

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

175



**SUBMITTAL DATE:**  
December 30, 2010

**FROM:** Redevelopment Agency

**SUBJECT:** RDA Resolution No. 2011-002, Adoption of the Relocation Plan for the Middleton and 66<sup>th</sup> Street Project & RDA Resolution No. 2011-003, Authorization to Purchase Real Property in Mid-County Project Area, 4<sup>th</sup> Supervisorial District

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt RDA Resolution 2011-002, Adoption of the Relocation Plan for the Middleton & 66<sup>th</sup> Street Project;
2. Adopt RDA Resolution 2011-003, Authorization to Purchase Real Property, Assessor's Parcel Number 751-160-004;

(Continued)

*Lisa Brandl for*

Robert Field  
Executive Director  
By Lisa Brandl, Deputy Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 643,600	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No**

<b>SOURCE OF FUNDS:</b> RDA Housing Tax Exempt Bond Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

*Jennifer L. Sargent*

**County Executive Office Signature**

BY: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
 BY: ANITA C. WILLIS  
 DATE: 12-27-10  
 Departmental Concurrence: SAMUEL WONG

Policy  Policy  
 Consent  Consent  
 Per Exec. Ofc.:

Prev. Agn. Ref.: 4.4 of 11/30/10

District: 4

Agenda Number:

4.2

**RECOMMENDED MOTION:** (Continued)

3. Allocate the sum of \$643,600 for the purchase of the real property, relocation assistance, and miscellaneous cost;
4. Approve and Authorize the Chairman of the Board of Directors to execute the attached acquisition agreement between the Redevelopment Agency for the County of Riverside and Maria Elena Escobedo and Margarita Ramirez;
5. Authorize the Chairman of the Board of Directors to execute all documents related to this acquisition;
6. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
7. Authorize the Executive Director of the Redevelopment Agency, or designee, to take all necessary steps including executing associated documents in order to complete this purchase.

**BACKGROUND:**

On November 30, 2010, the Board of Directors adopted RDA Resolution No. 2010-064, Notice of Intent to Purchase Real Property in the Desert Communities Project Area. The proposed transaction will provide for the potential acquisition of approximately 4.21 acres of real property at fair market value, located in Thermal. There are approximately two improved parcels with six dwellings, most owned by individual owners located at 85750 Middleton Street and 85990 Middleton Street in Thermal, an unincorporated area of Riverside County. The Agency is still in negotiations with one of the property owners.

In compliance to the Middleton Street and 66<sup>th</sup> Avenue acquisition, Overland, Pacific and Cutler Inc., (Relocation Consultant) was asked to prepare a relocation plan to assist the Agency in its obligation to provide relocation services to the property owners and tenants within the project. The Relocation Consultant met with project residents individually to address relocation information for the Relocation Plan. The Agency will provide relocation benefits and assistance to all qualified tenants as required under the California Relocation Assistance Act of 1970. The negotiated price is consistent with the current property values in the Thermal area based on and independent fee appraisal report.

In accordance with California Relocation Assistance Act, notice of publication has been completed pursuant to Government Code 6063.

**FINANCIAL DATA:**

Acquisition	\$325,000
Estimated Title and Escrow Charges	\$ 2,500
Relocation Consultant	\$ 45,250
Phase I Environmental	\$ 4,000
Estimated Relocation Benefits	\$256,850
Miscellaneous	\$ 10,000
<b>Estimated Total</b>	<b>\$643,600</b>

2 **RDA RESOLUTION NO. 2011-002**  
3 **ADOPTION OF RELOCATION PLAN**  
4 **FOR MIDDLETON AND 66<sup>TH</sup> STREET PROJECT**

5 **(Fourth Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside, hereinafter  
7 the "Agency," is a Redevelopment Agency duly created, established and authorized to  
8 transact business and exercise its powers, all under and pursuant to the provisions of  
9 the Community Redevelopment Law which is Part 1 of Division 24 of the California  
10 Health and Safety Code (commencing with Section 33000 et seq.);

11 **WHEREAS**, On July 20, 1996, the Riverside County Board of Supervisors  
12 adopted Ordinance Nos. 762 and 763 approving the Redevelopment Plan, hereinafter  
13 the "Plan," for the Desert Communities Project Area, hereinafter the "Project Area,"  
14 which amended and merged several smaller project areas adopted 1986, 1987, 1988,  
15 and 1989;

16 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,  
17 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey  
18 area or for purpose of redevelopment, any interest in real property;

19 **WHEREAS**, On January 11, 2011, the Board of Directors adopted RDA  
20 Resolution No. 2010-065, authorizing the purchase of APN 751-160-004, hereinafter the  
21 "Property," located in the unincorporated community of Thermal in Riverside County,  
22 hereinafter the "Proposed Project."

23 **WHEREAS**, the Proposed Project may displace up to six (6) households who  
24 may relocate into decent, safe and sanitary replacement dwellings;

25 **WHEREAS**, pursuant to section 6038 of the California Code of Regulations, Title  
26 25, Division 1, Chapter 6, Subchapter 1, Article 2, Overland, Pacific, & Cutler, Inc., has  
27 prepared a Relocation Plan to more specifically address potential displacements as a  
28 result of the Proposed Project;

///

1           **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code,  
2 Overland, Pacific, & Cutler under the direction of the Agency, prepared a relocation plan  
3 which will outline the benefits to be provided to the displaces, if any, including  
4 assistance, rights, and benefits required under California's Relocation Assistance Law  
5 and the Relocation Guidelines. The relocation plan will detail both the advisory and  
6 financial assistance. Every effort will be made to facilitate arrangements and minimize  
7 hardships for the displacees;

8           **WHEREAS**, it has been determined that there are sufficient replacement sites  
9 available to relocate any displaced households; and

10           **WHEREAS**, the Agency is prepared to take the necessary actions to successfully  
11 relocate displacees.

12           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
13 the Redevelopment Agency for the County of Riverside, State of California, in regular  
14 session assembled on January 11, 2011 as follows:

15           1. That the Board of Directors hereby finds and declares that the above  
16 recitals are true and correct.

17           2. That in compliance with Section 6012 of the California Code of  
18 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance  
19 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety  
20 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the  
21 California Government Code, the Board of Directors approves and adopts the  
22 Relocation Plan for the Middleton and 66<sup>th</sup> Street Project.

23           3. In accordance with the California Relocation Assistance Act, Notice of  
24 publication will be posted pursuant to Government Code 6063.

25 ///  
26 ///  
27 ///  
28 ///

FORM APPROVED COUNTY COUNSEL  
BY: *Anita G. Willis*  
ANITA G. WILLIS  
DATE: 1-11-11

# Exhibit "A"



## *Middleton Crossings Project* DRAFT RELOCATION PLAN

Prepared for:  
Redevelopment Agency for the County of Riverside

By:  
Overland, Pacific & Cutler, Inc.  
41555 Cook St., Suite 250  
Palm Desert, California 92260  
(760) 776-1238

November 30, 2010

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EXHIBIT B:	HUD Income Levels – Riverside County
EXHIBIT C:	Residential Informational Brochure
EXHIBIT D:	Public Comments and Response

## **INTRODUCTION**

The Redevelopment Agency for the County of Riverside ("Agency") has authorized the preparation of a relocation plan to be undertaken in connection with the commencement of their proposed Middleton Crossings Project ("Project"). The Riverside County Board of Directors approved a purchase of the Middleton Street properties located at 85750-85900 Middleton Street in 100 Palms, California; an unincorporated area of Riverside County.

