

Property Diary

PROJECT NAME: 1st to 3rd Assemblage

Property ID **366**

Project Code **041-DEV**

Owner **E. (Rick) & Anor N. Marquez**

Primary Contact

Mailing Address

City:

State:

Zip:

Property Address: **3210 & 3250 Main Street**

APN's **213-081-001 & 02**

Phone 1

Phone 2

Attorney:

Attorney Phone:

Attorney FAX:

Agent	Duration	Date	Narrative Entry
KR	6	7/17/2006 7:51:55 AM	T/conf w/ Rick Marquez, he was angry that he received a notice of decision to appraise from the Agency. He believed that he was already in escrow with the Agency. I told him that he was in escrow with the developer, not the Agency. I also informed him that the Agency is beginning the acquisition process. He was not happy.
KR	6	7/22/2006 12:53:25 PM	EMAIL FROM TED MOORE: Kim, I faxed you the Marquez Agreement on Saturday 7/22. It's unsigned, but it's the one that got signed and put into escrow. I'll ask Chuck and/or escrow for a copy of the signed one and will get to you. I'll have my secretary (Reese Garza) insert the language from your attorney into the Adcock agreement and fax and email to you on Monday. I'll be in Santa Cruz, but back in my office on Wed. Call me on my cell if you need me: 805-798-1002. I also had a long talk with Tom Pike on Saturday and gave him the information he needed. Ted
KR	6	7/24/2006 3:28:47 PM	MET W/ RICK MARQUEZ; The purchase price of \$1.6+M is a complete buy out. Marquez does not have a direct contract with the County, he is only a placement site. The residents, are mostly County placements. The County has the duty to find them another placement. Marquez has family that operate like facilities which he hopes to place some of his residents. The SFR houses his staff who work at the home, he has a staff of 10 currently. Residents pay rent to him, approx. \$900/month. The home provides medical care and transportation to dental and psych care.

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KR 6 7/26/2006 9:05:23 AM EMAIL FROM BELINDA:

Let's discuss.

>>> Kim Reed 7/26/2006 3:56 PM >>>

I met w/ Rick Marquez on Monday. He has owned and operated the Swiss Inn since 1985. He does not have a County contract but is a placement site for the County. He has approx. 46 residents, of which approx 35 are County placements. About 5 or 6 are private placements. Pursuant to our relocation agent, the residents which are County placements would not likely be entitled to relocation assistance, except for actual move costs. The County has the duty to place them in another facility. It is also likely that a relocation assistance payment would jeopardize the residents benefits under the County programs. The private residents would likely be entitled to full relocation assistance, but this is only about 6 residents. Under the current purchase agreement, Marquez is required to deliver the property vacant. This requirement would not be enforced if the Agency steps into the escrow.

The purchase price of \$1.6M includes both properties, the Swiss Inn structure, the single family residence, all fixtures and equipment, and a complete buy out of the business. Marquez is unwilling to negotiate to a lesser purchase price.

In light of the above, do you want Mark Rubin to take over this acquisition or would you prefer that the Agency step in and complete it?

Please advise.

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KR	6	8/3/2006 10:22:14 AM	EMAIL FROM ESCROW OFFICER TO TED MOORE: I will prepare the assignment and e-mail it today. Thanks.
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Janette DeLap, Sr. Commercial Escrow Officer
Phone: 909) 579-3083 * Fax: 909) 579-3090 * Toll Free: 866) 534-8265
4141 E. Inland Empire Blvd., Ste. 290, Ontario, CA 91764

—Original Message—

From: Ted Moore [mailto:ted@tedmoore.com]

Sent: Thursday, August 03, 2006 12:52 PM

To: Charles J. Dragicevich

Cc: Mark Rubin; Kim Reed; DeLap, Janette; Conlin, Lisa; Mark Kahlsdorf

Subject: Raincross Project, Riverside

Hi Chuck,

Today, I received direction from the City (Kim Reed) that they and Mark Rubin have decided that Mark will close on the Marquez property. Therefore, CityView needs to assign the escrow to Regional Properties, Inc.

