

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

913



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 2, 2010

SUBJECT: RDA Resolution No. 2010-059 and 2010-066, Adoption of the Relocation and Replacement Housing Plan and Approval to Allocate Funds for the Smart and Final State Street Expansion Project – District 3

RECOMMENDED MOTION: That the Board of Directors:

1. Approve RDA Resolution No. 2010-059, adoption of relocation and replacement Housing Plans for the Smart and Final State Street Expansion Project;
2. Ratify the assumption of all existing leases on the acquired properties by the Redevelopment Agency and delegate authority to the Agency Executive Director, or designee, to administer the leases;

(Continued)

Lisa Brandl for

Robert Field
Executive Director
By Lisa Brandl, Deputy Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 658,927	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Housing Tax Exempt Bond

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: December 14, 2010
xc: RDA, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: 4.5 of 8/31/10

District: 3

Agenda Number:

4.1

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY: *Samuel Wong* 11/29/10
SAMUEL WONG
Departmental Concurrence
DATE 11-22-10
FORM APPROVED COUNTY COUNSEL
BY: *ANITA C. WILLIS*
ANITA C. WILLIS
Dep't Recomm.: ☐ Consent ☐ Policy ☒
Per Exec. Ofc.: ☐ Consent ☐ Policy ☒

RECOMMENDED MOTION: (Continued)

3. Adopt RDA Resolution No. 2010-066, approval to allocate funds for the Smart and Final State Street Expansion Project;
4. Authorize the Agency Director, or designee, to execute any related documents pertaining to the leases and relocation process pursuant to the California Relocation and Assistance Act of 1970; and
5. Approve the allocation of \$658,927 for relocation assistance and benefits pursuant to California Relocation and Assistance Act of 1970.

BACKGROUND:

On August 31, 2010, the Board adopted RDA Resolution 2010-047, authorizing the acquisition of Assessor's Parcel Numbers 439-060-009, 010, 011, 013, 014, 024 and 439-281-035, as the preferred site for the Smart and Final State Street Expansion Project. The 8.6 acres of land is located at the intersection of State Street and Menlo Street in the North Hemet area of Riverside County.

There are currently 14 households and six businesses that will require relocating to decent, safe, and sanitary dwellings. All leases are currently on a month to month rental term with the exception of a bakery business. In compliance with the statutory requirements, Relocation and Replacement Housing Plans have been prepared to better identify and address the needs of the displacees. It has been determined that there are sufficient replacement sites available to relocate all of the displaced households. Relocation assistance, including eligible monetary benefits, will be provided to all displacees.

The Agency is prepared to take the necessary actions to successfully relocate all displacees. Agency staff recommends approval of RDA Resolution No. 2010-059, adoption of the relocation and replacement Housing Plan and RDA Resolution No. 2010-066, approval to allocate funds for the Smart and Final State Street Expansion Project.

Based on current information provided by the tenants and the average estimated current rental rate for replacement units, the Agency's relocation consultant, Paragon Partners LTD, has determined that the estimated cost to relocate the current tenants and businesses is approximately \$658,927. Unexpected expenses that may occur have been included to calculate the total cost figures.

Staff recommends that the Board approve the allocation of \$658,927 so relocation can commence.

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2010-059
ADOPTION OF RELOCATION AND REPLACEMENT HOUSING PLAN
FOR THE SMART AND FINAL STATE STREET EXPANSION PROJECT**

(3RD Supervisorial District)

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

WHEREAS, the Riverside County Board of Supervisors adopted redevelopment plans for Redevelopment Project Areas No. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended ("Project Areas");

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

WHEREAS, On August 31, 2010, the Board of Directors adopted RDA Resolution No. 2010-047, authorizing the purchase of APN 439-060-009, 439-060-010, 439-060-011, 439-060-024, 439-060-013, 439-060-014, and 439-281-035 hereinafter the "Property," more particularly described in Exhibit "A" attached hereto and made a part hereof, located in the North Hemet area within Riverside County, in order to establish an affordable housing site, hereinafter the "Project," which would benefit the area.

