance of the Highest Bid and Authorization to Sell Real Property Located in the City of Jurupa Valley, County of Riverside, State of California; Approval of Offer and Agreement to Purchase Real Property; Assessor's Parcel Number 169-130-037 CEQA Exempt per State CEQA Guidelines Sections 15312 and 15061(b)(3); District 2, [\$49,500 - 100% Sale Proceeds] (Clerk to Post Notice of Exemption) (Requires 4/5 Vote)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312, Surplus Government Property Sales Exemption and Section 15061(b)(3), Common Sense exemption;
2. Conduct a public hearing on April 28th, 2026, to open written bids and call for oral bidding for certain real property located in the City of Jurupa Valley, County of Riverside, California, Assessor's Parcel Number 169-130-037 (Property);

Continued on Page 2


ACTION: 4/5 Vote Required, CIP, Set for Hearing


Vincent Yzaguirre 4/10/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the highest oral bid from Behrouz Rajaei, is accepted in the amount of \$821,100 for 4451 Glen Street, Jurupa Valley, California.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: April 28, 2026
xc: FM-RE, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. At the close of the public hearing, accept one bid or reject all bids for the Property, or continue the matter for further consideration;
4. Acceptance of the 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 for the Property, adopt Resolution No. 2026-057, Acceptance of the Highest Bid and Authorization to Sell Real Property located in the City of Jurupa Valley identified as Assessor’s Parcel Number 169-130-037, 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 for the Property, the Board authorizes Facilities Management – Real Estate to continue to market the Property for sale and return to the Board for consideration of any reasonable offer;
5. If an offer is accepted by the Board of Supervisors during the public hearing, reimburse the Real Estate Division of the Facilities Management department in an amount not to exceed \$49,500 from proceeds of the sale of the Property; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse for posting within five (5) working days of approval.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 49,500	\$ 0	\$ 49,500	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Sale Proceeds			Budget Adjustment:	No
			Fiscal Year:	2025/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On September 22, 2025 (Minute Order (M.O.) 3.22), the Board of Supervisors adopted Resolution No. 2025-106, Notice of Intention (NOI) to Set Public Hearing for the Sale of Real Property Located in the City Jurupa Valley, County of Riverside, State of California, Assessor’s Parcel Numbers 169-130-037, providing an NOI to set a public hearing for the sale of the surplus Property and invited bids to acquire the Property at the date set for the bids to be

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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reviewed and considered by the Board. A recent independent appraisal was conducted and found the current fair market value to be \$810,000. The minimum bid is to be set at this amount. The property consists of three buildings (two single family residences and a four-car detached garage) totaling 3,227 Square Feet.

<u>ADDRESS</u>	<u>APN(s)</u>	<u>LOT SIZE</u>	<u>MIN. BID</u>
4451 Glen Street Jurupa Valley, CA 92509	169-130-037	0.75 acres	\$810,000

The Property was declared surplus property on October 22, 2024 (M.O. 3.13). In accordance with Government Code section 54222, public agencies and all County departments were notified in writing regarding this offer to sell the Property. No agencies or departments indicated interest in purchasing the Property during the requisite sixty (60) day notice period under Government Code section 54222. On July 15, 2025 the State of California Department of Housing and Community Development (HCD) determined that the County has met all of the requirements under the Surplus Land Act (SLA) for the purpose of disposing the surplus Property.

The Property has been determined to be no longer needed for County use or purposes, and it is recommended that the Property be sold in accordance with Government Code Section 25520 et seq., as required by law. The terms and conditions of the sale are contained within Resolution No. 2025-106, which also provided the statutory notice of the Board's intention to sell the Property and to facilitate the sale by inviting bids from prospective buyers and setting a date for the public bidding process to occur.

For efficiency in the public bidding process, after all the bids for the facility, both written and oral, have been reviewed and considered by the Board, the Board may:

- A.) Choose to accept the highest bid and authorize the sale of Property and authorize the Chair of the Board to execute the agreements and the deeds at the close of the public hearing.
- B.) Choose to have staff conduct further review of a given bid and return to the Board with a recommendation to accept or reject a given bid.
- C.) In the event that no bids are received for the Property or the Board desires to reject the bids reviewed and considered for the Property, the Board may authorize Facilities Management - Real Estate Division (FM-RE) to continue to market the Property for sale and return to the Board with any reasonable offer.

Resolution No. 2026-057, Bid Packages to Purchase Real Property, and the Grant Deed have been approved as to form by County Counsel.

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Impact on Citizens and Businesses

The surplus sale of the Property will benefit the citizens and businesses by returning this public property back to private use and purpose. The sale will allow the Property to once again generate property tax revenue and will allow for the sale proceeds to be used to benefit the Riverside County Library System (RCLS) in accordance with the terms of the property donation.

SUPPLEMENTAL:

Additional Fiscal Information

FM-RE 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. The sale of this Property is expected to generate approximately \$810,000.

Sales Price	\$810,000
Title and Escrow Costs	\$2,500
Appraisal Costs	\$10,000
Advertising Costs	\$2,000
County Staff Time includes FM-RE, FM Environmental and County Counsel	\$35,000
Total Estimated Acquisition Costs:	\$49,500
Total Estimated Net Proceeds	\$760,500

ATTACHMENTS:

- Aerial Map
- Bid Package 449ED – 4451 Glen Street Avenue, Jurupa Valley, CA 92509
- Resolution No. 2026-057
- Notice of Exemption

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

4/20/2026

Ryan Yablo
Ryan Yablo

4/15/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel

4/16/2026

1 Board of Supervisors

County of Riverside

2
3 **RESOLUTION NUMBER 2026-057**

4 **ACCEPTANCE OF THE HIGHEST BID AND AUTHORIZATION TO SELL REAL PROPERTY**

5 **LOCATED AT 4451 GLEN STREET, JURUPA VALLEY, CALIFORNIA 92509,**

6 **ASSESSOR'S PARCEL NUMBER 169-130-037**

7
8 **WHEREAS**, the County of Riverside ("County") owns real property located at 4451 Glen
9 Street, Jurupa Valley, California 92509, Assessor's Parcel Number 169-130-037 ("Property"),
10 identified in Attachment 1 and further described in Attachment 2, both attached hereto and by
11 this reference incorporated herein; and

12 **WHEREAS**, on September 22, 2025, the County declared the Property as surplus
13 property that is no longer needed for County uses or purposes. The Notice of Intention to sell
14 the Property was directed to be posted and published pursuant to Government Code Sections
15 25520 et seq. and 6063, and a date was set for conducting the public sale in a public hearing
16 of the Board of Supervisors for the County of Riverside; and

17 **WHEREAS**, the County has reviewed and determined the sale of Property as
18 categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State
19 CEQA Guidelines Section 15312, Surplus Government Property Sales Exemption and Sections
20 15061(b)(3), General Rule Exemption – because the proposed project is the sale of real
21 property involving the transfer of title to the real property that is no longer needed for the use by
22 or 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 Bid Package to Purchase Real Property with the successful bidder who has
27 submitted the highest bid that was accepted by the Board and authorize the Chair to execute
28 the Agreement and Grant Deed on behalf of the County; now therefore,

APR 28 2026 21.1

FORM APPROVED COUNTY COUNSEL
BY  DATE 4/15/26
RYAN D YABKO

1 **BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY**
2 **GIVEN** by the Board of Supervisors of the County of Riverside ("Board"), at the close of
3 conducting the public hearing for the public bidding to sell the Property, assembled on or after
4 April 28, 2026 at 9:30 a.m. or soon thereafter, that it hereby finds the sale of the Property as
5 categorically exempt from CEQA under State CEQA Guidelines Section 15312, Surplus
6 Government Property Sales Exemption, and Section 15061(b)(3), General Rule or "Common
7 Sense" Exemption, accepts the highest bid and authorizes the sale of the Property to the
8 highest bidder who was accepted by the Board ("Buyer") in accordance with the terms and
9 conditions provided in those certain Bid Packages 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 deposits 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
16 Buyer.
- 17 4. Buyer shall submit all other amounts necessary for escrow and closing costs within
18 the time period provided in the Agreement.
- 19 5. The conveyance of the Property shall be in the form of a Grant Deed in favor of the
20 Buyer and shall be subject to liens, encumbrances, easements, rights of way, taxes
21 and assessments and deed and tract covenants, conditions and restrictions, if any,
22 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 Bid Package to Purchase Real Property ("Agreement"), authorizes the Chair of
5 the Board to execute the Agreement and the Grant Deed on behalf of the County and directs
6 each of the deeds to be delivered upon performance and compliance by the Buyer of all the
7 terms and conditions of the Agreement.

8 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
9 authorizes the Director of Facilities Management, or their designee, to execute any other
10 documents necessary to complete this transaction.

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.

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JC:il/07082025/449ED/40.285

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3 RESOLUTION NO. 2026-057

4 ACCEPTANCE OF THE HIGHEST BID AND AUTHORIZATION TO SELL REAL
5 PROPERTY LOCATED AT 4451 GLEN STREET, JURUPA VALLEY,
6 CALIFORNIA 92509, ASSESSOR'S PARCEL NUMBER 169-130-037

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11 Abstain: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16 KIMBERLY A. RECTOR, Clerk of said Board

17
18 By:  _____

19 Deputy

ATTACHMENT 1

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ADDRESS	APN	ACREAGE	MINIMUM BID
4451 GLEN STREET, JURUPA VALLEY, CA 92509	169-130-037	0.75	\$810,000

SERIAL NO. 449ED

BID FORMS

FOR

THE SALE OF REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY
ASSESSOR'S PARCEL NUMBER 169-130-037

Proposal to Purchase Real Property in the City of Jurupa Valley
9:30 a.m., April 28th, 2026

COUNTY OF RIVERSIDE

BOARD OF SUPERVISORS
County Administrative Center
Clerk of the Board
Post Office Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92501

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A. Resolution No. 2025-106, Notice of Intention to Set Public Hearing for the Sale of Real Property located in the City of Jurupa Valley (Second Supervisorial District).....	5 pages (excluding cover)
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., April 28th, 2026 with Exhibit "A".....	3 pages
D. Bidder's Questionnaire.....	2 pages
E. Offer and Agreement to Purchase Real Property.....	7 pages

SECTION A

RESOLUTION NO. 2025-106
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 NUMBER 169-130-037

COPY OF ADOPTED RESOLUTION FOLLOWS:

WHEREAS, pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-third vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the real property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

WHEREAS, the County of Riverside ("County") owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the city of Jurupa Valley, and legally described in Attachment 1, attached hereto and incorporated herein (Property); and

WHEREAS, the Property has been assessed and determined to be no longer necessary for County use or purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq. as required by law; and

WHEREAS, on September 9th, 2025, the County declared the Property as surplus property that is no longer needed for County uses or purposes; and

WHEREAS, pursuant to Government Code Section 54222, the County sent out notices of its desire to sell and offer the Property to other public agencies and whereby the County did not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation period; and

WHEREAS, the County now desires to initiate the sale of the Property, now, therefore,

BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on September 9th, 2025, at 9:30 am or soon thereafter, by a vote of not less than two-thirds of all members concurring, that this Board declares its intention to sell the Property pursuant to the provisions of the Government Code Sections 25520, et. seq., upon the following terms and conditions:

1. The nature of the fee simple interest in real property to be sold is described in Attachment 1 and is located in the City of Jurupa Valley.
2. The sale will be held on April 28th, 2026, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at

9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where sealed bids and oral bids shall be received and considered.

