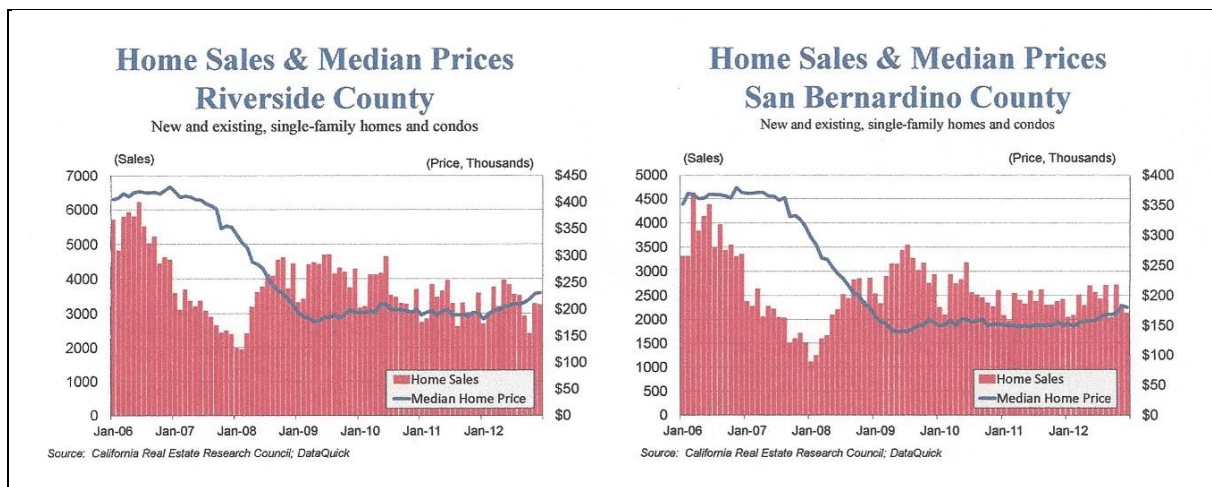
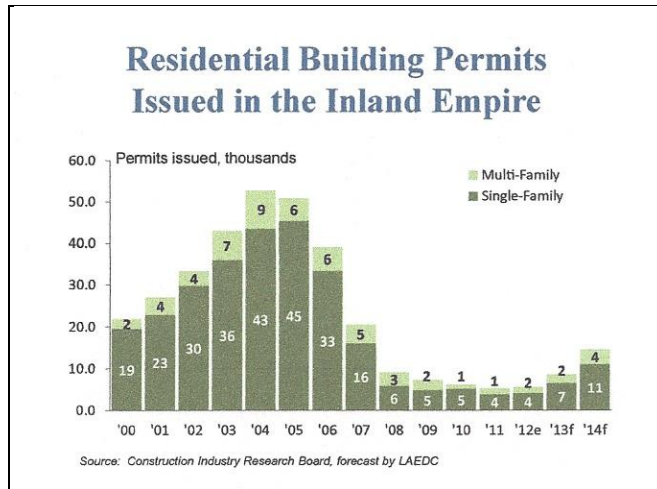


**Real Estate and Goods Movement**

In 2012, defaults and foreclosures pressured home values to a lesser degree as foreclosures slowed down over the year. In fact, the region witnessed a minor housing market recovery due to an improved labor market, low inventories of properties for sale, and higher demand for lower priced homes that could be used as rentals. The median price of a home in Riverside County reached \$231,000 in 2012, while the price of a home in San Bernardino County was \$180,000 in 2012. This represents an increase of roughly 20% when compared to 2011. While Inland Empire median prices are now 30% higher than the cyclical low of 2009, they are still well below the peak levels of the mid-2000's. Housing affordability continues to be much greater than just before the recession. Going forward over the forecast period and beyond, housing in the area will remain affordable relative to earlier years and to the rest of Southern California.

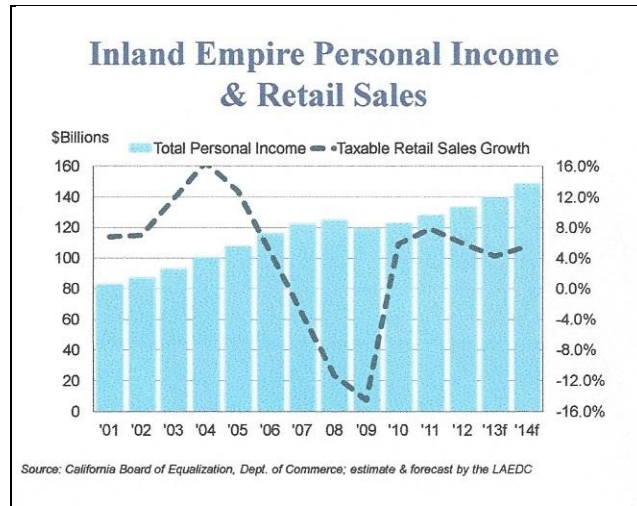




The industrial vacancy rate in the Inland Empire has improved substantially over the past four years - falling from 12.4% in 2009 to roughly 6.4% in 2012. The rate witnessed three consecutive quarters of decline from Q1 2012 to Q3 2012 before settling at 6.4% in Q4 2012. Office vacancy rates did not really improve over the course of 2012 and are still very high at over 21%, especially when compared to the rest of Southern California. They will continue to be a concern in 2013 and 2014.

The construction industry is expected to experience the most significant growth in 2013 due to supply constraints in the industrial market. Construction employment is expected to grow by nearly 6.3% in 2013 mainly due to additional demand for warehouse space (where the vacancy rate is below 5%). However, it will still be nowhere near its 2006 peak.

Trade volumes at the combined local ports barely increased in 2012. However, cargo volumes are expected to grow over the next two years as the U.S. economy improves and the overall global economy experiences a stronger growth trajectory. The increase in activity along with substantial growth in e-commerce will positively impact the Inland Empire warehouse and distribution system network.



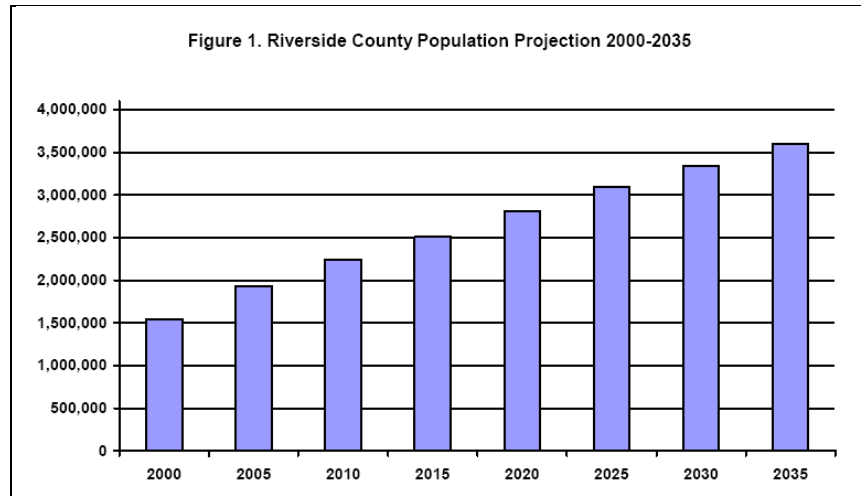
The County of Riverside was incorporated in 1893 out of parts of the San Diego and San Bernardino counties in Southern California. It is bordered by the counties of Los Angeles, Orange, Imperial, and La Paz, Arizona. The annual population growth rate for the county is as follows:

	2009	2010	% Change	2011	% Change	2012	% Change	2013	% Change
Riverside County	2,109,882	2,139,535	1.4%	2,205,331	3.1%	2,234,193	1.3%	2,255,058	0.9%
State of California	37,077,204	37,253,956	0.5%	37,427,946	0.5%	37,668,804	0.6%	37,966,471	0.8%

Please note that in each of the years since 2009, the population growth rate for Riverside County was significantly higher than that of the State of California.

**Projected Population Growth Trends**

During the period of 2005 to 2035, Riverside County’s population is expected to grow from 1.9 million to 3.6 million residents, an addition of more than 2 million people during the projection time span. This represents an annual average increase of 4%, which is 4 times greater than the average expected growth in the State of California during the same projection period.



Riverside County will experience sustained growth from 2005 to 2035 although the growth rate will diminish over time, from an annual average of 5% the first years of the projection to an annual average of 2% by 2035. In terms of absolute numbers, for each decade between 2000 and 2030, the County will experience an addition of as many residents, if not more, than were added during the decade of 1980, when Riverside County experienced an unprecedented boom. In light of recent trends, the projected growth rates are reasonable. Between April 2000 and July 2006 there was an addition of 408,000 persons in the County. In July 2006 the county surpassed the two million residents mark. The County added 456,000 residents from July 2000 to July 2006, an average of 74,300 residents a year. The annual average growth rate during this period was 4.8%.

As in the past, net migration in 2006 contributed most of the County's population growth (75%). Natural increase, which is the sum of births minus deaths in a time interval, accounted for the remainder of the growth. This population growth trend will continue in the future but the rate of net migration will decrease over time to reach 54% of the growth in 2035. As available land for residential development is used, housing construction will slow down, housing cost will probably increase, and County's attractiveness to migrants will diminish.

Over the next decades, the county's population will experience profound transformations due to shifts in growth rates of different ethnic groups. Hispanics will probably migrate to the County from other counties in the region in greater numbers. The higher than average birth rates of Hispanic women will also be a factor in the proportional increase of this ethnic group. The following figure shows that the proportion of the Non-Hispanic White population will decline from 51 % in 2000 to 28% in 2035, while Hispanics who constituted 37% of the population in 2000 will increase to 57% in 2035. The proportion of Non-Hispanic Asians will double from 4% in 2000 to 8% in 2035, mostly due to migration. The other ethnic group proportions will remain essentially the same over the projection timeline.

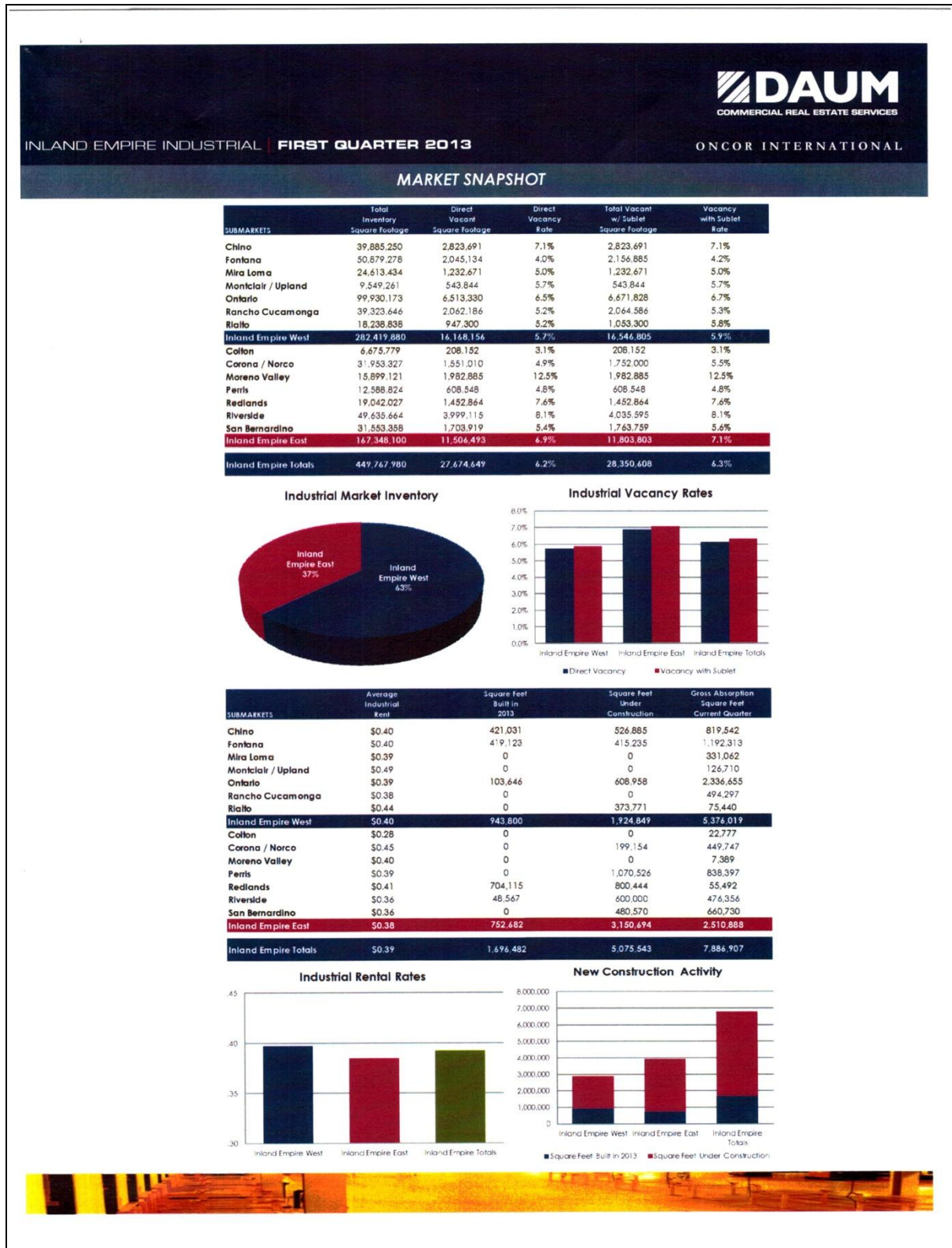
**Conclusion**

Nonfarm employment is expected to increase by 2.0% in 2013 and to increase further by 2.9% in 2014. The Inland Empire will witness improvements in almost all areas of 2013 and 2014. Given the

significant presence of the logistics industry, the regional economy is somewhat more dependent upon the U.S. and global economies compared with other Southern California counties. In addition, the other three main drivers of the Inland Empire economy are housing, construction, and manufacturing. All of these industries will ultimately determine the strength of the region's economy over the short term and more importantly, the long term.

In the coming years, the key advantages for the Inland Empire will once again be the affordability of housing, population growth and available low-cost land for additional warehouse construction.

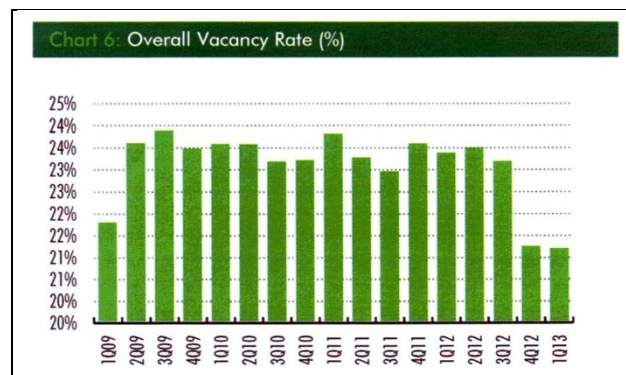
According to the DAUM Inland Empire Industrial 1<sup>st</sup> Quarter 2013 Real Estate Forecast, the Inland Empire industrial market witnessed overall vacancy rates decrease from 6.6% to 6.3% in the 1<sup>st</sup> quarter of 2013. Average asking rents in the market increased 2.6%, year over year, moving from \$0.38 NNN to \$0.39 NNN. Gross absorption finished the quarter with 7.9 million square feet, while net absorption finished the quarter with a gain of 2.85 million square feet of occupied space. Under construction activity edged lower during the quarter with 5.1 million square feet currently underway. Overall demand for industrial space continues to see growth as we move through the first half of 2013. The labor market continues to see improvement as unemployment rates continue to trend lower, but still remains the highest in Southern California at 10.5%, and above California as a whole at 9.4%. With the U.S. presidential election behind us and the avoidance of falling off the fiscal cliff, much of the previous uncertainty in the market has been reduced. The debt ceiling, along with the ongoing government budget and tax issues will continue to present some headwinds as we move through the first half of 2013. Since the 1<sup>st</sup> Quarter of 2010, buildings 100,000 sf and larger have seen vacancy decline from 13.2% to 7.0%, while buildings under 20,000 sf have witnessed vacancy decrease from 10.0% to 5.6%. Demand for industrial space will continue to be driven by domestic and global consumption levels. Los Angeles and Long Beach port container traffic totaled 14.1 million TEU's for 2012, up 0.9% compared to 2011, and reached its highest total since 2008. The investment and sale market for industrial real estate in the Inland Empire continues to strengthen with median prices rising 2.1%, year over year, and are up 9% from 2011. The capital markets continue to strengthen with increased liquidity, and qualified borrowers continue to benefit from interest rates remaining at all-time lows. Continued growth in 2013 is expected, as vacancy levels should continue to move lower despite more new construction coming online.



According to the CBRE 1<sup>st</sup> Quarter 2013 Real Estate Forecast, the Inland Empire is one of the hardest-hit metropolitan areas in the nation by the downturn in the economy. As the housing market crashed, so did the growth of business. The office market has been slow to make a comeback due to the lack of job growth within San Bernardino and Riverside counties. Companies started to hire again in 2012 and the average annual unemployment rate fell to 12.2% compared to the average annual rate in 2011 of 13.3%.

With a fall in unemployment, activity picked up the pace in 2012 and the net absorption remained positive throughout the year. The Inland Empire experienced a drop in net absorption from the end of 2012, with the 1<sup>st</sup> quarter generating 12,649 sq. ft. The cities of Rancho Cucamonga and Ontario are doing well due to their proximity to the Ontario International Airport. Two significant leases were signed in Rancho Cucamonga in the first quarter of 2013, State Farm moved into 51,000 sq. ft. of space and Kaiser moved into 40,000 sq. ft. of office space. The healthcare industry has been a primary driver in the Inland Empire office market over the past year, with administrative, government, and engineering firms following closely behind.

The vacancy rate remained on par with the end of 2012, dropping ten basis points and ending the first quarter at 21.2%. While property tours have increased throughout the Inland Empire, tenants are still slow to execute transactions and are looking for the best, most efficient space to suit their needs. The Inland Empire office market continues to hold the highest vacancy rate amongst the other markets within the greater Los Angeles region. Vacancy has remained steadily relatively flat, within the 23% range, since the middle of 2009 until finally dropping to 21.3% in the 4<sup>th</sup> quarter of 2012. New speculative supply drastically outpaced demand during the recession and the absorption has yet to catch up. According to CBRE economic advisors, vacancy is projected to remain within 21% throughout 2013 and 2014.



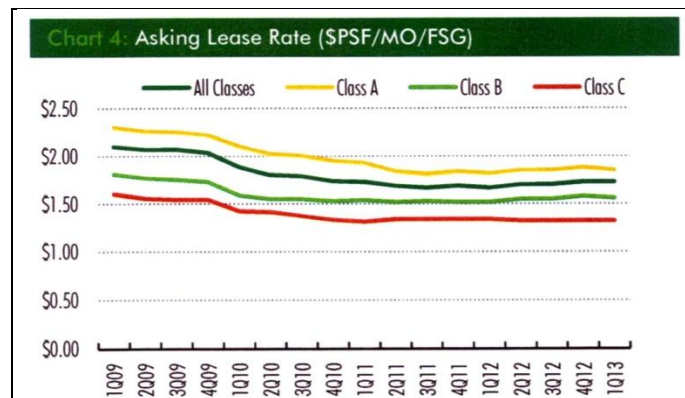
The unemployment rate in the Inland Empire dropped 70 basis points in February, ending the month with 10.8%. The unemployment rate has not been below 11% since December 2008. However, the unemployment rate remains above California’s rate of 9.6% and the nation’s rate of 7.7%.

According to the Los Angeles Economic Development Corporation, economic growth in the Inland Empire demonstrated consistent strength throughout 2012 as a result of encouraging job growth.

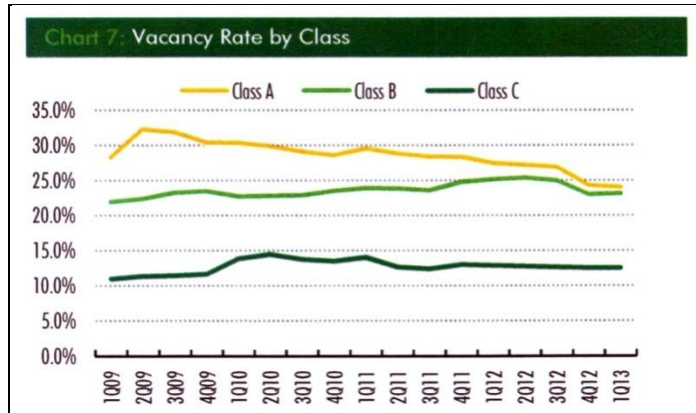


Nearly 16,000 nonfarm jobs were added in 2012 and roughly 20,000 jobs have been added over the last two years within Riverside and San Bernardino counties. Recent estimates show the office employment for the Inland Empire market currently stands at 145,400 workers. Over the last five years, office employment has declined by 3.9% and over the last 12 months has declined by 5.5%. Still, total nonfarm unemployment increased 2.4%, an addition of 27,500 jobs, over the year. Leisure and hospitality experienced the greatest year-over-year gain, adding 10,100 jobs. The job gains in the sector included accommodation and food services, up 7,000 jobs, and arts/entertainment/recreation, up 3,100 jobs. Trade, transportation, utilities, educational and health services also experienced significant job growth over the year, adding 8,000 and 6,000 jobs respectively. Government reported the largest decline, losing 2,800 jobs since February 2012.

The average asking lease rate ended the 1<sup>st</sup> quarter of 2013 at \$1.73/sq. ft., remaining the same as the previous quarter. Rents have been slow to pick up because tenants are still holding out for a bargain deal. Lease rates are still mostly flat, only increasing incrementally since the 2<sup>nd</sup> quarter of 2011. CBRE economic analysts forecast that office rents will grow in the Inland Empire roughly 3.4% by the end of 2013.

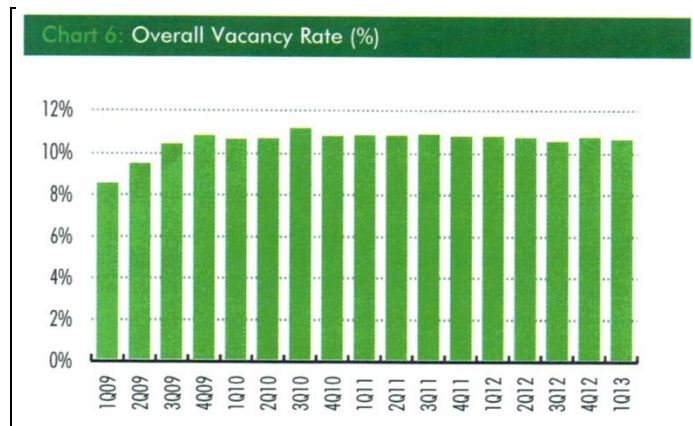


Due to the overbuild of new supply when the recession hit, Class A vacancy remains the highest at 23.9%, however vacancy in this class dropped 30 basis points from the 4<sup>th</sup> quarter of 2012. Over the last 12 months, it has dropped 340 basis points. Vacancy amongst the Class B product increased minimally over the previous quarter by 10 basis points, ending the 1<sup>st</sup> quarter at 23%; while vacancy in Class C buildings remained stagnant at 12.4%. Class A properties contributed positive absorption to the total, ending the quarter with 24,493 sq. ft. However, Class B properties ended the quarter with a negative absorption of 11,844 sq. ft., while Class C properties recorded 0% absorption for the quarter. CBRE economic analysts forecast that the absorption will lag supply and decrease by 0.4% by the end of 2013. There was approximately 538,000 sq. ft. of new product delivered in the Inland Empire office market through 2009. As such, the office market, along with other sectors of the commercial and residential real estate market, took a significant hit and activity slowed dramatically. The oversupply of office space has yet to be absorbed and developers are in no hurry to build speculative office buildings in the Inland Empire until vacancy drops and lease rates increase. Therefore, it is expected that construction for new office space will be flat over the next two years.

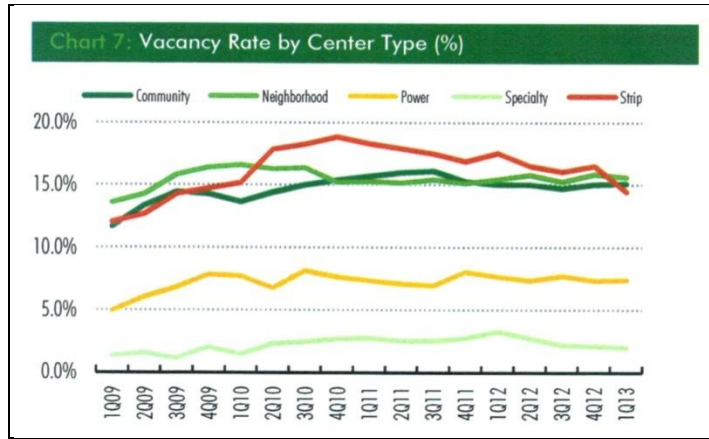


According to CBRE 1<sup>st</sup> Quarter 2013 Real Estate Forecast, the United States economy continued its slow recovery in the 1<sup>st</sup> quarter, despite the uncertainty created by the “fiscal cliff” and “sequestration” and adjusted spending due to increased payroll tax and higher gas prices. National retail sales in February 2013 increased by 1.1% from the previous month, boosted by auto and gasoline sales. Retail and market services sales also rose by 4.6% in the past year, according to the US Census Bureau.

Advanced February sales data shows the largest month-over-month growth was concentrated in three retail segments; gasoline stations (up 5%), auto sales (up 1.1%), and building materials (up 1.1%). Auto and gas sales are taken out of the equation, sales are up only slightly by 0.4% from the previous month. This is because recorded sales at stores in the discretionary retail categories such as electronics, appliances, sporting goods, furniture stores, and department stores all declined in February 2013, demonstrating that the consumer spending continues to be influenced by national political uncertainties. Increased payroll taxes and ongoing sequestration negotiations add to the uncertainty and consumers remaining cautious. According to CBRE economic advisors, year-over-year growth in core retail sales (which exclude auto and gas sales) are expected to stay at the 3.5% to 4.5% range during the first half of 2013. Although core retail sales fell below historic bounds, sales are still growing. This continued growth will translate into demand by retailers for more space, although at lower levels compared to previous recoveries.



In the 1<sup>st</sup> quarter of 2013, the Inland Empire retail market experienced improvement over the previous quarter, boosted by positive net absorption and a decrease in vacancy rates. The region’s vacancy rate decreased this quarter to 10.6%, down ten basis points from 10.7% last quarter. The overall Inland Empire market experienced 326,000 sq. ft. of positive absorption with the bulk of it occurring in the West End submarket. The average asking high lease rate for retail space in the Inland Empire increased by 1¢ to \$1.86/sq. ft., though it continues to remain below average rents in neighboring counties. The Inland Empire had two retail centers delivered to the market in 1<sup>st</sup> quarter, 200,000 sq. ft. located at Colonies in Upland and 55,000 sq. ft. located at Mission at Village Lakes and Desert Hot Springs. Other retail projects are currently in the pipeline, and 2013 is expected to bring about several new construction starts.



CBRE 1<sup>st</sup> Quarter 2013 Multi-housing Outlook Overview for Riverside County reported that the population of the Riverside area stands at 4.38 million. The average per capita income is estimated at \$30,354, approximately 29% below the national average. Total employment stands at 1.17 million workers.

The short-term forecast calls for an overall increase in the number of workers through year-end 2014. Total net absorption is forecasted to be a positive 4,097 units, out-pacing supply during the same period. By year-end 2014, the annualized vacancy rate is expected to be 5.3% while rents are forecasted grow, reaching \$1,132 compared to the current market rents of \$1,093 per month.

Over the last five years, total employment in the Riverside area has declined at an average annual rate of 1.4% while across the United States, employment has declined at an average annual rate of 0.4%. In the last four quarters, Riverside's employment has grown at an average annual rate of 2.2%. CBRE forecast predicts growth of 1.7% in the Riverside area in the next five years. Riverside's construction employment sector will post the best job performance over the next five years.

Population, personal income, and most importantly, total employment are the primary economic drivers of multi-housing demand.

Total employment in Riverside is projected to grow by 125,800 jobs during the 2013-2018 period. During the same time period, new supply is expected to average 1,954 units, while net absorption is expected to average 1,971 units, out-pacing new supply. Vacancy rates are expected to improve to 5.2%, while rents are forecasted to rise to \$1,277.89.

According to the June 11, 2013 report by DQNews, Southern California home sales held at a seven-year high in May 2013 thanks to a stronger economy, pent-up demand, low mortgage rates, and the widening perception that a home is a good investment. Prices continued to regain lost territory as buyers competed for a thin supply of homes for sale and poured a record amount of cash into the housing market.

A total of 23,034 new and resale houses and condos sold in Los Angeles, Riverside, San Diego, Ventura, San Bernardino and Orange counties in May 2013. That was up 7.6% from 21,415 sales in April, and up 3.8% from 22,192 sales in May 2012.