WHEREAS, the Proposed Project may displace up to fourteen (14) households, and six (6) businesses who may relocate into decent, safe and sanitary replacement dwellings; and

WHEREAS, pursuant to section 6038 of the California Code of Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 2, the Agency has contracted with Paragon Partners LTD., which has prepared

1 a Relocation Plan to more specifically address potential displacements as a result of the
2 Proposed Project; and

3 **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code,
4 Paragon Partners LTD, under the direction of the Agency, prepared a relocation plan
5 which will provide displacees the assistance, rights, and benefits required under
6 California's Relocation Assistance Law and the Relocation Guidelines. The relocation
7 plan will detail both the advisory and financial assistance. Every effort will be made to
8 facilitate arrangements and minimize hardships for the displacees; and

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

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

13 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
14 the Redevelopment Agency for the County of Riverside, State of California, in regular
15 session assembled on December 14, 2010 as follows:

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

18 2. That in compliance with Section 6012 of the California Code of
19 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance
20 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety
21 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the
22 California Government Code, the Board of Directors approves and adopts the
23 Relocation Plan for the Smart and Final State Street Expansion Project.

24 3. Pursuant to California's Relocation Assistance Law the Agency shall publish
25 proper notice of the proposed displacement and relocation.

6 ROLL CALL:

7 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
8 Nays: None
Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA HARPER-IHEM Clerk of said Board

By _____ Deputy

Exhibit "A"



UNITED STATES DEPARTMENT OF COMMERCE
ECONOMIC DEVELOPMENT AGENCY

Relocation Plan

SMART & FINAL STATE EXPANSION PROJECT

October 2010

Prepared by:



Paragon Partners Ltd.

5762 Bolsa Avenue, Suite 201
Huntington Beach, CA 92649
Tel: 714.379.3376
Fax: 714.373.1234
www.paragon-partners.com

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1
1.1 PROJECT FUNDING	2
2.0 PROJECT AREA	2
2.1 REGIONAL PROJECT AREA DESCRIPTION	2
3.0 ASSESSMENT OF RELOCATION NEEDS	3
3.1 RELOCATION CHALLENGES	3
3.2 RESIDENTIAL & NON-RESIDENTIAL CHARACTERISTICS	3
4.0 REPLACEMENT HOUSING AVAILABILITY	4
4.1 RESIDENTIAL	4
4.2 NON-RESIDENTIAL	5
4.3 RELOCATION COST ESTIMATE	5
5.0 RELOCATION ASSISTANCE SERVICE	6
5.1 PROJECTED DATES OF DISPLACEMENT	6
6.0 RELOCATION ASSISTANCE BENEFITS DESCRIPTION	6
6.1 RELOCATION ASSISTANCE ADVISORY SERVICES	6
6.2 RESIDENTIAL RELOCATION PAYMENT PROGRAM	8
6.3 OCCUPANCY STANDARDS	10
6.4 NON-RESIDENTIAL RELOCATION PAYMENT PROGRAM	11
6.5 RELOCATION CLAIM PROCESS	14
6.6 TEMPORARY RELOCATION	15
7.0 RELOCATION APPEALS	15
8.0 SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS	16

EXHIBITS**Page**

EXHIBIT A – Project Area Map	17
EXHIBIT B – Regional Area Map	19
EXHIBIT C – Residential & Non-Residential Characteristics	21
EXHIBIT D – Replacement Unit Availability	24
EXHIBIT E –Relocation Notices	30
EXHIBIT F – Residential & Non-Residential Relocation Claim Forms	48

1.0 INTRODUCTION

The Smart & Final State Expansion Project is part of the North Hemet Revitalization Plan, which is a joint effort between the Riverside County Economic Development Agency (EDA) and the City of Hemet (City) to eliminate physical and economic blight for the North Hemet Sub-area.

The Smart & Final State Expansion Project (Project) will require the acquisition of ten (10) parcels located at the northeast corner of Menlo Avenue and North State Street, in the City of Hemet, CA. The properties will be acquired with the use of Redevelopment Agency (RDA) Funds. On June 8, 2010, the EDA made offers to all of the owners whose properties will be impacted by the Project. The EDA intends to acquire and develop the project site into a combination of public uses such as: supporting senior recreational facilities, Senior Housing, and a retail center for those households and the surrounding area. The successful completion of the Project will result in measurable improvements in the economic viability of the community and quality of life for the residents of North Hemet.