3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in the City of Jurupa Valley, 9:30 a.m., April 28th, 2026. The County's bid form may be obtained from Facilities Management - Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. The bid form contains the terms and conditions for the sale of the Property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for not less than Market Value (MV) in Attachment 1 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of Facilities Management.

5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in cash within sixty (60) days of the bid acceptance.

6. After the sealed bids have been opened and read, a call for oral bids will be made by the Clerk of the Board until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). Unless a deposit has been previously made with a sealed written bid, oral bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount required by Paragraph 4 of this Resolution in order to be considered.

7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral bid in writing on the County's bid form and submit said form, along with any appropriate additional funds so that the deposit will be equal to three percent (3%) of the accepted bid, to the Deputy Director of Facilities Management – Real Estate Division no later than 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the purchase of the Property.

8. Final acceptance of the successful bid by the Board may be made on the Sale Date or any adjourned session of the same meeting held within ten (10) days next following.

9. The right to reject any and all bids, both written and oral, and to withdraw the Property from sale is reserved. If the successful bidder fails to purchase the Property, the County reserves the right to take such measures as it deems appropriate to sell the Property. The County may, but shall have no obligation to, accept the next highest bid, or successive highest bid. In the event that the County desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the Property from sale.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, by posting copies of this Resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, not less than fifteen (15) days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

INSTRUCTIONS TO BIDDER

1. Bids are to be made only on the basis of Resolution No. 2025-106, 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 169-130-037 (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., April 28th, 2026."
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 Facilities Management, Real Estate Division, 3450 14th Street, Suite 200, Riverside, California 92501. Telephone: (951) 955-4820.

PROPOSAL TO PURCHASE REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
April 28th, 2026, 9:30 a.m
APN 169-130-037

Date of Submittal

Pursuant to Resolution No. 2025-106, 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. 2025-106, said property consisting of approximately 0.75 acres of land, containing an approximately two (2) freestanding single family homes and a four-car garage that contains approximately ¼ acre of excess land, commonly known as 4451 Glen Street, Jurupa Valley, California. 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, Facilities Management, Real Estate Division, 3450 14th Street, Suite 200, 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. 2025-106 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 Grant 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 Grant 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 "H", 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. 2025-106, 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 169-130-037. 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.	_____	_____	_____
	_____	_____	_____

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. PROOF OF FUNDS: Bidder shall furnish a letter of prequalification or preapproval from a lending institute, a statement from a financial institution, or other form acceptable to County in County's sole discretion, showing proof of available funds for the full purchase price minus the down payment. If bidder intends to submit multiple bids for multiple properties, proof of funds should be shown for the sum of all of the properties being bid upon minus the down payments. If (i) Bidder fails to timely provide such proof of committed funds, or (ii) County determines, in County's sole discretion, that the proof of funds provided to County by Bidder is unacceptable, then County shall have the right, at County's option, to provide written notice to Bidder that this Bid is rejected. If County exercises such right, then this Bid shall be deemed rejected effective as of the date that County delivers written notice of rejection to Bidder.

V. 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.: 169-130-037
Property Location: 4451 Glen Street, Jurupa Valley, Riverside County

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 4451 Glen Street, Jurupa Valley, California, further described below in Section 1, and in the Resolution 2025-106 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 "B", attached hereto and by this reference incorporated herein, including all improvements thereon.

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 Section 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 Chicago 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 Section 16 (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 Grant Deed including covenants provided in Section 17 herein this Agreement, in the form attached hereto as "Exhibit C," 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 section 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 _____ 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 Grant 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
Facilities Management - Real Estate
3450 14th Street, Suite 200
Riverside, CA 92501
Telephone: 951-955-4820

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: Resolution No. 2025-106
- Exhibit A-1: Preliminary Title Report
- Exhibit B: Legal Description and Depiction of the Property
- Exhibit C: Grant 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: _____
Karen Spiegel, Chair
Board of Supervisors

By: _____
Name:
Its:

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

ATTEST:

Kimberly Rector
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:

Minh C. Tran
County Counsel

By: _____
Ryan Yabko
Deputy County Counsel

Exhibit A

2
3 Resolution No. 2025-106

4 Notice of Intention to Set Public Hearing for the Sale of Real Property Located

5 In the City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel

6 Numbers 169-130-037

7
8 **WHEREAS**, Pursuant to California Government Code Section 25526, a county shall,
9 prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board
10 of Supervisors of the County of Riverside, State of California, in regular session, adopt a
11 resolution declaring its intention to sell the property determined to be surplus and no longer
12 needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

13 **WHEREAS**, the County of Riverside (County) owns certain real property identified as
14 Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in
15 Attachment 1 and more particularly described in Attachment 2 attached hereto and
16 incorporated herein (Property); and

17 **WHEREAS**, the Property has been assessed and determined to be no longer
18 necessary for the County's use and purposes and it is recommended that the Property be sold
19 in accordance with Government Code Sections 25520 et seq., as required by law; and

20 **WHEREAS**, on October 22, 2024, the County declared the Property as surplus property
21 that is no longer needed for County uses or purposes; and

22 **WHEREAS**, pursuant to Government Code Section 54222, the County sent out notices
23 of its desire to sell and offer the Property to other public agencies and whereby the County did
24 not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation
25 period; and

26 **WHEREAS**, The County now desires to initiate the sale of the Property; now, therefore,
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FORM APPROVED COUNTY COUNSEL
BY:  RYAN D. YABKO
DATE: 9/19/25

1 **BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY**
2 **GIVEN** by the Board of Supervisors of the County of Riverside ("Board"), in regular session
3 assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside,
4 California, on September 22, 2025 at 9:30 am or soon thereafter, by a vote of not less than
5 two-thirds of all members concurring, that this Board declares its intention to sell the Property
6 pursuant to the provisions of the Government Code Sections 25520, et. Seq., upon the
7 following terms and conditions:

- 8 1. The nature of the fee simple interest in real property to be sold is described in
9 Attachment 1 and is located in the City of Jurupa Valley.
- 10 2. The sale will be held on October 21, 2025, in the meeting room of the Board of
11 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,
12 California 92501, at 9:30 a.m., or as soon thereafter as the agenda of the Board
13 permits, ("Sale Date") where sealed bids and oral bids shall be received and
14 considered.
- 15 3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30
16 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the
17 County Administrative Center. Bids shall be submitted on the County's bid form and
18 bids shall be Administrative Center. Bid shall be submitted on the County's bid form
19 and bids shall be plainly marked on the outside "Proposal to Purchase Real
20 Property in the City of Jurupa Valley, 9:30 a.m. October 21, 2025." The County's bid
21 form may be obtained from Facilities Management – Real Estate Division, located at
22 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions
23 to bidders. The bid form contains the terms and conditions for the sale of the
24 Property. Prospective bidders may inspect the bid form at no charge.
- 25 4. All sealed bids shall be for no less than Fair Market Value (FMV) in Attachment 1
26 and shall be accompanied or preceded by a deposit of not less than three percent
27 (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as
28 security that the successful bidder will complete the terms and conditions of the

1 sale. Bids shall be made only upon serialized bid forms to be obtained solely from
2 the Deputy Director of the Real Estate Division of Facilities Management.

3 5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in
4 cash within sixty (60) days of the bid acceptance.

5 6. After the sealed bids have been opened and read, a call for oral bids will be made
6 by the Clerk of the Board until the highest bid has been made and the bidding is
7 closed. Oral bids must be accompanied by a deposit as required for written bid
8 proposal, unless the deposit was previously made. The first oral bid shall exceed
9 the highest written proposal by not less than ten percent (10%) and any additional
10 oral bids thereafter shall be in incremental amounts not less than ten percent (10%).
11 Unless a deposit has been previously made with a sealed written bid, oral bidders
12 must, prior to the time of the bidders first oral bid, submit a Deposit in the amount
13 required by Paragraph 4 of this Resolution in order to be considered.

14 7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral
15 bid in writing on the County's bid in writing on the County's bid form and submit said
16 form, along with any appropriate additional funds so that the deposit will be equal
17 three percent (3%) of the accepted bid, to the Deputy Director of the Real Estate
18 Division of Facilities Management no later than 4:00 p.m. of the date of the
19 accepted oral bid to remain the successful oral bidder for the purchase of the
20 Property.

21 8. Final acceptance of the successful bid by the Board may be made on the Sale Date
22 or any adjourned session of the same meeting held withing ten (10) days next
23 following.

24 9. The right to reject any and all bids, both written and oral, and to withdraw the
25 Property from sale is reserved. If the successful bidder fails to purchase the
26 Property, the County reserves the right to take such measures as it deems
27 appropriate to sell the Property. The County may, but shall have no obligation to,
28 accept the next highest bid, or successive highest bid. In the event that the County

1 desires to accept the next highest bid or successive highest bid upon the first
2 successful bidder failing to purchase the Property, the authorization of the sale shall
3 be submitted to the Board for approval on a future date.

4 10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance
5 or rejection of all bids, or after withdrawal of the Property form sale.

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7 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
8 Board is directed to cause the notice of this intention to sell the Property and the time and
9 place of holding the public bidding sale to be given, pursuant to Government Code Section
10 25528, by posting copies of this Resolution signed by the Chairman of the Board of
11 Supervisors in three (3) public places in the County of Riverside , not less than fifteen (15) days
12 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063
13 at least three (3) weeks before the Sale Date.