There are two single-family dwellings, and a mobile home on one lot; and a duplex with a storage unit converted to a one-room dwelling located on the second Project lot. The properties are occupied by extremely low to lower income households. The needs and characteristics of the potential permanent displacee population, available relocation resources and the Agency's program to provide assistance to each affected person are general subjects of this Relocation Plan ("Plan").

Funding for the Project comes from Redevelopment Agency funds. Overland, Pacific & Cutler, Inc. ("OPC"), an experienced relocation and acquisition firm, has been selected to prepare this Plan and provide all subsequent required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement requirements of potential Project displacees and, further, has been prepared in accordance with the provisions of the California Health and Safety Code, Sections 33411 and 33411.1; the California Relocation Assistance Law, California Government Code, Section 7260 et seq.; and the California Code of Regulations, Title 25, Chapter 6 ("Guidelines").

This Plan is organized in five sections:

1. Project description (**SECTION I**);
2. Assessment of the relocation needs of persons subject to displacement (**SECTION II**);
3. Assessment of available, comparable, replacement housing units for the residential occupants within surrounding Project communities (**SECTION III**);
4. Description of the Agency's relocation program (**SECTION IV**);
5. Description of the Agency's outreach efforts, Project timeline and Project budget (**SECTION V**).



## I. PROJECT DESCRIPTION

### A. Regional Location

The Middleton Crossings Project is located in the community of 100 Palms within County of Riverside. The Project site is approximately four miles south of the City of Coachella and is immediately accessible from State Routes 86 and 111. Adjacent to the east are the desert resort communities of Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, Coachella, and the unincorporated areas of Bermuda Dunes, Thousand Palms, Oasis, Thermal, Mecca and Vista Santa Rosa (See Figure 1: Regional Project Location).

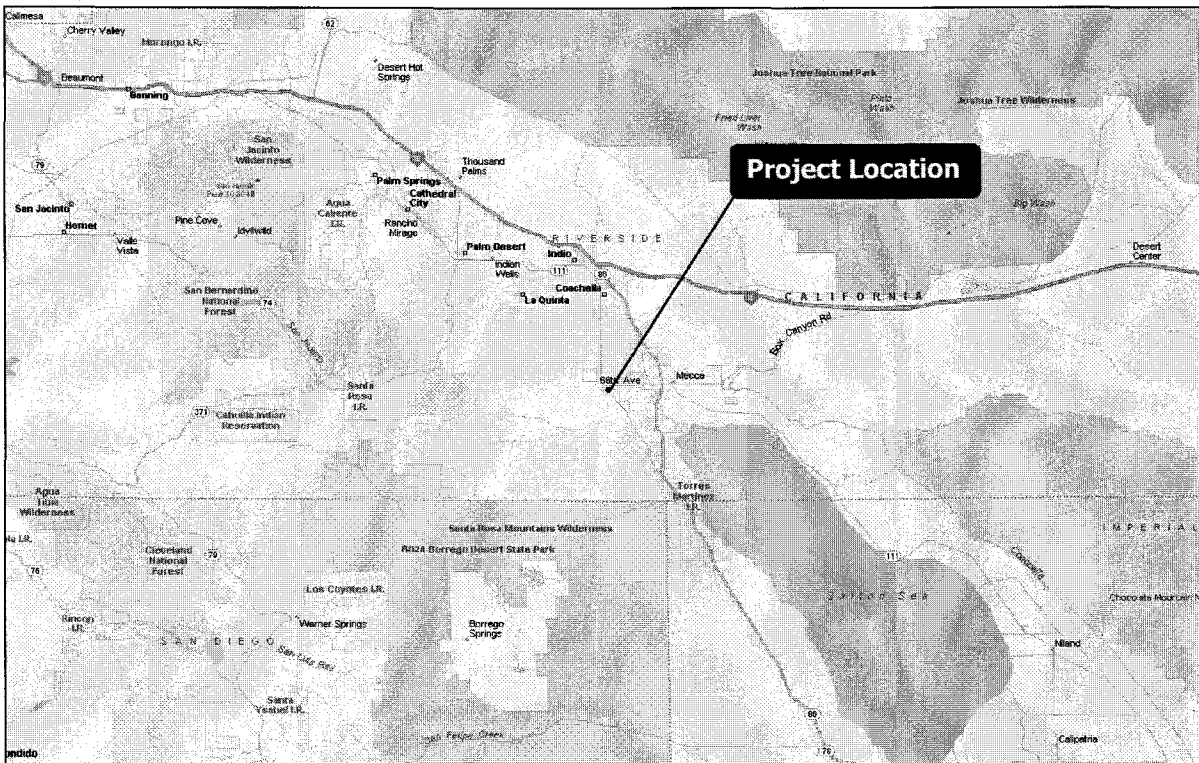
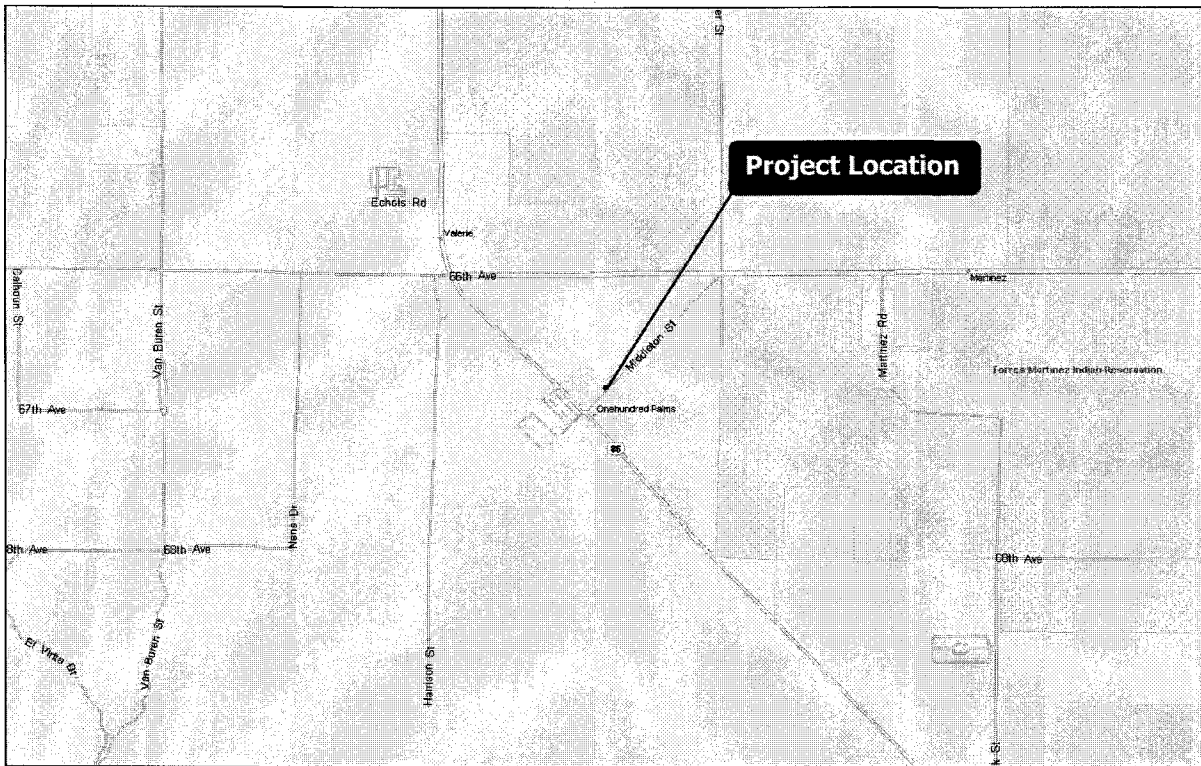


Figure 1: Regional Project Location

**B. Project Site Location and Description**

The Project site is located on the north side of Middleton Street and east of Harrison Street, approximately 3 miles south of Thermal Airport in an unincorporated area of Riverside County known as 100 Palms area. The address is 85750-85900 Middleton Street (See Figure 2: Project Site Location). The Project site consists of two improved parcels with six dwellings, most owned and occupied by individual homeowners. Total Project site is approximately 24 acres.



