

### Pomona Unified School District





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## **Property Summary**

#### BACKGROUND AND CONTEXT

The Pomona Unified School District ("Owner") owns a property known as "Dudley / Murchison" located at the intersection of Jacqueline Drive and Murchison Avenue in Pomona, CA 91768 ("Property"); APNs [8358-035-908, -909, -910, -911, -912, -913, -914, -915, -917, -918, -922, -923, -925, -926, -928, -929, -935, -936, -937, -938, -939, -941].

On April 18, 2018 the Pomona Unified School District's Board of Education confirmed the surplus status of the Property and authorized staff to move forward with the process for sale, lease or development of the property. The period in which designated agencies, as governed by the California Education Code, may make a priority offer for the Property has expired so therefore the District is now offering the Property to the public at large via this Offering Memorandum.

On April 26, 2018, the Board took action to seek a waiver from the State Board of Education for a waiver of certain legal requirements otherwise applicable to surplus property sales or leases. This waiver will streamline procedures applicable to the disposition of surplus school property and will provide the District with the greatest possible flexibility in marketing the Property. It is anticipated that the waiver will be granted by the State Board at its meetings on July 11-12, 2018. If approved, the waiver will apply to Education Code sections 17473 and 17474, and to portions of sections 17455, 17466, 17469, 17472 and 17475.

A PROPOSER SHALL SUBMIT A DIGITAL OFFER PACKAGE IN ELECTRONIC FORMAT AT, OR BEFORE, 4:00 P.M. ON JULY 20, 2018. SEE THE PROPOSAL REQUIREMENTS SECTION FOR ADDITIONAL INFORMATION.

#### The Owner's objectives are as follows:

- 1. Sell or lease the Property in order to generate funds that can be used within legal parameters to improve Pomona Unified School District school facilities and for the benefit of its students;
- 2. Determine that the contemplated use for the property is supportive of the Owner's goal of enhancing its long-term fiscal sustainability and relationship with community members;
- 3. Obtain assurance that the buyer or lessee of the site has the financial capacity and proven experience to bring the proposed project to consummation as efficiently and as prudently possible, and finally;
- 4. Confirm that the buyer or lessee of the site has a demonstrated history of working collaboratively with neighborhood leaders, community members, local jurisdictions and school district staff in which they have completed projects in the past.



#### SITE DESCRIPTION

Property Class: Commercial	Area: 334,976.4 SF / 7.69 Acres
Location: Jacqueline Drive and Murchison Avenue, Pomona, CA 91768	Zoning: C-4 Highway Commercial District; S Overlay
Owner: Pomona Unified School District	Environmental Constraints: See below.
APN: 8358-035-908, -909, -910, -911, -912, -913, -914, -915, -917, -918, -922, -923, -925, -926, -928, -929, -935, -936, -937, -938, -939, -941	Title Issues: Easements for pipelines and conduits, public utilities, public streets and alleys, water line, installation and maintain advertising signage, power line and telephone line, right of way for excavation

#### PROPERTY OVERVIEW

#### PROPERTY DESCRIPTION

The Property (also known as "Dudley / Murchison") is composed of 7.69 acres over 22 parcels located north of Cortez Elementary School (1300 N. Dudley Street, Pomona, CA 91768) near Highway 10. The subject property consisted of agricultural (orchards) and residential land from approximately 1926 until approximately 1964, when the majority of the Property was redeveloped into multi-tenant uses. A western portion of the Property was developed as a gasoline station (with auto repair) from approximately 1970 through 2004. Since about 2004, the entire site has been vacant land.

#### **ENVIRONMENTAL CONSTRAINTS**

The portion of the property at 1510 Murchison Avenue has been identified on the Geotracker database as a closed leaking underground storage tank case location related to its former use as a gasoline station. It was granted closure (via Low Risk Closure) on April 2, 2009 and at that time, none of the constituents of concern were detected in soil samples. A copy of the 2016 Phase I environmental report is available upon request.

Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have serious implications for the feasibility of development as proposed herein. It is imperative that this information be obtained and weighed against the development and financial assumptions included herein. Additional evaluation by a Buyer or Lessee may be recommended due to the Property's prior uses.