EDA retained the services of Paragon Partners Ltd. (Paragon), a land rights consulting firm specializing in right-of-way acquisition and relocation services. Paragon's role is to identify potential relocation problems that may arise as a direct result of the displacement of individuals, families, and businesses, farms, and nonprofit organizations and to develop a relocation plan that provides solutions to mitigate adverse impacts of displacement as a result of the Project.

Paragon conducted interviews with each of the displaced occupants to ascertain their current situation, such as occupancy status (owner/tenant), family characteristics, household income level, and other issues relevant to residential relocation. Special consideration to impacts on minorities, the elderly, large families, and persons with disabilities and special needs will also be identified. The non-residential analysis considered the size of the businesses and the approximate number of employees that may be affected, and identified their requirements for a replacement site. This report profiles the project area, describes the resource study and details EDA's relocation assistance program.

The implementation of the Relocation Assistance Program will be performed in compliance with the California Government Code, Section 7260 et. seq; and the California Code of Regulations, Title 25, Chapter 6, including any amendments; Eminent Domain Law; and any other County and/or State regulations and guidelines as well as any other applicable statutes for relocation activities.

No displacement activities will take place prior to the adoption of this relocation plan. Relocation planning will ensure that needs of displaced individuals, families, businesses, and non-profit organizations are recognized and solutions are developed prior to initiating right-of-way activities.

1.1 PROJECT FUNDING

The EDA will use Redevelopment Agency (RDA) Funds to finance this Project. EDA has ensured adequate funding for the implementation of its Relocation Assistance Program. The RDA Housing Fund was created pursuant to state law. Since no Federal funds will be used for this project, the EDA's Relocation Assistance Program will be in full compliance with the California Government Code, Section 7260 et. seq; the California Code of Regulations, Title 25, Chapter 6, and all applicable relocation guidelines.

2.0 PROJECT AREA DESCRIPTION (See Exhibit "A")

The Project is located in the City of Hemet in Riverside County, CA., just north of downtown Hemet, near the Hemet and San Jacinto city boundaries. The project area is approximately 10.8 acres and is composed of 10 individual parcels. The occupants at the project site are a mixture of residential and non-residential tenants. There are not owner occupants on site.

Based on the information collected from initial interviews with the tenant occupants, there are **thirteen (13) residential households** and **six (6) non-residential** units that will require relocation services. The majority of the residential occupants are considered low-income tenants that will require relocation advance payments to avoid financial hardships when they secure a replacement dwelling. The relocation phase of the Project is scheduled to commence in December 2010.

2.1 REGIONAL PROJECT AREA DESCRIPTION (See Exhibit "B")

Hemet is a city located in the San Jacinto Valley in Riverside County, CA. It covers a total area of approximately 27.1 square miles. Hemet was founded in 1887, predating the formation of Riverside County, and was incorporated on January 20, 1910. In 2009 the City's population was estimated to be 74,361 according to the California Department of Finance.

As of the 2000 Census, the diverse population in the City of Hemet was 22.6% under the age of 18 years, 44.3% between the ages of 18 and 64, and 33.1% of the population was 65 years old or older. The racial makeup of the city was 80.5% White, 2.6% Black or African American, 1.6% Asian or Pacific Islander, and 23.1% of the population was Hispanic or Latino.

The median income for a household in the City of Hemet was \$34,974, and the median income for a family was \$41,559. Males had a median income of \$40,719 versus \$30,816 for females. The per capita income for the City was \$19,046. About 14.5% of families and 17.2% of the population were below the poverty line, including 24.5% of those under age 18 and 9.1% of those age 65 or over.

Source: 2000 Census Data, California Department of Finance

3.0 ASSESSMENT OF RELOCATION NEEDS

Immediately following the initiation of negotiations for the required right-of-way, which is the date EDA presented its first written offer to acquire the subject parcels, Paragon conducted personal onsite interviews with the occupants of the subject properties and obtained the necessary information to ascertain and address their relocation needs. Displaced persons were encouraged to participate to ensure that their questions and concerns were addressed. During the interviews, Paragon also identified elderly and/or disabled persons residing at the project site and discussed their special relocation needs. Interviews were conducted in English or in the primary language of the displaced person.