**Figure 2: Project Site Location**



**Figure 3: Project Site Aerial**

**C. General Demographic and Housing Characteristics**

According to the 2000 U.S. Census, the population of the impacted Census Tract (456.05) in Thermal, the Project site, is 7,195 and the population of the County of Riverside is 1,545,387 (see **Table 1**). Corresponding Census data concerning the housing mix is shown in **Table 2**.

<b>TABLE 1: 2000 Census Population – County of Riverside &amp; Impacted Tract</b>				
<b>Population</b>	<b>Tract 456.05</b>	<b>%</b>	<b>County</b>	<b>%</b>
Total Population	7,195	100.0%	1,545,387	100.0%
White	2,731	38.0%	1,013,478	65.6%
Black or African American	21	0.3%	96,421	6.2%
American Indian or Alaska Native	199	2.8%	18,168	1.2%
Asian	122	1.7%	56,954	3.7%
Native Hawaiian or Other Pacific Islander	7	0.1%	3,902	0.3%
Some Other Race	3,886	54.0%	288,868	18.7%
Two or More Races	229	3.2%	67,596	4.4%
Hispanic or Latino (of Any Race)	6,690	93.0%	559,575	36.2%

Source: U.S. Census Bureau, Race, Hispanic or Latino, and Age: 2000

<b>TABLE 2: 2000 Census Housing Units – County of Riverside &amp; Impacted Tract</b>				
<b>Type</b>	<b>Tract 456.05</b>	<b>%</b>	<b>County</b>	<b>%</b>
Total Units	1,620	100.0%	584,674	100.0%
Owner-Occupied	570	40.2%	348,532	59.6%
Renter-Occupied	948	23.5%	157,686	27.0%
Vacant Housing Units	120	36.3%	78,456	13.4%
Available for Sale Only (of Total Vacant Units)	2	2.0%	9,098	11.6%
Available for Rent – Full Time Occupancy (of Total Vacant Units)	17	16.7%	12,303	15.7%
Sold or Rented – Not Occupied	8	7.8%	4,126	5.3%
Otherwise Not Available (e.g. seasonal, recreational, migratory, occasional use)	19	18.6%	38,296	48.8%
Other Vacant	56	54.9%	14,633	18.7%

Source: U.S. Census Bureau, General Housing Characteristics: 2000

## II. ASSESSMENT OF RELOCATION NEEDS

### A. Survey Method

To obtain information necessary for the preparation of this Plan, personal interviews were conducted with the residential occupants of the Project site in October 2010. The interviewers were successful in obtaining survey responses from five of six occupants of the Project site. The data in this section of the Plan are based solely on the unconfirmed responses of those individuals who participated in the survey.

Inquiries made of the residential occupants concerned household size and composition, income, monthly rent or mortgage payments, length of occupancy, ethnicity, home language, physical disabilities, and replacement housing preferences. A sample of the residential interview form used in the interview process is presented as **Exhibit A** of this report.

### B. Field Survey Data

The interviewed households included two occupied single-family units, one duplex, one mobile home behind the single-family residences and one small storage room converted into a one-room dwelling. One household could not be reached and some limited information was provided by the landlord.

#### 1. Housing Mix

The housing mix consists of two owner-occupied single-family dwellings, one tenant-occupied mobile home behind the two residences and an owner-occupied duplex with a converted unit in the back where the tenant pays no rent in exchange for securing the property.

**TABLE 3: Housing – Dwelling Bedroom Sizes**

# of Bedrooms	Studio	One	Two	Three
# of Households	1	1	2	2

#### 2. Project Area Rents

One household is not paying any monthly rent in exchange for labor at the property and the other Project tenant household is paying \$300 monthly for their rent.

**3. Occupancy / Overcrowding**

There is a total known Project population of 18 individuals, consisting of 10 adults and eight children. The average household size is three persons per dwelling unit. The distribution of household sizes within the Project is provided in **Table 4**, following.

<b>TABLE 4: Current Household Size Occupancies</b>				
<b># in Household</b>	<b>One</b>	<b>Two</b>	<b>Five</b>	<b>Seven</b>
<b># Households</b>	2	2	1	1

The standard for housing density adopted by the Agency allows two persons per bedroom and one person in a common living area up to four bedrooms. The Agency adheres to the state building code occupancy standard based on the square footage of the dwelling for households larger than nine members. Based on these criteria as compared to available tenant data, there are no overcrowded units among Project properties.

**4. Replacement Housing Needs**

Replacement housing needs, as expressed in this Plan, are defined by the total number of required replacement units and the distribution of those units by bedroom size. The projected number of required units by bedroom size is calculated by comparing survey data relative to household size with the Agency's replacement housing occupancy standards. These standards, generally, allow for up to three persons in a one-bedroom unit, five persons in a two-bedroom unit, and seven persons in a three-bedroom unit.

<b>TABLE 5: Replacement Housing Needs</b>				
<b>Bedroom Size</b>	<b>Studio</b>	<b>One</b>	<b>Two</b>	<b>Three</b>
<b># Needed</b>	1	1	2	2

The Agency will, through its relocation representatives, assure that sufficient replacement housing units exist in compliance with the decent, safe, and sanitary requirements, prior to displacing any residential households.

**5. Income**

Income information was provided by all seven respondent Project households. According to income standards for the County of Riverside (**Exhibit C**), adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) in June 2010, three respondent Project households qualify as extremely low income (less than 30% of area median), two households qualify as very low income (31%-50% of area

median) and one household qualifies as low income (51%-80% of area median). **Table 6** below outlines this information.

<b>TABLE 6: Income Levels of Tenant Households</b>				
<b>Income Level</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
<b># Households</b>	3	2	1	0

**6. *Ethnicity / Language***

All respondent households in the Project reported their ethnicity as Hispanic. Four respondent households identified English and two households identified Spanish as their primary household language. No other languages were reported during surveys.

**7. *Senior/Handicapped Households***

There are two senior households (head of household or spouse 62 years or older) in the Project and no household reported disabilities that could require special accommodations as far as replacement units are concerned.

**8. *Preferred Relocation Areas***

Most Project residents expressed a preference to remain in or around the local community in order to maintain current access to employment, schools, medical or religious facilities, recreational resources and public transportation. One household mentioned Riverside and San Bernardino as alternate locations and another would move to Salton Sea or North Shore.

### III. RELOCATION RESOURCES

#### A. Methodology

For residential housing, a resource survey was conducted to identify available rental units within a five mile radius from the subject properties. The following sources were utilized:

- Windshield/drive-by surveys conducted in Thermal and surrounding communities
- Classified rental listings from *The Desert Sun* and *For Rent* publications
- Internet sources

#### B. Replacement Housing Availability

##### 1. Homes for Sale

Replacement for sale housing data is summarized in Table 7, below. The individual figures for number of units found by bedroom size are presented in the table alongside the number of units needed (shown in parentheses) to meet re-housing obligations of all current occupants.

<b>TABLE 7: Availability and Cost of Replacement For Sale Housing</b>			
<b>Bedroom Size</b>	<b>One</b>	<b>Two</b>	<b>Three</b>
# Found (# Needed)	1 (1)	4 (2)	8 (1)
Asking Price Range	\$150,000	\$75,000-\$99,500	\$79,000-\$104,900
Median Asking Price	\$150,000	\$94,000	\$100,950

##### 2. Replacement Units for Rent

One studio unit and one three-bedroom rental units are required to satisfy Project tenant requirements. The rental survey identified seven studio/one-bedroom units available on the market ranging from \$525 to \$700 per month with median asking rent of \$575. Three-bedroom units range from \$900 to \$1,475 per month with median asking rent of \$1,250.