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JC:il/08212025/449ED/40.295

2
3 RESOLUTION NO. 2025-106

4 NOTICE OF INTENTION TO SET PUBLIC HEARING FOR THE SALE OF REAL
5 PROPERTY LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
6 STATE OF CALIFORNIA, ASSESSOR'S PARCEL NUMBERS 169-130-037

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11 Abstain: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

ATTACHMENT 1

ADDRESS	APN	ACREAGE	MINIMUM BID
4451 GLEN STREET, JURUPA VALLEY, CA 92509	169-130-037	0.75	\$810,000

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ATTACHMENT 2

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

APN: 169-130-037

Exhibit A-1

Title Report

County of Riverside Facilities Management Real Estate
Division
3450 14th Street, 2nd Floor

Attn: James Morgan

Your Reference No: AP 169-130-037

Property Address: 4451 Glen Street, Jurupa Valley, , CA

Title Officer: Barbara Northrup Title Unit 65
Email: JAMORGAN@RIVCO.ORG
Phone No.: 951-248-0669
Fax No.: Riverside, CA 92501
File No.: LT6246502129



[Click here to view your LiveLOOK Title Report](#)

Key Features

of your LiveLOOK Prelim Report



Summary Page



Linked Documents



Mobile-Friendly



Flagged Items



Shortcuts

24/7 real-time access to all information related to a title insurance transaction.



Effortless, Efficient, Compliant, and Accessible

PRELIMINARY REPORT



301 E. Vanderbilt Way, Suite 300
San Bernardino, CA 92408

Prelim Number:

LT6246502129

Issuing Policies of **Commonwealth Land Title Insurance Company**

Order No.: LT6246502129

Escrow/Customer Phone: 310-205-0206

County of Riverside Facilities Management Real Estate
Division
3450 14th Street, 2nd Floor
Riverside, CA 92501
Attn: James Morgan
Email: JAMORGAN@RIVCO.ORG

Title Officer.: Barbara Northrup Title Unit 65
Phone No.: 951-248-0669
Fax No.:
Email: TU65@ltic.com

Ref No.: AP 169-130-037

Property: 4451 Glen Street, City of Jurupa Valley, , CA

In response to the application for a policy of title insurance referenced herein, **Lawyers Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of a defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Exclusions from Coverage, and Conditions of said policy forms.

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Countersigned By:

A handwritten signature in cursive script that reads 'Kent A. Koepsell'.

Authorized Officer or Agent
Kent Koepsell, County Manager

Effective date: June 27, 2024 at 07:30 AM

The form of Policy or Policies of Title Insurance contemplated by this Report is:

Report Only

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

Fee

2. Title to said estate or interest at the date hereof is [vested in:](#)

The County of Riverside, a political subdivision

3. The Land referred to in this Report is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A
Legal Description

For [APN/Parcel ID\(s\): 169-130-037](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 169-130-037](#)

EXCEPTIONS

At the date hereof, items to be considered and exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
2. There were no taxes levied for the fiscal year 2023-2024 as the property was vested in a public entity.

[Tax Identification No.: 169-130-037](#)

3. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2023-2024.

APN No.: 009-619-335 (Possessory Interest)

Default No.: 009-619-335

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount: \$195.29 by July 31, 2024

Amount: \$196.91 by August 31, 2024

4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
6. Water rights, claims or title to water, whether or not disclosed by the public records.
7. Mutual rights of way reserved to the stearns rancho company and the Jurupa land and water company, their successors or assigns, for ditches, canals or pipelines as may be deemed necessary or proper by said parties for the proper irrigation of any other lands in the Jurupa Rancho, or for the supplying of the main canal with water, provided, however, that such ditches shall when practicable follow the line of the surveyed subdivisions of the Jurupa Rancho, recorded in [Book 104 Page 322](#) of deeds, records of San Bernardino County, California, and by deeds recorded July 24, 1897 in [Book 31 Page 337](#), March 2, 1899 in [book 69 page 250](#), April 1902 in [Book 142 Page 101](#), January 8, 1906 in [Book 216 Page 4](#) all of deeds, records of Riverside County, California.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern Sierras Power Company

Purpose: pole lines, conduits

Recording Date: May 10, 1926

Recording No.: [Book 680 Page 130](#) of Deeds

Affects: Over, along, across or beneath all streets, alleys, highways, public places, and within 5 feet of all division property lines (except such lines as coincide with boundary lines of street and alleys), as shown on the map of said tract

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lillie Glenn Stockton

Purpose: Gas Pipeline

Recording Date: August 12, 1946

Recording No.: [Book 767 Page 340](#) of official records

The exact location and extent of said easement is not disclosed of record.

10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
11. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

13. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
14. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

END OF EXCEPTIONS

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

REQUIREMENTS

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
2. California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

3. Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

5. Note: None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an ALTA Loan Policy, when issued.

Note: The following information will be included in the CLTA Form 116 or ALTA Form 22-06 Endorsement to be issued pursuant to this order:

There is located on said Land: Commercial/Industrial
Known as: 4451 Glen Street, City of Jurupa Valley, California

Note: There are no conveyances affecting said Land recorded within 24 months of the date of this report.

Note: The Company requires current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- a) If the Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
 - b) If the Company cannot obtain a verbal update on the demand, we will either pay off the expired demand or wait for the amended demand, at our discretion.
 - c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure the check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).
6. Note: Property taxes for the current fiscal year shown below HAVE NOT BEEN PAID. (Please refer to Default/Delinquent information shown above.) For proration purposes the amounts were:

Tax ID No.:	009-619-335 (Possessory Interest)
Fiscal Year:	2023-2024
1st Installment:	\$54.16, Defaulted
2nd Installment:	\$54.16, Defaulted
Exemption:	None Shown
Land:	\$2,602.00
Improvements:	\$7,280.00
Personal Property:	None Shown
Code Area:	028-115
Bill No.:	2023005302951

7. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
8. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

MILITARY DISCOUNT RATE

Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies.

Minimum charge: Four Hundred Twenty-Five And No/100 Dollars (\$425.00)

The Company may require appropriate proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

ATTACHMENT ONE (CONTINUED)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE OWNER'S POLICY (02-04-22) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

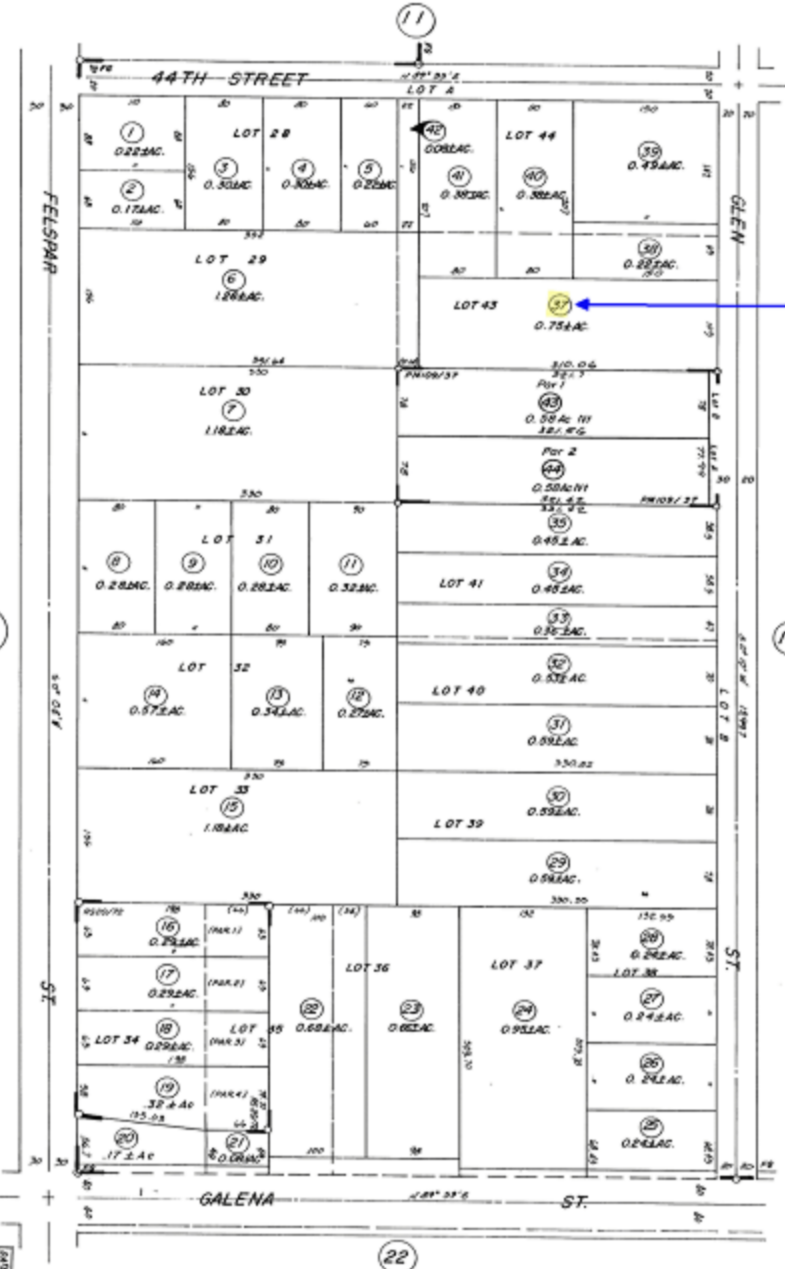
NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

DATE: 02/20/75
 MAP NO. 169-13
 ASSESSOR'S MAP BK. 169 PG. 13
 RIVERSIDE COUNTY, CALIF.

BK. 170

MB 13/23/81/SPOR 0000808
 PM 109/37 Parcel Map No. 16931
 FEB 1975



FOR SEC. 11, T2S, R6W

TR A. 099-00

169-13



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



OWNER'S DECLARATION

Escrow No.: LT6246502129
Property: 4451 Glen Street, City of Jurupa Valley, CA

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - A. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 4451 Glen Street, City of Jurupa Valley, CA, further described as follows: See Preliminary Report/Commitment No. LT6246502129 for full legal description (the "Land").
 - B. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 4451 Glen Street, City of Jurupa Valley, CA, further described as follows: See Preliminary Report/Commitment No. LT6246502129 for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
 - A. During the period of six (6) months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - B. During the period of six (6) months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$_____, but no work whatsoever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Insurance Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

OWNER'S DECLARATION

(continued)

8. Between the most recent Effective Date of the above referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys' fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature

Date

Print Name

Signature

Date

Print Name

**STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION
FOR YOUR PROTECTION**

Escrow No.: LT6246502129

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A." If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse/domestic partner, if applicable) to the transaction should personally sign this form.