General questions asked at the initial interview with the residential occupants focused on existing conditions, type of occupancy (lease/rental/owned), income information, description and size of their current unit, special needs (if any), and area preferences for replacement units.

Non-residential occupants were asked about replacement site requirements, current lease terms and other contractual obligations, as well as their financial capacity to accomplish the move. Additionally, Paragon's field relocation agents discussed with the business operators issues pertaining to fixtures and equipment and the relocation of personal property to be moved. In the situations where the business operator is not the property owner, the business operator was asked to identify all personal property and fixtures and equipment that are owned by the operator.

3.1 RELOCATION CHALLENGES

The proposed project directly impacts one (1) auto repair shop. Auto repair and lube shops, generally require pits for their operations. They usually depend on corner locations on busy thoroughfares for visibility purposes. Businesses such as fast food restaurants, gas stations, and other similar type businesses also compete for these locations, which can make finding a suitable replacement site for a displaced corner-situated business quite challenging.

Relocation challenges may range from lack of availability of replacement sites in specific target areas and lack of properly zoned replacement land, and could result in costly relocation payments to obtain Conditional Use Permits (CUP's) or variances in order to be in compliance with local agencies and/or applicable local codes. Resolving these issues generally requires additional time and expense in order for the relocation to be successful.

3.2 RESIDENTIAL & NON-RESIDENTIAL CHARACTERISTICS (See Exhibit "C")

- A. Residential - Thirteen (13) residential household have been identified that will be impacted as a result of the Project. All of the units were identified to be tenant-occupied. One of the tenants resides at 220 W. Menlo Avenue, which is where Fuentes Tires conducts business. The business owner allows the tenant to

reside at his business rent free in exchange for providing night watchmen services.

- B. Non-Residential – Six (6) non-residential structures have been identified that will be impacted as a result of the Project. The businesses include a distribution/warehouse bakery outlet store, an automotive repair shop, automotive glass installation shop, tire shop, an asphalt company, and a classic automotive restoration shop. Research shows that all 6 business owners rent the property where they conduct their business. The rent terms for five out of the 6 non-residential tenants is month-to-month. The Bimbo Bakery has a lease that expires on August 31, 2012.

4.0 REPLACEMENT HOUSING AVAILABILITY

A diligent search for replacement housing was conducted around the Project's immediate surrounding area. The search identified an adequate number of replacement units available to accommodate the needs of both the displaced residential and non-residential occupants at the project site.

Based on the survey of the current housing market, it appears that comparable housing for residential tenant occupants might *not* be available within the statutory Replacement Housing Payment limit of \$5,250. As a result, EDA may have to resort to the administrative process of Last Resort Housing (See Section 6.4 Residential Relocation Payment Program "Last Resort Housing").

4.1 RESIDENTIAL (See Exhibit "D")

The following table is a summary of our survey for replacement housing. The table identifies residential units available for lease/rent in the City of Hemet and surrounding neighborhoods, and their respective price range:

Residential Units for Lease/Rent (*October 2010*):

Size	Number of Units Identified	Monthly Rent	Average Monthly Rent
1 Bedroom	10	\$545 - \$750	\$650
2 Bedroom	22	\$650 - \$1,195	\$800
3 Bedroom	17	\$850 - \$1,395	\$1,100
4 Bedroom	10	\$1,195 - \$1,450	\$1,300
Total Units	59		

4.2 NON-RESIDENTIAL

The following table represents a sample of non-residential sites available for lease/rent in the City of Hemet and surrounding neighborhoods, and their respective price range:

Non-residential Sites for Lease/Rent (October 2010):

Type of Use	Number of Units Identified	Building Size	Rent per Square Foot	Average Rent per Square Foot
Auto Related	17	1,000 SF – 12,000 SF	\$0.50/\$0.95	\$0.73
Industrial/Manufacturing	5	3,000 SF – 61,000 SF	\$0.28/\$0.68	\$0.45
Industrial/ Warehouse	7	2,000 SF – 25,000 SF	\$0.44/\$1.00	\$0.62
Total Units	29			

4.3 RELOCATION COST ESTIMATE

The relocation cost estimate (estimate) was based on information collected during personal onsite interviews with the tenant occupants. Some of the factors taken into consideration to estimate the residential relocation cost included the monthly rent and estimated cost of utilities paid at the project site, monthly household income, and available replacement units.