##### 3. Concurrent Residential Displacement

There are no other current public projects causing significant displacements underway in Thermal or adjacent communities which, presently, would compete with the Project for needed housing resources. There are two potential Agency projects in the works in



*Relocation Plan for the Middleton Crossings Project - Thermal, California*

Thermal, both involving mobile home relocations. The Project will not likely compete for the replacement housing resources with the two mobile home park projects. No residential displacee will be required to move without both adequate notice and access to available affordable decent, safe and sanitary housing.

## **IV. THE RELOCATION PROGRAM**

The Agency's Relocation Program is designed to minimize hardship, be responsive to unique project circumstances, emphasize maintaining personal contact with all affected individuals, apply all regulatory criteria to formulate eligibility and benefit determinations and conform to all applicable requirements in a consistent manner.

The Agency has retained Overland, Pacific & Cutler, Inc. (OPC) to administer the Relocation Program. OPC has worked on more than 2,500 public acquisition and relocation projects over the past 30 years. Experienced Agency staff will monitor the performance of OPC and be responsible to approve or disapprove OPC recommendations concerning eligibility and benefit determinations and interpretations of Agency's policy.

The relocation program consists of two principal constituents: Advisory Assistance and Financial Assistance.

### ***A. Advisory Assistance***

Individuals who will need to move from existing homes will receive advisory assistance. Advisory assistance services are intended to:

- inform displacees about the relocation program
- help in the process of finding appropriate replacement accommodations
- facilitate claims processing
- maintain a communication link with the Agency
- coordinate the involvement of outside service providers

To follow through on the advisory assistance component of the relocation program and assure that the Agency meets its obligations under the law, relocation staff will perform the following functions:

1. Distribute appropriate written information concerning the Agency's relocation program;
2. Inform eligible Project occupants of the nature of, and procedures for, obtaining available relocation assistance and benefits;
3. Determine the needs of each residential displacee eligible for assistance;
4. Provide residential displacees with at least three referrals to comparable replacement housing within a reasonable time prior to displacement;

*Generally, a comparable replacement dwelling must satisfy the following criteria:*

- (a) *The unit is decent, safe and sanitary - electrical, plumbing and heating systems in good repair - no major, observable hazards or defects. The unit is comparable to the acquired dwelling with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space as necessary to accommodate the displaced person.*
  - (b) *The unit is located in an area not subjected to unreasonable adverse environmental conditions from either natural, or man-made sources, and not generally less desirable with respect to public utilities, transportation, public and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment.*
  - (c) *The unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion or, national origin.*
  - (d) *The monthly rental rate is within the financial means of the displaced residential tenant.*
5. Provide transportation to residential displacees, if necessary, to inspect replacement sites within the local area;
  6. Offer special assistance to help elderly or disabled tenants find housing near friends, relatives, medical facilities, and services and convenient transportation;
  7. Supply information concerning federal and state programs and other governmental programs providing assistance to displaced persons;
  9. Assist each eligible residential occupant in the preparation and submission of relocation assistance claims;
  10. Provide additional reasonable services necessary to successfully relocate residents;
  11. Make benefit determinations and payments in accordance with applicable law and the Agency's adopted relocation guidelines;
  12. Assure that no occupant is required to move without a minimum of 90 days written notice to vacate. This notice could be part of, separate from, or be an Order for Immediate Possession issued from the Court;
  13. Inform all persons subject to displacement of the Agency's policies with regard to eviction and property management;
  14. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Agency's decision with respect to relocation assistance; and,

15. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

## ***B. Relocation Benefits***

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displacees. In the course of personal interviews and follow-up visits, each displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Relocation benefits will be paid to eligible displacees upon submission of required claim forms and documentation in accordance with the Agency's administrative procedures. The Agency will process advance payment requests to mitigate hardships for residential tenants who do not have access to sufficient funds to pay move-in costs such as first month's rent and/or security deposits. Approved requests will be processed expeditiously to help avoid the loss of desirable, appropriate replacement housing.

### ***1. Residential Moving Expense Payments***

All residential occupants to be relocated will be eligible to receive a payment for moving expenses. Moving expense payments will be made based upon the actual cost of a professional move or a fixed payment based on a room-count schedule.

#### **a. Actual Cost (Professional Move)**

The displacee may elect to retain the services of a licensed professional mover, in which case the Agency will pay the actual cost of moving services, based on the lowest of two acceptable bids. (The Agency may, at its discretion, solicit competitive bids to determine the lowest, reasonable move cost.) After the move is complete, the displacee may pay the mover directly and seek reimbursement from the Agency or request a direct payment from the Agency to the mover.

#### **b. Fixed Payment (based on Room Count Schedule)**

The displacee may, while taking full responsibility for the move, elect to receive a fixed payment for moving expenses based on a room count in the displacement dwelling. The fixed payment is a one-time, all inclusive allowance that does not require back-up documentation. The current schedule for fixed payments is set forth in **Table 8**:

TABLE 8: Schedule of Fixed Moving Payments									
Unfurnished Dwelling									
Room count	1	2	3	4	5	6	7	8	each additional
Amount	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225
Furnished Dwelling									
Room count	1	each additional							
Amount	\$400	\$65							

Source: California Department of Transportation

## 2. *Rental Assistance to Tenants Who Chose to Rent*

A tenant displaced from a dwelling may be entitled to a Replacement Housing Payment in the form of rental or downpayment assistance not-to-exceed \$5,250 (prior to consideration of eligibility for Last Resort Housing benefits – see Last Resort Housing, Section IV, D), if the displacee:

- 1) Has actually and lawfully occupied the displacement dwelling for at least 90 days immediately prior to the initiation of negotiations; and
- 2) Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within one year (unless the Agency extends this period for good cause) after the date he or she moves from the displacement dwelling.

Rental Assistance payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

- 1) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- 2) The monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling actually occupied by displaced person.

The base monthly rent for the displacement dwelling is the lesser of:

- 1) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to the displacement, as determined by the Agency. For owner-occupants or households, which pay no rent, Fair Market Rent (Economic Rent) will be used as a substitute for actual rent; or
- 2) Thirty percent (30%) of the displaced person's average, monthly, adjusted gross household income. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or

**Table 9** below illustrates the computation of a rental/downpayment assistance payment amount.

<b>TABLE 9: Computation of Rental Assistance Payments</b>		
1. Old Rent	\$650	Old Rent, plus Utility Allowance
<b>or</b>		
2. Ability to Pay	\$700	30% of the Adjusted Gross Household Income*
3. Lesser of lines 1 or 2	\$650	Base Monthly Rental
<b>Subtract From:</b>		
4. Actual New Rent	\$750	Actual New Rent including Utility Allowance
<b>or</b>		
5. Comparable Rent	\$775	Determined by Agency, includes Utility Allowance
6. Lesser of lines 4 or 5	<b>\$750</b>	
7. Yields Monthly Need	<b>\$100</b>	Subtract line 3 from line 6
<b>Rental Assistance</b>	<b>\$4,200</b>	<b>Multiply line 7 by 42 months</b>

\*Gross income means the total amount annual income of an individual less the following: (1) a deduction for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitate family members when determined to be necessary to employment of head of household or spouse, except that the amount shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care.