NAME AND PERSONAL INFORMATION

_____ Date of Birth _____
First Name Middle Name Last Name Maiden Name
(If none, indicate)

Home Phone _____ Business Phone _____ Birthplace _____

Cell Phone _____ Fax _____ Email _____

Social Security No. _____ Driver's License No. _____

List any other name you have used or been known by _____

State of residence _____ I have lived continuously in the U.S.A. since _____

Are you currently married? Yes No Are you currently a registered domestic partner? Yes No

If yes, complete the following information:

Date and place of marriage _____

Spouse/Domestic Partner _____ Date of Birth _____
First Name Middle Name Last Name Maiden Name
(If none, indicate)

Home Phone _____ Business Phone _____ Birthplace _____

Cell Phone _____ Fax _____ Email _____

Social Security No. _____ Driver's License No. _____

List any other name you have used or been known by _____

State of residence _____ I have lived continuously in the U.S.A. since _____

CHILDREN

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____

(if more space is required, use reverse side of form)

RESIDENCES (LAST 10 YEARS)

Number & Street City From (date) to (date)

Number & Street City From (date) to (date)

(if more space is required, use reverse side of form)

OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name Address From (date) to (date)

Firm or Business Name Address From (date) to (date)

(if more space is required, use reverse side of form)

SPOUSE'S/DOMESTIC PARTNER'S OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name Address From (date) to (date)

Firm or Business Name Address From (date) to (date)

(if more space is required, use reverse side of form)

STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION FOR YOUR PROTECTION
(continued)

PRIOR MARRIAGE(S) and PRIOR DOMESTIC PARTNERSHIP(S)

Any prior marriages or domestic partnerships for either person? _____ If yes, complete the following:
Prior spouse's (Party A) name: _____ Prior Spouse of Party A: _____
Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____
Prior spouse's (Party B) name: _____ Prior Spouse of Party B: _____ Spouse
Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____
(if more space is required, use reverse side of form)

INFORMATION ABOUT THE PROPERTY

Buyer intends to reside on the property in this transaction: Yes No

Owner to complete the following items

Street Address of Property in this transaction: _____
The land is unimproved; or improved with a structure of the following type: A Single or 1-4 Family Condo Unit Other _____
Improvements, remodeling or repairs to this property have been made within the past six (6) months: Yes No
If yes, have all costs for labor and materials arising in connection therewith been paid in full? Yes No
Any current loans on property? _____ If yes, complete the following:
Lender _____ Loan Amount _____ Loan [Account No.](#) _____
[Lender](#) _____ Loan Amount _____ Loan Account No. _____

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

_____ Signature	_____ Date
_____ Print Name	
_____ Signature	_____ Date
_____ Print Name	

(Note: If applicable, both spouses/domestic partners must sign.)
THANK YOU.



No Deed of Trust-Residential

(to induce sale of and/or loan on premises and title insurance coverage)

The Undersigned, being duly sworn according to law, deposes and says:

1. I am/We are _____.

2. I am/We are the record title holder of the real estate known and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

3. I/We do not have a loan which is secured by this real estate, so there are no loans to be paid with the proceeds from the settlement.

4. This Affidavit is made for the purpose of inducing the Title Company to insure the title of the property in reliance upon the accuracy of the facts stated herein. Wherever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER:

Signature

Date

Print Name

Signature

Date

Print Name

OWNER'S AFFIDAVIT
(continued)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by

_____,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

EXHIBIT "A"
Legal Description

Exhibit B

1 For [APN/Parcel ID\(s\): 169-130-037](#)

2 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY,
3 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

4 PARCEL 1:

5 THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF
7 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF
8 CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

9 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG
10 THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND
11 PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE
12 SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET
13 TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF
14 SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

15 PARCEL 2:

16 THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY
17 OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF
18 MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

19 COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON
20 SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2
21 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN
22 DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT
23 NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF
24 SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS
25 NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE
26 NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND
27 CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO.
28 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5
FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND
SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID
LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5
FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO
RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE
SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND
PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN
THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID
LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND
SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE
EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN
STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 169-130-037](#)

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Exhibit C

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)

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

PROJECT: 4451 Glen Street, Jurupa Valley, CA 92509
APN: 169-130-037

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("Grantor") hereby GRANTS to _____, _____ ("Grantee"), the real property in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit "A" and incorporated herein by this reference, subject only to matters of record ("Property").

Grantee shall not discriminate against, or segregate, 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 conveyed hereunder. Grantee, or any person claiming under or through Grantee, 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. If Grantee violates any of the covenants and restrictions set forth herein, Grantor shall have the right, but not the obligation, to retake ownership of the Property, and may exercise its right of reversion by sending a written notice of exercise ("Exercise Notice") to Grantee. Grantee shall then transfer the Property back to Grantor in its then current condition, as-is, within thirty (30) days of Grantee's receipt of the Exercise Notice.

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its officer hereunto duly authorized on this date.

Dated: _____

GRANTOR:

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

By: _____
Karen Spiegel, Chair
Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
MINH C. TRAN
COUNTY COUNSEL:

By: _____
Ryan Yabko
Deputy County Counsel

EXHIBIT "A"
Legal Description

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

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 13, PAGE 23](#) OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

SERIAL NO. 449ED

BID FORMS

FOR

THE SALE OF REAL PROPERTY
LOCATED IN THE CITY OF JURUPA VALLEY
ASSESSOR'S PARCEL NUMBER 169-130-037

Proposal to Purchase Real Property in the City of Jurupa Valley
9:30 a.m., April 28th, 2026

COUNTY OF RIVERSIDE

BOARD OF SUPERVISORS
County Administrative Center
Clerk of the Board
Post Office Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92501

APR 28 2026

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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., April 28th, 2026 with Exhibit "A".....	3 pages
D. Bidder's Questionnaire.....	2 pages
E. Offer and Agreement to Purchase Real Property.....	7 pages

SECTION A

**RESOLUTION NO. 2025-106
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 NUMBER 169-130-037**

COPY OF ADOPTED RESOLUTION FOLLOWS:

WHEREAS, pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-third vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the real property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

WHEREAS, the County of Riverside ("County") owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the city of Jurupa Valley, and legally described in Attachment 1, attached hereto and incorporated herein (Property); and

WHEREAS, the Property has been assessed and determined to be no longer necessary for County use or purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq. as required by law; and

WHEREAS, on September 9th, 2025, the County declared the Property as surplus property that is no longer needed for County uses or purposes; and

WHEREAS, pursuant to Government Code Section 54222, the County sent out notices of its desire to sell and offer the Property to other public agencies and whereby the County did not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation period; and

WHEREAS, the County now desires to initiate the sale of the Property, now, therefore,

BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on September 9th, 2025, at 9:30 am or soon thereafter, by a vote of not less than two-thirds of all members concurring, that this Board declares its intention to sell the Property pursuant to the provisions of the Government Code Sections 25520, et. seq., upon the following terms and conditions:

1. The nature of the fee simple interest in real property to be sold is described in Attachment 1 and is located in the City of Jurupa Valley.

2. The sale will be held on April 28th, 2026, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at

9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where sealed bids and oral bids shall be received and considered.

3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in the City of Jurupa Valley, 9:30 a.m., April 28th, 2026. The County's bid form may be obtained from Facilities Management - Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. The bid form contains the terms and conditions for the sale of the Property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for not less than Market Value (MV) in Attachment 1 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of Facilities Management.

5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in cash within sixty (60) days of the bid acceptance.

6. After the sealed bids have been opened and read, a call for oral bids will be made by the Clerk of the Board until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). Unless a deposit has been previously made with a sealed written bid, oral bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount required by Paragraph 4 of this Resolution in order to be considered.

7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral bid in writing on the County's bid form and submit said form, along with any appropriate additional funds so that the deposit will be equal to three percent (3%) of the accepted bid, to the Deputy Director of Facilities Management – Real Estate Division no later than 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the purchase of the Property.

8. Final acceptance of the successful bid by the Board may be made on the Sale Date or any adjourned session of the same meeting held within ten (10) days next following.

9. The right to reject any and all bids, both written and oral, and to withdraw the Property from sale is reserved. If the successful bidder fails to purchase the Property, the County reserves the right to take such measures as it deems appropriate to sell the Property. The County may, but shall have no obligation to, accept the next highest bid, or successive highest bid. In the event that the County desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the Property from sale.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, by posting copies of this Resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, not less than fifteen (15) days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

INSTRUCTIONS TO BIDDER

1. Bids are to be made only on the basis of Resolution No. 2025-106, 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 169-130-037 (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., April 28th, 2026."
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 Facilities Management, Real Estate Division, 3450 14th Street, Suite 200, Riverside, California 92501. Telephone: (951) 955-4820.

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

April 28th, 2026, 9:30 a.m
APN 169-130-037

Date of Submittal

Pursuant to Resolution No. 2025-106, 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. 2025-106, said property consisting of approximately 0.75 acres of land, containing an approximately two (2) freestanding single family homes and a four-car garage that contains approximately ¼ acre of excess land, commonly known as 4451 Glen Street, Jurupa Valley, California. 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, Facilities Management, Real Estate Division, 3450 14th Street, Suite 200, 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. 2025-106 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 Grant 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 Grant 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 "H", 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. 2025-106, 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 169-130-037. 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.	_____	_____	_____
	_____	_____	_____

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. PROOF OF FUNDS: Bidder shall furnish a letter of prequalification or preapproval from a lending institute, a statement from a financial institution, or other form acceptable to County in County's sole discretion, showing proof of available funds for the full purchase price minus the down payment. If bidder intends to submit multiple bids for multiple properties, proof of funds should be shown for the sum of all of the properties being bid upon minus the down payments. If (i) Bidder fails to timely provide such proof of committed funds, or (ii) County determines, in County's sole discretion, that the proof of funds provided to County by Bidder is unacceptable, then County shall have the right, at County's option, to provide written notice to Bidder that this Bid is rejected. If County exercises such right, then this Bid shall be deemed rejected effective as of the date that County delivers written notice of rejection to Bidder.