Concurrently with this email, I'm asking Lisa Conlin or Janette DeLap at LandAmerica to email out the Assignment Agreement to you and Mark Rubin for signature.

Please call me, Lisa Conlin (951-826-5462) or Janette DeLap (909-579-3083) at LandAmerica or Kim Reed at the City of Riverside (951-826-5462) if you have any questions. Thanks.

Ted

—

Ted Moore
E. F. Moore & Company
428 Bryant Circle
Suite 225
Ojai, CA 93023
O. (805) 640-3438
F. (805) 646-4186

Reed, Kim

From: Valiuu, Amelia
Sent: Tuesday, September 19, 2006 8:56 AM
To: Andresen, Lisa; Reed, Kim
Subject: RE: 1st to 3rd - Swiss Inn
Importance: High

Another one to add!

From: Beck, Michael
Sent: Tuesday, September 19, 2006 8:54 AM
To: Valiuu, Amelia
Subject: RE: 1st to 3rd - Swiss Inn

Amelia,

Lets show it on the project map to show that an additional property has been assembled.

Thanks,

MB

Michael J. Beck
Assistant City Manager
City of Riverside
(951) 826-5190

From: Valiuu, Amelia
Sent: Tuesday, September 19, 2006 8:54 AM
To: Beck, Michael
Subject: FW: 1st to 3rd - Swiss Inn
Importance: High

FYI

From: Reed, Kim
Sent: Tuesday, September 19, 2006 8:45 AM
To: Valiuu, Amelia
Subject: RE: 1st to 3rd - Swiss Inn

Mark Rubin took over the escrow. He will close the escrow and flip the parcels to the Agency.

From: Valiuu, Amelia
Sent: Tuesday, September 19, 2006 8:05 AM
To: Reed, Kim
Subject: 1st to 3rd - Swiss Inn
Importance: High

9/29/2006

What is the status of the Swiss Inn acquisition? It's not in the RON. Thanks.

Amelia M. Vailu'u, SR/WA
Real Property Manager
Development Department
City of Riverside
951 826-5665
951 826-2504 fax

9/29/2006

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KR 6 11/6/2006 2:26:46 PM EMAIL FROM CONRAD:
Eva,

Mark Rubin is closing on the Marquez property at 2nd and Main (it may have closed already). He is asking the Agency to purchase the property from him as soon as possible. The Marquez property is on the easterly side of Main Street, which is now intended to be a future affordable housing development project. Carol and Vanessa have identified possible funding from HOME funds as well as housing bond funds to purchase the property for the roughly \$2M cost. The selection, however, needs your input as to what would be the best choice for getting the available housing funds spent on projects.

Please advise Vanessa of your guidance. Thanks.

Conrad

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KR 6 11/6/2006 2:27:00 PM EMAIL FROM CONRAD:
Vanessa,

After Eva gets back with us on the funding source issue, I'll advise Kim Reed of our direction and confirm with Belinda as to purchasing the property from Mark Rubin on an expedited basis.

Conrad

From: Yakutis-McNiel, Eva
Sent: Monday, November 06, 2006 1:36 PM
To: Guzkowski, Conrad
Subject: RE: Marquez Property Purchase from Rubin

No problem. I will discuss with housing staff at our Tuesday 9:00 am meeting, if that is soon enough.

KR 6 11/6/2006 2:27:36 PM EMAIL TO CONRAD:
The property has not closed yet. It is, however, scheduled to close by the end of the week.

KR 6 11/7/2006 10:33:50 AM EMAIL FROM JOYCE POWERS:
FYI, Mark left a message that the Marquez escrow is closing on Thursday.

Joyce

KR 6 11/7/2006 10:34:04 AM EMAIL FROM AMELIA:
We're not taking over the Swiss Inn as of right now. Mark Rubin is okay with holding it for a while.