May 2013 sales were the highest for the month of May since 30,303 Southland homes sold in May 2006, but they were still 10.1% below the May average of 25,617 sales since 1988, when DataQuick's statistics begin.

The median price paid for all new and resale houses and condos sold in the six-county Southland was \$368,000 in May 2013, up 3.1% from \$357,000 in April 2013 and up 24.7% from \$295,000 in May 2012. The median was the highest for any month since May 2008, when it was \$370,000, and the year-over-year increase was the highest since the median rose 24.8% in October 2004.

In a sign of widespread market confidence, Southern California home buyers are putting a record amount of their own money into real estate. In May 2013, they paid a total of \$4.65 billion out of their own pockets in the form of down payments or cash purchases, an all-time high. That was up from \$4.57 billion in April 2013, and up from \$3.89 billion in May 2012.

With low mortgage rates, a razor-thin inventory of homes for sale, and the release of years' worth of pent-up demand, there appears to be an endless stream of investors and non-investors who pay cash and thereby avoid the loan-qualification process. Speculation continues over whether another housing bubble is forming.

Home sales rose 30.3% year-over-year in the \$300,000 to \$800,000 price segment – a range that would include many move-up buyers. The number sold for \$500,000 or more jumped 46.7% from one year earlier, while \$800,000-plus sales increased 46.7% year-over-year.

In May 2013, 31.3% of all Southland home sales were \$500,000-plus – the highest level for any month since February 2008, when 34.2% of sales crossed the \$500,000 threshold. However, in June 2013 the number of Southland homes sold below \$200,000 dropped 35.1% year-over-year, while sales below \$300,000 fell 27.1%.

Experts believe that the declines are not the result of weak demand. The main problem has been inadequate supply, given many owners cannot afford to sell their homes because they still owe more than they are worth, and because lenders are not foreclosing on as many properties.

In June 2013, homes foreclosed on in the past 12 months accounted for 10.8% of the Southland resale market. That was down from 12.4% the month before and down from 26.9% a year earlier. In

fact, as of June 2013, the foreclosure resale rate was the lowest since it was 10.0% in August 2007. Foreclosure resales hit the peak of 56.7% in February 2009.

Government-insured FHA loans, a popular low-down-payment choice among first-time buyers, accounted for 20.7% of all purchase mortgages in June 2013. That was down from 21.8% the month before and 30.3% a year earlier.

The following is a chart that reflects the six county areas which comprise the Southland real estate market, their sale volumes, and median prices year-over-year.

All homes	Sales Volume			Median Price		
	May-12	May-13	%Chng	May-12	May-13	%Chng
Los Angeles	7,496	7,707	2.80%	\$315,000	\$410,000	30.20%
Orange	3,279	3,648	11.30%	\$435,000	\$540,000	24.10%
Riverside	3,972	3,855	-2.90%	\$205,000	\$252,000	22.90%
San Bernardino	2,702	2,655	-1.70%	\$158,500	\$203,000	28.10%
San Diego	3,750	4,236	13.00%	\$335,000	\$406,500	21.30%
Ventura	993	933	-6.00%	\$360,000	\$425,000	18.10%
<b>SoCal</b>	<b>22,192</b>	<b>23,034</b>	<b>3.80%</b>	<b>\$295,000</b>	<b>\$368,000</b>	<b>24.70%</b>

The subject properties are located in various locations throughout Riverside County, with the preponderance located on the western side of the county. The county is bordered to the north by San Bernardino County, to the west by Los Angeles and Orange counties, and to the south by Imperial and San Diego counties.

Riverside County is the fourth largest county in the state, stretching nearly 200 miles across and comprising over 7,200 square miles of fertile river valleys, low deserts, mountains, foothills, and rolling plains.

The County's history started in the late 18<sup>th</sup> century when the Spanish mission fathers of San Gabriel, San Juan Capistrano, and San Luis Rey began colonizing the land and used the interior valley, which is now West Riverside County, for raising grain and cattle. During this period, Spain claimed all of California and Mexico. In 1822, Mexico successfully revolted against Spain and California came under Mexican jurisdiction. The missions and their lands were secularized beginning in 1834, and the land was transferred as grants to Californians who were citizens of Mexico. The first land grant in what is now Riverside County, Rancho Jurupa, was given to Juan Bandini in 1838. In 1848, with the Spring of the Treaty of Guadalupe Hidalgo, California became a territory of the United States, and in 1850 California became a state. This event generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals desiring to create utopian colonies. In May 1893, voters living within the area approved formation of the county, which was carved from San Bernardino County to the north and San Diego County. On May 9, 1893, the County officially formed. In recent years, dramatic population growth occurred in Riverside County between 1980 and 1990. The number of residents grew over 76%, making Riverside County the fastest growing county in California.

The county has 28 cities, which include Cathedral City, city of Banning, city of Beaumont, city of Blythe, city of Calimesa, city of Canyon Lake, city of Coachella, city of Corona, city of Desert Hot Springs, city of Eastvale, city of Hemet, city of Indian Wells, city of Indio, city of Jurupa Valley, city of Lake Elsinore, city of La Quinta, city of Menifee, city of Moreno Valley, city of Murrieta, city of Norco, city of Palm Desert, city of Palm Springs, city of Perris, city of Rancho Mirage, city of Riverside, city of San Jacinto, city of Temecula, and city of Wildomar.

The county is serviced by three major highways, including I-10 which traverses east/west across the county, along with the Moreno Valley Freeway (SR-60). The north/south area, particularly along the western side of the county, is serviced by the Ontario Freeway (I-15) and Moreno Valley Freeway (I-215).

According to ESRI, the following is a table of demographic profile trends within the county.



Item	2010	2012	Annual Average % Change	2017	Annual Average % Change
Population	2,179,563	2,217,598	0.87%	2,367,086	1.35%
Households	682,988	701,473	1.35%	739,686	1.09%
Average Household Size	3.14	3.11	-0.48%	3.15	0.26%
Owner-Occupied Housing Units	460,962	461,595	0.07%	495,175	1.45%
Renter-Occupied Housing Units	222,026	239,838	4.01%	244,511	0.39%
Median Age	33.7	33.9	0.30%	34.5	0.35%
Median Household Income	NA	\$56,075	NA	\$65,331	3.30%
Average Household Income	NA	\$73,892	NA	\$83,183	2.51%

The State of California annual growth rate is projected to grow 0.68% up through 2017, with the County more than doubling the projected population growth of the State. The same is true for growth in number of households. Alternately, the median household income for the County is slightly below the State average, which is nearly the same.

According to the Lifestyle Report of ESRI for the County, the two largest tapestry segments in the County include Up and Coming Families (22.57%) and Industrious Urban Fringe (20.53%).

Up and Coming Families represent the segment with an annual household growth rate of 1.57%, the second highest household growth market. A mix of generation Xers and Babyboomers with a median age of 32.6 years, this segment is the youngest of the community tapestry's affluent family markets. Residents of these neighborhoods are young, affluent families with young children. Eighty percent of the households are families. Most of the residents are White; however, diversity is increasing as the segment grows. Beginning their careers, residents of Up and Coming Families are earning above-average incomes. The median household home is \$66,417, higher than the national median.

The second largest tapestry area within the County is Industrious Urban Fringe. In this segment, family is central to the residents; slightly more than half of the households have children. Fifty-four percent are married-couple families; 17% are single parents. Multi-generational households are relatively common. The high proportion of children contributes to the relatively low median age of 29.5 years. Hispanics comprise 61.7% of the residents in these neighborhoods. More than ¼ are foreign-born, bringing rich, diverse cultures to these urban outskirts neighborhoods. The median household income is \$38,847. The large average household size of 3.45 lowers the discretionary income available compared to segments with similar income.

Within the County of Riverside, there are approximately 400 large retail centers located throughout the county. Most are located on the western side.

A neighborhood is a group of complementary land uses. A neighborhood can be further defined as a district. A district is also defined as a type of neighborhood that is characterized by homogenous land uses.

**1. Anza**

The neighborhood around the Anza site is largely open space uses. There is a small town with some commercial, single-family, and agricultural open space use. The site is serviced by 397, which is a main 2-lane paved right-of-way. The single-family homes tend to be modular-type construction.

The following Site to do Business chart summarizes the demographics for the neighborhood area. Generally, population within the neighborhood is growing at approximately 0.75% per year, with annual household growth projected to increase by 0.57% within the next few years. As the population increases, the demand for real estate also increases and tends to ultimately cause real estate value to rise.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	433	1,715	3,857	2,179,563	37,253,956
Population 2012	431	1,712	3,837	2,217,598	37,707,477
Population 2017	447	1,782	3,982	2,367,086	38,992,984
2010-2012 Annual Rate	-0.23%	-0.09%	-0.26%	0.87%	0.61%
2012-2017 Annual Rate	0.74%	0.82%	0.76%	1.35%	0.68%
Households 2010	174	674	1,537	797,135	12,577,498
Households 2012	176	673	1,553	820,012	12,743,499
Households 2017	180	693	1,597	871,440	13,169,732
2010-2012 Annual Rate	0.57%	-0.07%	0.52%	1.43%	0.66%
2012-2017 Annual Rate	0.45%	0.59%	0.57%	1.25%	0.67%
Median Household Income 2012	\$23,277	\$26,288	\$37,356	\$56,075	\$57,385
Average Household Size	2.43	2.51	2.43	3.14	2.89
Median Age	44.6	45.1	46.3	33.9	35.3
Owner Occupied Housing Units	115	450	1,103	461,595	6,371,750
Renter Occupied Housing Units	61	223	450	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**2. Badlands**

The Badlands neighborhood is predominately steep open space terrain, with environmentally sensitive species located in the area. Because of the topography, building is more expensive and the area is largely undeveloped. There is some single-family and industrial development located south near the I-10 Freeway. The largest factory is Sketchers Factory Storage.

The population in this area is projected to grow at a rate of approximately 1.35% per year. This exceeds the State growth by nearly double. The number of households also is projected to grow well over 1%, but is lagging the population projection. The following are the applicable neighborhood demographics.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	232	9,209	58,934	2,179,563	37,253,956
Population 2012	245	9,230	59,876	2,217,598	37,707,477
Population 2017	276	9,774	63,695	2,367,086	38,992,984
2010-2012 Annual Rate	2.80%	0.11%	0.80%	0.87%	0.61%
2012-2017 Annual Rate	2.53%	1.18%	1.28%	1.35%	0.68%
Households 2010	61	2,830	16,102	797,135	12,577,498
Households 2012	66	2,884	16,490	820,012	12,743,499
Households 2017	74	3,042	17,319	871,440	13,169,732
2010-2012 Annual Rate	4.10%	0.95%	1.20%	1.43%	0.66%
2012-2017 Annual Rate	2.42%	1.10%	1.01%	1.25%	0.67%
Median Household Income 2012	\$93,804	\$76,829	\$62,693	\$56,075	\$57,385
Average Household Size	3.67	3.19	3.62	3.14	2.89
Median Age	40.5	34.0	30.9	33.9	35.3
Owner Occupied Housing Units	58	2,186	11,815	461,595	6,371,750
Renter Occupied Housing Units	8	698	4,675	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**3. Beaumont**

The Beaumont neighborhood is located in a newer industrial area. There are a number of concrete industrial tilt-up structures built in the area. Also, there is agricultural-type uses within this area as well as an environmentally-sensitive waterway or stream running through the neighborhood.

While the population for the past couple of years has slightly declined, the projection for the next few years is for this neighborhood to grow approximately 1%, which exceeds the State growth rates. Additionally, the number of households is projected to increase at a rate of 1.15% for the next few years, also slightly exceeding the California projection. However, it is only about half of what the County as a whole is projecting. The following is a demographic chart for this neighborhood area.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	31	27,740	53,403	2,179,563	37,253,956
Population 2012	31	28,609	54,621	2,217,598	37,707,477
Population 2017	32	30,853	58,878	2,367,086	38,992,984
2010-2012 Annual Rate	0.00%	1.57%	1.14%	0.87%	0.61%
2012-2017 Annual Rate	0.65%	1.57%	1.56%	1.35%	0.68%
Households 2010	12	9,041	19,839	797,135	12,577,498
Households 2012	12	9,358	20,370	820,012	12,743,499
Households 2017	12	9,875	21,541	871,440	13,169,732
2010-2012 Annual Rate	0.00%	1.75%	1.34%	1.43%	0.66%
2012-2017 Annual Rate	0.00%	1.10%	1.15%	1.25%	0.67%
Median Household Income 2012	\$50,000	\$42,498	\$44,976	\$56,075	\$57,385
Average Household Size	2.58	3.01	2.64	3.14	2.89
Median Age	33.8	34.4	40.3	33.9	35.3
Owner Occupied Housing Units	10	6,729	15,775	461,595	6,371,750
Renter Occupied Housing Units	2	2,629	4,595	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

#### 4. Blythe

The Blythe neighborhood is very sparsely populated and largely desert dry. It is serviced by Midland Road, which is a 2-lane paved right-of-way. The land use is mainly open space with some dry agricultural uses and very few residential uses.

While the population for the past couple of years has slightly declined, the projection for the next few years is for this neighborhood to grow approximately 1%, which exceeds the State growth rates. Additionally, the number of households is projected to increase at a rate of 0.77% for the next few years, also slightly exceeding the California projection. However, it is only about half of what the County as a whole is projecting. The following is a demographic chart for this neighborhood area.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	21	674	8,732	2,179,563	37,253,956
Population 2012	21	677	8,710	2,217,598	37,707,477
Population 2017	22	715	9,132	2,367,086	38,992,984
2010-2012 Annual Rate	0.00%	0.22%	-0.13%	0.87%	0.61%
2012-2017 Annual Rate	0.95%	1.12%	0.97%	1.35%	0.68%
Households 2010	9	275	2,974	797,135	12,577,498
Households 2012	9	280	3,008	820,012	12,743,499
Households 2017	9	292	3,124	871,440	13,169,732
2010-2012 Annual Rate	0.00%	0.91%	0.57%	1.43%	0.66%
2012-2017 Annual Rate	0.00%	0.86%	0.77%	1.25%	0.67%
Median Household Income 2012	\$60,000	\$38,579	\$49,027	\$56,075	\$57,385
Average Household Size	2.33	2.41	2.85	3.14	2.89
Median Age	?	40.1	32.3	33.9	35.3
Owner Occupied Housing Units	6	177	1,595	461,595	6,371,750
Renter Occupied Housing Units	3	103	1,413	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

### 5. Bundy Canyon

This neighborhood largely has newer single-family residences built around the area, with open space intermixed. These upper middle-class improvements are in very good condition. There are some churches and small retail uses to support the community. The population is projected to grow at nearly 1.42%, which exceeds both the Riverside County and California projections. The growth of available homes is also projected to increase, but not at the projected rate of population growth.

The following is a chart of the neighborhood demographics.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	4,345	38,892	110,491	2,179,563	37,253,956
Population 2012	4,368	39,559	111,987	2,217,598	37,707,477
Population 2017	4,584	42,553	119,960	2,367,086	38,992,984
2010-2012 Annual Rate	0.26%	0.86%	0.68%	0.87%	0.61%
2012-2017 Annual Rate	0.99%	1.51%	1.42%	1.35%	0.68%
Households 2010	1,318	12,018	35,036	797,135	12,577,498
Households 2012	1,340	12,326	35,882	820,012	12,743,499
Households 2017	1,392	13,064	37,982	871,440	13,169,732
2010-2012 Annual Rate	0.83%	1.28%	1.21%	1.43%	0.66%
2012-2017 Annual Rate	0.78%	1.20%	1.17%	1.25%	0.67%
Median Household Income 2012	\$61,330	\$58,978	\$72,131	\$56,075	\$57,385
Average Household Size	3.25	3.21	3.11	3.14	2.89
Median Age	34.7	34.5	35.7	33.9	35.3
Owner Occupied Housing Units	1,022	9,176	26,378	461,595	6,371,750
Renter Occupied Housing Units	318	3,150	9,504	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**6. Corona**

This neighborhood is a good area, and is located near the I-15 Freeway. It is surrounded by and large by industrial and retail uses. There are retail uses such Sizzler, McDonalds, Shell, Mobil, Burger King, and auto parts sales within the area. There is some single-family residential use in this area, as well as open space.

This area is projected for approximately 1% population growth per year, which is slightly under the Riverside County projection, but exceeds the California State projections. The projected household growth in the area is slightly lagging the projected population growth. The following is the neighborhood’s demographic chart.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	9,636	113,123	236,573	2,179,563	37,253,956
Population 2012	9,922	114,303	238,918	2,217,598	37,707,477
Population 2017	10,765	120,622	251,934	2,367,086	38,992,984
2010-2012 Annual Rate	1.48%	0.52%	0.50%	0.87%	0.61%
2012-2017 Annual Rate	1.70%	1.11%	1.09%	1.35%	0.68%
Households 2010	2,631	32,836	67,877	797,135	12,577,498
Households 2012	2,720	33,567	69,316	820,012	12,743,499
Households 2017	2,888	35,072	72,307	871,440	13,169,732
2010-2012 Annual Rate	1.69%	1.11%	1.06%	1.43%	0.66%
2012-2017 Annual Rate	1.24%	0.90%	0.86%	1.25%	0.67%
Median Household Income 2012	\$51,164	\$70,761	\$71,386	\$56,075	\$57,385
Average Household Size	3.68	3.39	3.36	3.14	2.89
Median Age	29.3	32.3	32.9	33.9	35.3
Owner Occupied Housing Units	1,399	21,187	45,397	461,595	6,371,750
Renter Occupied Housing Units	1,321	12,380	23,919	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

### 7. Desert Hot Springs

Desert Hot Springs is a neighborhood which is desert area with rural-type properties and suburban dwellings scattered throughout. Few utilities are available in the area, however newer residential construction built in the 90s is located in the neighborhood.

The projected population growth in this neighborhood is nearly identical to the County projections, and is nearly double the current California growth rates. Projected household numbers lag the projected population growth in the area. Following is the neighborhood's demographic chart.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	2,391	28,756	39,293	2,179,563	37,253,956
Population 2012	2,639	29,288	39,989	2,217,598	37,707,477
Population 2017	3,119	31,220	42,579	2,367,086	38,992,984
2010-2012 Annual Rate	5.19%	0.93%	0.89%	0.87%	0.61%
2012-2017 Annual Rate	3.64%	1.32%	1.30%	1.35%	0.68%
Households 2010	781	9,796	13,605	797,135	12,577,498
Households 2012	866	10,051	13,955	820,012	12,743,499
Households 2017	1,007	10,575	14,667	871,440	13,169,732
2010-2012 Annual Rate	5.44%	1.30%	1.29%	1.43%	0.66%
2012-2017 Annual Rate	3.26%	1.04%	1.02%	1.25%	0.67%
Median Household Income 2012	\$36,791	\$29,234	\$31,098	\$56,075	\$57,385
Average Household Size	3.05	2.90	2.85	3.14	2.89
Median Age	31.5	32.3	34.0	33.9	35.3
Owner Occupied Housing Units	470	5,479	7,924	461,595	6,371,750
Renter Occupied Housing Units	396	4,572	6,031	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business



**8. Double Butte**

This neighborhood is largely rural with a few ranches and other farms located in the area. This is also an environmentally sensitive area with wetlands. There are single-family residential developments located directly north of this site.

This population has been growing significantly at rates exceeding 3% per annum. Population projections indicate a growth of 2.38%, which far exceeds both Riverside County and the State of California. Additionally, the number of households is projected to grow significantly as well over the next few years. The following chart summarizes the area's demographics.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	3,915	15,636	52,528	2,179,563	37,253,956
Population 2012	4,109	16,823	55,024	2,217,598	37,707,477
Population 2017	4,557	19,188	61,741	2,367,086	38,992,984
2010-2012 Annual Rate	2.48%	3.80%	2.38%	0.87%	0.61%
2012-2017 Annual Rate	2.18%	2.81%	2.44%	1.35%	0.68%
Households 2010	1,337	4,854	18,156	797,135	12,577,498
Households 2012	1,401	5,231	19,093	820,012	12,743,499
Households 2017	1,519	5,857	21,013	871,440	13,169,732
2010-2012 Annual Rate	2.39%	3.88%	2.58%	1.43%	0.66%
2012-2017 Annual Rate	1.68%	2.39%	2.01%	1.25%	0.67%
Median Household Income 2012	\$25,158	\$41,490	\$43,408	\$56,075	\$57,385
Average Household Size	2.93	3.21	2.88	3.14	2.89
Median Age	40.4	34.5	38.1	33.9	35.3
Owner Occupied Housing Units	925	3,777	14,018	461,595	6,371,750
Renter Occupied Housing Units	476	1,454	5,075	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**9. Highgrove**

This neighborhood has industrial uses up to the foothills, then the mountains in the neighborhood are open space. Some of the industrial uses include concrete storage and more mid-level industrial-type uses. There is some older single-family residential development built circa the 40s through the 60s. Rubidoux is located in the neighborhood. From the mountains are panoramic views.

Growth rates for this neighborhood are projected lower than the County as a whole, but exceed the State's current growth. Household growth also mirrors the lagging County projections while exceeding the State projections. The following demographics chart is based upon the Site to do Business data which is available for the area.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	817	33,944	163,957	2,179,563	37,253,956
Population 2012	814	34,312	165,343	2,217,598	37,707,477
Population 2017	829	35,758	172,578	2,367,086	38,992,984
2010-2012 Annual Rate	-0.18%	0.54%	0.42%	0.87%	0.61%
2012-2017 Annual Rate	0.37%	0.84%	0.88%	1.35%	0.68%
Households 2010	295	11,867	53,047	797,135	12,577,498
Households 2012	297	12,118	54,031	820,012	12,743,499
Households 2017	301	12,535	55,968	871,440	13,169,732
2010-2012 Annual Rate	0.34%	1.06%	0.93%	1.43%	0.66%
2012-2017 Annual Rate	0.27%	0.69%	0.72%	1.25%	0.67%
Median Household Income 2012	\$76,787	\$66,864	\$51,966	\$56,075	\$57,385
Average Household Size	2.69	2.76	2.91	3.14	2.89
Median Age	40.6	36.2	29.3	33.9	35.3
Owner Occupied Housing Units	243	7,238	25,214	461,595	6,371,750
Renter Occupied Housing Units	54	4,880	28,817	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**10. Homeland**

The Homeland neighborhood has newer single-family residential homes in the area, but by and large is rural. Right-of-ways are dirt with a few commercial uses.

This area is projected for significant growth, exceeding both County and State projections. The annual household growth rates also are significantly higher than County and State projections, but lag the population growth. The following is a demographic chart for this neighborhood.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	4,255	15,798	53,275	2,179,563	37,253,956
Population 2012	4,385	16,480	55,842	2,217,598	37,707,477
Population 2017	4,738	18,187	61,981	2,367,086	38,992,984
2010-2012 Annual Rate	1.53%	2.16%	2.41%	0.87%	0.61%
2012-2017 Annual Rate	1.61%	2.07%	2.20%	1.35%	0.68%
Households 2010	1,445	4,800	18,597	797,135	12,577,498
Households 2012	1,492	5,024	19,575	820,012	12,743,499
Households 2017	1,583	5,457	21,348	871,440	13,169,732
2010-2012 Annual Rate	1.63%	2.33%	2.63%	1.43%	0.66%
2012-2017 Annual Rate	1.22%	1.72%	1.81%	1.25%	0.67%
Median Household Income 2012	\$28,623	\$39,398	\$41,879	\$56,075	\$57,385
Average Household Size	2.93	3.28	2.85	3.14	2.89
Median Age	38.6	34.8	39.3	33.9	35.3
Owner Occupied Housing Units	1,018	3,571	14,522	461,595	6,371,750
Renter Occupied Housing Units	474	1,453	5,053	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**11. Idyllwild**

The neighborhood of Idyllwild has mountainous terrain and has single-family homes built circa the 1970s, with paved right-of-way mountain roads servicing the area. Additionally, large portions of the neighborhood are open space, which enjoy mountain views. This area is national forest and tends to be environmentally sensitive.

The last couple of years, growth rates have slowed significantly but are projected to grow at slightly over 1% per annum, which is below the projected Riverside County growth but above the State of California’s rate. Annual household growth is also projected to increase just slightly below the population rate. The following is the demographic chart for this neighborhood.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	888	3,976	4,190	2,179,563	37,253,956
Population 2012	891	3,997	4,213	2,217,598	37,707,477
Population 2017	936	4,215	4,444	2,367,086	38,992,984
2010-2012 Annual Rate	0.17%	0.26%	0.27%	0.87%	0.61%
2012-2017 Annual Rate	1.01%	1.09%	1.10%	1.35%	0.68%
Households 2010	366	1,747	1,854	797,135	12,577,498
Households 2012	373	1,785	1,895	820,012	12,743,499
Households 2017	388	1,872	1,987	871,440	13,169,732
2010-2012 Annual Rate	0.96%	1.09%	1.11%	1.43%	0.66%
2012-2017 Annual Rate	0.80%	0.97%	0.97%	1.25%	0.67%
Median Household Income 2012	\$52,293	\$52,698	\$52,680	\$56,075	\$57,385
Average Household Size	2.22	2.03	2.01	3.14	2.89
Median Age	50.4	50.4	50.5	33.9	35.3
Owner Occupied Housing Units	245	1,213	1,295	461,595	6,371,750
Renter Occupied Housing Units	128	572	600	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**12. Lakeview**

This neighborhood is by and large rural with some row crops and open space, also with some single-family development on the opposite side of the freeway. The population of the immediate neighborhood has decreased while the larger area has actually increased at almost 1.5%. In the future, a moderate growth of the population is projected near the center of this neighborhood, while the outskirts are projected to grow at a faster rate. The projected rates are below the County projections, but exceeding the State growth rate.

The following is a chart of this neighborhood's demographics.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	1,358	5,768	26,692	2,179,563	37,253,956
Population 2012	1,344	5,702	27,439	2,217,598	37,707,477
Population 2017	1,360	5,757	28,834	2,367,086	38,992,984
2010-2012 Annual Rate	-0.52%	-0.57%	1.40%	0.87%	0.61%
2012-2017 Annual Rate	0.24%	0.19%	1.02%	1.35%	0.68%
Households 2010	346	1,565	6,853	797,135	12,577,498
Households 2012	345	1,558	7,070	820,012	12,743,499
Households 2017	344	1,550	7,297	871,440	13,169,732
2010-2012 Annual Rate	-0.14%	-0.22%	1.58%	1.43%	0.66%
2012-2017 Annual Rate	-0.06%	-0.10%	0.64%	1.25%	0.67%
Median Household Income 2012	\$55,266	\$53,451	\$55,182	\$56,075	\$57,385
Average Household Size	3.88	3.65	3.88	3.14	2.89
Median Age	32.1	32.7	28.8	33.9	35.3
Owner Occupied Housing Units	262	1,170	5,236	461,595	6,371,750
Renter Occupied Housing Units	83	388	1,834	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**13. Lamb Canyon**

This neighborhood is almost exclusively open space mountain-type land. Population is sparse in this area, and the area tends to be a sensitive habitat area.

Population growth rates are approximating the County's rates, which are exceeding the State population growth. Annual household rates are projected to lag the population growth as well. The following demographic chart is applicable for this neighborhood area.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	23	484	12,624	2,179,563	37,253,956
Population 2012	24	494	12,934	2,217,598	37,707,477
Population 2017	26	527	13,936	2,367,086	38,992,984
2010-2012 Annual Rate	2.17%	1.03%	1.23%	0.87%	0.61%
2012-2017 Annual Rate	1.67%	1.34%	1.55%	1.35%	0.68%
Households 2010	7	42	3,715	797,135	12,577,498
Households 2012	8	43	3,818	820,012	12,743,499
Households 2017	8	45	4,042	871,440	13,169,732
2010-2012 Annual Rate	7.14%	1.19%	1.39%	1.43%	0.66%
2012-2017 Annual Rate	0.00%	0.93%	1.17%	1.25%	0.67%
Median Household Income 2012	\$40,901	\$43,087	\$39,381	\$56,075	\$57,385
Average Household Size	3.43	10.67	3.31	3.14	2.89
Median Age	26.3	42.4	35.2	33.9	35.3
Owner Occupied Housing Units	6	34	2,987	461,595	6,371,750
Renter Occupied Housing Units	2	9	831	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**14. Mead Valley**

The Mead Valley neighborhood is by and large open space, however there is some single-family development which is located in a less affluent area. The area is serviced by paved right-of-ways.