V. 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.: 169-130-037

Property Location: 4451 Glen Street, Jurupa Valley, Riverside County

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 4451 Glen Street, Jurupa Valley, California, further described below in Section 1, and in the Resolution 2025-106 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 "B", attached hereto and by this reference incorporated herein, including all improvements thereon.

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 Section 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 Chicago 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 Section 16 (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 Grant Deed including covenants provided in Section 17 herein this Agreement, in the form attached hereto as "Exhibit C," 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 section 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 _____ 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 Grant 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
Facilities Management - Real Estate
3450 14th Street, Suite 200
Riverside, CA 92501
Telephone: 951-955-4820

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: Resolution No. 2025-106
- Exhibit A-1: Preliminary Title Report
- Exhibit B: Legal Description and Depiction of the Property
- Exhibit C: Grant 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: _____
Karen Spiegel, Chair
Board of Supervisors

By: _____
Name:
Its:

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

ATTEST:
Kimberly Rector
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Minh C. Tran
County Counsel

By: _____
Ryan Yabko
Deputy County Counsel

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2025-106

4 Notice of Intention to Set Public Hearing for the Sale of Real Property Located
5 In the City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel
6 Numbers 169-130-037

7
8 **WHEREAS**, Pursuant to California Government Code Section 25526, a county shall,
9 prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board
10 of Supervisors of the County of Riverside, State of California, in regular session, adopt a
11 resolution declaring its intention to sell the property determined to be surplus and no longer
12 needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

13 **WHEREAS**, the County of Riverside (County) owns certain real property identified as
14 Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in
15 Attachment 1 and more particularly described in Attachment 2 attached hereto and
16 incorporated herein (Property); and

17 **WHEREAS**, the Property has been assessed and determined to be no longer
18 necessary for the County's use and purposes and it is recommended that the Property be sold
19 in accordance with Government Code Sections 25520 et seq., as required by law; and

20 **WHEREAS**, on October 22, 2024, the County declared the Property as surplus property
21 that is no longer needed for County uses or purposes; and

22 **WHEREAS**, pursuant to Government Code Section 54222, the County sent out notices
23 of its desire to sell and offer the Property to other public agencies and whereby the County did
24 not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation
25 period; and

26 **WHEREAS**, The County now desires to initiate the sale of the Property; now, therefore,
27
28

FORM APPROVED COUNTY COUNSEL
BY  RYAN D. YABKO
DATE 9/9/25

1 **BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY**
2 **GIVEN** by the Board of Supervisors of the County of Riverside ("Board"), in regular session
3 assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside,
4 California, on September 22, 2025 at 9:30 am or soon thereafter, by a vote of not less than
5 two-thirds of all members concurring, that this Board declares its intention to sell the Property
6 pursuant to the provisions of the Government Code Sections 25520, et. Seq., upon the
7 following terms and conditions:

- 8 1. The nature of the fee simple interest in real property to be sold is described in
9 Attachment 1 and is located in the City of Jurupa Valley.
- 10 2. The sale will be held on October 21, 2025, in the meeting room of the Board of
11 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,
12 California 92501, at 9:30 a.m., or as soon thereafter as the agenda of the Board
13 permits, ("Sale Date") where sealed bids and oral bids shall be received and
14 considered.
- 15 3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30
16 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the
17 County Administrative Center. Bids shall be submitted on the County's bid form and
18 bids shall be Administrative Center. Bid shall be submitted on the County's bid form
19 and bids shall be plainly marked on the outside "Proposal to Purchase Real
20 Property in the City of Jurupa Valley, 9:30 a.m. October 21, 2025." The County's bid
21 form may be obtained from Facilities Management – Real Estate Division, located at
22 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions
23 to bidders. The bid form contains the terms and conditions for the sale of the
24 Property. Prospective bidders may inspect the bid form at no charge.
- 25 4. All sealed bids shall be for no less than Fair Market Value (FMV) in Attachment 1
26 and shall be accompanied or preceded by a deposit of not less than three percent
27 (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as
28 security that the successful bidder will complete the terms and conditions of the

- 1 sale. Bids shall be made only upon serialized bid forms to be obtained solely from
2 the Deputy Director of the Real Estate Division of Facilities Management.
- 3 5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in
4 cash within sixty (60) days of the bid acceptance.
- 5 6. After the sealed bids have been opened and read, a call for oral bids will be made
6 by the Clerk of the Board until the highest bid has been made and the bidding is
7 closed. Oral bids must be accompanied by a deposit as required for written bid
8 proposal, unless the deposit was previously made. The first oral bid shall exceed
9 the highest written proposal by not less than ten percent (10%) and any additional
10 oral bids thereafter shall be in incremental amounts not less than ten percent (10%).
11 Unless a deposit has been previously made with a sealed written bid, oral bidders
12 must, prior to the time of the bidders first oral bid, submit a Deposit in the amount
13 required by Paragraph 4 of this Resolution in order to be considered.
- 14 7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral
15 bid in writing on the County's bid in writing on the County's bid form and submit said
16 form, along with any appropriate additional funds so that the deposit will be equal
17 three percent (3%) of the accepted bid, to the Deputy Director of the Real Estate
18 Division of Facilities Management no later than 4:00 p.m. of the date of the
19 accepted oral bid to remain the successful oral bidder for the purchase of the
20 Property.
- 21 8. Final acceptance of the successful bid by the Board may be made on the Sale Date
22 or any adjourned session of the same meeting held withing ten (10) days next
23 following.
- 24 9. The right to reject any and all bids, both written and oral, and to withdraw the
25 Property from sale is reserved. If the successful bidder fails to purchase the
26 Property, the County reserves the right to take such measures as it deems
27 appropriate to sell the Property. The County may, but shall have no obligation to,
28 accept the next highest bid, or successive highest bid. In the event that the County

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desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the Property form sale.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, by posting copies of this Resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside , not less than fifteen (15) days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

JC:il/08212025/449ED/40.295

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3 RESOLUTION NO. 2025-106

4 NOTICE OF INTENTION TO SET PUBLIC HEARING FOR THE SALE OF REAL
5 PROPERTY LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE,
6 STATE OF CALIFORNIA, ASSESSOR'S PARCEL NUMBERS 169-130-037

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

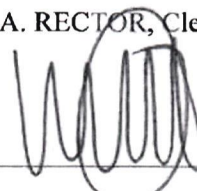
10 Absent: None

11 Abstain: None

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13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

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17 KIMBERLY A. RECTOR, Clerk of said Board

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19 By: _____



20 Deputy

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ATTACHMENT 1

ADDRESS	APN	ACREAGE	MINIMUM BID
4451 GLEN STREET, JURUPA VALLEY, CA 92509	169-130-037	0.75	\$810,000

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ATTACHMENT 2

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

APN: 169-130-037

Exhibit A-1

Title Report

County of Riverside Facilities Management Real Estate
Division
3450 14th Street, 2nd Floor

Attn: James Morgan

Your Reference No: AP 169-130-037

Property Address: 4451 Glen Street, Jurupa Valley, , CA

Title Officer: Barbara Northrup Title Unit 65
Email: JAMORGAN@RIVCO.ORG
Phone No.: 951-248-0669
Fax No.: Riverside, CA 92501
File No.: LT6246502129



Key Features

of your LiveLOOK Prelim Report



Summary Page



Linked Documents



Mobile-Friendly



Flagged Items



Shortcuts

24/7 real-time access to all information related to a title insurance transaction.



Effortless, Efficient, Compliant, and Accessible

PRELIMINARY REPORT



301 E. Vanderbilt Way, Suite 300
San Bernardino, CA 92408

Prelim Number:

LT6246502129

Issuing Policies of Commonwealth Land Title Insurance Company

Order No.: LT6246502129

Escrow/Customer Phone: 310-205-0206

County of Riverside Facilities Management Real Estate
Division
3450 14th Street, 2nd Floor
Riverside, CA 92501
Attn: James Morgan
Email: JAMORGAN@RIVCO.ORG

Title Officer.: Barbara Northrup Title Unit 65
Phone No.: 951-248-0669
Fax No.:
Email: TU65@ltic.com

Ref No.: AP 169-130-037

Property: 4451 Glen Street, City of Jurupa Valley, , CA

In response to the application for a policy of title insurance referenced herein, **Lawyers Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of a defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Exclusions from Coverage, and Conditions of said policy forms.

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Countersigned By:

A handwritten signature in cursive script that reads 'Kent A. Koepsell'.

Authorized Officer or Agent
Kent Koepsell, County Manager

Effective date: June 27, 2024 at 07:30 AM

The form of Policy or Policies of Title Insurance contemplated by this Report is:

Report Only

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

Fee

2. Title to said estate or interest at the date hereof is vested in:

The County of Riverside, a political subdivision

3. The Land referred to in this Report is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

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APN: 169-130-037

EXCEPTIONS

At the date hereof, items to be considered and exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
2. There were no taxes levied for the fiscal year 2023-2024 as the property was vested in a public entity.

Tax Identification No.: 169-130-037

3. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2023-2024.

APN No.: 009-619-335 (Possessory Interest)
Default No.: 009-619-335

Amounts to redeem for the above-stated fiscal year (and subsequent years if any) are:

Amount: \$195.29 by July 31, 2024
Amount: \$196.91 by August 31, 2024

4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
6. Water rights, claims or title to water, whether or not disclosed by the public records.
7. Mutual rights of way reserved to the stearns rancho company and the Jurupa land and water company, their successors or assigns, for ditches, canals or pipelines as may be deemed necessary or proper by said parties for the proper irrigation of any other lands in the Jurupa Rancho, or for the supplying of the main canal with water, provided, however, that such ditches shall when practicable follow the line of the surveyed subdivisions of the Jurupa Rancho, recorded in Book 104 Page 322 of deeds, records of San Bernardino County, California, and by deeds recorded July 24, 1897 in Book 31 Page 337, March 2, 1899 in book 69 page 250, April 1902 in Book 142 Page 101, January 8, 1906 in Book 216 Page 4 all of deeds, records of Riverside County, California.
8. Easement(s) for the purpose(s) shown below, and rights incidental thereto, as granted in a document:

Granted to: Southern Sierras Power Company
Purpose: pole lines, conduits
Recording Date: May 10, 1926
Recording No.: Book 680 Page 130 of Deeds
Affects: Over, along, across or beneath all streets, alleys, highways, public places, and within 5 feet of all division property lines (except such lines as coincide with boundary lines of street and alleys), as shown on the map of said tract
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lillie Glenn Stockton
Purpose: Gas Pipeline
Recording Date: August 12, 1946

Recording No.: Book 767 Page 340 of official records

The exact location and extent of said easement is not disclosed of record.