### **3. Downpayment Assistance to Tenants Who Chose to Purchase**

Displacees otherwise eligible to receive a Rental Assistance payment as previously described, may chose to utilize the full amount of their rental assistance eligibility amount (including Last Resort benefit) to purchase a home. Such payments shall be deposited directly into an escrow account with provisions that allow the Agency to recover its funds should the escrow be cancelled or not proceed in a timely manner. These funds can be used as a downpayment and/or to pay for eligible non-recurring closing costs. Downpayment assistance to a displaced owner-occupant can not exceed the amount the owner would have received had the owner met the 180 day occupancy requirement.

### **4. Replacement Housing Payment to 180 Day Residential Owner-Occupants**

Residential owner-occupants who have established residency for at least 180 days prior to the Agency's offer to purchase may be eligible for a replacement housing payment determined by the aggregate value of three separate compensation elements: a) Purchase Price Differential; b) Mortgage Interest Differential; and, c) Incidental Expenses.

- **Purchase Price Differential**

The Purchase Price Differential is based on three factors:

Acquisition Price - The final price paid by the Agency for the Project dwelling;

Actual Replacement Housing Purchase Price - The actual price paid for a replacement dwelling; and,

Comparable Replacement Cost - The cost of a decent, safe and sanitary dwelling comparable to the dwelling acquired by the Agency.

The purchase price differential amount is determined by comparing the final acquisition price of the Project residence to the lesser of the actual price paid for a replacement home or the price of a comparable available decent, safe and sanitary dwelling. If the purchase price of a replacement home is less than the cost of a comparable replacement home, the payment will be limited to the actual difference. If the purchase price exceeds the cost of a comparable replacement home, the payment will be based on the cost of the comparable replacement home.

Replacement housing referrals to owner-occupants will match, as closely as possible, current housing circumstances. The calculation of purchase price differential payments to owner-occupants of multifamily properties will be determined by comparing the pro-rated value of the portion of the property in which they live as compared to the comparable element of a replacement property.

- **Mortgage Interest Differential**

The Mortgage Interest Differential Payment is intended to compensate homeowners for any increase in interest costs between the acquired dwelling and the comparable replacement dwelling. Computation of the payment is based upon three factors: 1) the remaining term and amount(s) of the current mortgage or mortgages 2) the current type of mortgage product (i.e. fixed vs. variable) 3) a comparison of the mortgage interest rate for the acquired dwelling relative to the lesser of the current market rate or the actual new rate for a similar mortgage product. To be eligible for this payment, the mortgage on the dwelling being acquired must have been in place, as a valid lien, for at least 180 days prior to the Agency's initial written offer to purchase.

- **Incidental Expenses - Closing Costs**

One-time, non-recurring closing costs associated with the purchase of a comparable, replacement dwelling are compensable. Examples of such compensable expenses include costs for: a property survey; preparation of a legal description and deed; recording fees; title insurance; revenue stamps and customary transfer taxes; loan application fees; loan origination fees; appraisal fees; a credit report; certification for structural soundness; and,

termite inspection, when required. Prepaid recurring expenses for mortgage interest, property taxes and insurance are not compensable.

**C. *Last Resort Housing***

Depending on current market conditions, the Agency anticipates that it might be necessary to make rental assistance payments in excess of the statutory cap of \$5,250, (CCR Title 25, Chapter 6, Section 6104) and replacement housing payments to owner-occupants in excess of the statutory cap of \$22,500, (CCR Title 25, Chapter 6, Section 6102) to assure the availability of comparable replacement rental and for-sale housing. Rental assistance payments to low-income non 90-day tenants and rental assistance and replacement housing payment amounts in excess of the statutory caps are considered (CCR Title 25, Chapter 6, Section 6139) to be Last Resort Housing payments.

The Agency, at its discretion, may opt to pay Last Resort Housing payments in installments or in a lump sum. Recipients of Last Resort rental assistance, who intend to purchase rather than rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of downpayment assistance. Tenant households receiving periodic payments will have the option to request a lump sum payment of remaining benefits to assist with the purchase of a decent, safe and sanitary dwelling.

**D. *General information regarding the payment of Benefits***

Claims and supporting documentation for relocation benefits must be filed with the Agency no later than 18 months after the date of displacement.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation staff will review all necessary documentation including, but not limited to, income verification, lease documents and escrow material before reaching a determination as to which expenses are eligible for compensation;
3. Required claims forms will be prepared by relocation staff and presented to the claimant for review. Signed claims and supporting documentation will be returned to relocation staff and submitted to the Agency;
4. The Agency will review and approve claims for payment, or request additional information;
5. The Agency will issue benefit checks to claimants in the most secure, expeditious manner possible;



6. Final payments to residential displacees will be issued after confirmation that the Project premises have been completely vacated and actual residency at the replacement unit is verified;
7. Receipts of payment and all claim material will be maintained in the relocation case file.

***E. Relocation Tax Consequences***

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. No federal dollars are anticipated for this Project. Therefore, federal regulations may not apply and the IRS may consider relocation payments as income. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

*(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)*

## **V. ADMINISTRATIVE PROVISIONS**

### **A. Notices**

Each notice, which the Agency is required to provide to a Project occupant, shall be personally delivered or sent certified or registered first-class mail, return receipt requested and documented in the case file. Each notice will be written in plain, understandable language, and a language understood by the occupant. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions and other needed help.

There are three principal notices:

- 1) the Informational Statement
- 2) the Notice of Relocation Eligibility, and
- 3) the 90-Day Vacate Notice.

The Informational Statement (see **Exhibit C**) is intended to provide potential relocatees with a general written description of the Agency's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights.

A Notice of Relocation Eligibility ("NOE") will be distributed to each residential relocatee. The NOE to residential relocatees contains a determination of eligibility for relocation assistance and a computation of a maximum entitlement based on information provided by the affected household and the analysis of comparable replacement properties undertaken by relocation staff. NOEs will be issued in a reasonable period of time following the initiation of negotiations with property owners.

No lawful occupant will be required to move without having received at least 90 days advance written notice of the earliest date by which the move will be necessary. The 90-Day Vacate Notice will state a specific date as the earliest date by which the occupant may be required to move or state that the occupant will receive a further notice indicating, at least 60 days in advance, the specific date of the required move. The 90-Day Notice will not be issued to any residential displacee before a comparable replacement dwelling has been made available.

In addition to the three principal notices, relocation staff will issue timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

- 1) are eligible for monetary benefits
- 2) have moved from the acquired property, and
- 3) have not filed a claim for benefits.

Reminder Notices will be issued periodically throughout the qualification period. An attempt shall be made to make written contact with all non-responsive relocatees no later than within the last six months prior to the filing expiration date.

***B. Grievance Procedures***

A person who is dissatisfied with a determination as to eligibility for benefits, a payment amount, the failure to provide comparable replacement housing referrals, or the Agency's property management practices must file a Relocation Assistance Appeal Form or any other written form of appeal with the Agency's Appeal's Board or other designate (Hearing Officer).

The Hearing Officer shall set a hearing date of no later than 30 days from receipt of the appeal. The person making the appeal shall have:

- 1) the right to present oral and/or written evidence in support of the appeal,
- 2) the right to legal counsel (hired at the appellant's sole expense), and
- 3) the right to seek judicial review once having exhausted all administrative appeal remedies.

The Hearing Officer shall render a decision, in writing, within 30 days following the last day of the hearing. A copy of the decision shall be mailed, certified or registered, to the appellant and his/her authorized representative and copies filed in the relocation case file. The decision of the Hearing Officer shall be final, and the appellant shall be advised of the right to seek judicial review of the Hearing Officer's decision.