Projected growth rates are expected to be less than over 1% per annum, which is less than the county's growth rate but exceeds the State projections. Additionally, the household growth rates also are projected around 1% in this neighborhood area. The following is a demographic chart for this neighborhood.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	5,940	50,023	91,456	2,179,563	37,253,956
Population 2012	6,065	50,146	92,679	2,217,598	37,707,477
Population 2017	6,483	52,127	98,335	2,367,086	38,992,984
2010-2012 Annual Rate	1.05%	0.12%	0.67%	0.87%	0.61%
2012-2017 Annual Rate	1.38%	0.79%	1.22%	1.35%	0.68%
Households 2010	1,412	11,857	21,726	797,135	12,577,498
Households 2012	1,445	11,936	22,086	820,012	12,743,499
Households 2017	1,519	12,199	23,040	871,440	13,169,732
2010-2012 Annual Rate	1.17%	0.33%	0.83%	1.43%	0.66%
2012-2017 Annual Rate	1.02%	0.44%	0.86%	1.25%	0.67%
Median Household Income 2012	\$35,704	\$38,797	\$42,816	\$56,075	\$57,385
Average Household Size	4.08	4.17	4.17	3.14	2.89
Median Age	28.5	26.5	27.0	33.9	35.3
Owner Occupied Housing Units	907	6,806	14,126	461,595	6,371,750
Renter Occupied Housing Units	538	5,130	7,960	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**15. Mecca I**

This area is near the outskirts of development, with a few dwellings in the area. It is located on the northwest side of the Sultan Sea and is largely a rural open space. It is also on the outskirts of the desert.

Growth rates are projected around 2% per year, which are exceeding both Riverside County and the State of California population projections. Household growth rates are above the County and State population growth. The following chart illustrates this neighborhood's demographics.

<b>SURROUNDING AREA DEMOGRAPHICS</b>					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	7,595	11,150	16,653	2,179,563	37,253,956
Population 2012	7,881	11,555	17,127	2,217,598	37,707,477
Population 2017	8,726	12,755	18,819	2,367,086	38,992,984
2010-2012 Annual Rate	1.88%	1.82%	1.42%	0.87%	0.61%
2012-2017 Annual Rate	2.14%	2.08%	1.98%	1.35%	0.68%
Households 2010	1,634	2,399	3,622	797,135	12,577,498
Households 2012	1,722	2,526	3,784	820,012	12,743,499
Households 2017	1,885	2,760	4,095	871,440	13,169,732
2010-2012 Annual Rate	2.69%	2.65%	2.24%	1.43%	0.66%
2012-2017 Annual Rate	1.89%	1.85%	1.64%	1.25%	0.67%
Median Household Income 2012	\$24,948	\$25,157	\$25,064	\$56,075	\$57,385
Average Household Size	4.58	4.57	4.52	3.14	2.89
Median Age	24.0	23.6	23.7	33.9	35.3
Owner Occupied Housing Units	734	1,002	1,371	461,595	6,371,750
Renter Occupied Housing Units	988	1,524	2,413	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business



**16. Mecca II**

This area is near the outskirts of development, with a few dwellings in the area. It is located on the northwest side of the Sultan Sea and is largely a rural open space. It is also on the outskirts of the desert.

The projected growth in this neighborhood is nearly identical to the County projections, which exceed the State of California's population projections. The annual household growth is projected to grow slightly below the population growth for this area. The following Site to do Business demographic chart is applicable.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	210	3,085	4,312	2,179,563	37,253,956
Population 2012	213	3,123	4,367	2,217,598	37,707,477
Population 2017	226	3,325	4,651	2,367,086	38,992,984
2010-2012 Annual Rate	0.71%	0.62%	0.64%	0.87%	0.61%
2012-2017 Annual Rate	1.22%	1.29%	1.30%	1.35%	0.68%
Households 2010	47	647	942	797,135	12,577,498
Households 2012	48	663	966	820,012	12,743,499
Households 2017	51	699	1,019	871,440	13,169,732
2010-2012 Annual Rate	1.06%	1.24%	1.27%	1.43%	0.66%
2012-2017 Annual Rate	1.25%	1.09%	1.10%	1.25%	0.67%
Median Household Income 2012	\$29,787	\$30,126	\$30,040	\$56,075	\$57,385
Average Household Size	4.44	4.71	4.52	3.14	2.89
Median Age	24.2	24.3	24.2	33.9	35.3
Owner Occupied Housing Units	30	419	608	461,595	6,371,750
Renter Occupied Housing Units	18	244	358	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**17. Menifee**

This neighborhood is dominated by rural row crops with some single-family residential development. The site's topography is nearly level, and is serviced by paved and dirt right-of-ways.

This neighborhood is projected to grow at a rate well above 2% per year, which significantly exceeds both County and State population growth projections. The household growth is also projected to grow just under 2% per year. Following is a chart of the demographics for this neighborhood.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	5,022	45,619	85,670	2,179,563	37,253,956
Population 2012	6,234	48,180	89,334	2,217,598	37,707,477
Population 2017	7,539	54,477	99,565	2,367,086	38,992,984
2010-2012 Annual Rate	12.07%	2.81%	2.14%	0.87%	0.61%
2012-2017 Annual Rate	4.19%	2.61%	2.29%	1.35%	0.68%
Households 2010	1,538	17,266	29,881	797,135	12,577,498
Households 2012	1,896	18,255	31,245	820,012	12,743,499
Households 2017	2,254	20,145	34,072	871,440	13,169,732
2010-2012 Annual Rate	11.64%	2.86%	2.28%	1.43%	0.66%
2012-2017 Annual Rate	3.78%	2.07%	1.81%	1.25%	0.67%
Median Household Income 2012	\$56,839	\$42,423	\$45,347	\$56,075	\$57,385
Average Household Size	3.29	2.63	2.85	3.14	2.89
Median Age	31.7	41.0	37.9	33.9	35.3
Owner Occupied Housing Units	1,501	13,401	23,252	461,595	6,371,750
Renter Occupied Housing Units	395	4,854	7,993	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**18. Mira Loma**

This neighborhood is mixed with residential, open space and industrial uses. This neighborhood is serviced by highway 60 which provides good freeway access.

The projected growth is slightly below the County while above the State projections, with the household growth at approximately 0.8%. The following chart illustrates the demographic particulars for this neighborhood.

SURROUNDING AREA DEMOGRAPHICS					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	7,947	55,876	164,426	2,179,563	37,253,956
Population 2012	8,034	56,655	167,019	2,217,598	37,707,477
Population 2017	8,497	59,672	175,934	2,367,086	38,992,984
2010-2012 Annual Rate	0.55%	0.70%	0.79%	0.87%	0.61%
2012-2017 Annual Rate	1.15%	1.07%	1.07%	1.35%	0.68%
Households 2010	2,777	14,585	41,957	797,135	12,577,498
Households 2012	2,843	14,901	42,935	820,012	12,743,499
Households 2017	2,990	15,517	44,759	871,440	13,169,732
2010-2012 Annual Rate	1.19%	1.08%	1.17%	1.43%	0.66%
2012-2017 Annual Rate	1.03%	0.83%	0.85%	1.25%	0.67%
Median Household Income 2012	\$42,265	\$56,267	\$59,590	\$56,075	\$57,385
Average Household Size	2.81	3.79	3.81	3.14	2.89
Median Age	37.1	30.0	30.5	33.9	35.3
Owner Occupied Housing Units	1,074	9,633	29,858	461,595	6,371,750
Renter Occupied Housing Units	1,770	5,267	13,077	239,878	5,339,526
Vacant Housing Units	0	1	0	118,539	1,032,223

Source: Site to Do Business

**19. Oasis**

The Oasis neighborhood is located in a desert region of the county, west of the Sultan Sea, and has dry agricultural uses. It is serviced by paved Highway 111, and is sparsely populated.

This area's growth is projected to increase at similar rates as Riverside County, and exceed the State of California population growth rates. The household growth is projected above 1% per annum. The following demographic chart has been gathered via data from Site to do Business.

<b>SURROUNDING AREA DEMOGRAPHICS</b>					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	693	1,745	5,573	2,179,563	37,253,956
Population 2012	697	1,753	5,617	2,217,598	37,707,477
Population 2017	738	1,854	5,986	2,367,086	38,992,984
2010-2012 Annual Rate	0.29%	0.23%	0.39%	0.87%	0.61%
2012-2017 Annual Rate	1.18%	1.15%	1.31%	1.35%	0.68%
Households 2010	157	414	1,202	797,135	12,577,498
Households 2012	161	423	1,231	820,012	12,743,499
Households 2017	169	444	1,296	871,440	13,169,732
2010-2012 Annual Rate	1.27%	1.09%	1.21%	1.43%	0.66%
2012-2017 Annual Rate	0.99%	0.99%	1.06%	1.25%	0.67%
Median Household Income 2012	\$24,477	\$24,086	\$24,961	\$56,075	\$57,385
Average Household Size	4.31	4.13	4.56	3.14	2.89
Median Age	26.1	26.9	23.6	33.9	35.3
Owner Occupied Housing Units	51	139	262	461,595	6,371,750
Renter Occupied Housing Units	110	284	969	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

Source: Site to Do Business

**20. West Riverside**

The West Riverside neighborhood area is made up of various uses, which include single-family, industrial, and open space-type uses. This neighborhood is serviced by paved right-of-ways.

This neighborhood has a projected growth rate of 1% per year, which is less than the projected population growth rates for the County, but exceeds the State of California projections. The number of households is projected to grow at approximately 0.8% for the next few years. The following demographic chart illustrates these growth rates.

<b>SURROUNDING AREA DEMOGRAPHICS</b>					
	1-Mile Radius	3-Mile Radius	5-Mile Radius	Riverside County	California
Population 2010	6,332	79,482	230,550	2,179,563	37,253,956
Population 2012	6,533	80,413	233,042	2,217,598	37,707,477
Population 2017	7,112	84,705	244,843	2,367,086	38,992,984
2010-2012 Annual Rate	1.59%	0.59%	0.54%	0.87%	0.61%
2012-2017 Annual Rate	1.77%	1.07%	1.01%	1.35%	0.68%
Households 2010	1,441	21,479	66,294	797,135	12,577,498
Households 2012	1,499	21,900	67,593	820,012	12,743,499
Households 2017	1,610	22,779	70,328	871,440	13,169,732
2010-2012 Annual Rate	2.01%	0.98%	0.98%	1.43%	0.66%
2012-2017 Annual Rate	1.48%	0.80%	0.81%	1.25%	0.67%
Median Household Income 2012	\$38,200	\$43,286	\$50,899	\$56,075	\$57,385
Average Household Size	4.32	3.57	3.31	3.14	2.89
Median Age	26.4	29.5	29.4	33.9	35.3
Owner Occupied Housing Units	762	11,708	38,002	461,595	6,371,750
Renter Occupied Housing Units	737	10,192	29,591	239,878	5,339,526
Vacant Housing Units	0	0	0	118,539	1,032,223

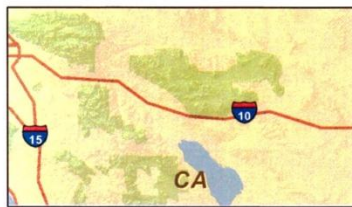
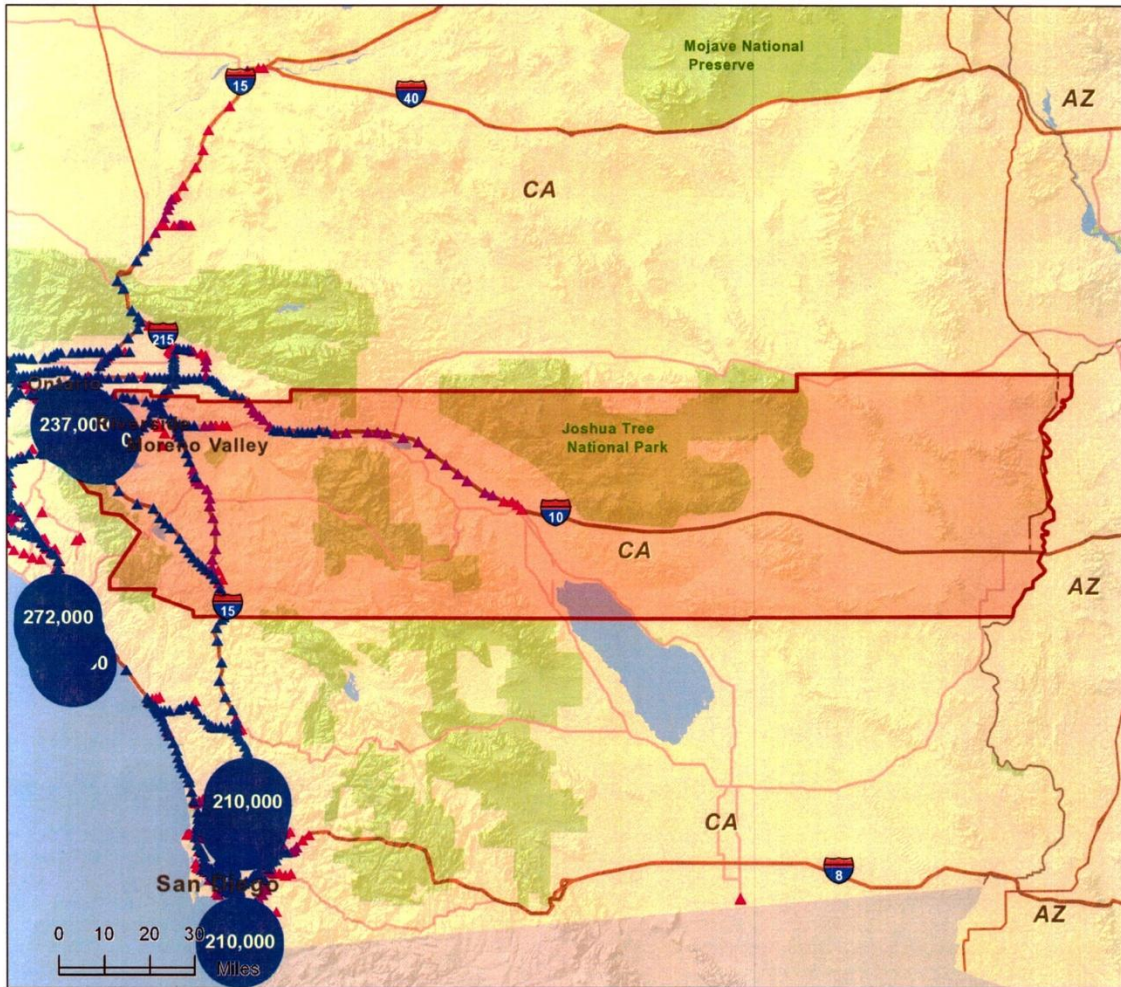
Source: Site to Do Business



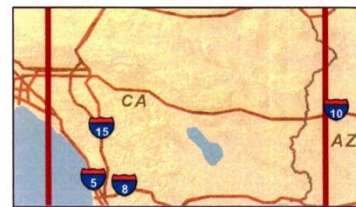
### Traffic Count Map

Riverside County

Prepared by Gary Valentine



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

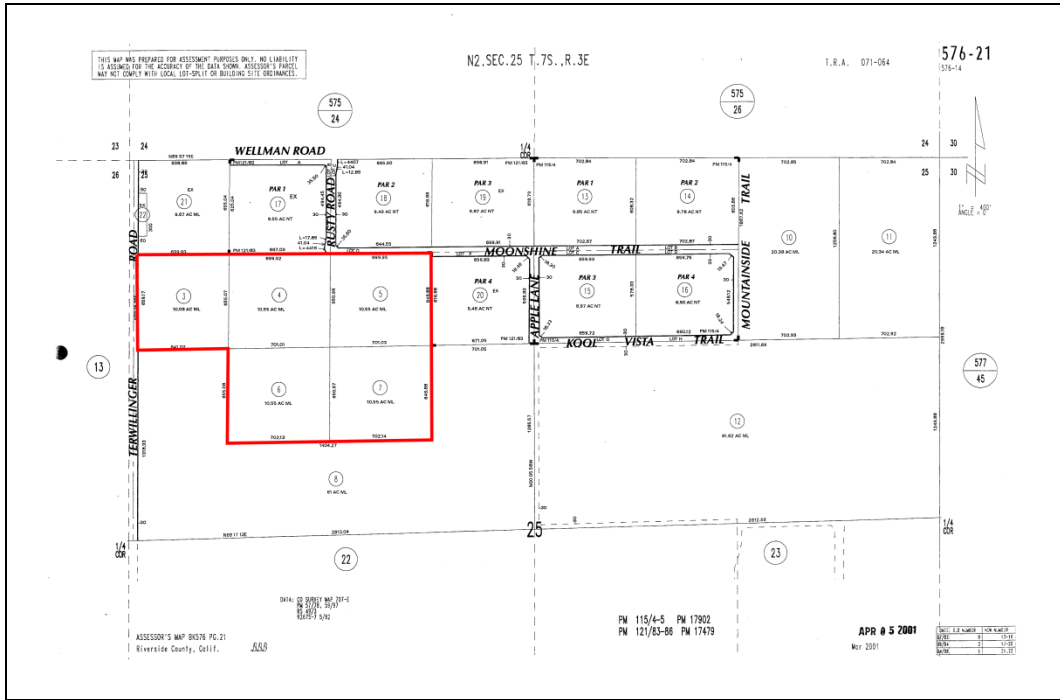
July 13, 2013

### TRAFFIC MAP

The subject properties are located throughout the County of Riverside, California. They have the following locations and characteristics:

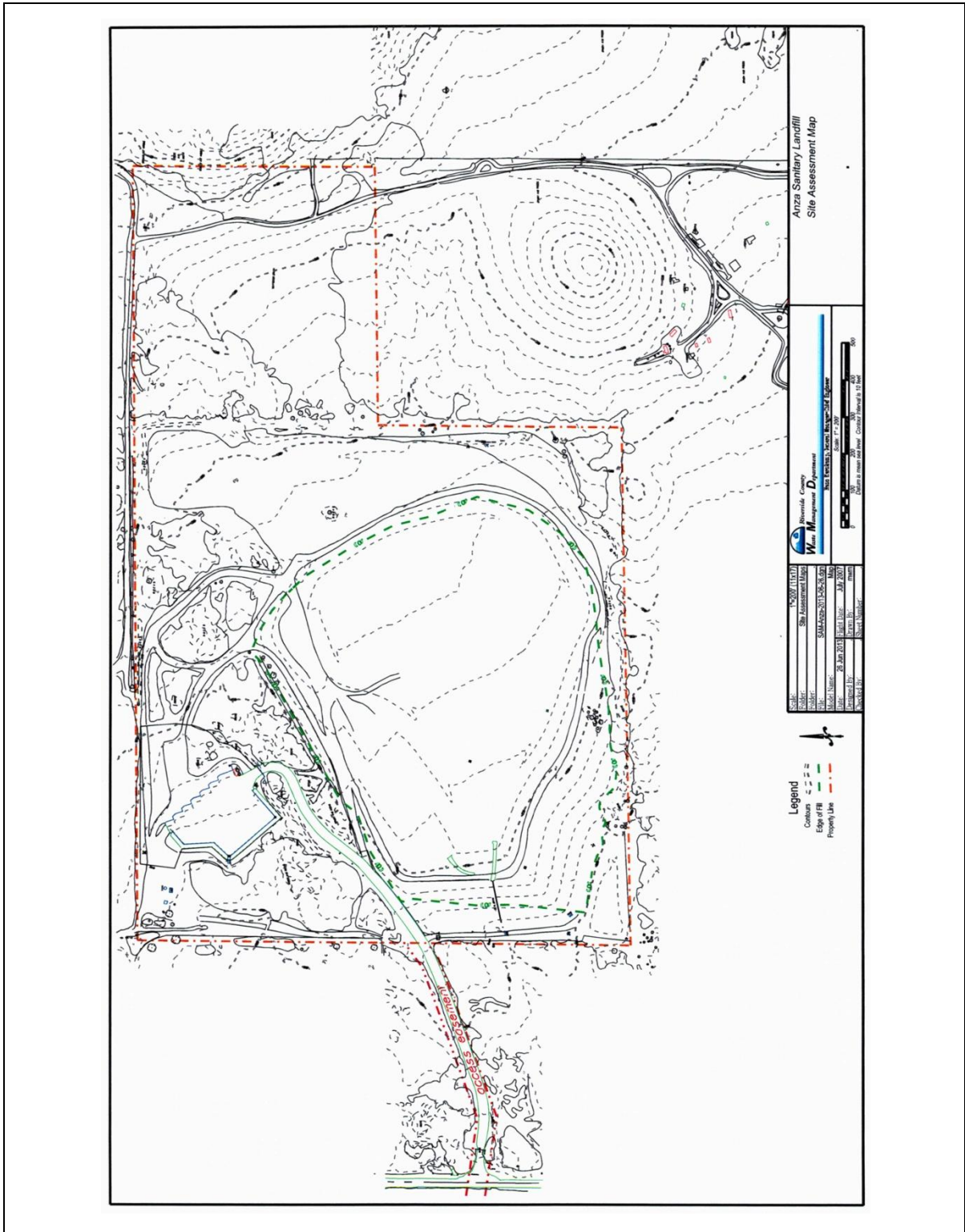
### 1. Anza

Location:	Largely open space near a small town with some commercial, single-family, and agricultural use
APN:	576-210-004, 5, 6, 7, 20
Land Area	
County size:	52.25 acres
Assessor size:	51.65 acres
Shape:	Irregular
Zoning:	RR5
General Plan:	Public Facilities
Present Use:	Vacant landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage with Moonshine Train and Apple Lane
Topography:	Level
View:	Desert views
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	One quitclaim deed from Waste Management of Inland Empire dated 11/10, Document No. 0556100. No other transactions have occurred within the last three years
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2825G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for amphibia species
Landfill Opening Date:	1955
Landfill Closure Date:	1999



PLAT MAP

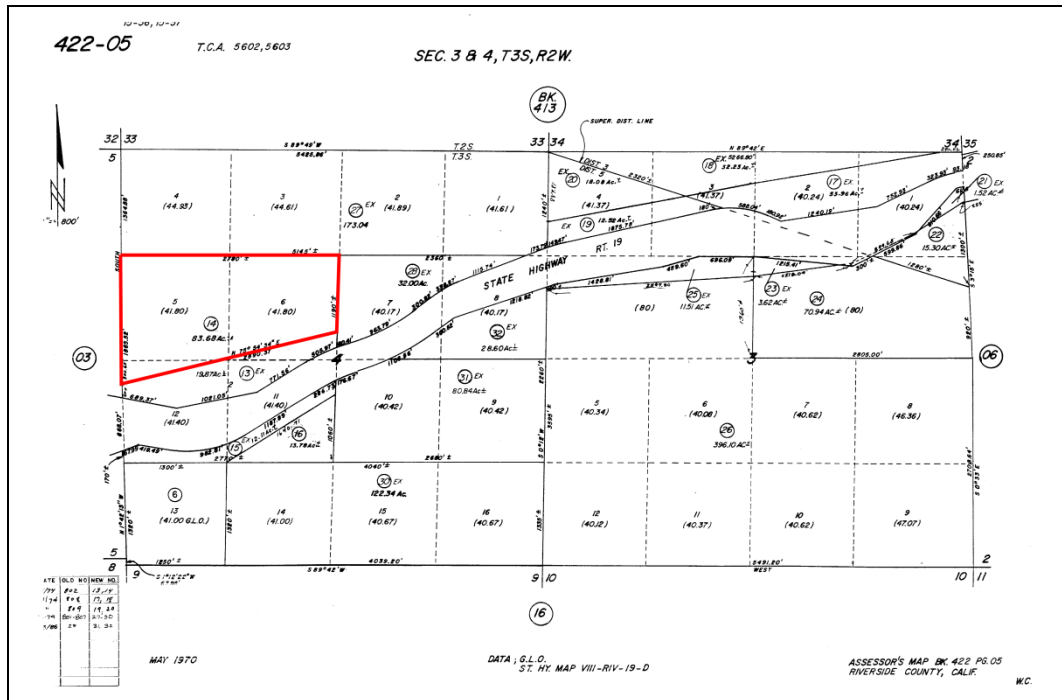




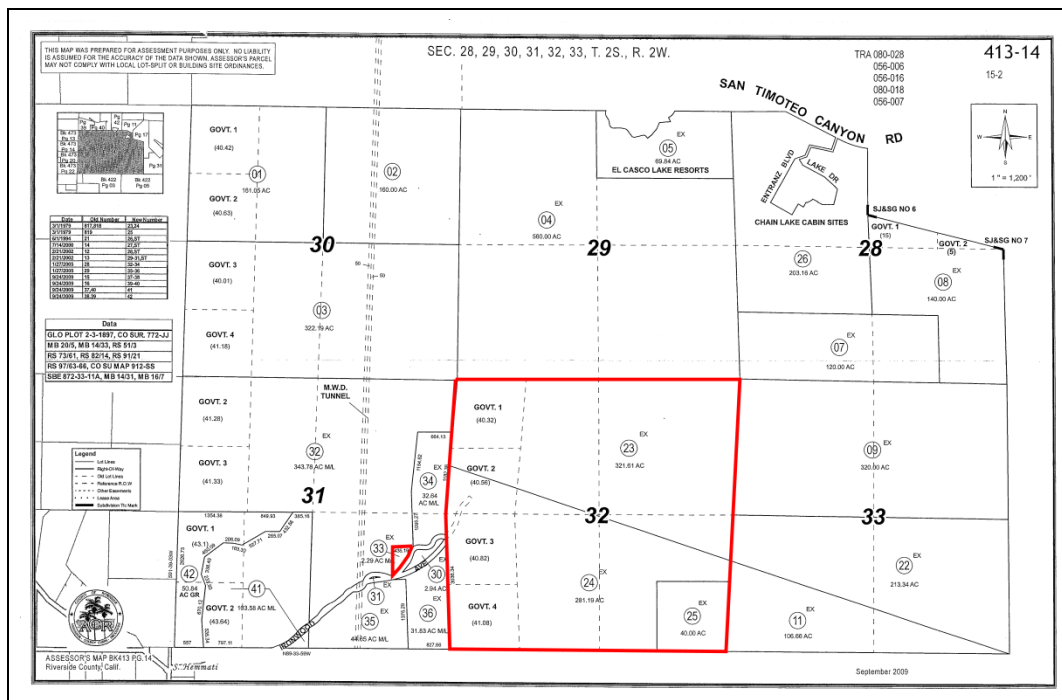
TOPOGRAPHY MAP

**2. Badlands**

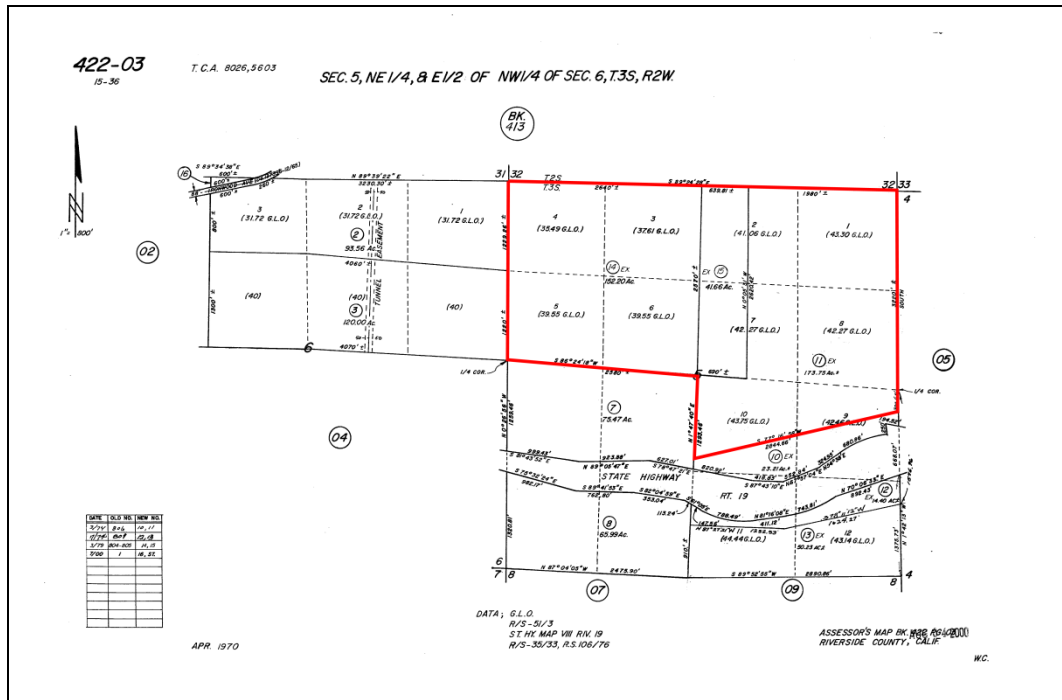
Location:	Near predominately steep open space land with some single-family and industrial development
APN:	413-140-023, 24, 25, 33; 422-030-011, 14, 15; 422-050-014
Land Area	
County size:	1,094.09 acres
Assessor size:	1,096.38 acres
Shape:	Irregular / Typical
Zoning:	W-2-20 and W-2
General Plan:	Public Facilities and OSCH
Present Use:	Open space and landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Ironwood Avenue
Topography:	Hilly to Sloping
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0780G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owls and criteria area species
Landfill Opening Date:	1966
Landfill Closure Date:	Site open; permit in Addenda section of this appraisal



