



December 12, 2023

Sent via Certified Mail; Return Receipt Requested

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla Indians



Re: Notice of Proposed Real Property Disposition - Right of First Offer
4777 Irwindale Avenue, Irwindale, California

Dear Tribal Leader:

In accordance with California Public Utilities Commission (“CPUC”) Resolution No. E-5076 and the CPUC’s Tribal Land Policy, Southern California Edison Company (“SCE”) is notifying you of its intent to sell an office building and underlying property located in the City of Irwindale in Los Angeles County, California (collectively referred to as the “Property”). The California Native American Heritage Commission has identified the Property as within or abutting the Santa Rosa Band of Cahuilla Indians’ ancestral territory. The purpose of this letter is to notify the Tribe of its right of first offer on the sale of the Property and to request that the Tribe contact SCE if it has an interest in purchasing the Property.

The Property is located at 4777 Irwindale Avenue, Irwindale, California 91706, and is approximately 7 acres. The two-story office building was built in 2001 and is approximately 91,781 square feet. The building is currently used as an office and call center.

In accordance with the Tribal Land Transfer Policy, the Tribe has a time-sensitive “right of first offer” on the sale of the Property. If the Tribe is interested in acquiring the Property, the Tribe must notify SCE, in writing, of the Tribe’s interest within thirty (30) days (by January 11, 2024). 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.

This notice does not constitute a formal offer of sale but rather solely serves as a notification of SCE’s intent to dispose of the Property and of the Tribe’s right of first offer. SCE reserves the right to withdraw this notice at any time. In addition, any resulting agreement for the sale of the Property will be conditioned upon obtaining approval from the CPUC. SCE makes no guarantees

regarding the CPUC's timing and whether the CPUC would approve and/or condition such a transaction.

In addition, SCE welcomes comments or information the Tribe would like to share regarding any cultural resources that may exist on the Property. The Tribe's input is valuable to the CPUC as it reviews any future disposition of the Property.

Should the Tribe have questions about the Property or wish to make a statement of interest in the Property, please contact Richard Fujikawa, Senior Specialist, Real Estate & Facilities, Southern California Edison Company, 2 Innovation Way, PIV 2, 2nd Floor, Pomona, CA 91768. Richard can also be reached by e-mail at richard.fujikawa@sce.com or by phone at (714) 657-6950. We request that any written communication be sent by mail and by e-mail to ensure receipt.

If you have any questions regarding this notice, please feel free to contact me at (949) 379-9928 or by e-mail at jill.carlisle@sce.com.

Sincerely,

Jill Carlisle

Jill Carlisle
Corporate Real Estate, Strategic Planning
Southern California Edison Company

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