***C. Eviction Policy***

The Agency recognizes that eviction is permissible only as a last resort, and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers of alternate accommodation. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

***D. Citizen Participation***

As the process for considering the Project moves forward, the Agency will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;

2. Encourage meaningful participation in reviewing the relocation plan and monitoring the relocation assistance program; including the Project area occupants;
3. Provide technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials;
4. Issuance of a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption; and
5. The inclusion of written or oral comments concerning the Plan as an attachment (**Exhibit D**) when it is forwarded to the County of Riverside Redevelopment Agency Board of Directors for adoption.

***E. Projected Dates of Displacement***

The Agency anticipates that date specific Notices to Vacate will not be issued prior to February 2011. No resident will be required to vacate without a minimum of 90 days notice. However, an occupant may chose to vacate prior to a vacate notice being issued, once they have received their Notice of Eligibility, and be assured they will receive any replacement housing assistance and/or moving assistance to which they may be entitled.

***F. Estimated relocation costs***

The total estimated budget for relocation-related payments for the Project, assuming **six permanent** displacees and including a 10% contingency, is **\$256,850**.

The estimated relocation budget does not include any payments related to property acquisition. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Project. The Agency pledges to appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Project, including funds necessary for last resort housing as indicated in Section IV, C, of this Plan to meet its obligation under the relocation regulations.

**EXHIBIT A**  
**RESIDENTIAL INTERVIEW FORM**

## EXHIBIT B

### HUD INCOME LIMITS – RIVERSIDE COUNTY

The following figures are approved by the state Housing and Community Development Department for use in the **County of Riverside** to define and determine housing eligibility by income level.

Area Median: \$65,000					
Family Size	Extremely Low	Very Low	Lower	Median	Moderate
1 Person	13,650	22,750	36,400	45,500	54,600
2 Person	15,600	26,000	41,600	52,000	62,400
3 Person	17,550	29,250	46,800	58,500	70,200
4 Person	19,500	32,500	52,000	65,000	78,000
5 Person	21,100	35,100	56,200	70,200	84,250
6 Person	22,650	37,700	60,350	75,400	90,500
7 Person	24,200	40,300	64,500	80,600	96,700
8 Person	25,750	42,900	68,650	85,800	102,950

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, **June 17, 2010**.

**EXHIBIT C**  
**RESIDENTIAL INFORMATIONAL BROCHURE**

**EXHIBIT D**  
**PUBLIC COMMENTS AND RESPONSE**



2 **RDA RESOLUTION NO. 2011-003**  
3 **AUTHORIZATION TO PURCHASE REAL**  
4 **PROPERTY IN THERMAL APN 751-160-004**  
5 **MIDDLETON AND 66<sup>TH</sup> STREET PROJECT**  
6 **(Fourth Supervisorial District)**

7 **WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency"),  
8 is a Redevelopment Agency duly created, established and authorized to transact  
9 business and exercise its powers, all under and pursuant to the provisions of the  
10 Community Redevelopment Law which is Part 1 of Division 24 of the California Health  
11 and Safety Code (commencing with Section 33000 et seq.);

12 **WHEREAS**, on July 9, 1996, the Riverside County Board of Supervisors adopted  
13 Ordinance Nos. 762 and 763 approving the Redevelopment Plan (the "Plan"), for the  
14 Desert Communities Project Area ("Project Area"), which amended and merged several  
15 smaller project areas adopted 1986, 1987, 1988, and 1989;

16 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the  
17 Agency began receiving tax increment from the Project Area in January 1989, and  
18 continues to receive annual tax increment revenue;

19 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,  
20 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey  
21 area or for purpose of redevelopment, any interest in real property;

22 **WHEREAS**, the Agency has agreed on a \$325,000 purchase price, based on an  
23 independent fee appraisal report, for Assessor's Parcel Number 751-160-004 (the  
24 "Property"), more particularly described in Exhibit "A" attached hereto and made a part  
25 hereof;

26 **WHEREAS**, the Property is approximately 3.5 acres of occupied land, therefore,  
27 relocation assistance of households will be required;

28 **WHEREAS**, the Property is located in unincorporated community of Thermal of  
the Project Area;

1           **WHEREAS**, the purchase of this Property will assist the Agency in implementing  
2 the Plan and in eliminating economic blighting conditions within the Project Area; and

3           **WHEREAS**, prior to the Agency using the Property for purposes described in the  
4 Plan, the Agency agrees to fully comply with the California Environmental Quality Act.

5           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
6 the Redevelopment Agency for the County of Riverside, State of California, in regular  
7 session assembled on January 11, 2011, as follows:

8           1.       That the Board of Directors hereby finds and declares that the above  
9 recitals are true and correct.

10          2.       That the Redevelopment Agency for the County of Riverside is authorized  
11 to purchase the subject Property Assessor's Parcel Number 751-160-004 in the Desert  
12 Communities Project Area at a purchase price of \$325,000.

13          3.       That the Agency is allocating an additional amount of \$45,250 for a  
14 relocation consultant; \$256,850 in relocation benefits; and \$10,000 to cover  
15 miscellaneous transaction expenses, and remaining funds not used will be refunded  
16 back to the RDA Housing Tax Exempt Bond funds.

17          4.       That the Chairman of the Board of Directors or designee is hereby  
18 authorized to execute the Acquisition Agreement, including any and all documents  
19 related to the purchase of real property.

20          5.       That the Executive Director of the Redevelopment Agency or designee is  
21 hereby authorized to execute subsequent and relevant documents necessary to  
22 complete this transaction.

23       ///

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28       ///

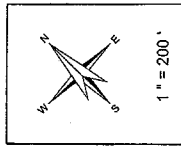
FORM APPROVED COUNTY COUNSEL  
BY:  ANITA C. WILLIS  
DATE 10-27-10