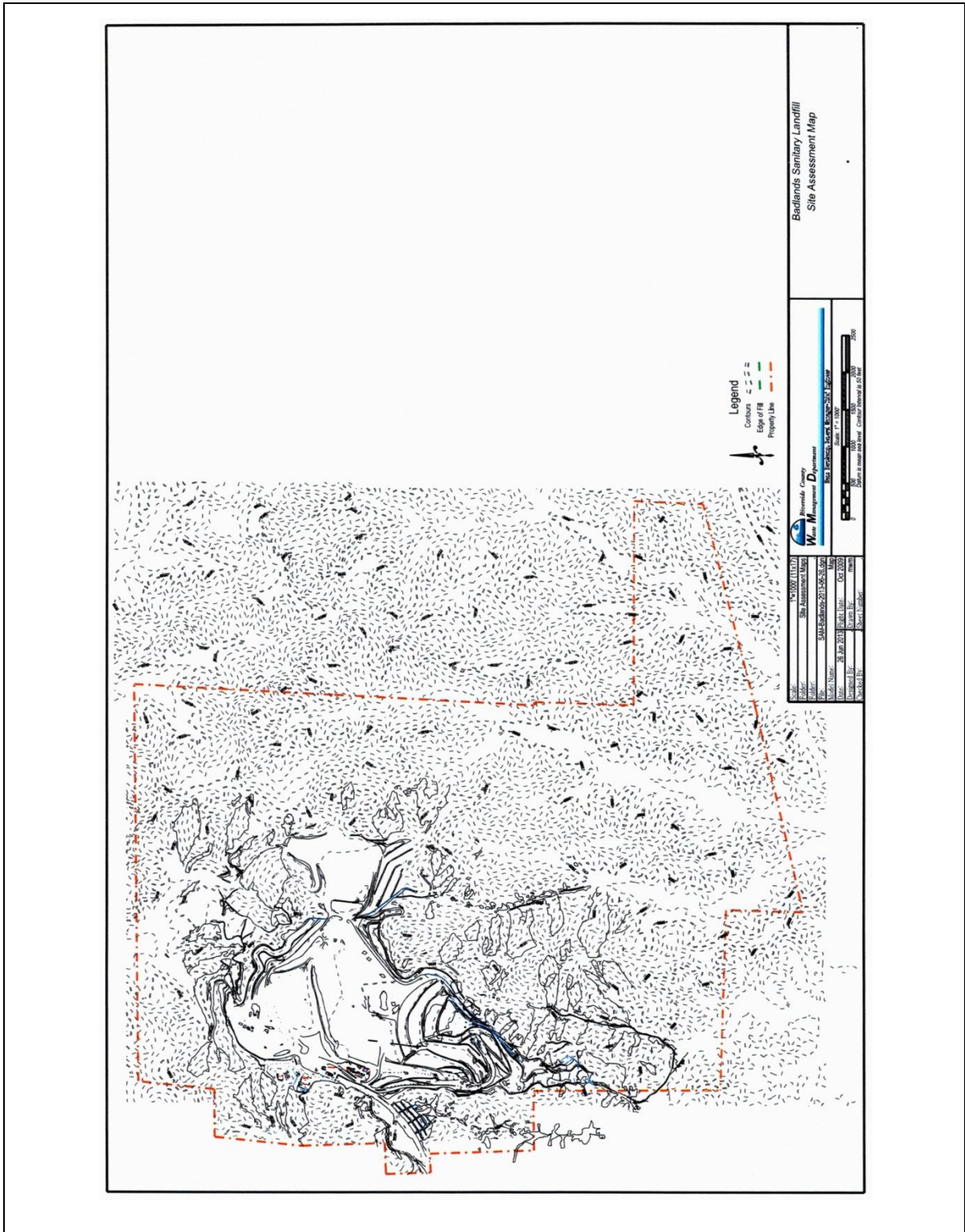
PLAT MAP



PLAT MAP



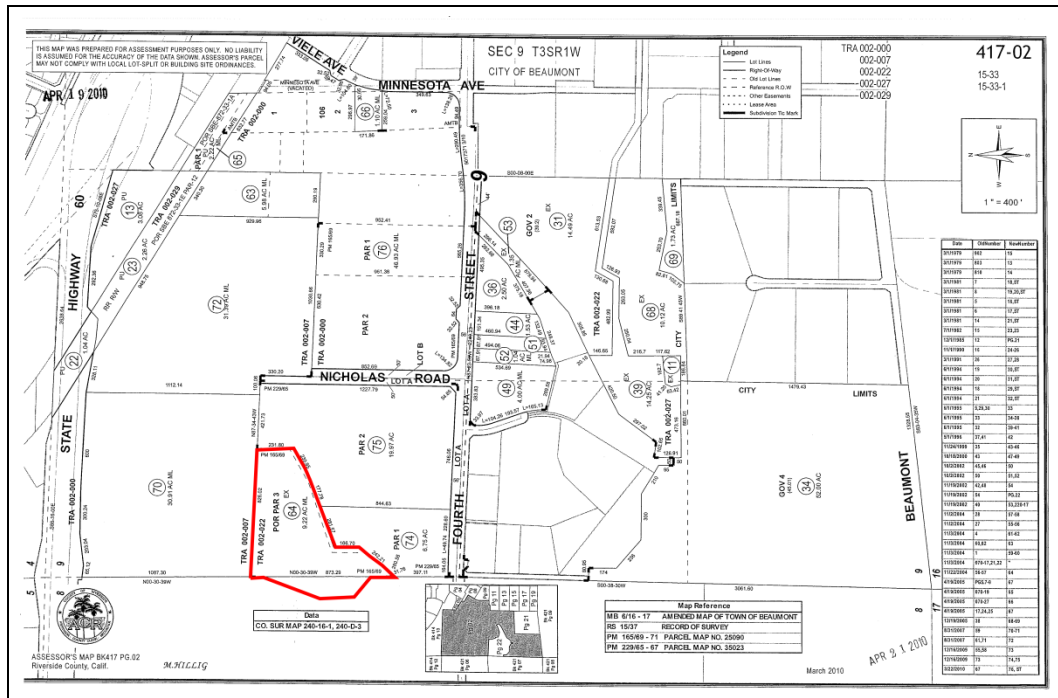
PLAT MAP



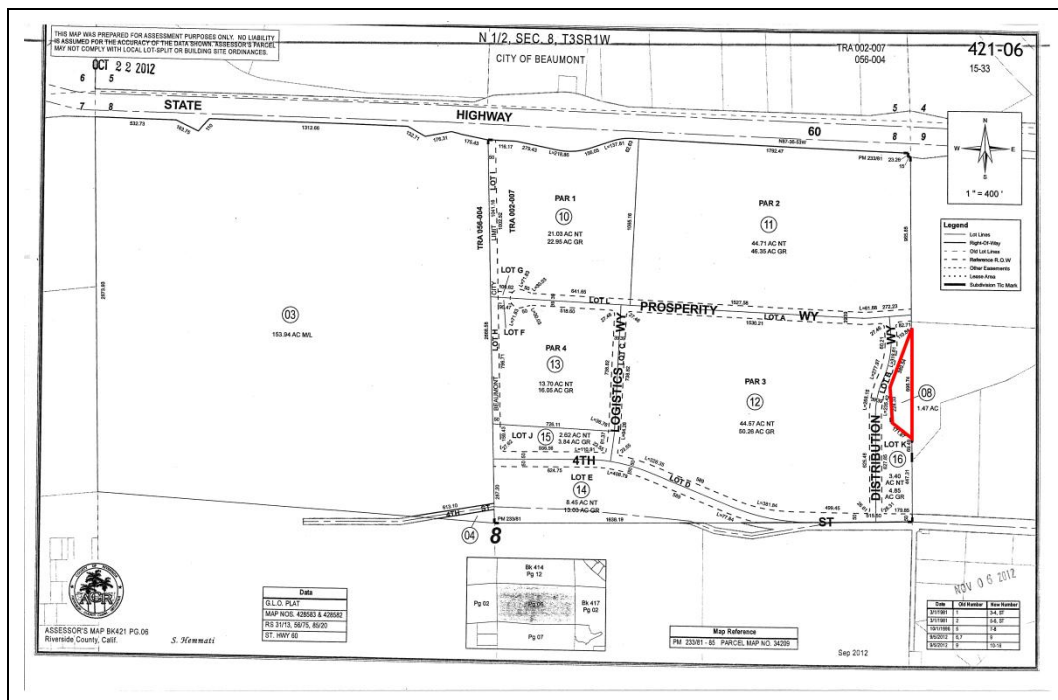
TOPOGRAPHY MAP

**3. Beaumont**

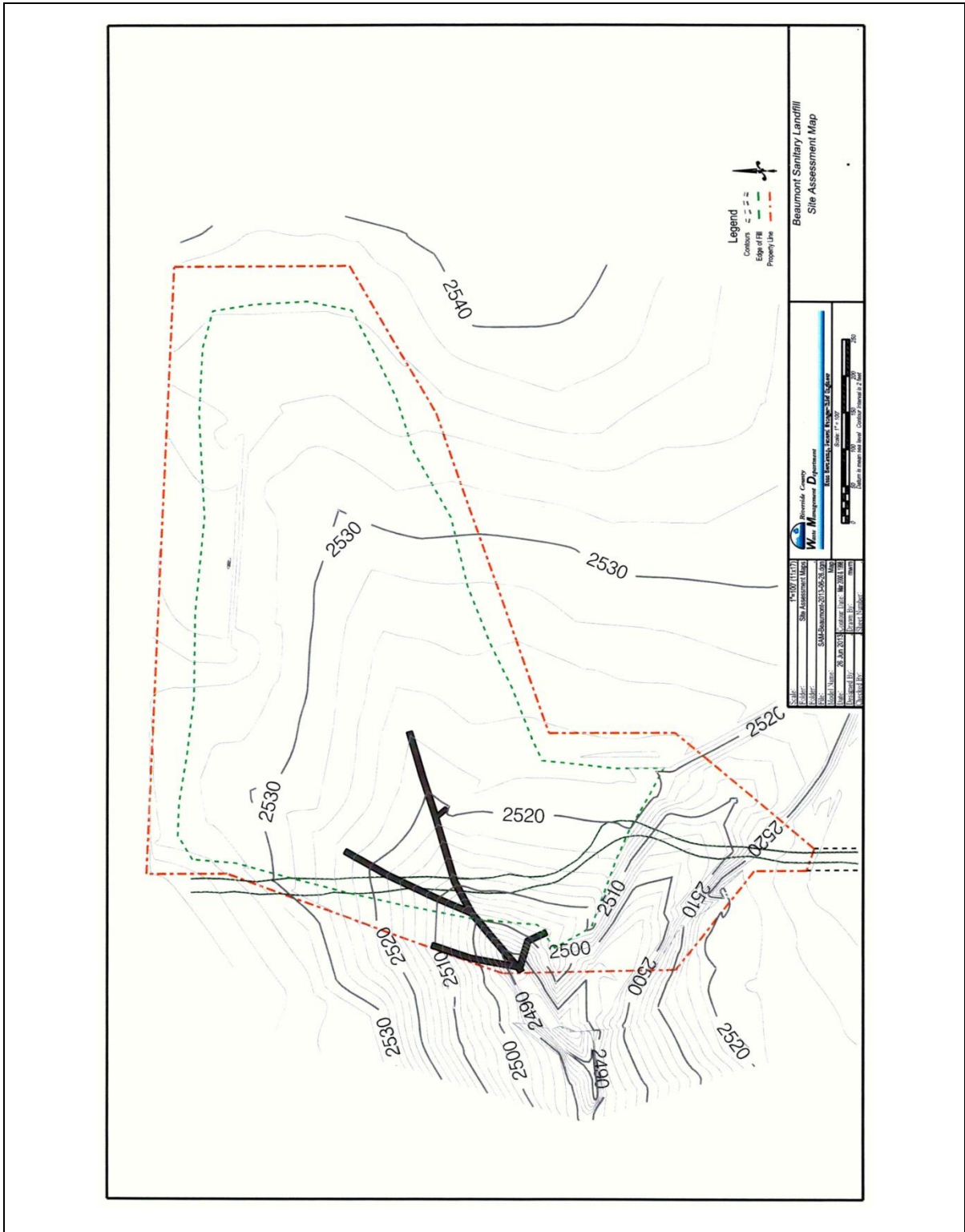
Location:	Located near newer industrial area with concrete tilt-up structures and some agricultural uses
APN:	417-020-064; 421-060-008
Land Area	
County size:	10.68 acres
Assessor size:	10.69 acres
Shape:	Irregular / Typical
Zoning:	Manufacturing and Specific Plan Area
General Plan:	Manufacturing
Present Use:	Vacant landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on 4 <sup>th</sup> Street
Topography:	Level
View:	Manufacturing and open space
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any changes in ownership within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0811G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl and narrow endemic plant species.
Landfill Opening Date:	1962
Landfill Closure Date:	1970



PLAT MAP



PLAT MAP

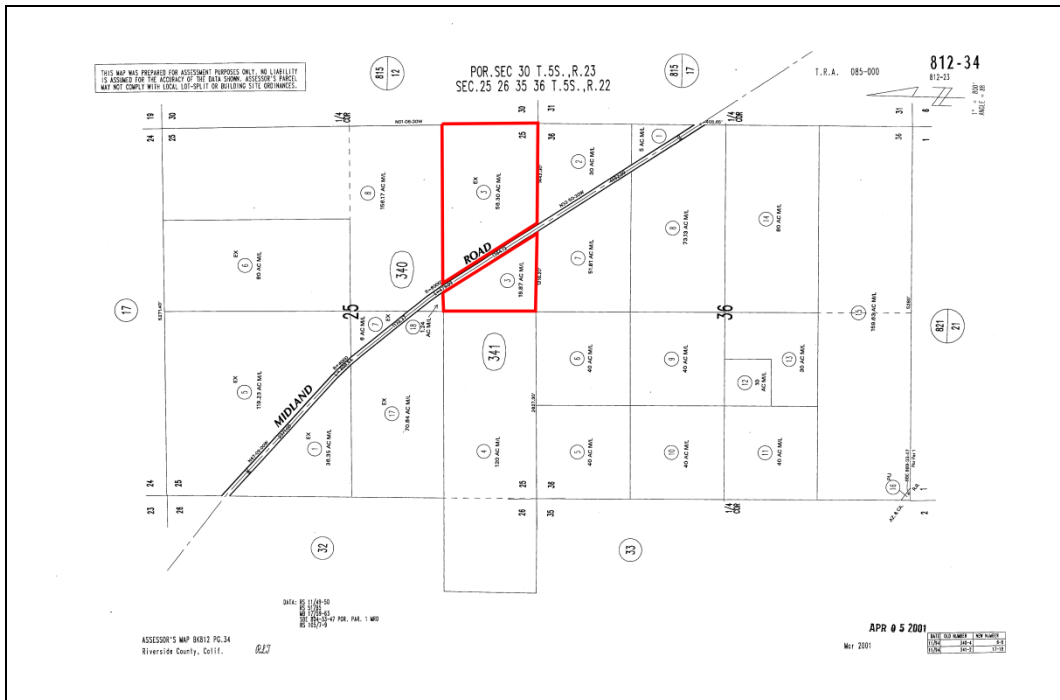


TOPOGRAPHY MAP

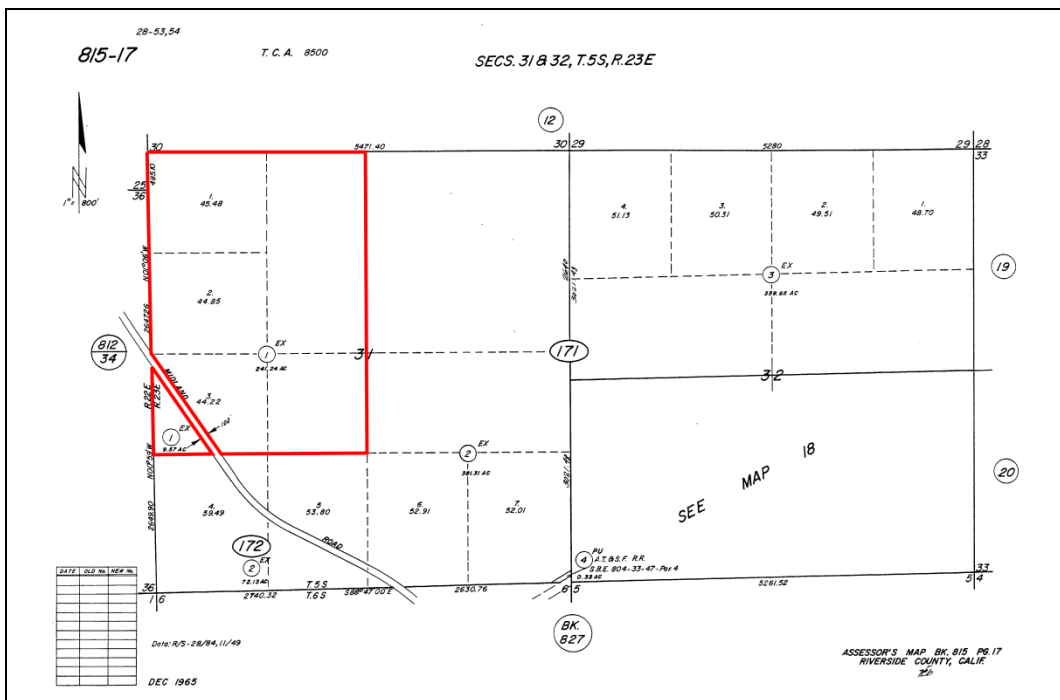


**4. Blythe**

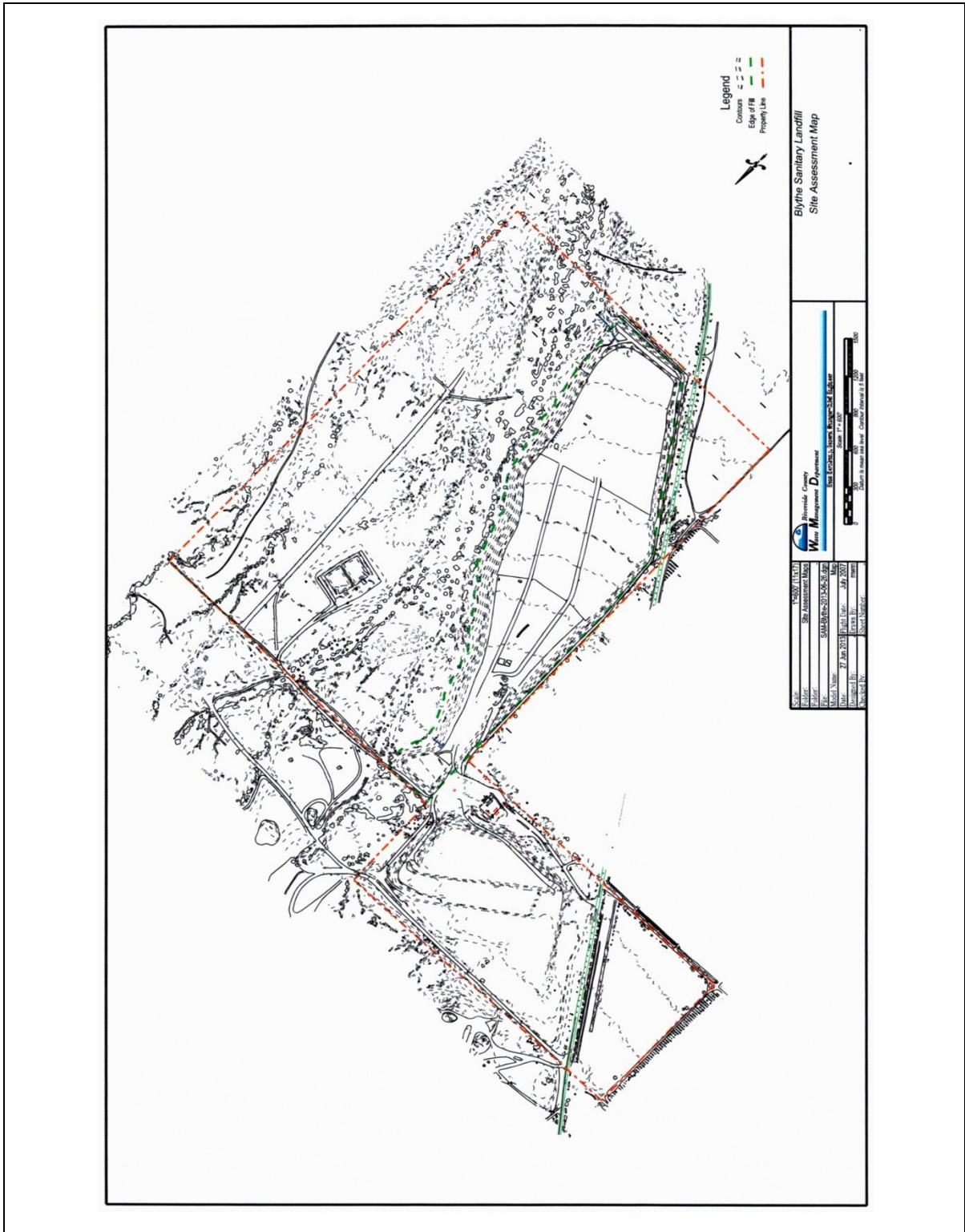
Location:	Sparsely populated dry desert area, mainly open space with some dry agricultural uses and a few residential uses
APN:	812-340-003; 812-341-003; 815-171-001; 815-172-001
Land Area	
County size:	334.80 acres
Assessor size:	326.98 acres
Shape:	Irregular / Typical
Zoning:	R1 and NA
General Plan:	Public Facilities
Present Use:	Landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Midland Road
Topography:	Level to sloping
View:	Desert
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of changes of ownership within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2575G, dated August 28, 2008.
Habitat Assessment:	NA
Landfill Opening Date:	1958
Landfill Closure Date:	Open; Landfill permit in Addenda section of this report



PLAT MAP



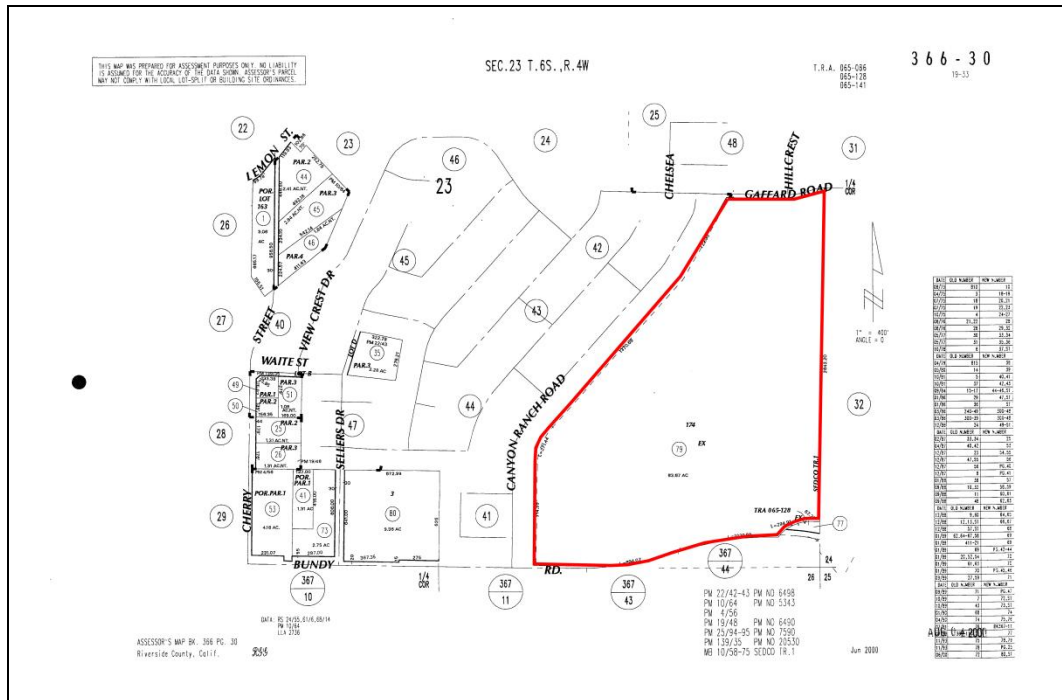
PLAT MAP



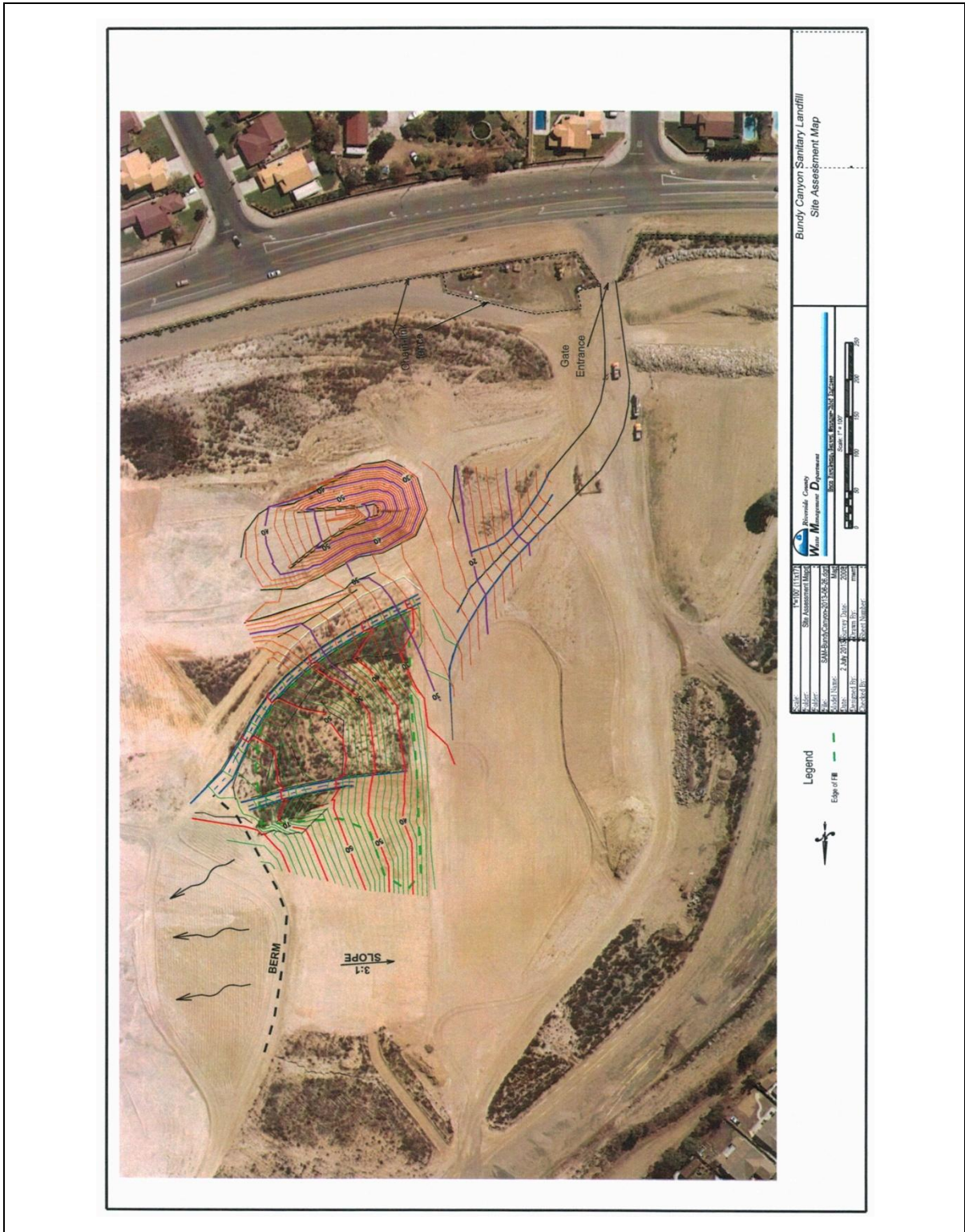
TOPOGRAPHY MAP

**5. Bundy Canyon**

Location:	Near newer single-family residential improvements with some retail uses in proximity
APN:	366-300-079
Land Area	
County size:	83.88 acres
Assessor size:	83.87 acres
Shape:	Irregular / Typical
Zoning:	Rural Residential
General Plan:	PF, Public Facilities
Present Use:	Vacant land
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Bundy Road and Gaffard Road
Topography:	Level to hilly
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C02044G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl
Landfill Opening Date:	Unknown
Landfill Closure Date:	1953