10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
11. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

13. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
14. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

END OF EXCEPTIONS

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

REQUIREMENTS

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
2. California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

3. Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

5. Note: None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an ALTA Loan Policy, when issued.

Note: The following information will be included in the CLTA Form 116 or ALTA Form 22-06 Endorsement to be issued pursuant to this order:

There is located on said Land: Commercial/Industrial
Known as: 4451 Glen Street, City of Jurupa Valley, California

Note: There are no conveyances affecting said Land recorded within 24 months of the date of this report.

Note: The Company requires current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- a) If the Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
 - b) If the Company cannot obtain a verbal update on the demand, we will either pay off the expired demand or wait for the amended demand, at our discretion.
 - c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure the check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).
6. Note: Property taxes for the current fiscal year shown below HAVE NOT BEEN PAID. (Please refer to Default/Delinquent information shown above.) For proration purposes the amounts were:

Tax ID No.:	009-619-335 (Possessory Interest)
Fiscal Year:	2023-2024
1st Installment:	\$54.16, Defaulted
2nd Installment:	\$54.16, Defaulted
Exemption:	None Shown
Land:	\$2,602.00
Improvements:	\$7,280.00
Personal Property:	None Shown
Code Area:	028-115
Bill No.:	2023005302951

7. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
8. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

MILITARY DISCOUNT RATE

Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies.

Minimum charge: Four Hundred Twenty-Five And No/100 Dollars (\$425.00)

The Company may require appropriate proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE OWNER'S POLICY (02-04-22)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.

Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

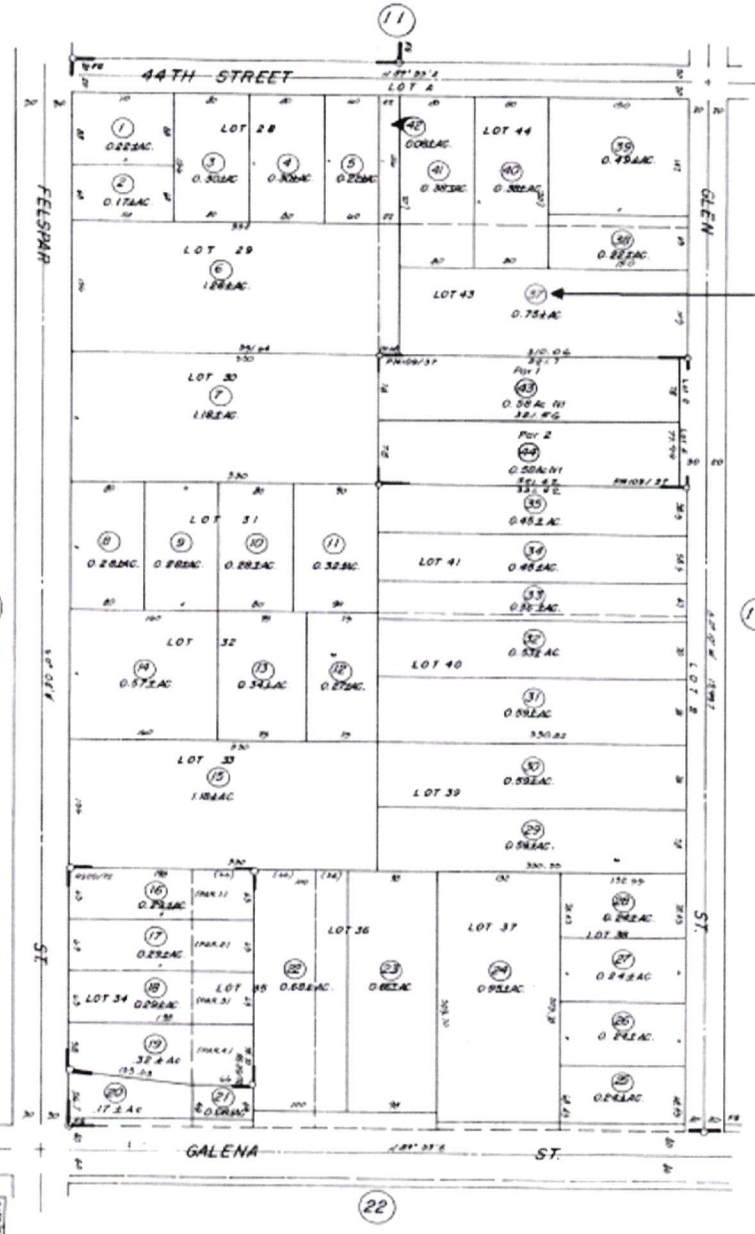
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

DATE: 02/21/75
 DRAWN: JMB
 ASSESSOR'S MAP BK 169 PG 13
 RIVERSIDE COUNTY, CALIF.

BK 170

MB 13/23 Fairglen Gardens
 PM 109/37 Parcel Map No. 16931
 FEB 1975

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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FOR SEC. 11, T2S, R6W

14

TR A 089-100

169-13



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



OWNER'S DECLARATION

Escrow No.: LT6246502129
Property: 4451 Glen Street, City of Jurupa Valley, CA

The undersigned hereby declares as follows:

- 1. (Fill in the applicable paragraph and strike the other)
A. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 4451 Glen Street, City of Jurupa Valley, CA, further described as follows: See Preliminary Report/Commitment No. LT6246502129 for full legal description (the "Land").
B. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 4451 Glen Street, City of Jurupa Valley, CA, further described as follows: See Preliminary Report/Commitment No. LT6246502129 for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
A. During the period of six (6) months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
B. During the period of six (6) months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$_____, but no work whatsoever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Insurance Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land: _____
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

OWNER'S DECLARATION

(continued)

8. Between the most recent Effective Date of the above referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys' fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature

Date

Print Name

Signature

Date

Print Name

**STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION
FOR YOUR PROTECTION**

Escrow No.: LT6246502129

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A." If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse/domestic partner, if applicable) to the transaction should personally sign this form.

NAME AND PERSONAL INFORMATION

First Name _____ Middle Name _____ Last Name _____ Maiden Name _____ Date of Birth _____
(If none, indicate)

Home Phone _____ Business Phone _____ Birthplace _____

Cell Phone _____ Fax _____ Email _____

Social Security No. _____ Driver's License No. _____

List any other name you have used or been known by _____

State of residence _____ I have lived continuously in the U.S.A. since _____

Are you currently married? Yes No Are you currently a registered domestic partner? Yes No

If yes, complete the following information:

Date and place of marriage _____

Spouse/Domestic Partner _____ Date of Birth _____
First Name Middle Name Last Name Maiden Name
(If none, indicate)

Home Phone _____ Business Phone _____ Birthplace _____

Cell Phone _____ Fax _____ Email _____

Social Security No. _____ Driver's License No. _____

List any other name you have used or been known by _____

State of residence _____ I have lived continuously in the U.S.A. since _____

CHILDREN

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____

Child Name: _____ Date of Birth: _____ Child Name: _____ Date of Birth: _____
(if more space is required, use reverse side of form)

RESIDENCES (LAST 10 YEARS)

Number & Street _____ City _____ From (date) to (date) _____

Number & Street _____ City _____ From (date) to (date) _____
(if more space is required, use reverse side of form)

OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name _____ Address _____ From (date) to (date) _____

Firm or Business Name _____ Address _____ From (date) to (date) _____
(if more space is required, use reverse side of form)

SPOUSE'S/DOMESTIC PARTNER'S OCCUPATIONS/BUSINESSES (LAST 10 YEARS)

Firm or Business Name _____ Address _____ From (date) to (date) _____

Firm or Business Name _____ Address _____ From (date) to (date) _____
(if more space is required, use reverse side of form)

**STATEMENT OF INFORMATION
CONFIDENTIAL INFORMATION FOR YOUR PROTECTION**

(continued)

PRIOR MARRIAGE(S) and PRIOR DOMESTIC PARTNERSHIP(S)

Any prior marriages or domestic partnerships for either person? _____ If yes, complete the following:

Prior spouse's (Party A) name: _____ Prior Spouse of Party A: _____

Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____

Prior spouse's (Party B) name: _____ Prior Spouse of Party B: _____ Spouse

Marriage ended by: Death Divorce/Dissolution Nullification Date of Death/Divorce: _____

(if more space is required, use reverse side of form)

INFORMATION ABOUT THE PROPERTY

Buyer intends to reside on the property in this transaction: Yes No

Owner to complete the following items

Street Address of Property in this transaction: _____

The land is unimproved, or improved with a structure of the following type: A Single or 1-4 Family Condo Unit Other _____

Improvements, remodeling or repairs to this property have been made within the past six (6) months: Yes No

If yes, have all costs for labor and materials arising in connection therewith been paid in full? Yes No

Any current loans on property? _____ If yes, complete the following:

Lender _____ Loan Amount _____ Loan Account No. _____

Lender _____ Loan Amount _____ Loan Account No. _____

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signature

Date

Print Name

Signature

Date

Print Name

(Note: If applicable, both spouses/domestic partners must sign.)

THANK YOU.



OWNER'S AFFIDAVIT

No Deed of Trust-Residential

(to induce sale of and/or loan on premises and title insurance coverage)

The Undersigned, being duly sworn according to law, deposes and says:

- 1. I am/We are _____.
- 2. I am/We are the record title holder of the real estate known and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- 3. I/We do not have a loan which is secured by this real estate, so there are no loans to be paid with the proceeds from the settlement.
- 4. This Affidavit is made for the purpose of inducing the Title Company to insure the title of the property in reliance upon the accuracy of the facts stated herein. Wherever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER:

Signature

Date

Print Name

Signature

Date

Print Name

OWNER'S AFFIDAVIT

(continued)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

EXHIBIT "A"

Legal Description

1 **For APN/Parcel ID(s): 169-130-037**

2 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY,
3 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

4 PARCEL 1:

5 THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF
7 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF
8 CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

9 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG
10 THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND
11 PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE
12 SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET
13 TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF
14 SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

15 PARCEL 2:

16 THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY
17 OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF
18 MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

19 COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON
20 SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2
21 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN
22 DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT
23 NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF
24 SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS
25 NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE
26 NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND
27 CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO.
28 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5
FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND
SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID
LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5
FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO
RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE
SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND
PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN
THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID
LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND
SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE
EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN
STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

APN: 169-130-037

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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)

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

PROJECT: 4451 Glen Street, Jurupa Valley, CA 92509
APN: 169-130-037

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("Grantor") hereby GRANTS to _____, _____ ("Grantee"), the real property in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit "A" and incorporated herein by this reference, subject only to matters of record ("Property").

