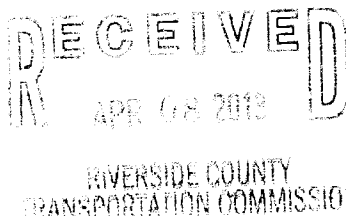


April 2, 2013

Riverside County
Transportation Commission
P.O. Box 12008
Riverside, CA 92502-2208



Re: Comments on the Mid-County Parkway EIR

Dear Sirs:

Our company, Optimus Building Corporation ("Optimus"), is proposing an industrial and commercial project on the northeast corner of Interstate 215 and Ramona Expressway in the City of Perris, CA. We are currently processing entitlements with the City of Perris for a Specific Plan Amendment and Site Plan (City Case No. DPR 12-10-0005 and SPA 12-10-0006). The Assessor's Parcel Numbers (APNs) associated with this development are: 314-140-056, 314-170-005, 314-170-013 through 314-170-016; 314-180-001; 314-180-007; 314-180-009 through 314-180-011; 314-180-013; and 314-180-014. Based on the above referenced development Optimus has serious concerns about the Mid-County Parkway ("MCP") that should be addressed in your Final EIR as follows:

IP-7-1

1. The Final EIR should clearly state that Patterson Avenue (like other access roads) is subject to the local cities through which it runs; that is, Patterson Avenue is not under the jurisdiction of the RCTC. Any representation of access roads shown on exhibits, such as Exhibit 2.3.1.a, should be noted as conceptual only. In addition, we request that any depiction of Patterson Avenue north of Ramona Expressway be removed.

IP-7-2

IP-7-3

2. The amount of interchange right-of-way at Ramona/I-215 should be reduced in order to limit impact on our development site by using retaining walls or other design criteria.

IP-7-4

3. Table 3.6.J of the MCP EIR compares the projected level of service for freeway ramps at peak hours for each Alternative in the year 2040. It should be noted that Alternative No. 5 has the least amount of impact to our development. As such, we suggest that RCTC adopt this Alternative as the Preferred Alternative.

IP-7-5

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4. The proposed EIR should provide a list of development projects in process that are affected by each Alternative (including ours), and provide an analysis of how the MCP will affect the projects in process.

IP-7-6

5. Should the MCP and the city of Perris require the taking of a large portion of our development property for road dedication, it will render certain phases and possibly all phases of this property undevelopable. The EIR should mention these implications, in particular the economic and traffic impacts as well as the possible loss of hundreds of local jobs, lost property tax revenues and lost sales tax revenues.

IP-7-7

6. Alternative 4 of the MCP proposes several "flyovers" over Ramona Expressway. The Optimus development project proposes to take its primary access for commercial development on Ramona Expressway, thus potentially rendering the commercial aspect of the project undevelopable if Alternative 4 is chosen. The Final EIR should address the land use and economic impacts to those properties along Ramona Expressway affected by Alternative 4.

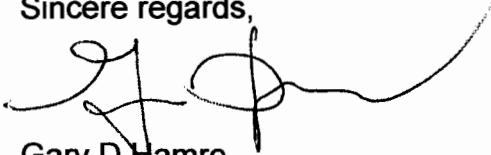
IP-7-8

While Optimus appreciates the importance of the MCP and wants to support this public project, we obviously cannot support a MCP Alternative that adversely impacts our development/project, potentially resulting in an inverse condemnation claim against RCTC should the subject properties become undevelopable.

IP-7-9

Thank you for your attention and consideration to the above referenced comments. Should you have any questions or require additional information please do not hesitate to contact me.

Sincere regards,



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