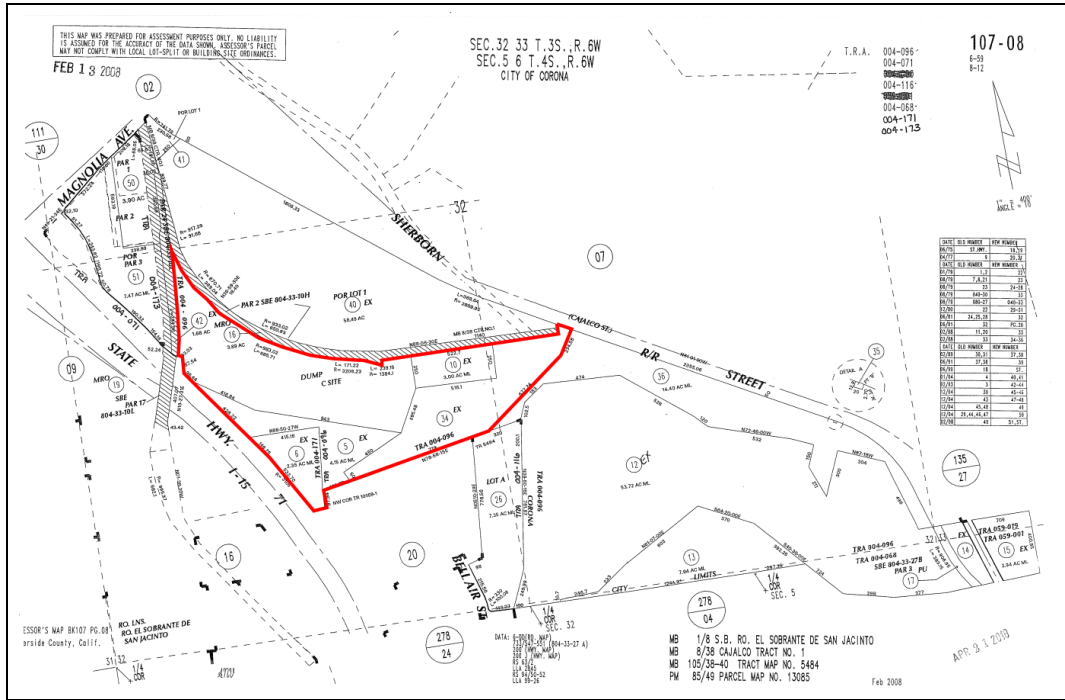
PLAT MAP



TOPOGRAPHY MAP

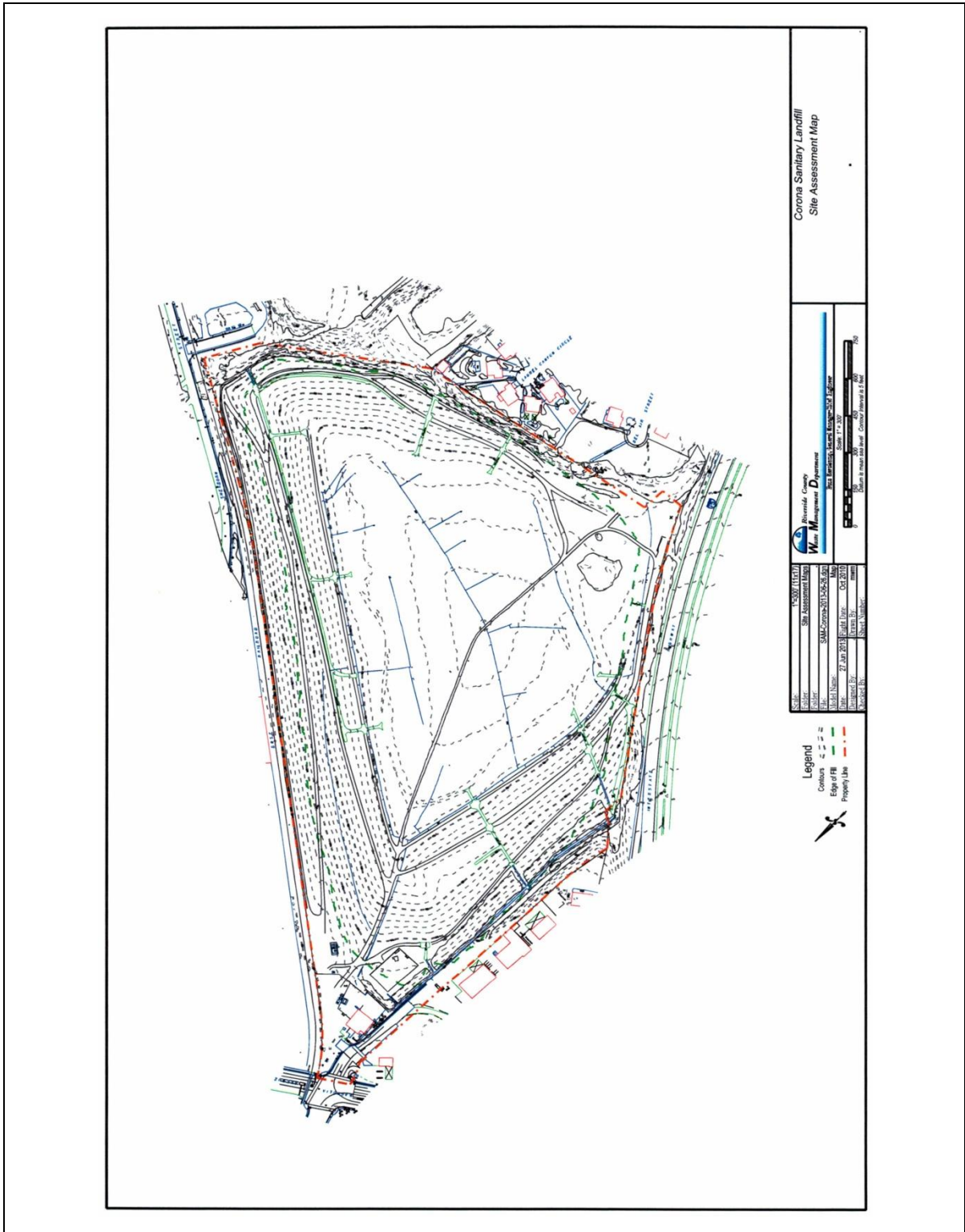
**6. Corona**

Location:	Near some industrial, single-family residential, and retail uses, as well as open space
APN:	107-080-005, 6, 10, 34
Land Area	
County size:	21.6 acres
Assessor size:	18.91 acres
Shape:	Irregular / Typical
Zoning:	M1
General Plan:	MU2
Present Use:	Closed landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Downs Way
Topography:	Level to hilly
View:	Urban
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C1356G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl and narrow endemic plant species
Landfill Opening Date:	1951
Landfill Closure Date:	1986



PLAT MAP

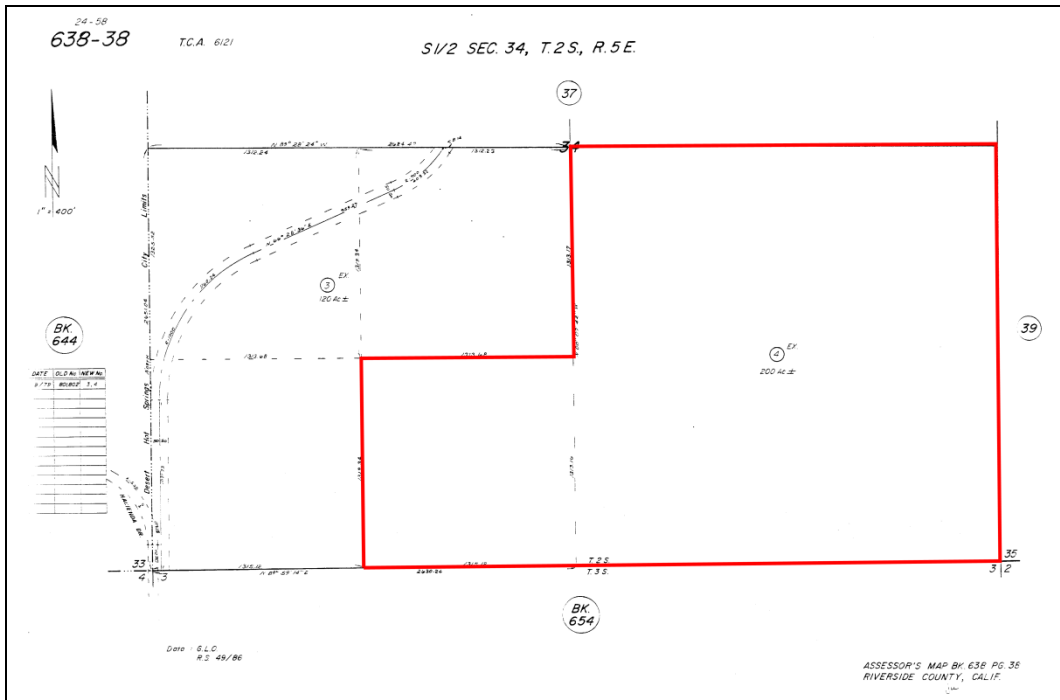




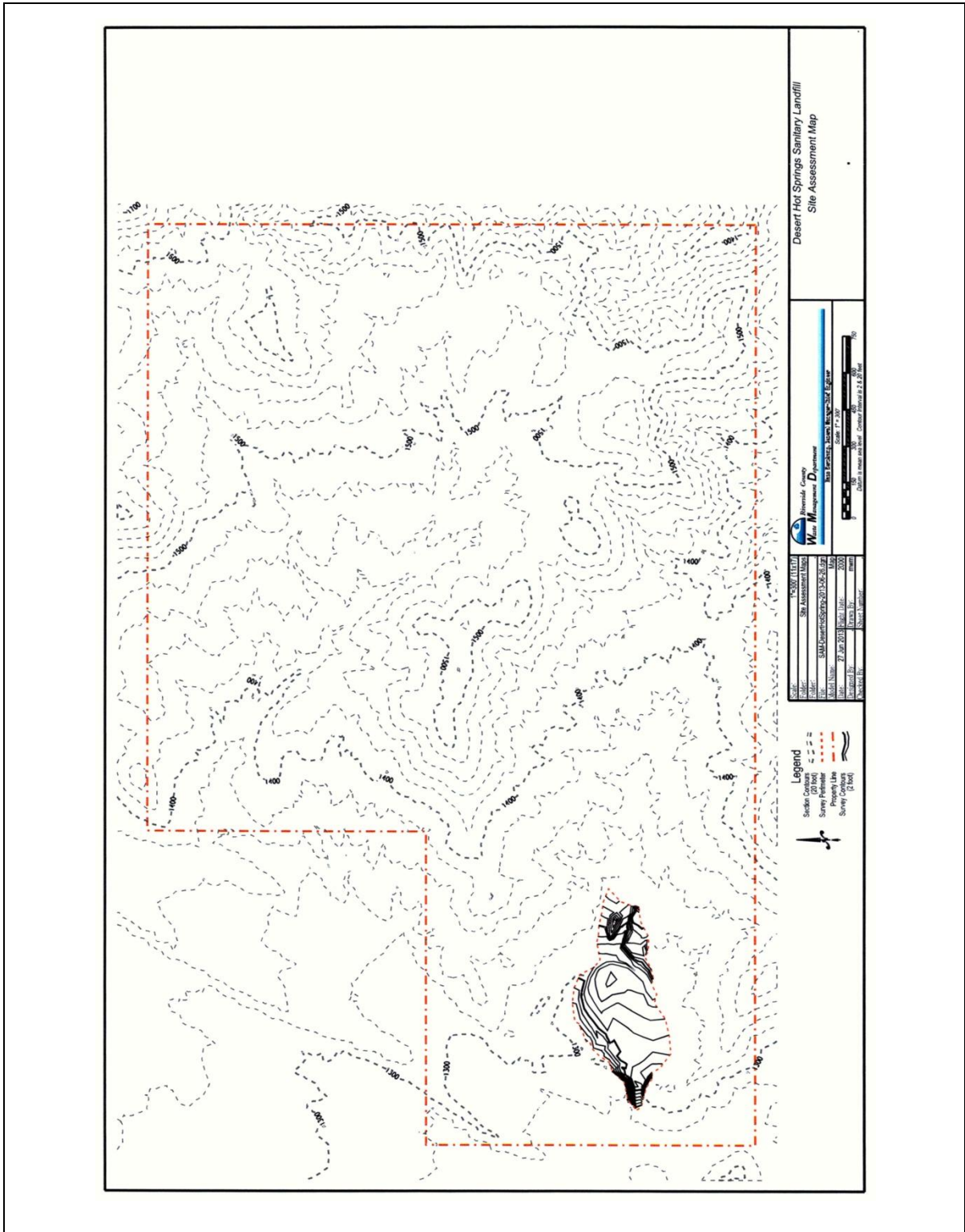
TOPOGRAPHY MAP

**7. Desert Hot Springs**

Location:	Desert area with rural-type properties with some newer single-family development
APN:	638-380-004
Land Area	
County size:	191.85 acres
Assessor size:	200.00 acres
Shape:	Irregular / Typical
Zoning:	W-2
General Plan:	PF, Public Facilities
Present Use:	Closed landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Long Canyon Road
Topography:	Level to sloping
View:	Desert
Utilities:	Limited
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0905G, dated August 28, 2008.
Habitat Assessment:	NA
Landfill Opening Date:	1955
Landfill Closure Date:	1968



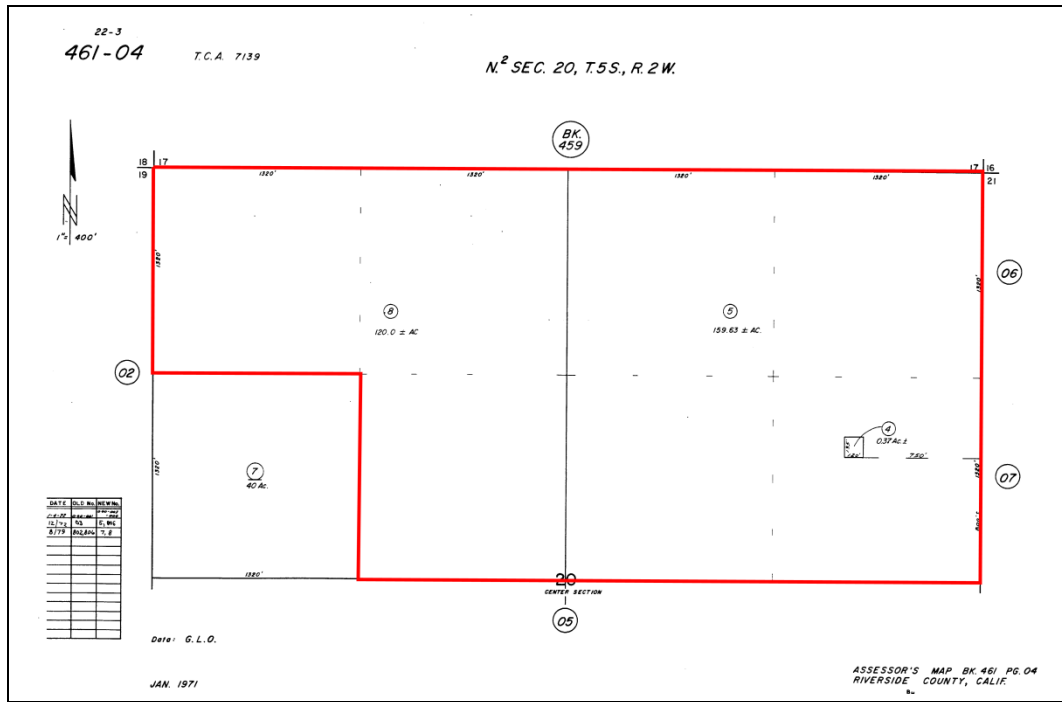
PLAT MAP



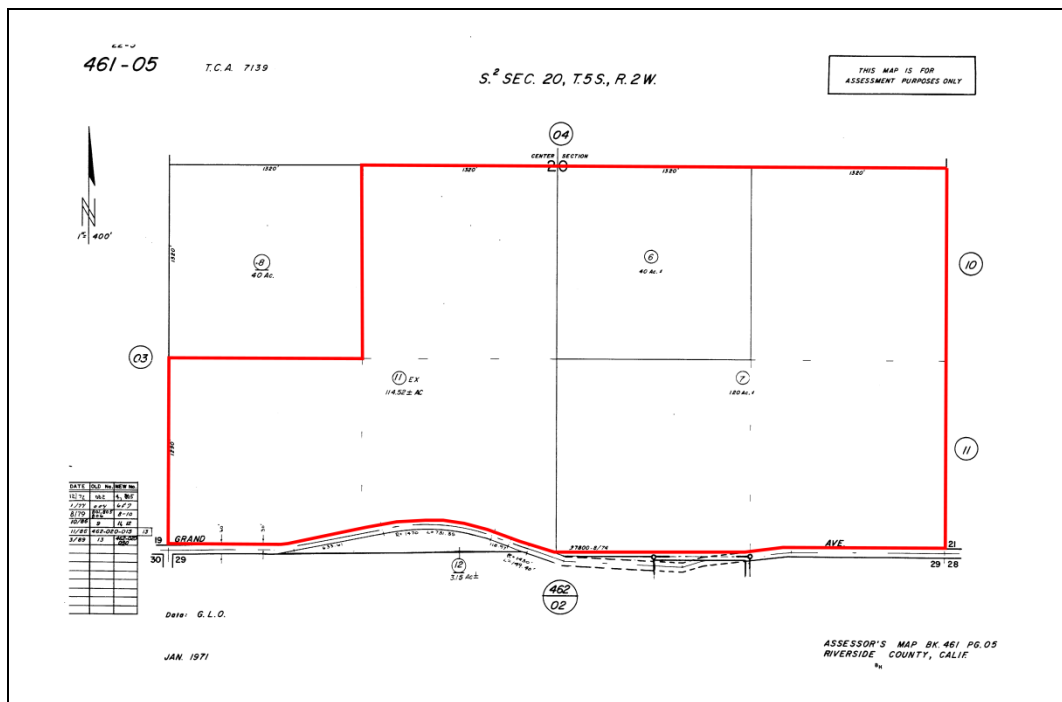
TOPOGRAPHY MAP

**8. Double Butte**

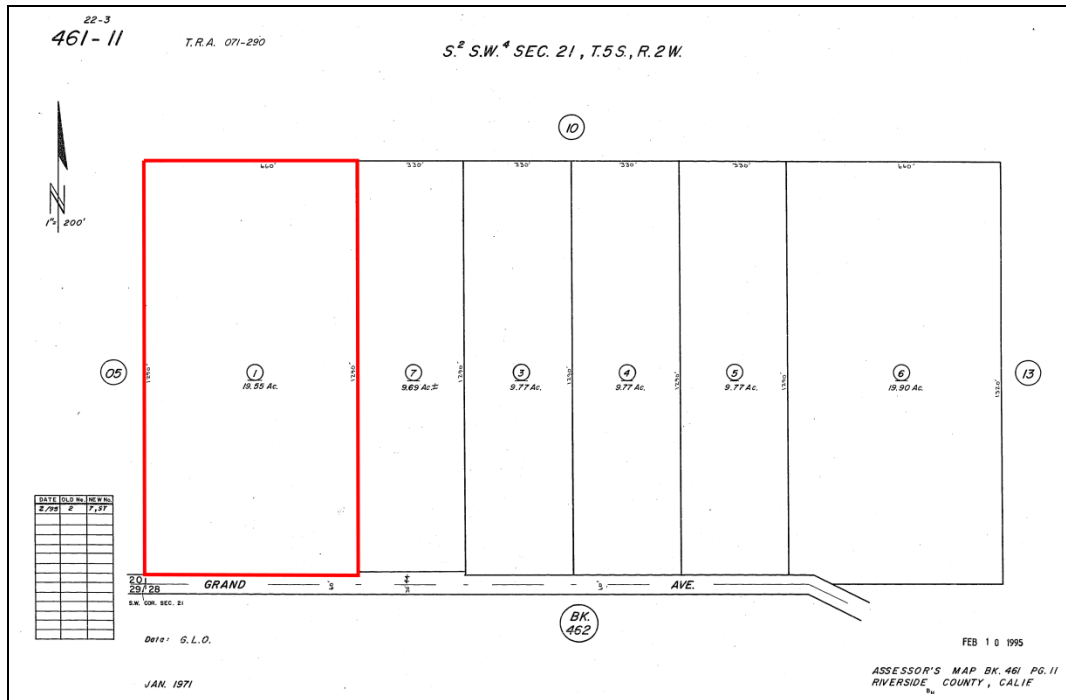
Location:	Largely rural with a few ranches and farms in the area, additionally some single-family residential development
APN:	461-040-004, 5, 8; 461-050-006, 7, 11; 461-110-001
Land Area	
County size:	102.57 acres
Assessor size:	574.07 acres
Shape:	Irregular / Typical
Zoning:	RR
General Plan:	PF, Public Facilities
Present Use:	Vacant landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Grand Avenue
Topography:	Level to sloping
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2080G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl and Mammalian species
Landfill Opening Date:	1973
Landfill Closure Date:	1994



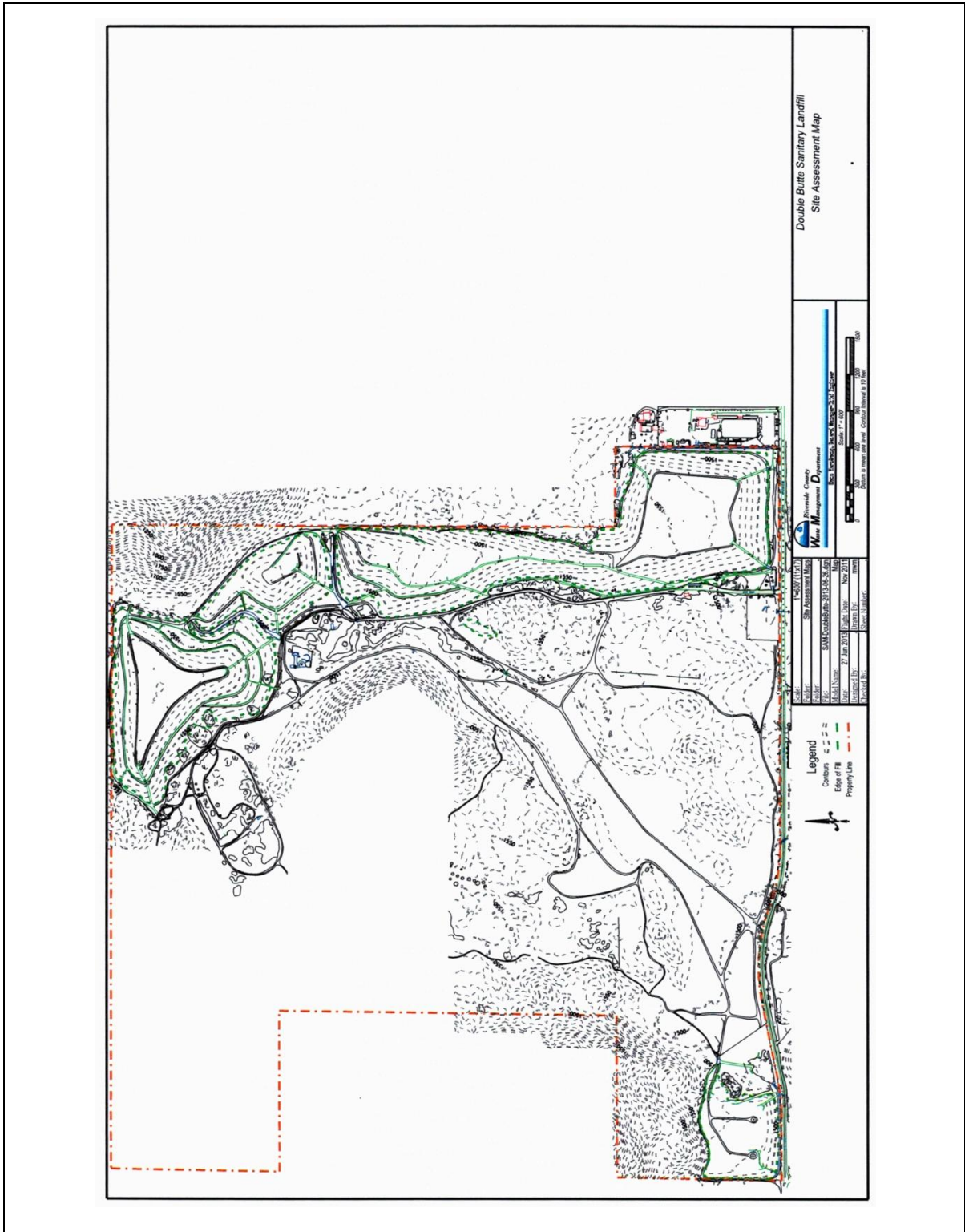
PLAT MAP



PLAT MAP



PLAT MAP

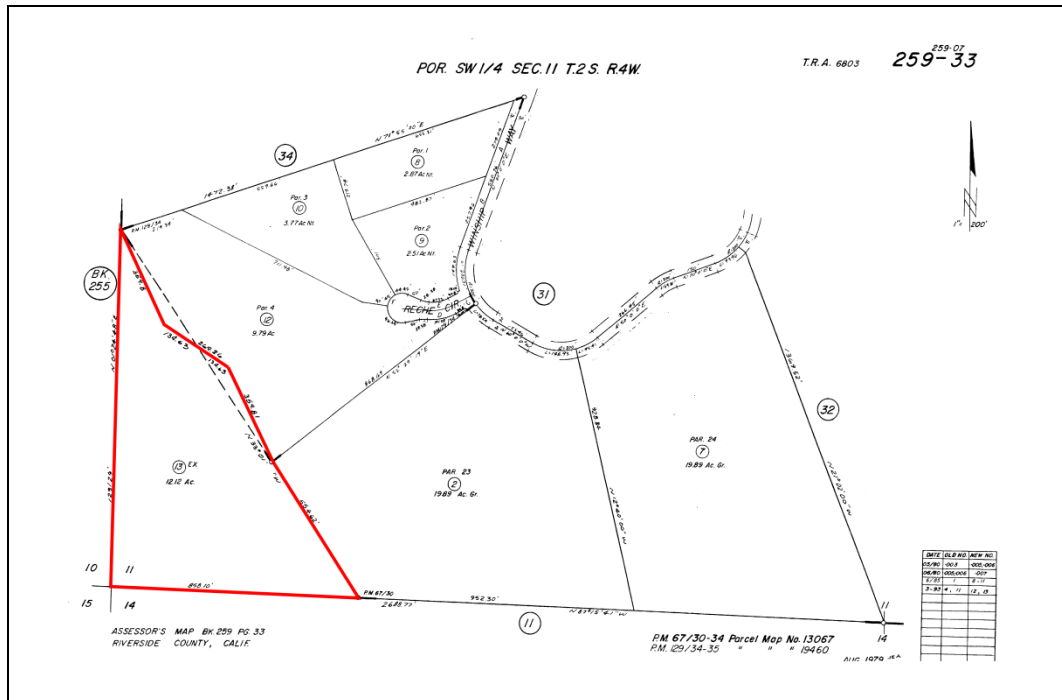


TOPOGRAPHY MAP

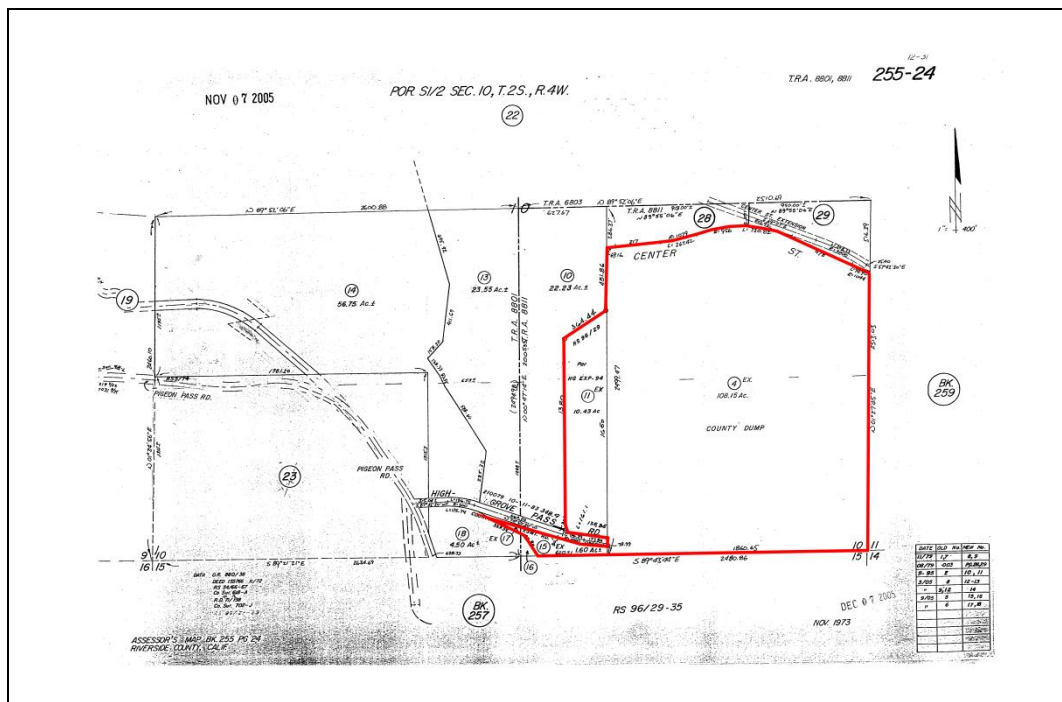


**9. Highgrove**

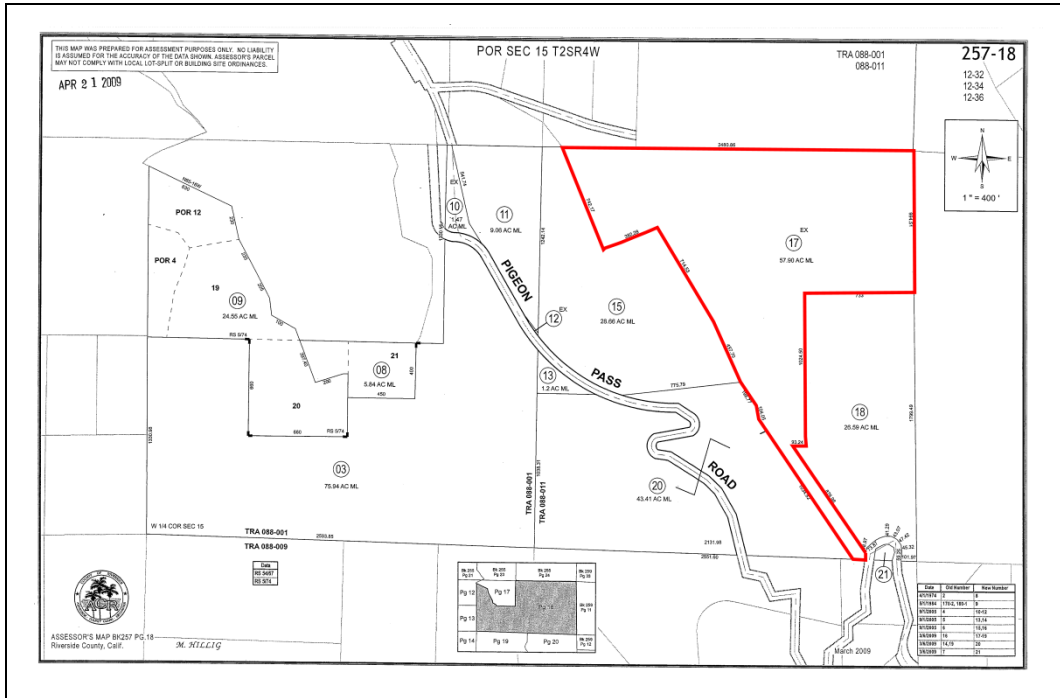
Location:	Industrial uses in the foothills and mountain areas are open space
APN:	255-240-004, 15; 257-180-017; 255-240-011, 17; 259-330-013
Land Area	
County size:	178.50 acres
Assessor size:	190.48 acres
Shape:	Irregular / Typical
Zoning:	W-2-20, A-1-10, RA-10
General Plan:	PF, Public Facilities
Present Use:	Closed landfill
Accessibility:	Dirt right-of-way
Road Frontage:	Frontage on Pigeon Pass Road
Topography:	Level to sloping
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0070G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl and criteria area species
Landfill Opening Date:	1947
Landfill Closure Date:	1998