Grantee shall not discriminate against, or segregate, 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 conveyed hereunder. Grantee, or any person claiming under or through Grantee, 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. If Grantee violates any of the covenants and restrictions set forth herein, Grantor shall have the right, but not the obligation, to retake ownership of the Property, and may exercise its right of reversion by sending a written notice of exercise ("Exercise Notice") to Grantee. Grantee shall then transfer the Property back to Grantor in its then current condition, as-is, within thirty (30) days of Grantee's receipt of the Exercise Notice.

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its officer hereunto duly authorized on this date.

Dated: _____

GRANTOR:

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

By: _____

Karen Spiegel, Chair
Board of Supervisors

ATTEST:
Kimberly Rector
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
MINH C. TRAN
COUNTY COUNSEL:

By: _____
Ryan Yabko
Deputy County Counsel

EXHIBIT "A"
Legal Description

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

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT NO. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE PRIZE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011768508
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 12/11/2025, 12/18/2025 and 12/25/2025
Total Amount: \$8306.66
Payment Amount: \$0.00
Amount Due: \$8306.66
Notice ID: sGdlG5z2YdxL51F46bJ2
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on March 3, 2026 at 9:30 a.m., or as soon as possible thereafter, to consider the following: Resolution No. 2025-106 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 169-130-037 WHEREAS, Pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and WHEREAS, the County of Riverside (County) owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in Attachment 1 and more particularly described in Attachment 2 attached hereto and incorporated herein (Property); and WHEREAS, the Property has been assessed and determined to be no longer necessary for the County's use and purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq., as required by law; and WHEREAS, on October 22, 2024, the County declared the Property as surplus property that is no longer needed for County uses or purposes;

FM-RE
3/03/2026 4/28/2026
211

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011768508

FILE NO. 0011768508

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/11/2025, 12/18/2025, 12/25/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: December 25, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **March 3, 2026 at 9:30 a.m.**, or as soon as possible thereafter, to consider the following:

**Resolution No. 2025-106
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 169-130-037**

WHEREAS, Pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

WHEREAS, the County of Riverside (County) owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in Attachment 1 and more particularly described in Attachment 2 attached hereto and incorporated herein (Property); and

WHEREAS, the Property has been assessed and determined to be no longer necessary for the County's use and purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq., as required by law; and

WHEREAS, on October 22, 2024, the County declared the Property as surplus property that is no longer needed for County uses or purposes; and

WHEREAS, pursuant to Government Code Section 54222, the County sent out notices of its desire to sell and offer the Property to other public agencies and whereby the County did not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation period; and

WHEREAS, The County now desires to initiate the sale of the Property; now, therefore,

BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on September 22, 2025 at 9:30 am or soon thereafter, by a vote of not less than two-thirds of all members concurring, that this Board declares its intention to sell the Property pursuant to the provisions of the Government Code Sections 25520, et. Seq., upon the following terms and conditions:

1. The nature of the fee simple interest in real property to be sold is described in Attachment 1 and is located in the City of Jurupa Valley.

2. The sale will be held on October 21, 2025, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where sealed bids and oral bids shall be received and considered.

3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be Administrative Center. Bid shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in the City of Jurupa Valley, 9:30 a.m. October 21, 2025." The County's bid form may be obtained from Facilities Management - Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. The bid form contains the terms and conditions for the sale of the Property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for no less than Fair Market Value (FMV) in Attachment 1 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of Facilities Management.

5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in cash within sixty (60) days of the bid acceptance.

6. After the sealed bids have been opened and read, a call for oral bids will be made by the Clerk of the Board until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless the deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). Unless a deposit has been previously made with a sealed written bid, oral bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount required by Paragraph 4 of this Resolution in order to be considered.

7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral bid in writing on the County's bid in writing on the County's bid form and submit said form, along with any appropriate additional funds so that the deposit will be equal three percent (3%) of the accepted bid, to the Deputy Director of the Real Estate Division of Facilities Management no later than 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the purchase of the Property.

8. Final acceptance of the successful bid by the Board may be made on the Sale Date or any adjourned session of the same meeting held within ten (10) days next following.

9. The right to reject any and all bids, both written and oral, and to withdraw the Property from sale is reserved. If the successful bidder fails to purchase the Property, the County reserves the right to take such measures as it deems appropriate to sell the Property. The County may, but shall have no obligation to, accept the next highest bid, or successive highest bid. In the event that the County desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the Property from sale.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, by posting copies of this Resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, not less than fifteen (15) days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

ATTACHMENT 1

ADDRESS
4451 GLEN STREET,
JURUPA
VALLEY, CA 92509

APN
169-130-037

ACREAGE
0.75

MINIMUM BID
\$810,000

ATTACHMENT 2

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND

PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT No. 3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5

FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

APN: 169-130-037

ADDENDUM TO RESOLUTION NO. 2025-106

As an addendum to Resolution No. 2025-106, this attachment serves as an update for the sale date of this property. The updated date has been continued from December 16th, 2025, to March 3rd, 2026, at the upcoming board date in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at 9:30 a.m.

Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on March 3rd, 2026, at the Clerk of the Board's office on the 1st floor of the County Administrative Center. The County's bid form may be obtained from Facilities Management – Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. Prospective buyers may also reach out to Justin Cells at jucells@rivco.org to receive a bid package.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Dated: December 8, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

The Press-Enterprise
Published: 12/11, 12/18, 12/25/25

THE PRESS-ENTERPRISE

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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011760718
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 10/19/2025, 10/26/2025 and 11/02/2025
Total Amount: \$8140.33
Payment Amount: \$0.00
Amount Due: \$8140.33
Notice ID: yyc60pJlJklhHAF3w8kC
Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on December 16, 2025 at 9:30 a.m., or as soon as possible thereafter, to consider the following: Resolution No. 2025-106 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 169-130-037 WHEREAS, Pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and WHEREAS, the County of Riverside (County) owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in Attachment 1 and more particularly described in Attachment 2 attached hereto and incorporated herein (Property); and WHEREAS, the Property has been assessed and determined to be no longer necessary for the County's use and purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq., as required by law; and WHEREAS, on October 22, 2024, the County declared the Property as surplus property that is no longer needed for County uses or purposes;

EM-BE
~~12/16/2025 3/03/2026~~ 4/28/2026
21.1

THE PRESS-ENTERPRISE

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pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011760718

FILE NO. 0011760718

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/19/2025, 10/26/2025, 11/02/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 2, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **December 16, 2025 at 9:30 a.m.**, or as soon as possible thereafter, to consider the following:

Resolution No. 2025-106

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 169-130-037

WHEREAS, Pursuant to California Government Code Section 25526, a county shall, prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board of Supervisors of the County of Riverside, State of California, in regular session, adopt a resolution declaring its intention to sell the property determined to be surplus and no longer needed for a county's use and purposes provided not less than three (3) weeks thereafter; and

WHEREAS, the County of Riverside (County) owns certain real property identified as Assessor's Parcel Number 169-130-037, located in the City of Jurupa Valley, and identified in Attachment 1 and more particularly described in Attachment 2 attached hereto and incorporated herein (Property); and

WHEREAS, the Property has been assessed and determined to be no longer necessary for the County's use and purposes and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq., as required by law; and

WHEREAS, on October 22, 2024, the County declared the Property as surplus property that is no longer needed for County uses or purposes; and

WHEREAS, pursuant to Government Code Section 54222, the County sent out notices of its desire to sell and offer the Property to other public agencies and whereby the County did not reach any agreement after the sixty (60) day notice period and ninety (90) day negotiation period; and

WHEREAS, The County now desires to initiate the sale of the Property; now, therefore,

BE IT RESOLVED, DETERMINED, AND ORDERED, AND NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on September 22, 2025 at 9:30 am or soon thereafter, by a vote of not less than two-thirds of all members concurring, that this Board declares its intention to sell the Property pursuant to the provisions of the Government Code Sections 25520, et. Seq., upon the following terms and conditions:

1. The nature of the fee simple interest in real property to be sold is described in Attachment 1 and is located in the City of Jurupa Valley.

2. The sale will be held on October 21, 2025, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92501, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where sealed bids and oral bids shall be received and considered.

3. Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be Administrative Center. Bid shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in the City of Jurupa Valley, 9:30 a.m. October 21, 2025." The County's bid form may be obtained from Facilities Management - Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. The bid form contains the terms and conditions for the sale of the Property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for no less than Fair Market Value (FMV) in Attachment 1 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of Facilities Management.

5. Balance of the bid amount hereby offered, in excess of the Deposit, shall be paid in cash within sixty (60) days of the bid acceptance.

6. After the sealed bids have been opened and read, a call for oral bids will be made by the Clerk of the Board until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless the deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than ten percent (10%) and any additional oral bids thereafter shall be in incremental amounts not less than ten percent (10%). Unless a deposit has been previously made with a sealed written bid, oral bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount required by Paragraph 4 of this Resolution in order to be considered.

7. If the Board accepts an oral bid, the successful bidder shall submit their highest oral bid in writing on the County's bid in writing on the County's bid form and submit said form, along with any appropriate additional funds so that the deposit will be equal three percent (3%) of the accepted bid, to the Deputy Director of the Real Estate Division of Facilities Management no later than 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the purchase of the Property.

8. Final acceptance of the successful bid by the Board may be made on the Sale Date or any adjourned session of the same meeting held within ten (10) days next following.

9. The right to reject any and all bids, both written and oral, and to withdraw the Property from sale is reserved. If the successful bidder fails to purchase the Property, the County reserves the right to take such measures as it deems appropriate to sell the Property. The County may, but shall have no obligation to, accept the next highest bid, or successive highest bid. In the event that the County desires to accept the next highest bid or successive highest bid upon the first successful bidder failing to purchase the Property, the authorization of the sale shall be submitted to the Board for approval on a future date.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the Property form sale.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause the notice of this intention to sell the Property and the time and place of holding the public bidding sale to be given, pursuant to Government Code Section 25528, by posting copies of this Resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, not less than fifteen (15) days before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063 at least three (3) weeks before the Sale Date.