# Exhibit "A"

751-16  
25-52

TRA 058-054  
058-170

POR. NE 1/4 SEC. 17 T.7 S. R.8 E



**Legend**

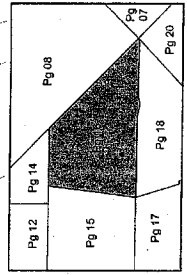
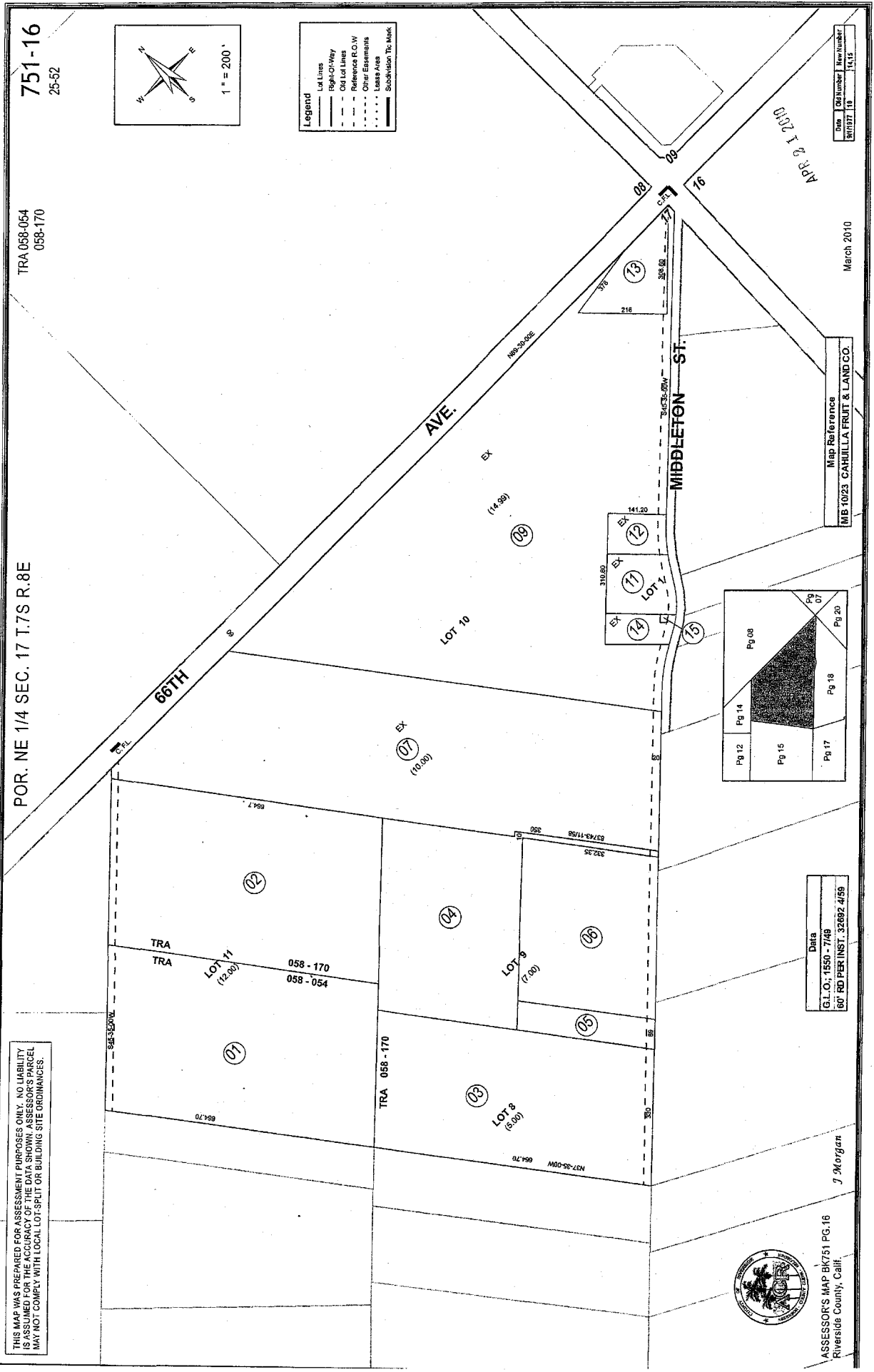
- Lot Lines
- Right-of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- • • Lease Area
- Subdivision Tric Mark

Date	08 Number	New Number
11/15/17	18	1415

March 2010

Map Reference  
MB 10223 CAHULLA FRUIT & LAND CO.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED BY THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Data
G.L.O.: 1550 - 7749
60' RD PER INST. 32692.4/59

J. Morgan



ASSESSOR'S MAP BK/751 PG.16  
Riverside County, Calif.



ACQUISITION AGREEMENT

This agreement is made by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, herein called "Agency", and MARGARITA RAMIREZ AND MARIA ELENA ESCOBEDO, CO ADMINISTRATORS OF THE ESTATE OF ROSA GUERRA, herein called "Grantor".

Grantor has executed and will deliver to Tracy Kaiser, Development Specialist III of behalf of the Agency or to the designated escrow company, a duly executed Grant Deed dated \_\_\_\_\_, 20\_\_, conveying title in the real property identified as APN 751-0160-004, in consideration of which it is mutually agreed as follows:

1. The Agency shall:

A. Pay to the order of Grantor the sum of **\$325,000** for the property, or interest therein, conveyed by said deed, when title to said property or interest vests in Agency free and clear of all liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except those encumbrances and easements which, in the sole discretion of the Agency, are acceptable.

B. Handle real property taxes, bonds, and assessments in the following manner:

1. All real property taxes shall be prorated, paid, and canceled pursuant to the provisions of Section 5081 et. seq., of the Revenue and Taxation Code.

2. Agency is authorized to pay from the amount shown in Paragraph 1A herein, any unpaid taxes together with penalties, cost and interest thereon, and any bonds or assessments that are due on the date title is transferred to, or possession is taken by the Agency, whichever first occurs.

C. Pay all typical escrow, recording, reconveyance, and/or any other fees incurred in this transaction, and if title insurance is desired by Agency, the premium

1 charged therefore.

2 D. Provide appropriate relocation benefits to the occupants within the  
3 dwellings located on Grantor's property, provided they give appropriate documentation of  
4 their place of residence.

5 2. Grantor shall:

6 A. Indemnify, defend, protect, and hold Agency, its officers, employees,  
7 agents, successors, and assigns free and harmless from and against any and all claims,  
8 liabilities, penalties, forfeitures, losses, or expenses, including without limitation, attorneys'  
9 fees, whatsoever, arising from or caused in whole or in part, directly or indirectly, by either  
10 (a) the presence in, on, within, under, or about the parcel of hazardous materials, toxic  
11 substances, or hazardous substances as a result of Grantor's use, storage, or generation  
12 of such materials or substances or (b) Grantor's failure to comply with any federal, state, or  
13 local laws relating to such materials or substances. For the purpose of this agreement,  
14 such materials or substances shall include without limitation hazardous substances,  
15 hazardous materials, or toxic substances as defined in the Comprehensive Environmental  
16 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601,  
17 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the  
18 Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those  
19 substances defined as hazardous wastes in Section 25117 of the California Health and  
20 Safety Code or hazardous substances in Section 25316 of the California Health and Safety  
21 Code; and in the regulations adopted in publications promulgated pursuant to said laws.

22 B. Be obligated hereunder to include without limitation, and whether  
23 foreseeable or unforeseeable, all costs of any required or necessitated repair, clean-up,  
24 detoxification, or decontamination of the parcel, and the preparation and implementation of  
25 any closure, remedial action, or other required plans in connection therewith, and such  
26 obligation shall continue until the parcel has been rendered in compliance with applicable  
27 federal, state, and local laws, statutes, ordinances, regulations, and rules.

28 3. Any and all moneys payable under this contract, up to and including the total

1 amount of unpaid principal and interest on the note secured by Deed of Trust recorded  
2 December 13, 2009, as **Instrument No. 2009-0649261 of Official Records** of Riverside  
3 County, shall, upon demand, be made payable to the beneficiary entitled thereunder; said  
4 beneficiary to provide a reconveyance as to APN 751-160-004, and to furnish Grantor with  
5 good and sufficient receipt showing said moneys credited against the indebtedness  
6 secured by said Deed of Trust of \$27,500.

7 Grantor hereby authorizes and directs the disbursement of funds which are  
8 demanded under the terms of said Deed of Trust.

9 4. Any and all moneys payable under this contract, and not demanded by the  
10 beneficiary under the first Deed of Trust hereinabove referred to, up to and including the  
11 total amount of the unpaid principal and interest on the note secured by Deed of Trust  
12 recorded September 3<sup>rd</sup>, 2008, as **Instrument No. 0485658, of Official Records** of  
13 Riverside County, shall, upon demand be made payable to the beneficiary entitled  
14 thereunder; said beneficiary to furnish Grantor with good and sufficient receipt showing  
15 said moneys credited against the indebtedness secured by said Deed of Trust, if any.

16 Grantor hereby authorizes and directs the disbursement of funds which are  
17 demanded under the terms of said Deed of Trust.

18 6. The close of escrow is subject to an acceptable Phase 1 Environmental Site  
19 Assessment Report. Said report shall be the sole responsibility of Agency.

20 7. It is mutually understood and agreed by and between the parties hereto that  
21 the right of possession and use of the subject property by Agency, including the right to  
22 remove and dispose of improvements, shall commence upon the close of escrow. The  
23 amount shown in Paragraph 1A includes, but is not limited to, full payment for such  
24 possession and use.