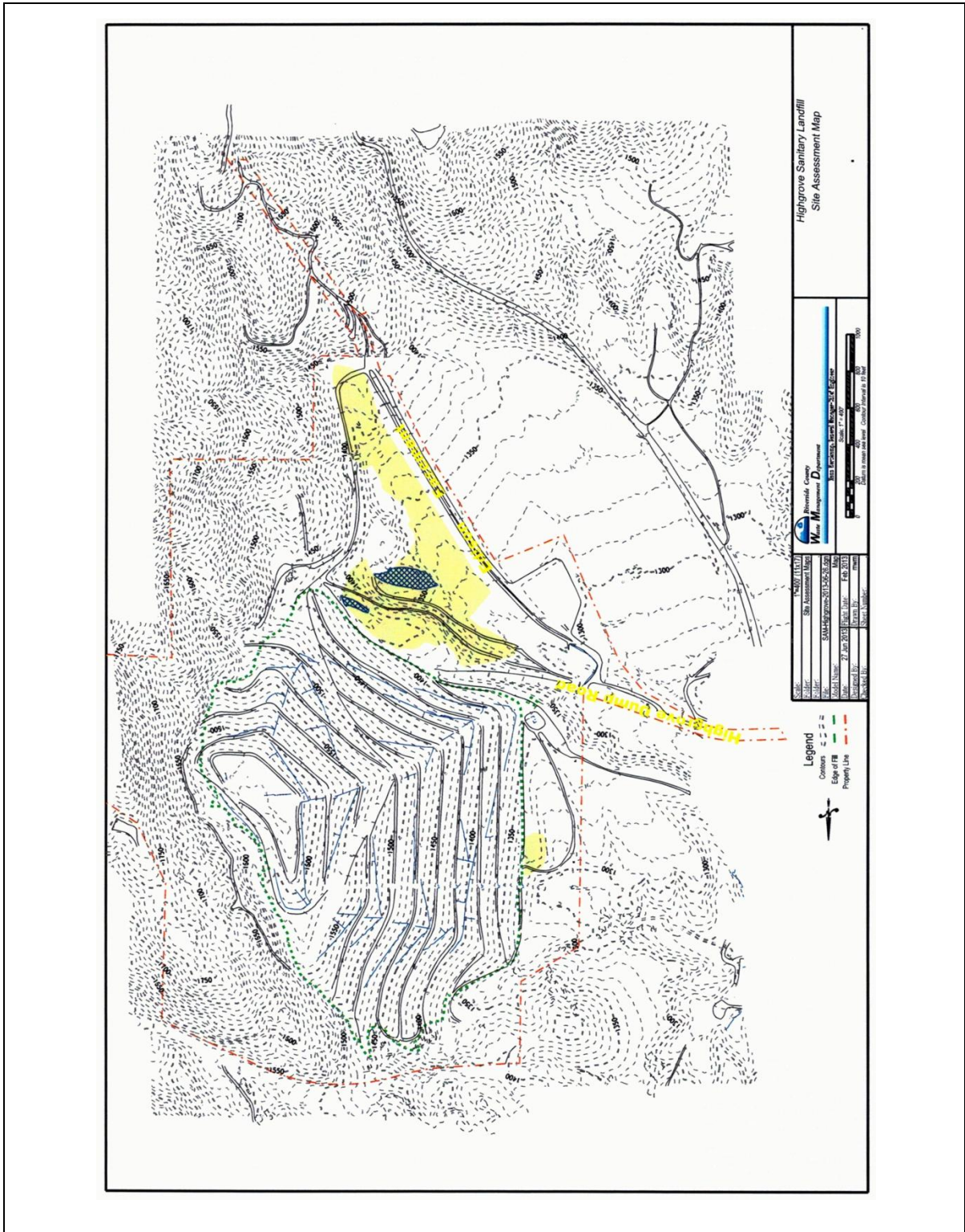
PLAT MAP



PLAT MAP




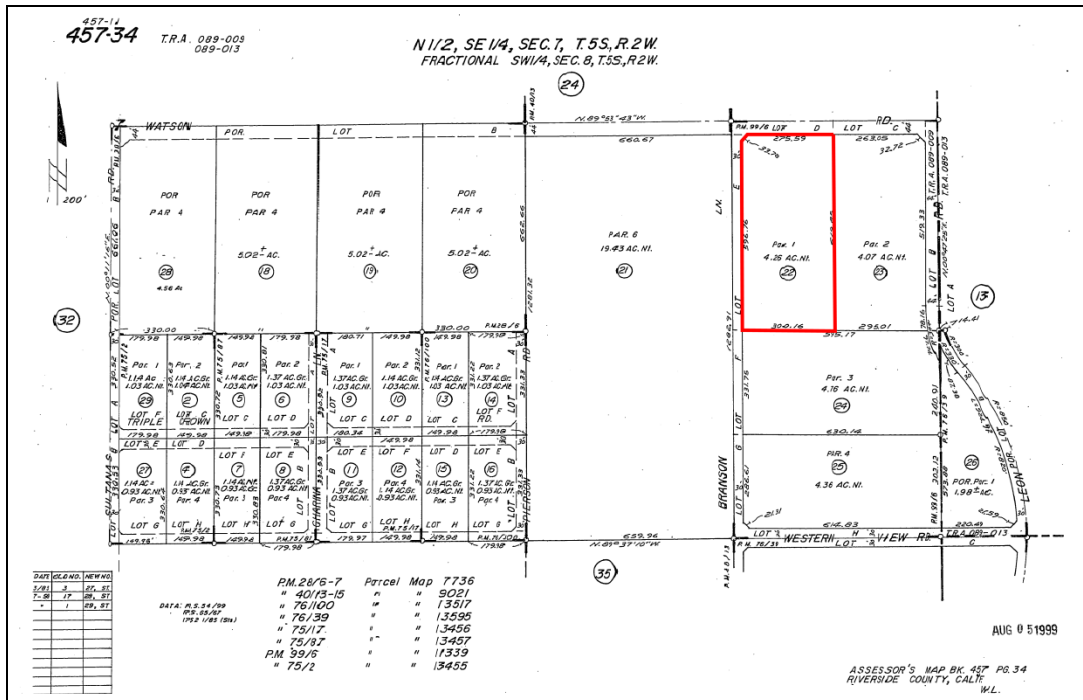
PLAT MAP



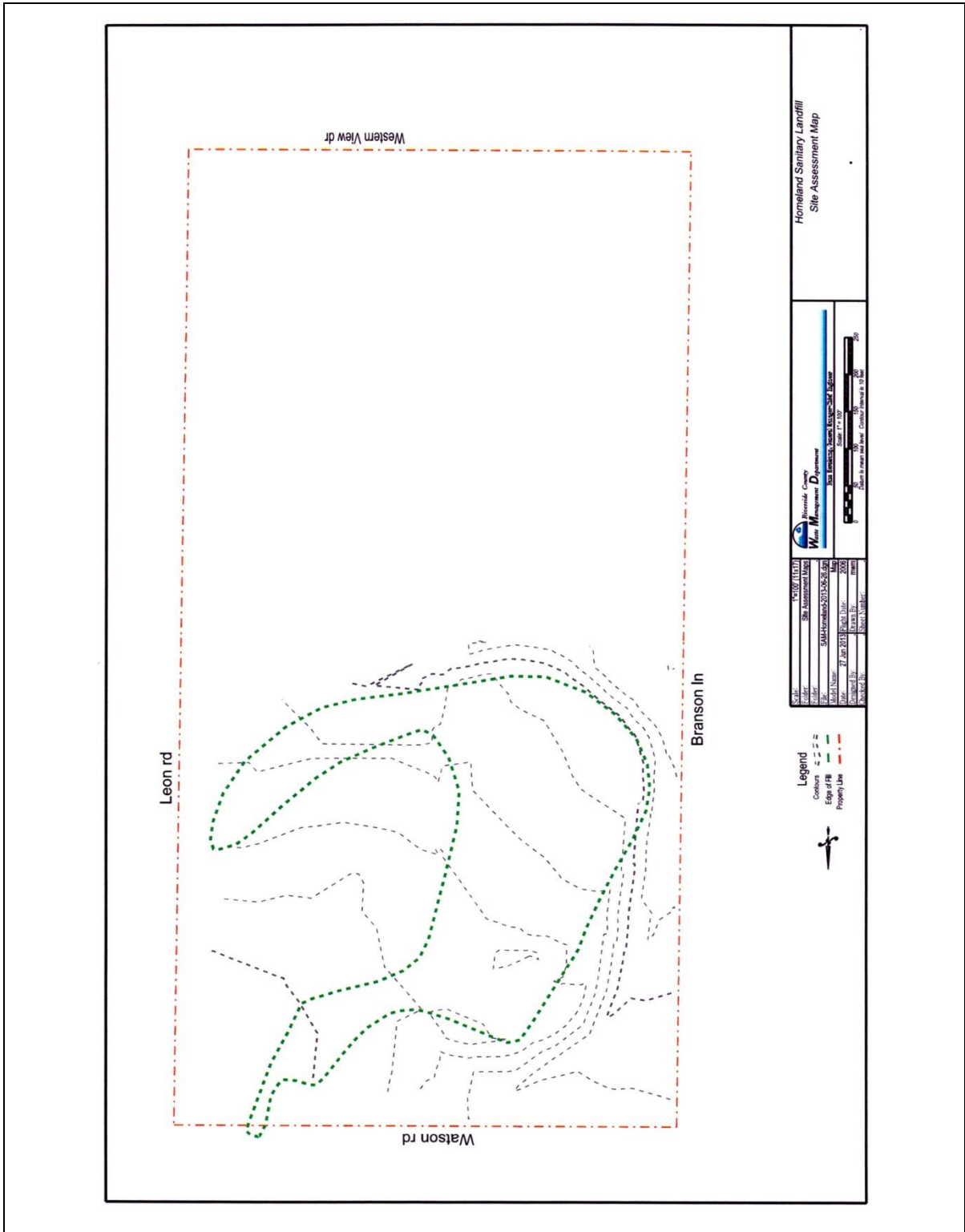
TOPOGRAPHY MAP

**10. Homeland**

Location:	Located among newer single-family residential homes, but largely a rural area
APN:	457-040-022 
Land Area	
County size:	8.4 acres
Assessor size:	4.26 acres
Shape:	Rectangular
Zoning:	RR
General Plan:	PF, Public Facilities
Present Use:	Vacant landfill
Accessibility:	Dirt right-of-way
Road Frontage:	Frontage on Watson Road
Topography:	Level
View:	Rural
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2080G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl
Landfill Opening Date:	1948
Landfill Closure Date:	1966



PLAT MAP

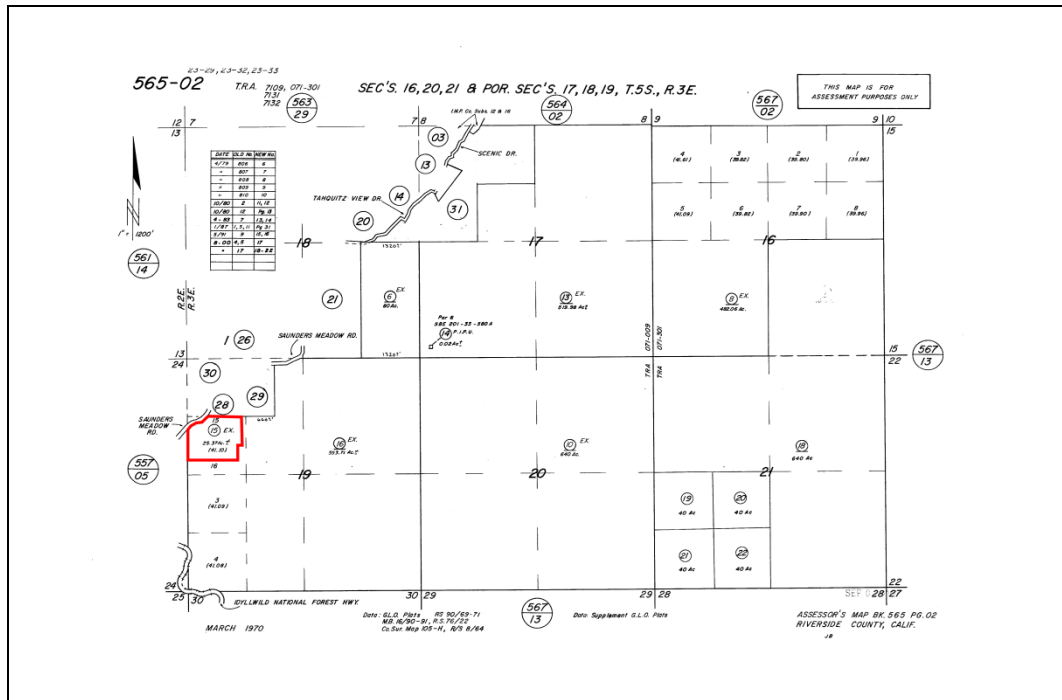


TOPOGRAPHY MAP

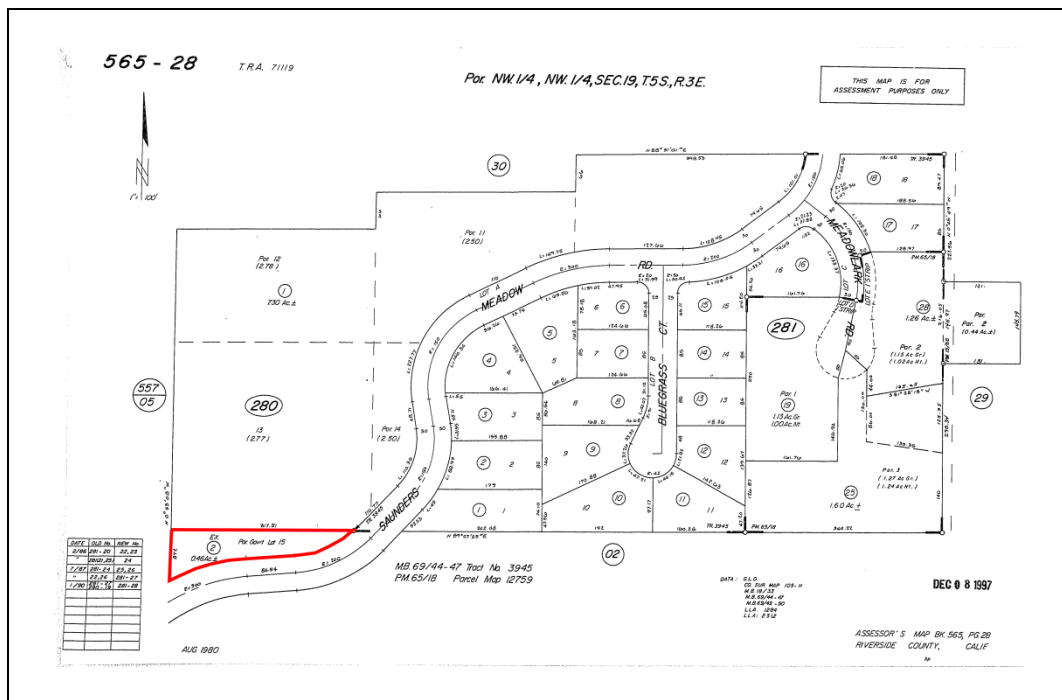
**11. Idyllwild**

Location:	Mountainous area with single-family residential development and open space mountain areas
APN:	565-020-015; 565-280-002
Land Area	
County size:	26.5 acres
Assessor size:	25.83 acres
Shape:	Irregular / Typical
Zoning:	R1A-10 and NA
General Plan:	PF, Public Facility
Present Use:	Vacant landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Saunders Meadow Road
Topography:	Hilly to sloping
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2155G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for narrow endemic plant species
Landfill Opening Date:	1967
Landfill Closure Date:	1986

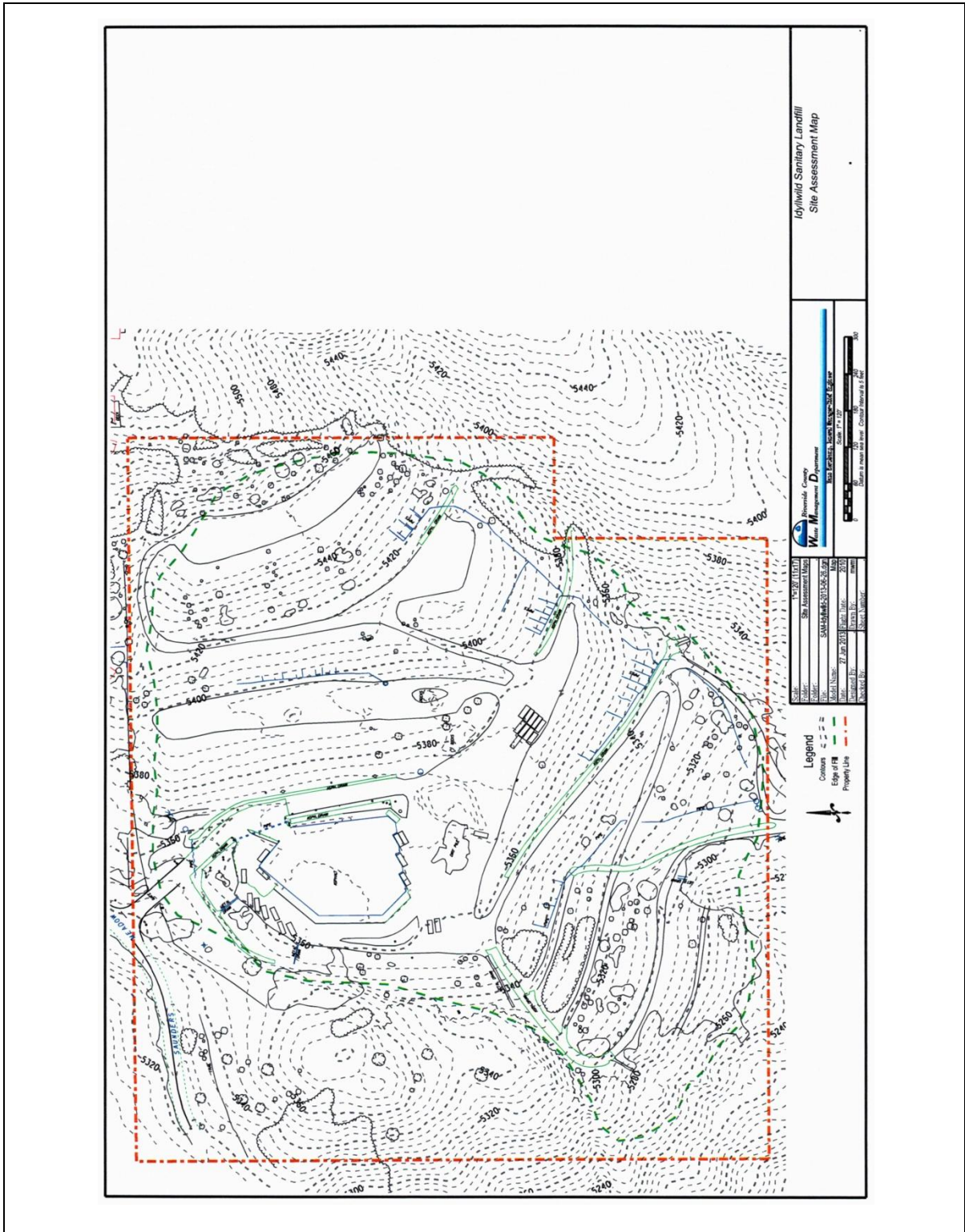




PLAT MAP



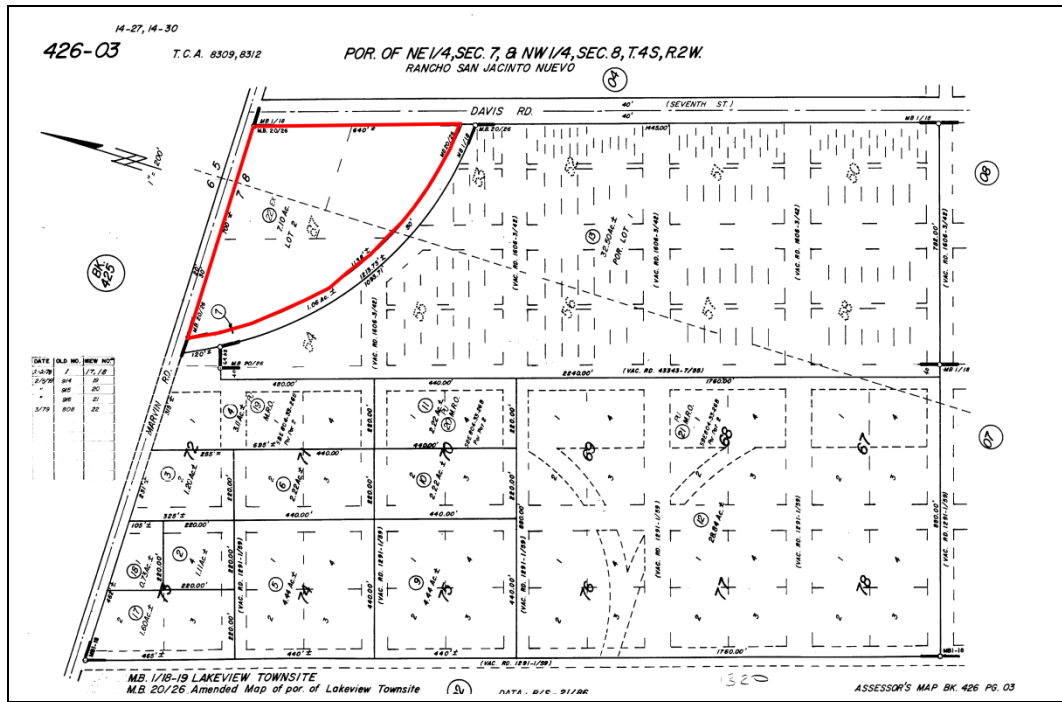
PLAT MAP



TOPOGRAPHY MAP

**12. Lakeview**

Location:	Largely agricultural and open space uses with some single-family development
APN:	426-030-022
Land Area	
County size:	7.51 acres
Assessor size:	7.10 acres
Shape:	Irregular / Typical
Zoning:	A-1-10
General Plan:	PF, Public Facilities
Present Use:	Vacant landfill
Accessibility:	Dirt right-of-way
Road Frontage:	Frontage on Davis Road and Marvin Road
Topography:	Level
View:	Rural Agricultural
Utilities:	Limited
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a high flood risk area, according to FEMA Community Map Panel No. 06065C1455G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl, criteria area species, mammalian species, and narrow endemic plants
Landfill Opening Date:	1951
Landfill Closure Date:	1971



PLAT MAP



TOPOGRAPHY MAP

**13. Lamb Canyon**

Location: Mountain-type open space  
APN: 421-220-014, 23, 25, 26; 421-170-034; 421-230-008, 9; 421-200-033; 421-220-024

Land Area  
County size: 776.09 acres  
Assessor size: 784.85 acres  
Shape: Irregular / Typical  
Zoning: W-2  
General Plan: PF, Public Facilities  
Present Use: Open landfill, open space  
Accessibility: Paved right-of-way  
Road Frontage: Frontage on Saunders Avenue, Highway 79  
Topography: Hilly to sloping  
View: Mountain  
Utilities: Available  
Hazardous Materials: During my inspection, I noticed no obvious evidence of site contamination.

History: No public record of any transaction within the last three years.

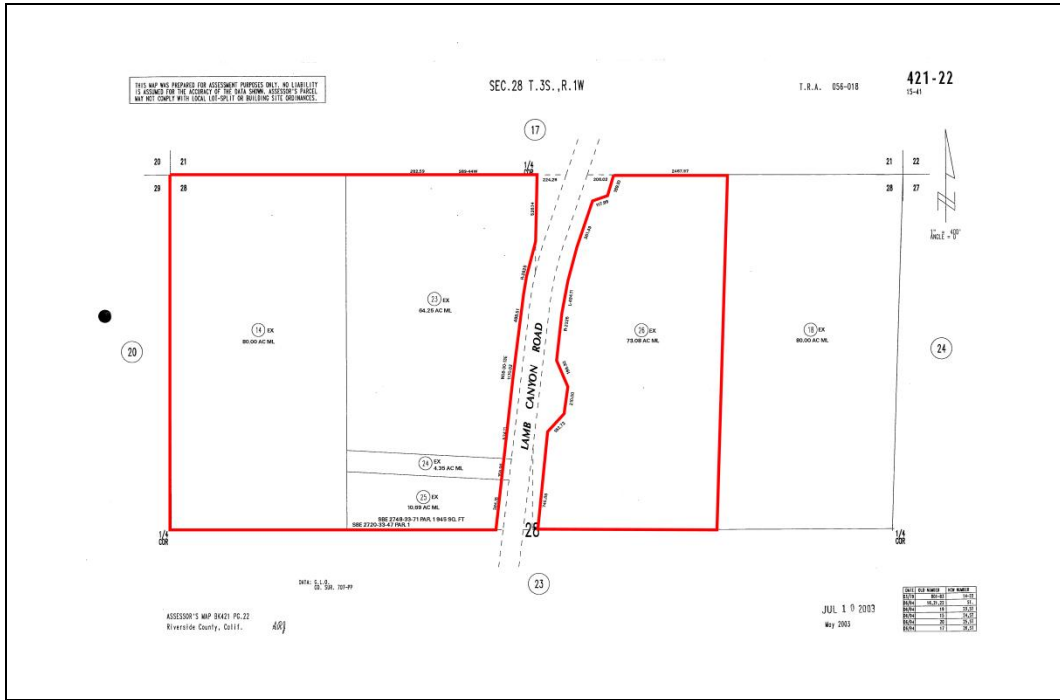
Improvements: No major improvements.

Assessment Value & Annual Taxes: This site is public and therefore no assessor value or annual taxes are available in the public record.

