



December 14, 2024

Sent via Certified Mail; Return Receipt Requested

ATTN: Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians

[REDACTED]
[REDACTED]

Re: First Notice of Proposed Real Property Disposition - Right of First Offer
1515 Walnut Grove Avenue, Rosemead, California

Dear Tribal Leader:

In accordance with a recent directive of the California Public Utilities Commission (the "CPUC") related to the CPUC's Resolution No. E-5076 and its Tribal Land Transfer Policy, Southern California Edison Company ("SCE") is notifying you of its intent to sell its General Office Building #5 and SCE's ground lease interest in the underlying land located at 1515 Walnut Grove Avenue in the City of Rosemead in Los Angeles County, California. The California Native American Heritage Commission has identified the property as within or abutting your Tribe's ancestral territory. The purpose of this letter is to notify the Tribe of its right of first offer on the sale of SCE's building and ground lease interest and to request that the Tribe contact SCE if it has an interest in purchasing the building and leasehold.

SCE's General Office Building #5 is a vacant four-story building containing approximately 287,877 square feet. SCE leases the 9.26 acres of land the building is sited on pursuant to a ground lease which, if extended through all of its options, will expire in 2058. The annual ground lease rent is \$400,000. The lease provides the tenant with (a) a right of first refusal for the purchase of the landlord's fee interest and (b) purchase options for such fee interest in the years 2033, 2038, 2048, and 2058. Such options, if exercised in accordance with the terms of the ground lease, would allow the tenant to purchase the fee interest from the landlord and consolidate ownership interests in the parcel. Enclosed is additional information about the property for your review.

SCE is selling its interest in the building and lease because SCE has consolidated its business operations and no longer requires the use of the building's office space. In addition, SCE's continued use of the building would require seismic retrofitting, a cost SCE did not want to incur.

SCE's landlord is, in a separate transaction, selling its interest in the underlying land. To be clear, SCE is offering only the building and SCE's ground lease interest for sale.

Land Operations
2 Innovation Way,
PIV 2, 2nd Floor,
Pomona, CA 91768

Please contact our landlord's broker, Michael Longo of CBRE, at (310) 363-4906 to inquire about the current status of the landlord's sale or if you have any questions regarding the land.

The Tribe has a time-sensitive "right of first offer" on the sale of SCE's building and ground lease interest. If the Tribe is interested in acquiring the building and leasehold interest, the Tribe must notify SCE, in writing, of the Tribe's interest within thirty (30) days (by January 13, 2025). SCE is available for consultation with the Tribe, in accordance with California Government Code Section 64352.4, regarding the Tribe's interest in the property. Following receipt of a statement of interest, SCE will meet and confer with the Tribe over the ensuing sixty (60) day period to determine if a mutually agreeable sale may be negotiated. In addition, any resulting agreement for the sale of the building and SCE's ground lease interest will be conditioned upon obtaining approval from the CPUC.

Should the Tribe have questions about this notice, the building or ground lease or wish to make a statement of interest in the building and ground lease interest, please contact me at Southern California Edison Company, 2 Innovation Way, PIV 2, 2nd Floor, Pomona, CA 91768 or by e-mail at richard.fujikawa@sce.com or by phone at (714) 657-6950. We request that any written communication be sent both by mail and by e-mail to ensure receipt.

Sincerely,

Richard Fujikawa

Richard Fujikawa
Land Acquisitions
Southern California Edison Company

cc: Amy Olson, Tribal Liaison, SCE (by e-mail)
Aaron Thomas, Tribal Liaison, SCE (by e-mail)

Enclosure