25 9. Grantor recognizes and understands that the consideration hereunder may  
26 originate from local, state, and/or federal sources; and therefore, Agency shall have the  
27 right to terminate this transaction if:

28 A. Such funding is reduced or otherwise becomes unavailable, based on

1 15. Grantor, their assigns and successors in interest, shall be bound by all the  
2 terms and conditions contained in this agreement, and all the parties thereto shall be jointly  
3 and severally liable thereunder.  
4  
5  
6

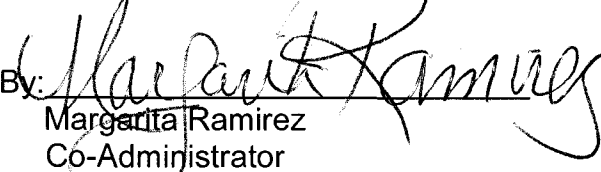
7 **REDEVELOPMENT AGENCY**  
8 **FOR THE COUNTY OF RIVERSIDE**

9 By: \_\_\_\_\_  
10 Marion Ashley, Chairman  
11 Board of Directors

12 **ATTEST:**  
13 Kecia Harper-Ihem  
14 Clerk of the Board

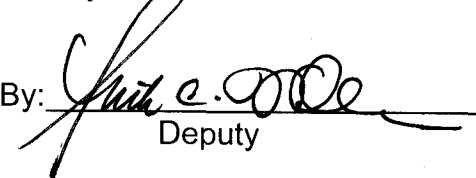
15 By: \_\_\_\_\_  
16 Deputy

17 **MARGARITA RAMIREZ AND MARIA**  
18 **ELENA ESCOBEDO, CO-ADMINISTRATORS**  
19 **OF THE ESTATE OF ROSA GUERRA**

20 By:   
21 Margarita Ramirez  
22 Co-Administrator

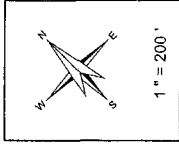
23 **APPROVED AS TO FORM:**  
24 Pamela J. Walls  
25 County Counsel

26 By:   
27 Maria Elena Escobedo  
28 Co-Administrator

By:   
Deputy



751-16  
25-52



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tr. Mark

Date	3/11/2010
Old Number	1415
New Number	1415

TRA 058-054  
058-170

POR. NE 1/4 SEC. 17 T.7S R.8E

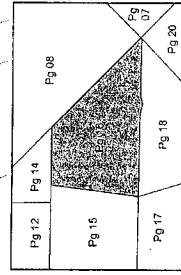
66TH

AVE.

MIDDLETON ST.

March 2010

Map Reference  
MB 10223 CAHULLA FRUIT & LAND CO.



Data
G.L.O.: 1550 - 7/49
60' RD. PER INST. 32892 4/59

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S MODEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

J Morganti



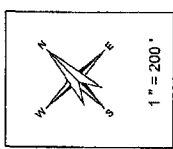
ASSESSOR'S MAP BK751 PG.16  
Riverside County, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S LABEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NE 1/4 SEC. 17 T.7S R.8E

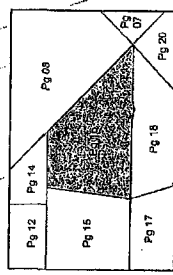
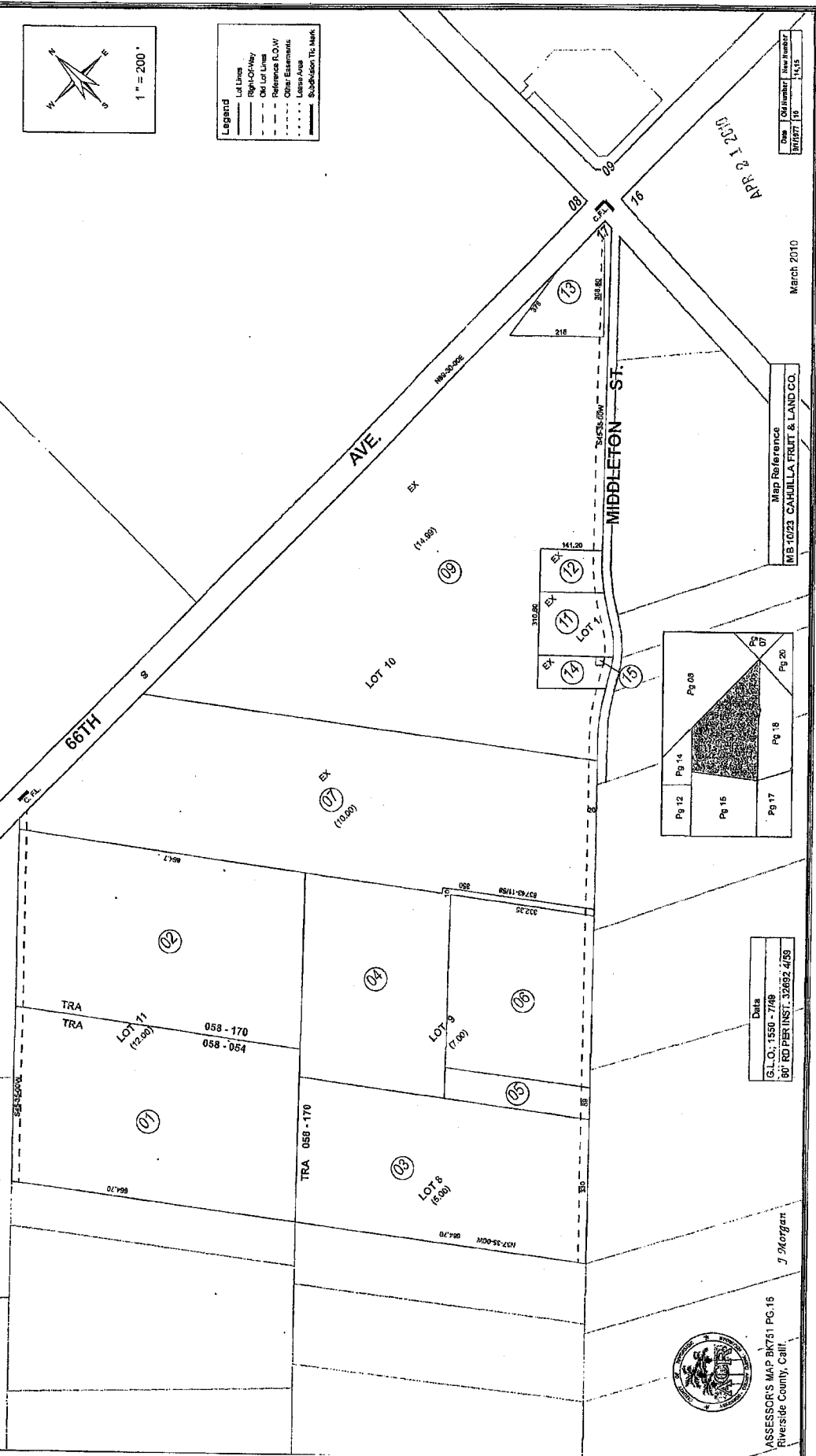
751-16  
25-52

TRA 058-054  
058-170



**Legend**

- Lot Lines
- Right-Of-Way
- - - - - Old Lot Lines
- - - - - Reference P.O.W.
- - - - - Other Easements
- - - - - Easement Area
- - - - - Subdivision TIC Mark



Data  
S.L.O.: 1550 - 7/49  
90' RO PER INST. 132692 4/99

J Morgan



ASSESSOR'S MAP BK751 PG.15  
Riverside County, Calif.

Map Reference  
MS-1023 CARULLA FRUIT & LAND CO.

March 2010

Date	Old Number	New Number
3/19/97	18	14,15

APR 2 1 2010