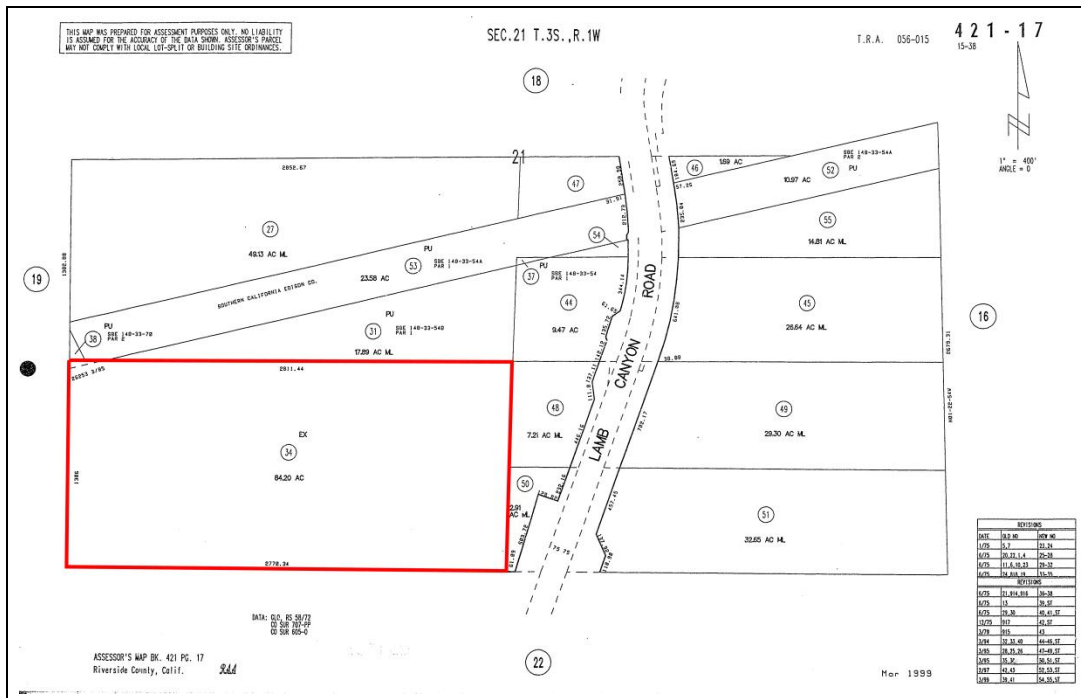
Flood Zone: This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0813G, dated August 28, 2008.

Habitat Assessment: Potential habitat for Burrowing Owl, mammalian species

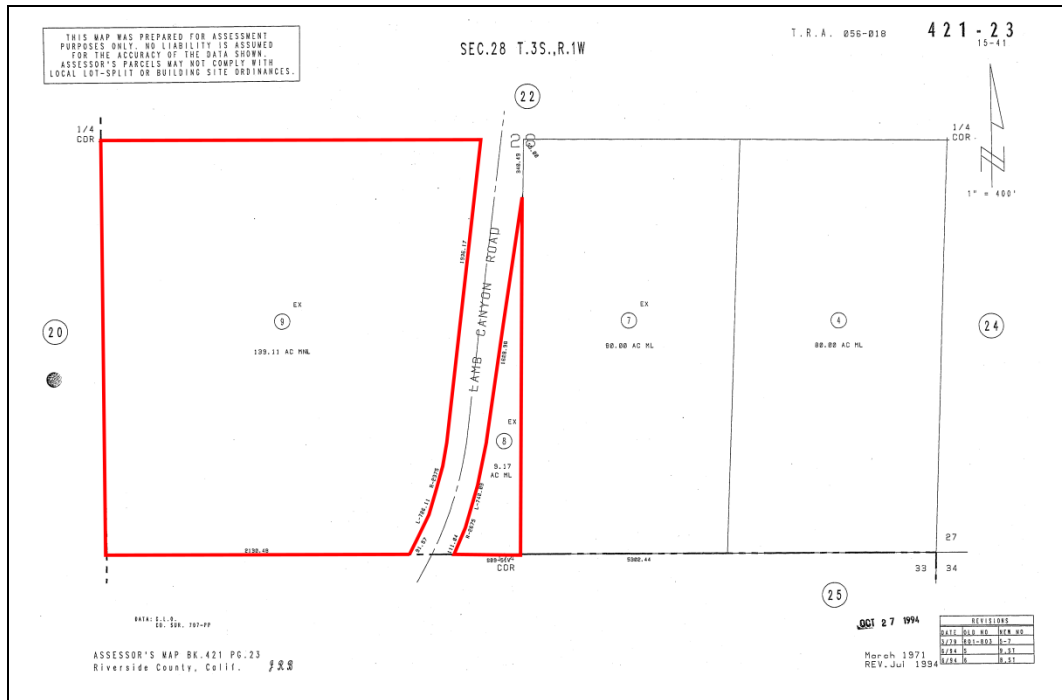
Landfill Opening Date: 1970  
Landfill Closure Date: Open; See permit located in Addenda section of this appraisal



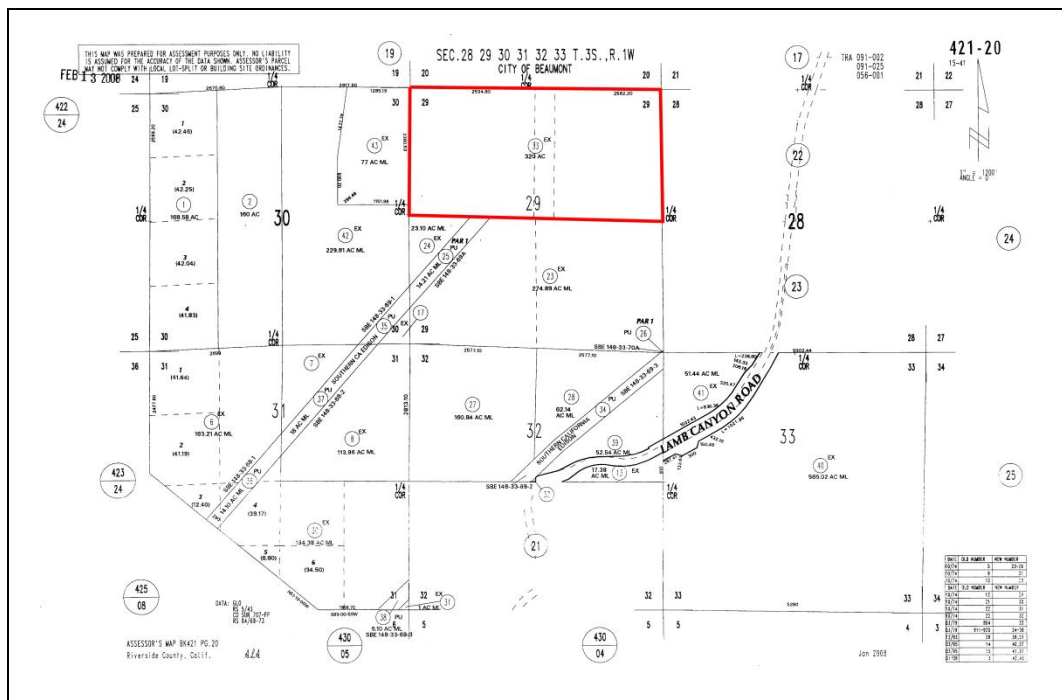
PLAT MAP



PLAT MAP

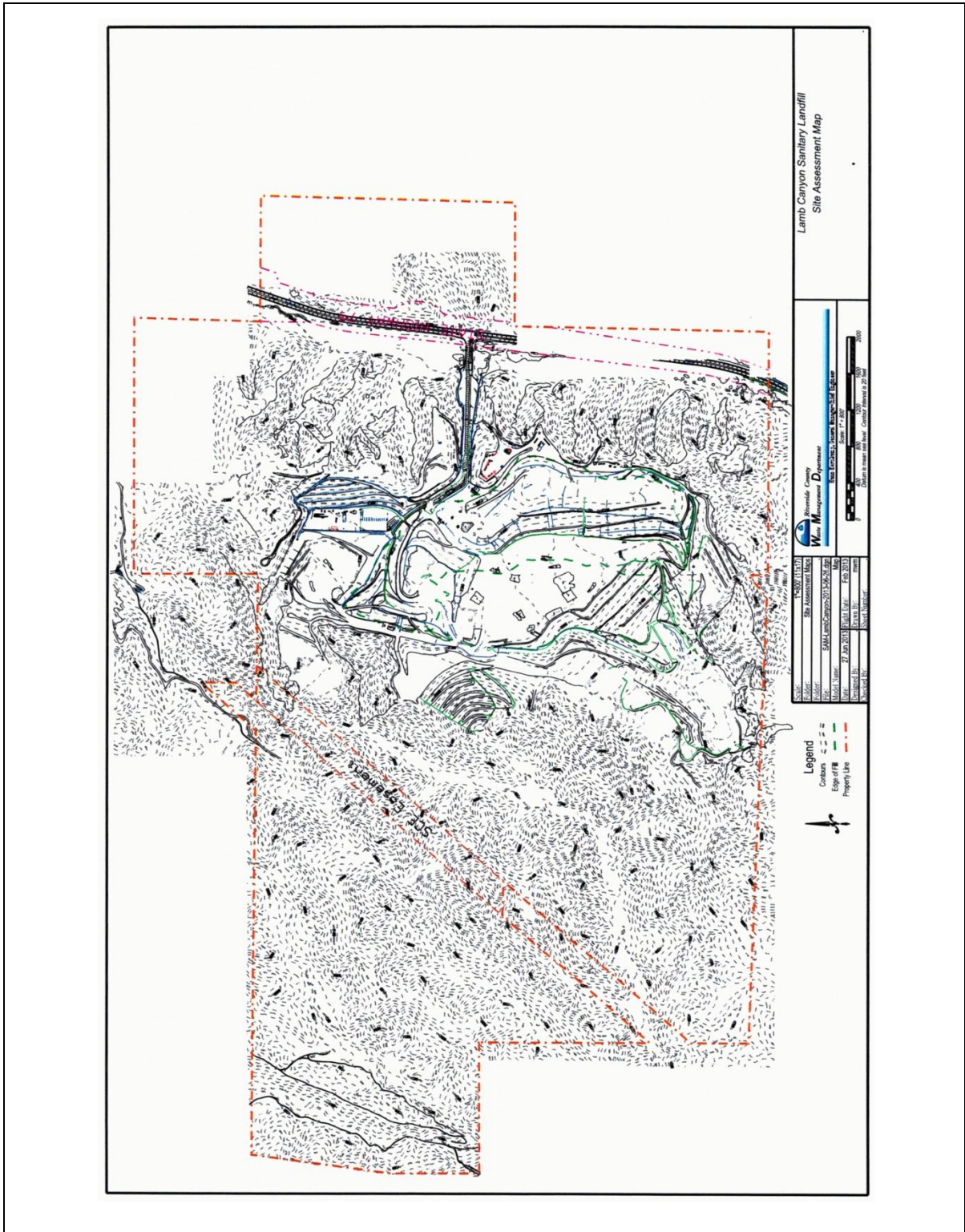


PLAT MAP



PLAT MAP

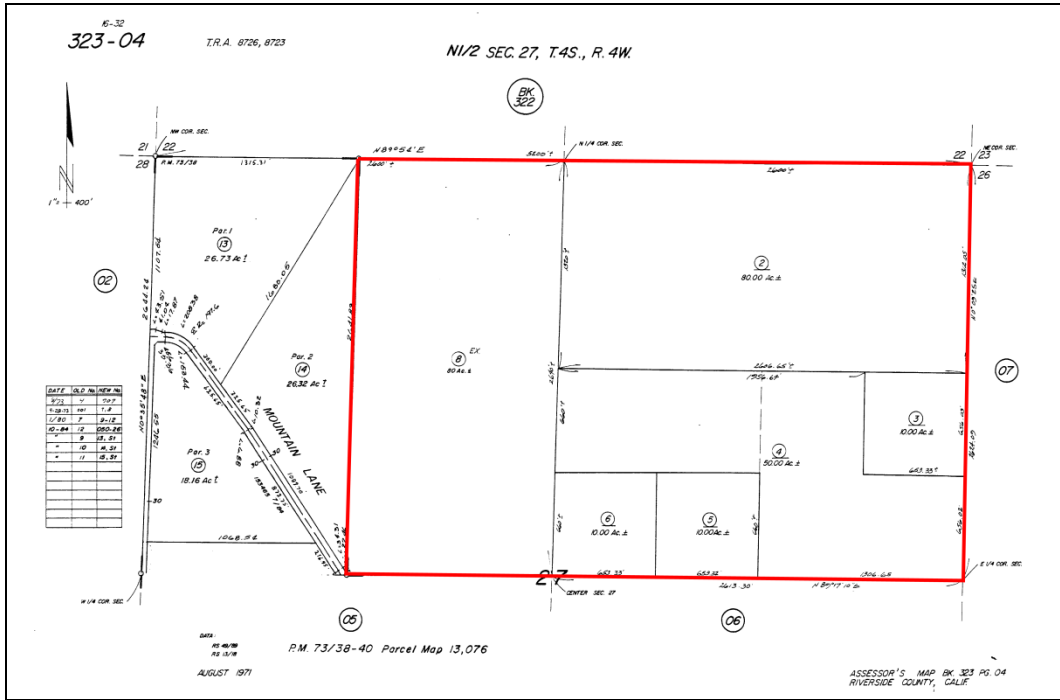




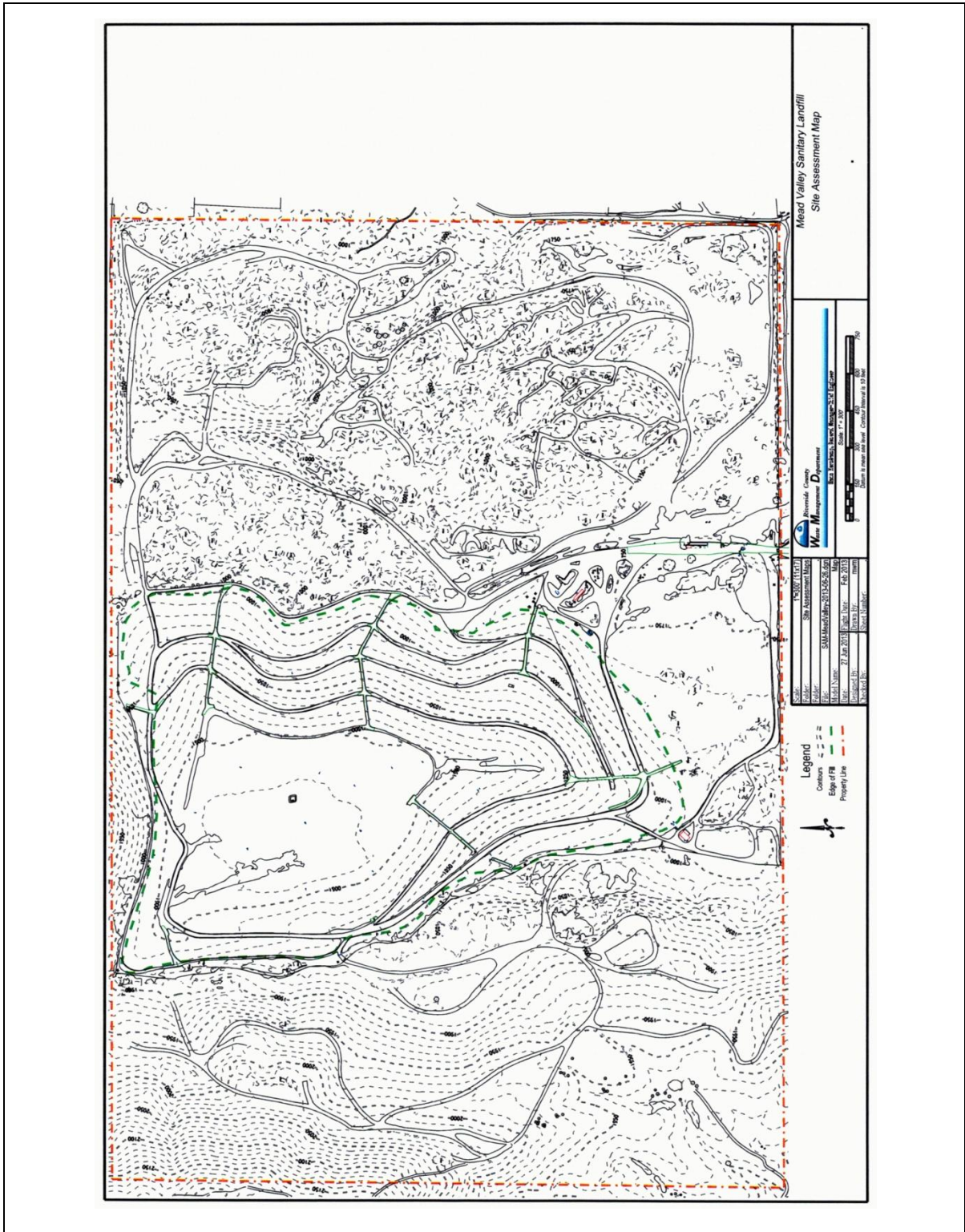
TOPOGRAPHY MAP

**14. Mead Valley**

Location:	Largely open space with some single-family development
APN:	323-040-002, 3, 4, 5, 6 8
Land Area	
County size:	237.75 acres
Assessor size:	240.00 acres
Shape:	Irregular / Typical
Zoning:	R-R ½
General Plan:	PF, Public Facilities
Present Use:	Vacant land, closed landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Forest Road
Topography:	Level to hilly
View:	Rural
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C1420G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl
Landfill Opening Date:	1974
Landfill Closure Date:	1997



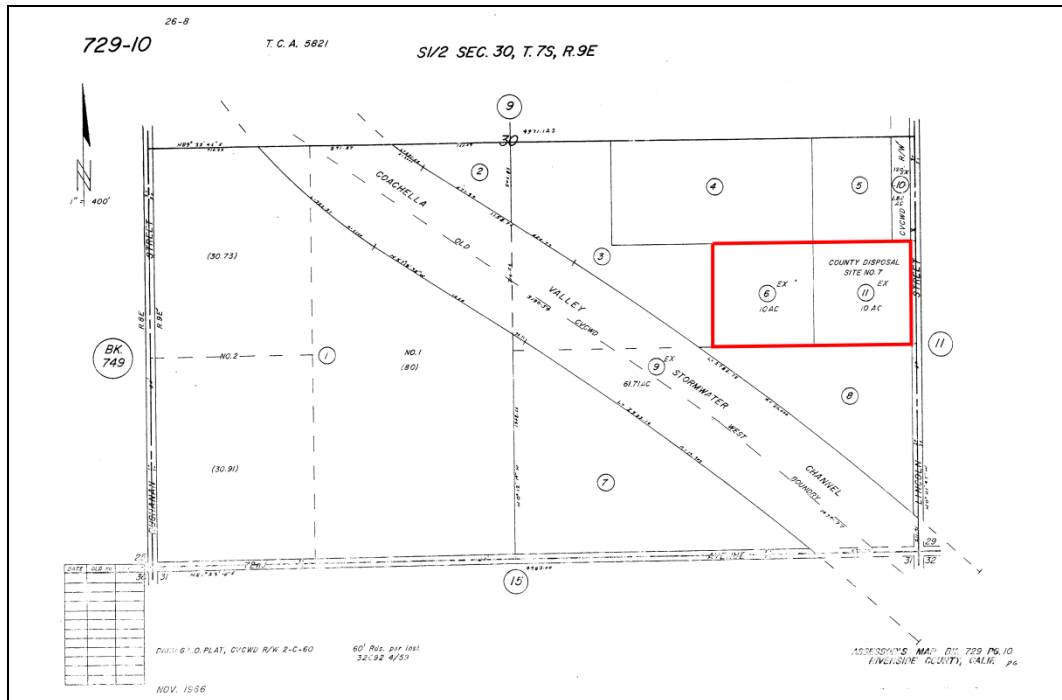
PLAT MAP



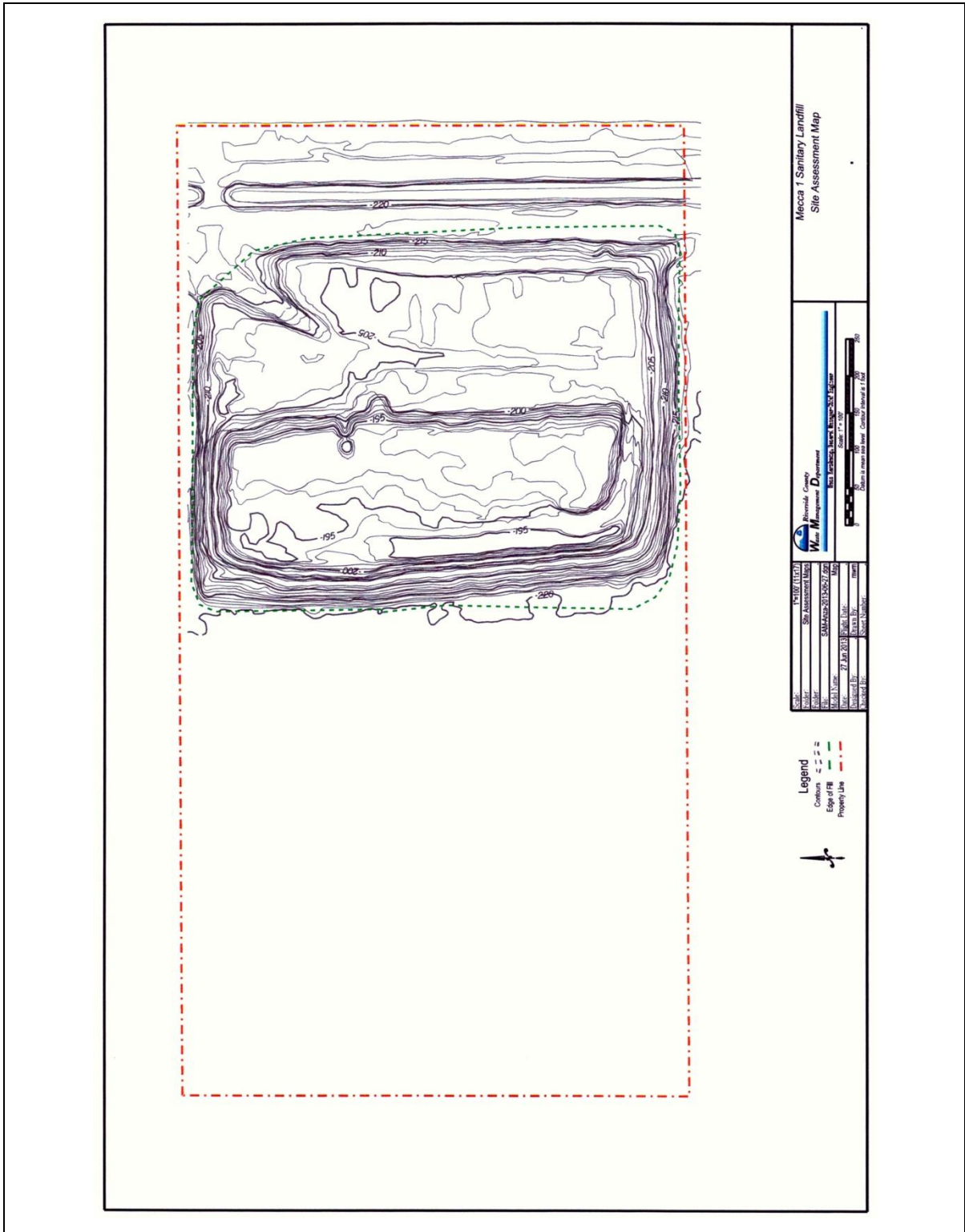
TOPOGRAPHY MAP

**15. Mecca I**

Location:	Largely desert rural open space
APN:	729-100-006, 11
Land Area	
County size:	20.09 acres
Assessor size:	20.00 acres
Shape:	Rectangular / Typical
Zoning:	W2
General Plan:	PF/AG
Present Use:	Closed landfill
Accessibility:	Dirt right-of-way
Road Frontage:	Frontage on Lincoln Street
Topography:	Level
View:	Desert
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2975G, dated August 28, 2008.
Habitat Assessment:	NA
Landfill Opening Date:	1950
Landfill Closure Date:	1982



PLAT MAP

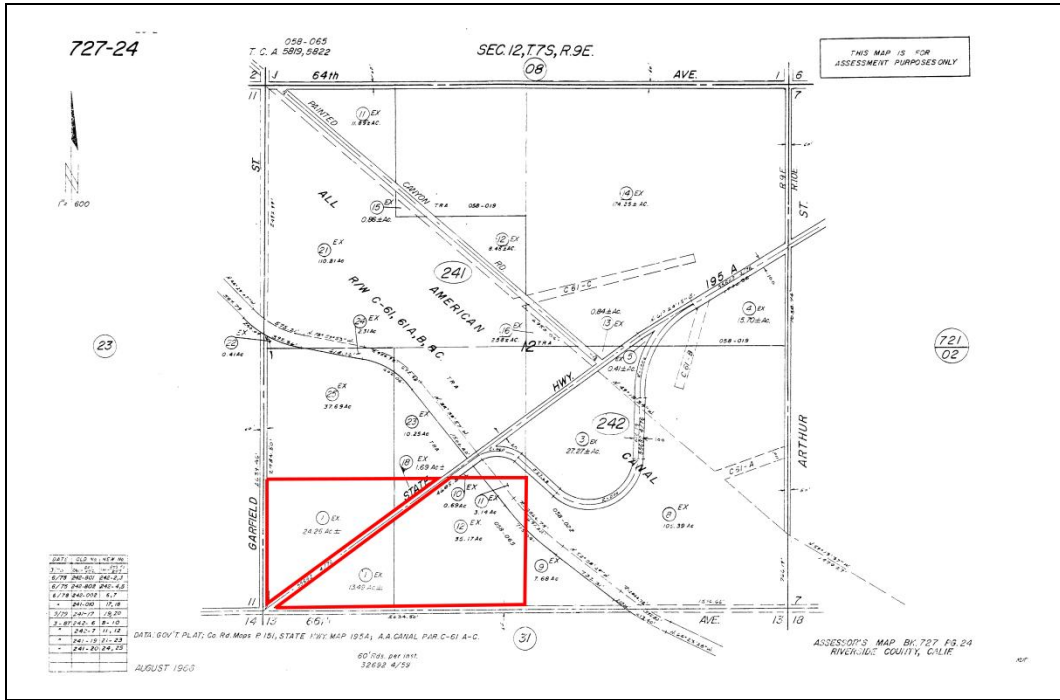


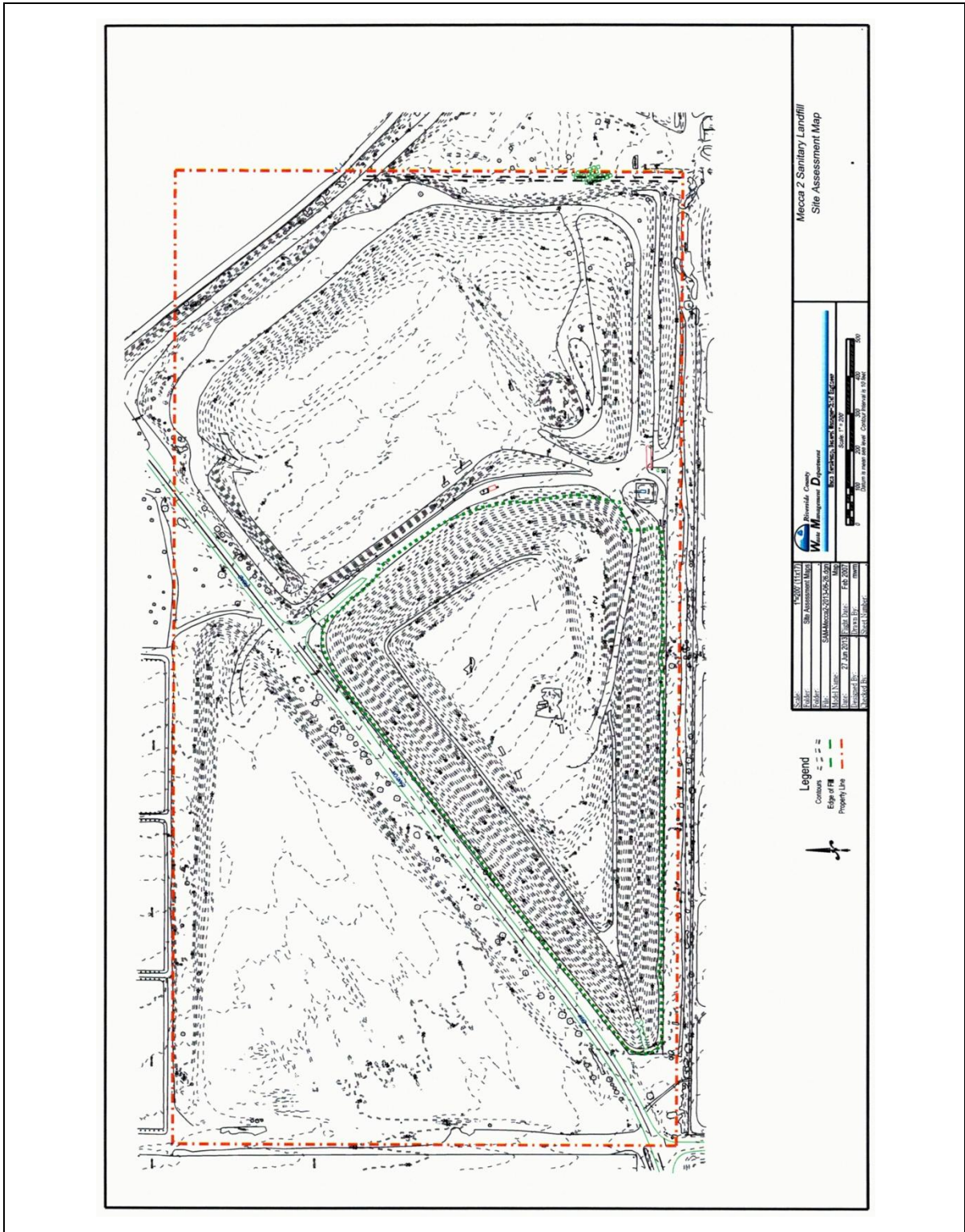
TOPOGRAPHY MAP

**16. Mecca II**

Location:	Desert rural open space
APN:	727-241-001, 18; 727-242-001, 11, 12
Land Area	
County size:	80.13 acres
Assessor size:	77.75 acres
Shape:	Rectangular / Typical
Zoning:	W1 and W2
General Plan:	PF, Public Facilities
Present Use:	Landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on SR-195
Topography:	Level
View:	Desert
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2975G, dated August 28, 2008.
Habitat Assessment:	NA
Landfill Opening Date:	1982
Landfill Closure Date:	Open; See permit in Addenda section of this appraisal