#### **DEVELOPMENT REGULATIONS**

ZONING: C-4 HIGHWAY COMMERCIAL WITH (S) SUPPLEMENT USE OVERLAY DISTRICT

PERMITTED USES:	CONDITIONAL USES:	DEVELOPMENT REGULATIONS:
Neighborhood Shops	Self-Storage Facilities	Minimum Lot Depth: 150'-0"
Commercial Centers	Public Facilities	Minimum Parcel Frontage: 15'-0"
Hotels and Motels	Health Clubs	Maximum Height Limit: 75'-0"

<sup>\*</sup>Additional uses as permitted by Municipal Code: Section 370-383





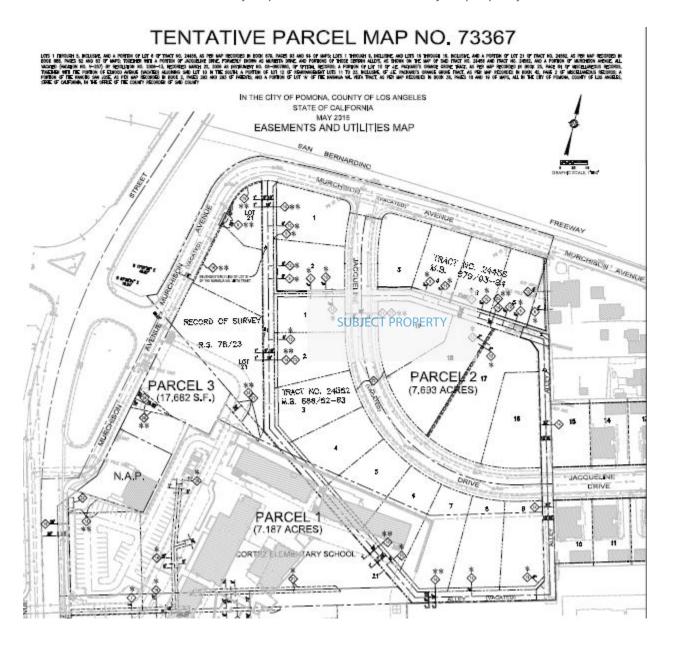
#### PARCEL MAP



The subject property (outlined in blue) includes a vacant area next to Cortez Elementary School which was originally subdivided into multiple parcels as part of a planned residential development. In 2015 the Owner submitted a Tentative Parcel Map to the City of Pomona to consolidate the vacant area into a single parcel (identified as "Parcel 2" on the Tentative Parcel Map shown on the next page). While the Tentative Parcel Map has since expired, the Owner intends for the new parcel lines to be as shown on the Map as part of the completion of a transaction.



TENTATIVE PARCEL MAP (currently expired) - Parcel 2 is the subject property





#### PROPERTY PHOTOS











#### **DISCLAIMER**

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

DCG Strategies has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the Property, the Property's development potential, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, DCG Strategies has not verified, and will not verify, any of the information contained herein, nor has DCG Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers and lessees must take appropriate measures to verify all of the information set forth herein.



### **Proposal Requirements**

#### INQUIRIES AND LETTERS OF INTENT ("LOI")

The District has engaged DCG Strategies, Inc. dba DCG Commercial ("DCG") as their representative in releasing this Offering Memorandum which seeks offers from prospective buyers and lessees to acquire the subject property.

The proposer shall submit a digital Offer Package in electronic format at, or before, 4:00 p.m. on July 20, 2018. Any offers submitted after the deadline will not be considered.

Offer packets must be emailed to Dominic Dutra, Chief Strategy Officer (BRE Lic# 00963281).

Email: DDutra@DCGStrategies.com

Subject line: Pomona USD - Dudley / Murchison LOI

All proposals will have two (2) required sections and in the order as set forth below.

#### SECTION 1 - LETTER OF INTENT

This section shall include the proposal contact and responsible party information, purchase price (or lease terms), deposits, close of escrow (or occupancy and/or rent commencement) and summary of the critical elements of expected project timeline. Any other critical information can be included in this section.

#### SECTION 2 - STATEMENT OF FINANCIAL QUALIFICATIONS

Provide the following information:

- Is the buyer (or lessee) a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.
- Has the buyer (or lessee) or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.
- Is there pending litigation against the buyer (or lessee) or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under \$250,000? If so, please explain.

Item(s) submitted should be sufficient to permit the Owner to determine the proposer's financial capacity for purchasing or leasing the site. The proposer may wish to mark the financial statements, as "CONFIDENTIAL" or "PROPRIETARY." As



### **Proposal Requirements**

such, it will be treated as confidential by the Owner and its agent to the full extent permitted by law.

Proposals should be organized according to the previous section, and should include at least the requested information.

All inquiries associated with the property or to garner assistance in the development of a Letter of Intent should be directed to:

#### Dominic D. Dutra

Chief Strategy Officer Phone: (510) 366-9931

Email: ddutra@dcgstrategies.com

DCG Strategies, Inc. dba DCG Commercial

7600 Dublin Blvd., Suite 275

Dublin, CA 94568

Main Office Line: (925) 479-1350 http://www.dcgstrategies.com

BRE No. 00963281



# Exhibit A: Sample Site Plan

