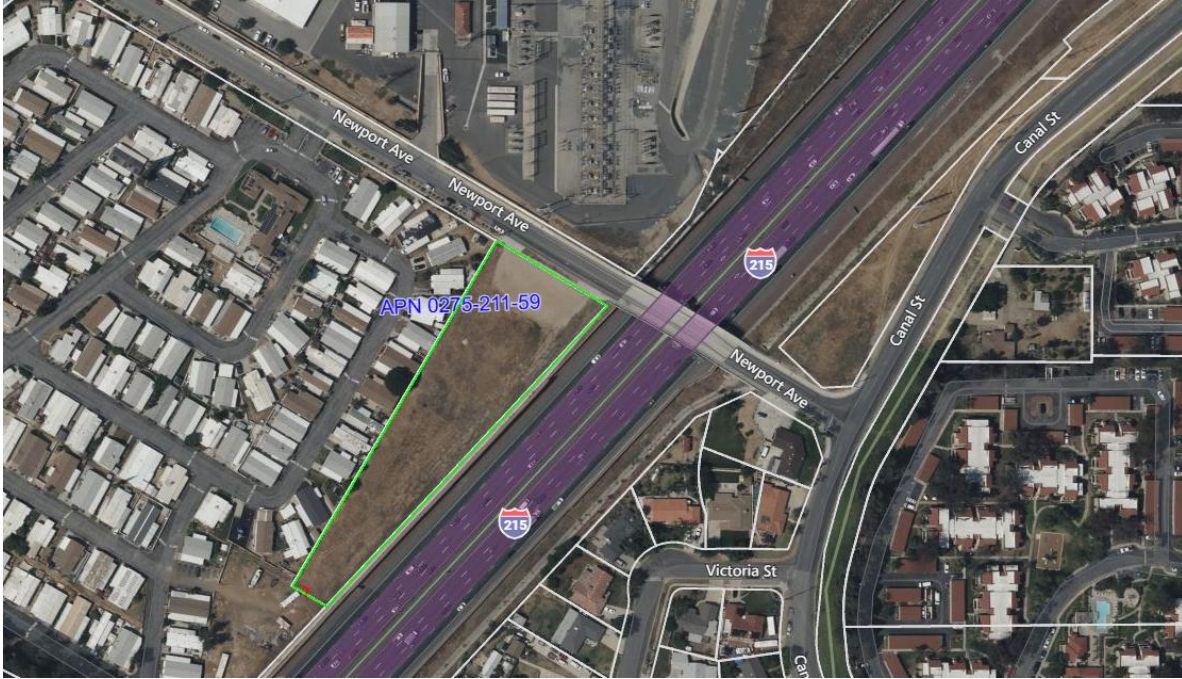


## EXCESS LAND SALE



### 1.8± Acres in the City of Grand Terrace

- Process:** San Bernardino County Transportation Authority (SBCTA) will comply with California Government Code Sections 54220-54232 during this sale. A 60-day public agency notification period has been initiated for City and County agencies within the jurisdiction of the parcels and if no interest is expressed, RCTC can offer the surplus properties to the open market. These conditions were met and SBCTA hereby solicits requests for offers.
- Location:** The Property is located on the south side of Newport Avenue, adjacent to the west side of I-215 Interstate Freeway, in the City of Grand Terrace, California, 92313.
- Assessor's Data:** 0275-211-59
- Due Date:** Offer to be submitted to Epic Land Solution – [dmendoza@epicland.com](mailto:dmendoza@epicland.com)
- Information:** <http://gosbcta.com/>
- Contact:** Please contact Darcy Mendoza at 951-321-4748 or [dmendoza@epicland.com](mailto:dmendoza@epicland.com) for more information regarding this sale. The complete Request for Offer Package will be provided upon request.

**Data Sheet**  
**0275-211-59**

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the prospective bidders. All prospective bidders are encouraged to make visual inspections prior to the auction. The property is sold in an "AS IS" condition.

<b>Appraisal:</b>	SBCTA conducted an appraisal on the Property. The appraised value was \$1,019,000.00
<b>Size:</b>	1.8± Acres
<b>Zoning:</b>	R3, Medium density residential, which allows for 12-units per gross acre (1 per 3,630 square feet). Zoning also promotes single family uses.
<b>Topography:</b>	The overall area is level.
<b>Frontage:</b>	Approximately 195 feet on Newport Avenue and 626 feet on the adjacent I-215 freeway.
<b>Accessibility:</b>	Access from Newport Avenue only.
<b>Tenancy:</b>	The Property is unimproved and vacant.
<b>Encroachments:</b>	The Property has no encroachments.
<b>Taxes:</b>	The Property is not assessed for taxes while vested to SBCTA. It will, however, be assessed after transfer into private ownership.
<b>Encumbrances:</b>	Subject to special assessments if any, restrictions, reservations, and easements of record.  The sale of this Property is subject to all matters of public record and any easement, claim of easements or reservations not of record. Prospective bidders can refer to the Preliminary Title Report prepared by Commonwealth Land Title on October 11, 2019 or consult with local title companies if more complete information regarding the title of the property is required.

Please contact Darcy Mendoza at 951-321-4748 or [dmendoza@epicland.com](mailto:dmendoza@epicland.com) for more information regarding this sale.