ATTACHMENT 1

ADDRESS	APN	ACREAGE	MINIMUM BID
4451 GLEN STREET, JURUPA VALLEY, CA 92509	169-130-037	0.75	\$810,000

ATTACHMENT 2

For APN/Parcel ID(s): 169-130-037

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 43; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 100 FEET TO THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING

PARCEL 2:

THAT PORTION OF LOT 43 OF FELSPAR GARDENS, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 44 OF FELSPAR GARDENS AS SHOWN ON SAID MAP; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 44 A DISTANCE OF 22.2 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL FOR LAND DESCRIBED IN DEED TO LILLIE GLENN STOCKTON, FILED FOR RECORD AUGUST 28, 1948, AS INSTRUMENT 1,3896, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED, 207 FEET TO A POINT THAT BEARS NORTHERLY 5 FEET, AT RIGHT ANGLES, FROM THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE BY DEED FILED FOR RECORD MARCH 18, 1952, AS INSTRUMENT NO. 11474, BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH AND 5 FEET DISTANT NORTHERLY OF SAID WESTERLY EXTENSION OF SAID NORTHERLY LINE AND SAID NORTHERLY LINE A DISTANCE OF 310 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 43; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 43 A DISTANCE OF 5 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO RUSSELL C. ROSE AND CONSTANCE E. ROSE; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 43, A DISTANCE OF 100 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT 43 A DISTANCE OF 110 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND SO DESCRIBED IN SAID DEED TO LILLIE GLENN STOCKTON, A DISTANCE OF 105 FEET TO THE TRUE POINT OF BEGINNING.

APN: 169-130-037

ADDENDUM TO RESOLUTION NO. 2025-106

As an addendum to Resolution No. 2025-106, this attachment serves as an update for the sale date of this property. The updated date has been continued from October 21st, 2025, to December 16th, 2025, at the upcoming board date in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,

California 92501, at 9:30 a.m.

Sealed written bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on December 16th, 2025, at the Clerk of the Board's office on the 1st floor of the County Administrative Center. The County's bid form may be obtained from Facilities Management – Real Estate Division, located at 3450 14th Street, Suite 200, Riverside, California 92501, along with the instructions to bidders. Prospective buyers may also reach out to Justin Cells at jucells@rivco.org to receive a bid package.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Dated: October 15, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

The Press-Enterprise
Published: 10/19, 10/26, 11/2/25



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-126512

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600363
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$8,187.75	
Comment	SST3735S1273	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 26-126512
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/29/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600363

PROJECT TITLE

COUNTY OF RIVERSIDE, PUBLIC HEARING FOR THE BID OPENING AND ORAL BIDDING FOR THE SALE OF REAL PROPERTY LOCATED IN THE CITY OF JURUPA VALLEY

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

X *I Tejada*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Isabel Tejada

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: County of Riverside, Jurupa Valley Surplus Property Sale

Accounting String: 524830-47220-7200400000- FM0411900449

DATE: April 2, 2026

AGENCY: Riverside County Facilities Management

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, Facilities Management

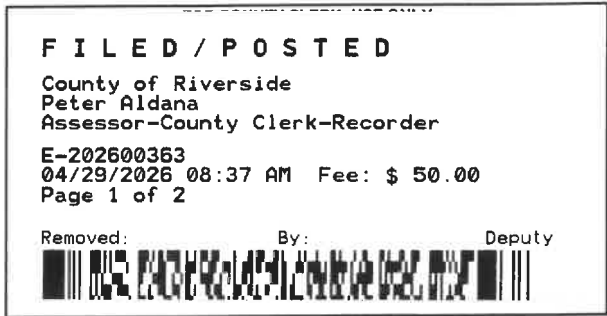
Signature: 

PRESENTED BY: Justin Celis, Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: - Isabel Tejada
DATE: - APR 29 2026
RECEIPT # (S) - 26-126512

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

April 2, 2026

Project Name: County of Riverside, Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley

Project Number: FM0411900449

Project Location: 4451 Glenn Street, south of 44th Street, Jurupa Valley, California, 92509, Assessor’s Parcel Number (APN) 169-130-037

Description of Project: On September 22, 2025 (M.O. 3.22), the Board of Supervisors adopted Resolution No. 2025-106, Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City Jurupa Valley, County of Riverside, State of California, Assessor’s Parcel Numbers 169-130-037 providing notice of intent to set a public hearing for the sale of the surplus property and invited bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board. A recent independent appraisal was conducted and found the current fair market value of the Property and the minimum bid is set at this same current fair market value.

The Property was previously declared surplus property on October 22, 2024 (M.O 3.13). In accordance with Government Code section 54222, public agencies and all County departments were notified in writing regarding this offer to sell the Property. No agencies or departments indicated interest in purchasing the Property during the requisite sixty (60) day notice period under Government Code section 54222. On July 15, 2025 the State of California Department of Housing and Community Development (“HCD”) determined that the County has met all of the requirements under the Surplus Land Act for the purpose of disposing the surplus Property.

The Property has been determined to be no longer needed for County use or purposes and it is recommended that the Property be sold in accordance with Government Code Section 25520 et seq., as required by law. The terms and conditions of the sale are contained within Resolution No. 2025-106, which also provided the statutory notice of the Board’s intention to sell the Property and to facilitate the sale by inviting bids from prospective buyers and setting a date for the public bidding process to occur. The sale of the property is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of 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 additional CEQA review for any changes to the property.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Articles 5 and 19, Sections 15061 and 15301

Document Root (Read-Only)

Selected Document

2026041297 - NOE - County of Riverside, Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley

Riverside County
Created - 4/28/2026 | Submitted - 4/28/2026 | Posted - 4/28/2026 | Received - 4/28/2026 | Published - 4/28/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

County of Riverside, Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley

Document Description

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Project Number: FM0411900449

Attachments (Upload Project Documents)

21.1 - NOE - Sale of Real Property, Jurupa Valley.pdf

Contacts

COUNTY OF RIVERSIDE Facilities MGMT - *Mike Sullivan*

3450 14th Street 2nd Floor
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Jurupa Valley

Location Details

Cross Streets

4451 Glenn Street, south of 44th Street, Jurupa Valley, California, 92509

Zip Code - 92509 | Parcel Number - 169-130-037

Other Location Info

4451 Glenn Street, south of 44th Street, Jurupa Valley, California, 92509, Assessor's Parcel Number (APN) 169-130-037

Notice of Exemption**Exempt Status**

Categorical Exemption

Type, Section Number or Code Number

15301

Reasons why project is exempt

The proposed project is categorically 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 will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the sale of the Property.

This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project is the is the proposed sale of real property that is no longer needed for the use by the County and has been declared surplus property. The sale of the property would not result in any change in use and would not increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The proposed project is categorically 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 will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the sale of the Property.

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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required, and the potential environmental effects would be analyzed as part of future discretionary action. 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.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

County Clerk(s)

Riverside

Signature

Title

Date

SCH Number 2026041297

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Tue 4/28/2026 1:09 PM

To Mayo, Whitney <WMayo@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/333465/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him/his*

Jr. CEQA Analyst

Governor's Office of Land Use & Climate Innovation

Thomas.hubbard@lci.ca.gov

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****Note:** No reply, response, or information provided constitutes legal advice.

LCI - Public

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4451 Glen Street, Jurupa Valley CA, 92509

APN: 169-130-037



Legend

- County Boundary
- City Boundaries
- County Centerline Names



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
Acres: 0.75

0 133 266 Feet

REPORT PRINTED ON... 5/23/2025 3:01:47 PM

© Riverside County GIS

Flores, Kate

From: Acquia Mail
Sent: Monday, April 27, 2026 2:18 PM
To: kaleyl@jfssd.org
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 27, 2026

Submitted values are:

First Name

Kaley

Last Name

Levitt

Phone

6198763133

Email

kaleyl@jfssd.org

Agenda Date

04/28/2026

Agenda Item # or Public Comment

Item 21 Public Hearing, number 2 - HWS

State your position below

Support

Do you need a Spanish translator?

No

Comments
Proposal 31

Flores, Kate

From: Acquia Mail
Sent: Tuesday, April 28, 2026 8:38 AM
To: Sarahm@jfssd.org
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 28, 2026

Submitted values are:

First Name

Sarah

Last Name

Marin

Address (Street, City and Zip)

8804 Balboa Avenue

Phone

858-429-0068

Email

Sarahm@jfssd.org

Agenda Date

04/28/2026

Agenda Item # or Public Comment

Item 21 Public Hearing, number 2 - HWS (P31)

State your position below

Support

Do you need a Spanish translator?

No

Comments

Thank you for the opportunity to present this CDBG proposal to the Board! No additional comments at this time.

Flores, Kate

From: Acquia Mail
Sent: Tuesday, April 28, 2026 9:11 AM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 28, 2026

Submitted values are:

First Name

Ivanna

Last Name

Uriarte

Phone

7609052110

Agenda Date

04/28/2026

Agenda Item # or Public Comment

21.2

Flores, Kate

From: Acquia Mail
Sent: Tuesday, April 28, 2026 9:45 AM
To: iuriarte@leadershipcounsel.org
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 28, 2026

Submitted values are:

First Name

Ivanna

Last Name

Uriarte

Phone

7609052110

Email

iuriarte@leadershipcounsel.org

Agenda Date

04/28/2026

Agenda Item # or Public Comment

21.2

Flores, Kate

From: Acquia Mail
Sent: Tuesday, April 28, 2026 9:45 AM
To: iuriarte@leadershipcounsel.org
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20260428**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on April 28, 2026

Submitted values are:

First Name

Ivanna

Last Name

Uriarte

Phone

7609052110

Email

iuriarte@leadershipcounsel.org

Agenda Date

04/28/2026

Agenda Item # or Public Comment

21.2

Online

Riverside County Board of Supervisors Request to Speak

Submit request to the Clerk of the Board (right of podium), individual speakers are limited to a maximum of three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Ivanna Uriarte
Leadership Counsel for Justice and Accountability

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Do you need a Spanish translator? Yes _____ No _____

(Revised: 2/20/2026)

BOARD RULES

Requests to Address Board on "Agenda" items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.