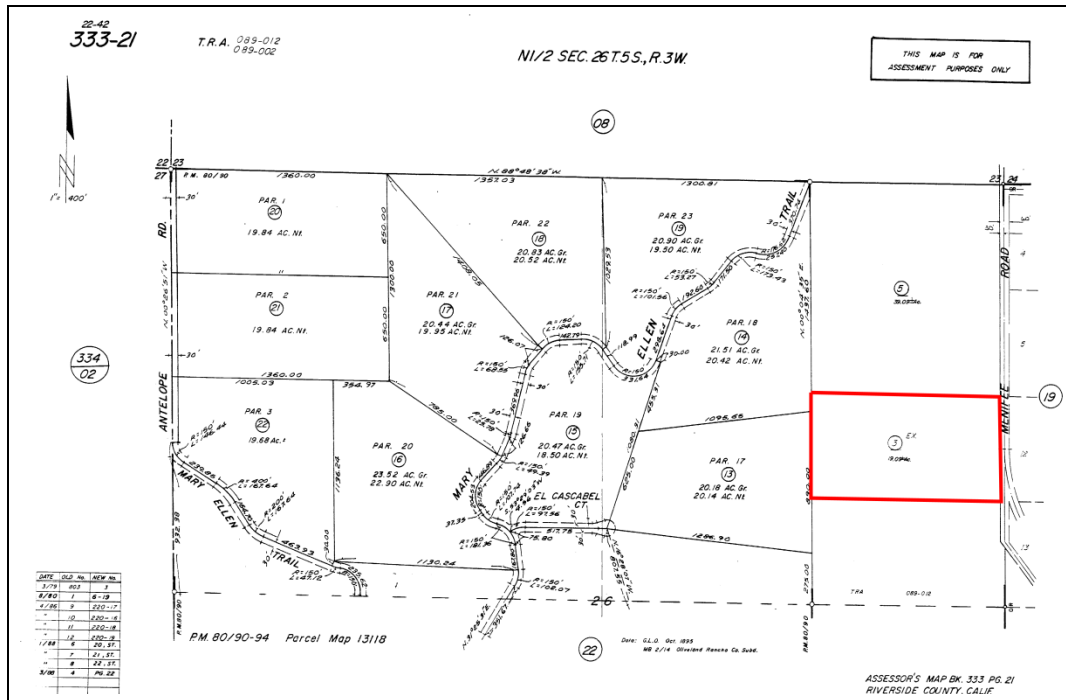




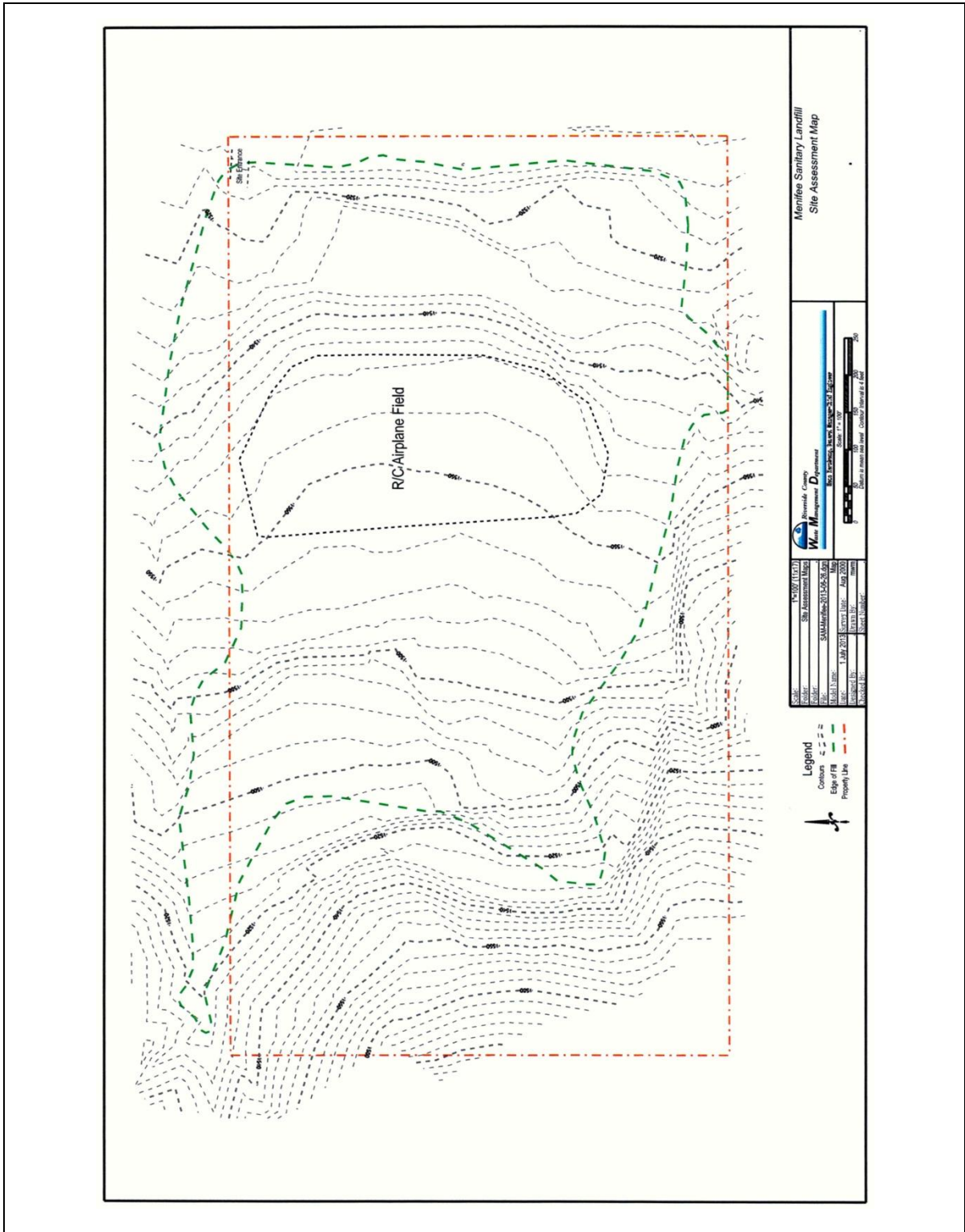
TOPOGRAPHY MAP

**17. Menifee**

Location:	Largely agricultural row crops with some single-family development
APN:	333-210-003
Land Area	
County size:	19.14 acres
Assessor size:	19.09 acres
Shape:	Rectangular / Typical
Zoning:	W2
General Plan:	PF, Public Facilities
Present Use:	Closed vacant landfill
Accessibility:	Paved right-of-way
Road Frontage:	Frontage on Menifee Road
Topography:	Level to hilly
View:	Mountain
Utilities:	Available
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C2060G, dated August 28, 2008.
Habitat Assessment:	Potential habitat for Burrowing Owl
Landfill Opening Date:	1948
Landfill Closure Date:	1973



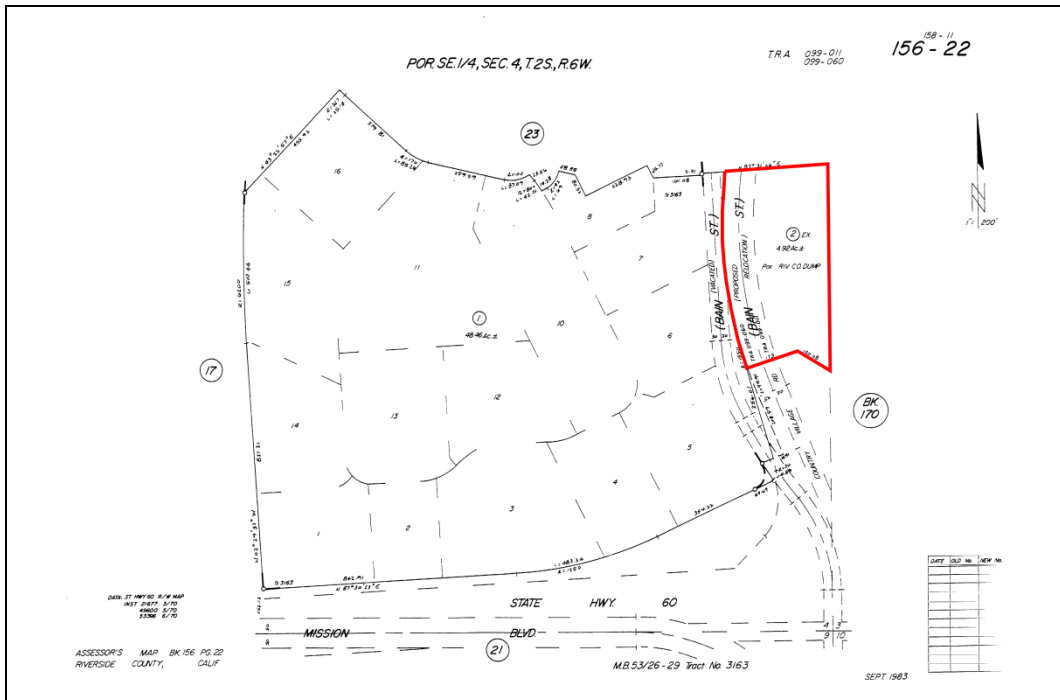
PLAT MAP



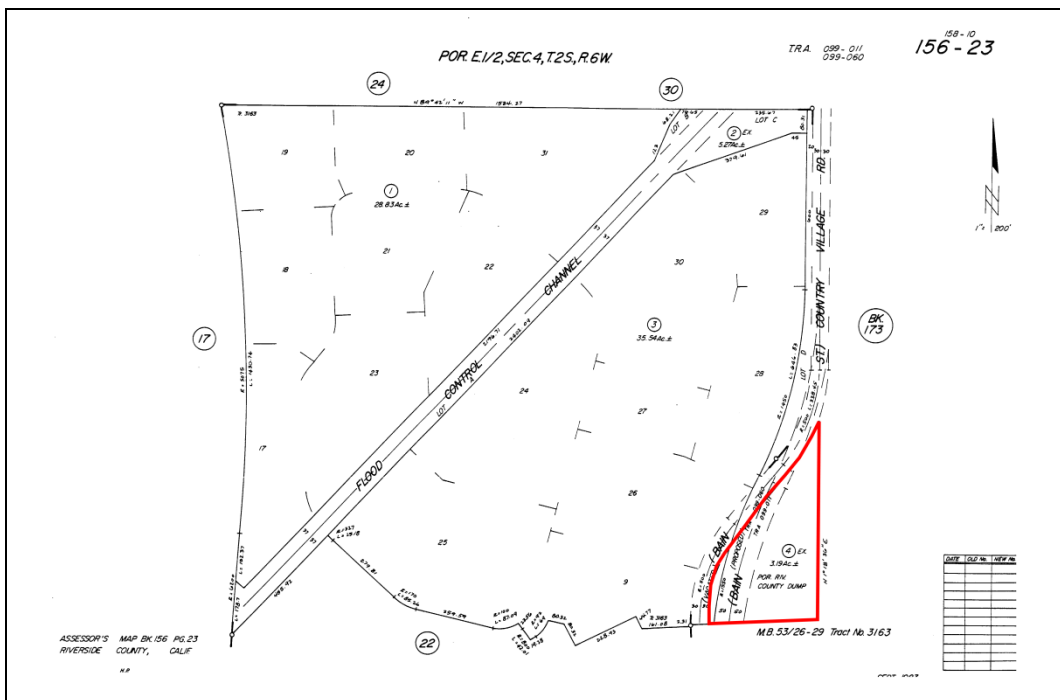
TOPOGRAPHY MAP

**18. Mira Loma**

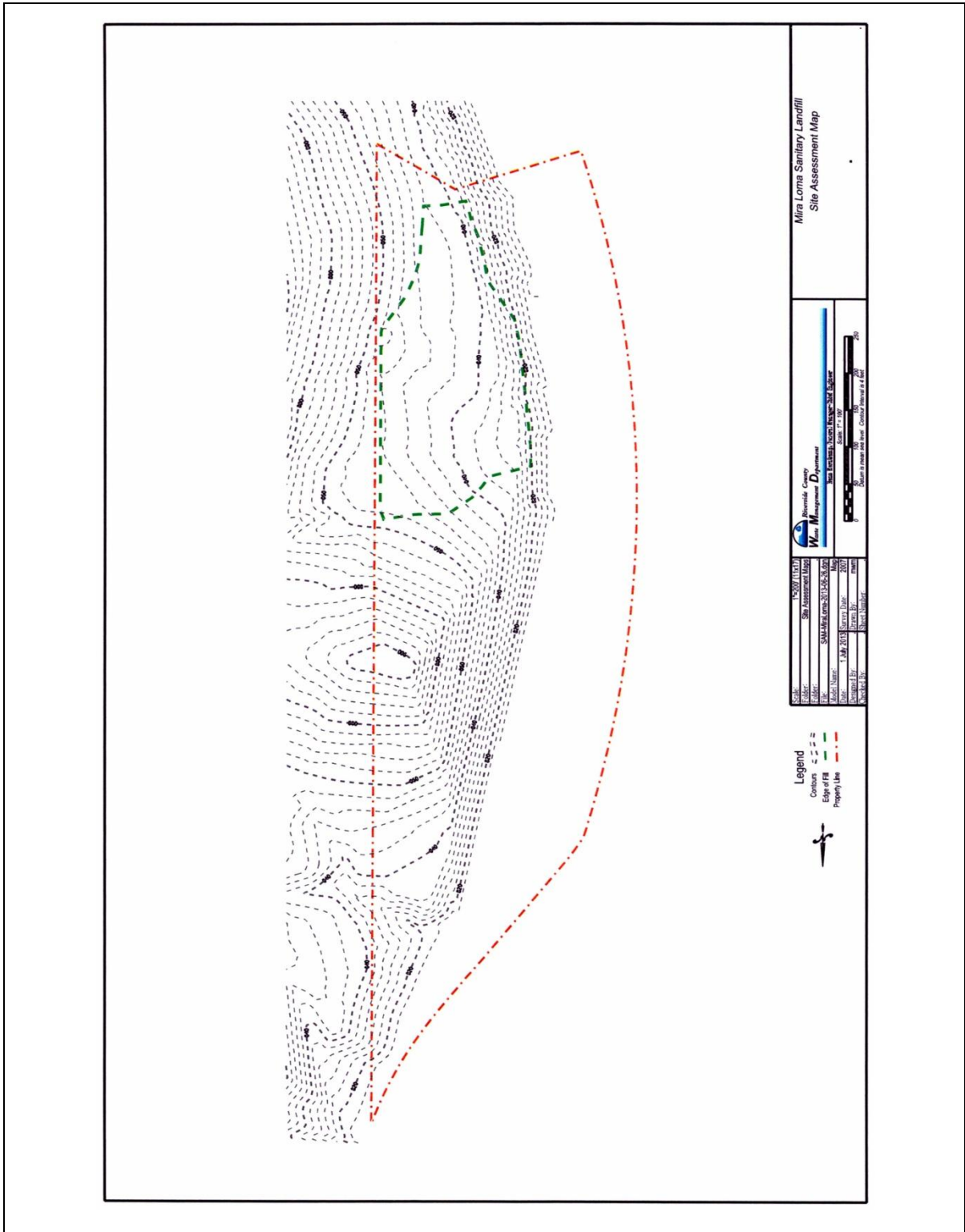
Location: Having industrial, open space, and residential uses  
APN: 156-220-002; 156-230-004  
Land Area  
County size: 7.79 acres  
Assessor size: 8.11 acres  
Shape: Irregular / Typical  
Zoning: R-A-20  
General Plan: PF, Public Facilities  
Present Use: Vacant landfill  
Accessibility: Paved right-of-way  
Road Frontage: Frontage on Country Village Road  
Topography: Hilly to sloping  
View: Mountains / Urban  
Utilities: Available  
Hazardous Materials: During my inspection, I noticed no obvious evidence of site contamination.  
History: No public record of any transaction within the last three years.  
Improvements: No major improvements.  
Assessment Value & Annual Taxes: This site is public and therefore no assessor value or annual taxes are available in the public record.  
Flood Zone: This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0019G, dated August 28, 2008.  
Habitat Assessment: Potential habitat for Burrowing Owl and narrow endemic plant species  
Landfill Opening Date: 1947  
Landfill Closure Date: 1956



PLAT MAP



PLAT MAP

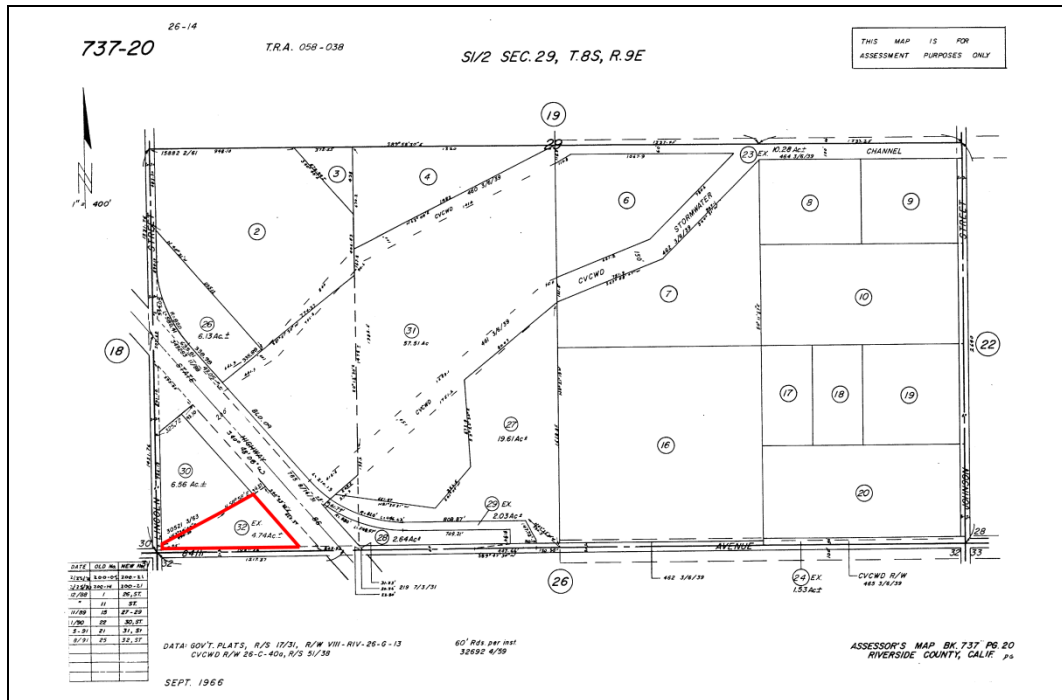


TOPOGRAPHY MAP

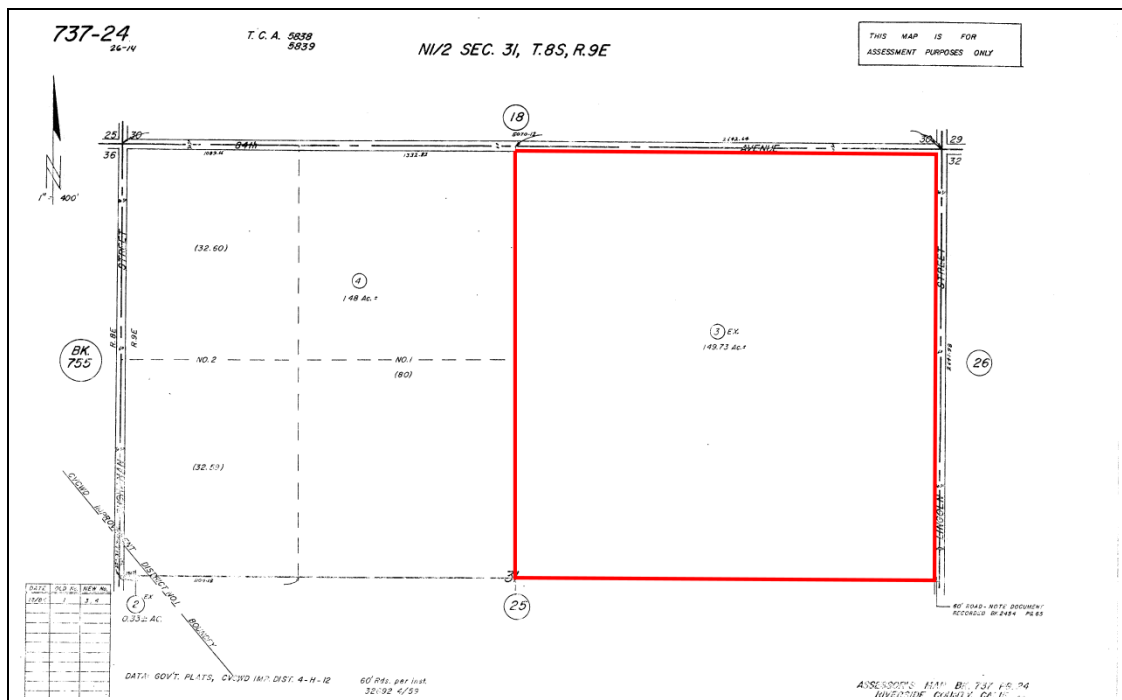


**19. Oasis**

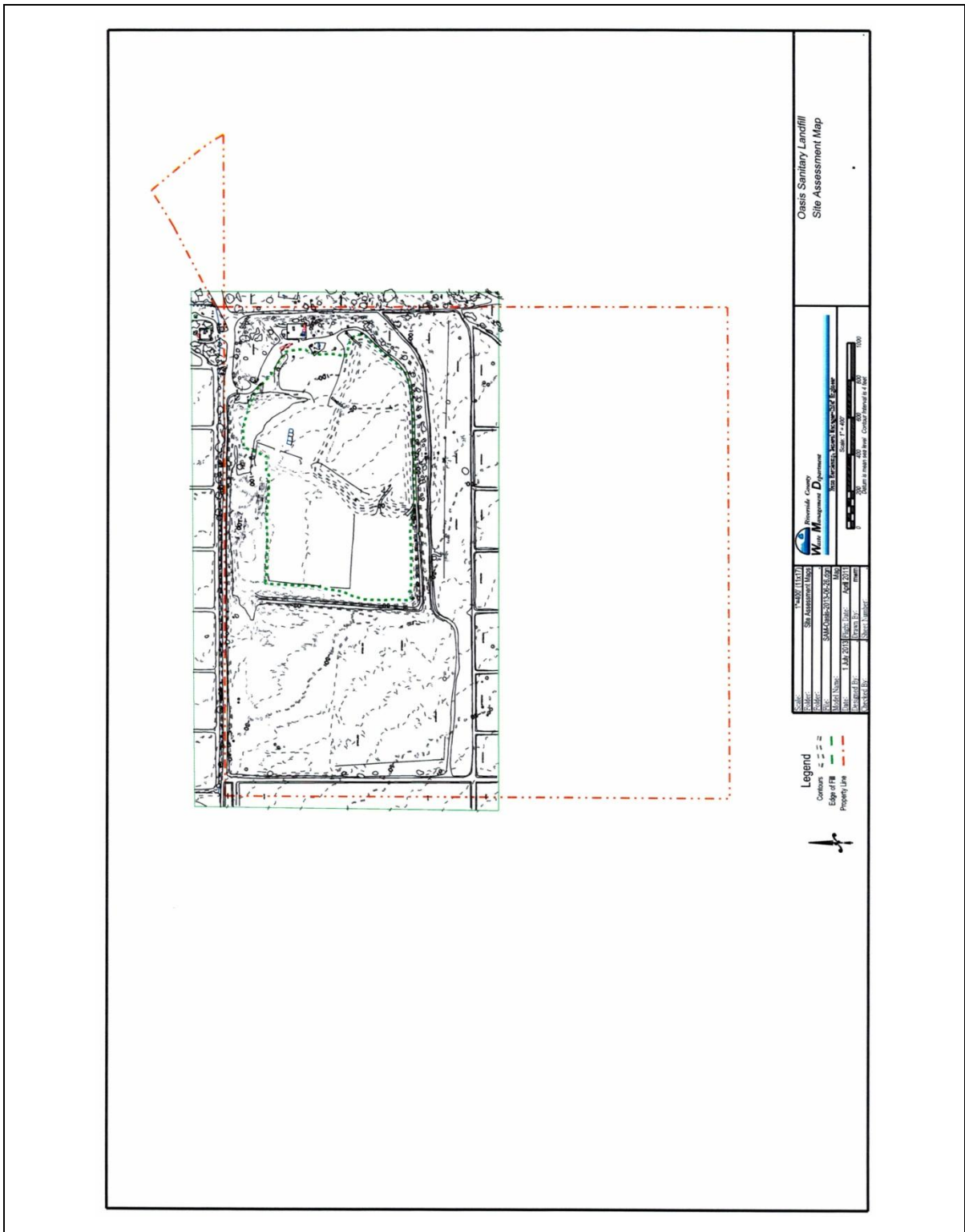
Location:	Desert region with dry agricultural uses and sparsely populated
APN:	737-200-032; 737-240-003
Land Area	
County size:	166.60 acres
Assessor size:	154.47 acres
Shape:	Irregular / Typical
Zoning:	W2
General Plan:	PF, Public Facilities
Present Use:	Landfill
Accessibility:	Dirt right-of-way
Road Frontage:	Frontage on 84 <sup>th</sup> Avenue
Topography:	Level
View:	Desert
Utilities:	Limited
Hazardous Materials:	During my inspection, I noticed no obvious evidence of site contamination.
History:	No public record of any transaction within the last three years.
Improvements:	No major improvements.
Assessment Value & Annual Taxes:	This site is public and therefore no assessor value or annual taxes are available in the public record.
Flood Zone:	This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C3525G, dated August 28, 2008.
Habitat Assessment:	NA
Landfill Opening Date:	1972
Landfill Closure Date:	Open; See permit in Addenda section of this appraisal



PLAT MAP



PLAT MAP



TOPOGRAPHY MAP

**20. West Riverside**

Location: Single-family, industrial, and open space type uses  
APN: 178-281-006, 8, 11; 178-290-003, 6, 13  
Land Area  
County size: 72.51 acres  
Assessor size: 70.69 acres  
Shape: Irregular / Typical  
Zoning: A1 and N-A  
General Plan: PF, Public Facilities  
Present Use: Closed landfill, vacant land  
Accessibility: Paved right-of-way  
Road Frontage: Frontage on Hull Avenue  
Topography: Level  
View: Rural  
Utilities: Available  
Hazardous Materials: During my inspection, I noticed no obvious evidence of site contamination.  
History: No public record of any transaction within the last three years.  
Improvements: No major improvements.  
Assessment Value & Annual Taxes: This site is public and therefore no assessor value or annual taxes are available in the public record.  
Flood Zone: This property is located in a low flood risk area, according to FEMA Map Community Panel No. 06065C0045G, dated August 28, 2008.  
Habitat Assessment: Potential habitat for Burrowing Owl, mammalian species, narrow endemic plant species  
Landfill Opening Date: 1965  
Landfill Closure Date: 1983