Walkthrough inspections were conducted with the non-residential tenants to identify movable personal property along with Fixtures and Equipment (F&E) that require disconnection and reinstallation at the replacement site. To estimate the relocation cost of non-residential tenants, several assumptions were made. It was assumed that the F&E were the property of the business owner, that each business owner would successfully relocate, and that each business owner would receive the statutory limit of \$1,000 for searching expenses and \$10,000 for reestablishment expenses.

Relocation Cost Estimate Summary

Tenants

Replacement Housing Payment \$ 280,000.00

Moving Expenses \$ 20,000.00

Non-Residential Units

Moving & Related Expenses \$ 95,000.00

Reestablishment Expenses \$ 60,000.00

Searching Expenses \$ 6,000.00

Owner Occupants N/A

Total Relocation Estimate \$461,000.00

The estimate should be used for budgetary purposes only and should not be perceived as a precise maximum cost of actual relocation entitlement. Additionally, the amounts listed above do not take into account the value in place of Fixtures and Equipment and/or the potential loss of goodwill.

5.0 RELOCATION ASSISTANCE SERVICE

EDA will provide all relocation assistance activities in accordance with the California Government Code, Section 7260 et. seq; the California Code of Regulations, and Title 25, Chapter 6. Relocation resources shall be available to all displacees without discrimination.

5.1 PROJECTED DATES OF DISPLACEMENT

The EDA has made offers to all owners whose property is impacted by the Project. It is anticipated that an agreement will be reached with all of the property owners and that the acquisition phase will be completed by the end of November 2010. The EDA estimates that the permanent relocation phase for the Project will commence in December of 2011.

6.0 RELOCATION ASSISTANCE BENEFITS DESCRIPTION

The following explanation is general in nature and is not intended to be a complete statement of State relocation laws and regulations. Any questions concerning relocation should be addressed to EDA and/or Paragon, its relocation consultant.

Every residential and non-residential displaced person will be assigned to a relocation advisor, who will work closely with each displacee in order to see that all payments and benefits are fully utilized, and that all regulations are observed, thereby avoiding the possibility of the displacee jeopardizing or forfeiting any of his/her benefits or payments. The occupants of the subject properties will be contacted and given a detailed explanation of EDA's Relocation Assistance Program. To ensure optimum use of potential relocation payments and/or avoid a possible loss of potential benefits, no individual or family should commit to purchase or rent a replacement property without first contacting EDA's relocation advisors.

6.1 RELOCATION ASSISTANCE ADVISORY SERVICES

EDA will provide eligible displaced persons with relocation notices [i.e. General Information Notice, Notice of Eligibility, 90 Day Notice to Vacate (**See Exhibit E**)] in accordance with the California Government Code, Section 7260 et.seq; the California Code of Regulations, Title 25, Chapter 6, as amended.

Persons who are eligible for relocation payment(s) and who are occupying a property required for the Project will not be asked to move without first being given at least 90 days written notice.

- A. **Residential** - For residential displacements, the advisory assistance shall include such measures, facilities and services as may be necessary in order to determine the relocation needs and preferences of each person to be displaced and explain the relocation payments and other assistance for which the person may be eligible, the related eligibility requirements, and the procedures for

obtaining such assistance. This shall include a personal interview with each residential displaced person. Additional advisory services will include:

- Provide current and continuing information on the availability, purchase prices, and rental costs of comparable replacement dwellings, and explain that the person cannot be required to move unless at least one comparable replacement dwelling is made available as set forth in § 24.204(a)
- As soon as feasible, EDA shall inform the person in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment and the basis for the determination, so that the person is aware of the maximum replacement housing payment for which he or she may qualify
- Where feasible, housing shall be inspected prior to being made available to assure that it meets applicable standards
- All replacement housing will be inspected by Paragon to ensure it meets Decent, Safe and Sanitary (DS&S) standards. If such an inspection is not made, Paragon will notify the displaced person that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be DS&S
- Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings, not located in an area of minority concentration, that are within their financial means. This policy, however, does not require EDA to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling
- EDA shall offer all persons transportation to inspect housing to which they are referred (if needed)
- Any displaced person that may be eligible for government housing assistance at the replacement dwelling shall be advised of any requirements of such government housing assistance program that would limit the size of the replacement dwelling, as well as of the long term nature of such rent subsidy, and the limited (42 month) duration of the relocation rental assistance payment
- Assist in filing Relocation Assistance payment claims (**See Exhibit G**)

Paragon will also supply persons to be displaced with appropriate information concerning Federal and State housing programs, disaster loan and other programs administered by the Small Business Administration, and other Federal and State programs offering assistance to displaced persons, and technical help to persons applying for such assistance. No displaced person will be asked to move without being offered at least one Decent, Safe, and Sanitary (DS&S) replacement residence, available on the market.

B. **Non-Residential** - For non-residential displacements, the advisory assistance shall include such measures, facilities and services as may be necessary in order to determine the relocation needs and preferences of each business to be displaced and explain the relocation payments and other assistance for which the business may be eligible, the related eligibility requirements, and the procedures

for obtaining such assistance. This shall include a personal interview with each business. At a minimum, interviews with displaced business owners and operators will include:

- The business's replacement site requirements, current lease terms and other contractual obligations and the financial capacity of the business to accomplish the move
- Determination of the need for outside specialists in accordance with § 24.301(g)(12) that will be required to assist in planning the move, assistance in the actual move, and in the reinstallation of machinery and/or other personal property
- An identification and resolution of personalty/realty issues. Every effort must be made to identify and resolve personalty/realty issues prior to, or at the time of, the appraisal of the property
- An estimate of the time required for the business to vacate the site
- An estimate of the anticipated difficulty in locating a replacement property
- An identification of any advance relocation payments required for the move, and EDA's capacity to provide them

Additional services will be provided to ensure that displacement does not result in different or separate treatment of the households based on race, nationality, color and religion, national origin, sex, marital status, family status, disability or any other basis protected by the Federal Fair Housing Amendments Act, the American Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment and Housing Act.

6.2 RESIDENTIAL RELOCATION PAYMENT PROGRAM

The Relocation Payment Program will help eligible residential occupants by paying certain costs and expenses. These costs are limited to those necessary for the purchase or rental of a replacement property. All relocation payments will be reviewed, approved and processed by EDA. The Residential Relocation Program can be summarized as follows:

Moving Cost

Any eligible displaced person who lawfully occupies the acquired property, regardless of the length of occupancy in the property acquired, will be eligible for reimbursement of moving costs. A displaced person's actual, reasonable and necessary moving expenses for moving personal property from a dwelling may be determined based on the cost of one of the following methods:

- Actual Moving Cost - Based on at least two written estimates from professional movers and receipted bills. Moving payments under this category are limited to distance of 50 miles. Any actual moving costs in excess of the 50 miles are the responsibility of the displacee

- **Fixed Moving Payment** – Based on the number of rooms occupied by a displaced person. This payment shall be determined according to the Fixed Residential Moving Cost Schedule approved by the Federal Highway Administration

Replacement Assistance Payment (Tenant)

Tenants, who have lawfully occupied the displacement dwelling, may qualify for a Rental Assistance Payment. This payment is made when EDA determines that the cost to rent a comparable DS&S replacement dwelling will be more than the present rent of the displacement dwelling. The Rental Assistance Payment is to enable a tenant to lease or rent a replacement dwelling for a period not to exceed 42 months. As an alternative, the tenant may choose to use their Rental Assistance Payment as down payment towards the purchase of a replacement dwelling (see Down Payment Assistance below). The maximum rental assistance payable to any tenant is \$5,250, plus moving expenses. If the total entitlement for rental assistance exceeds \$5,250 or if a low-income tenant fails to meet the 90-day occupancy requirement, Last Resort Housing Program will be used.

In order to receive relocation benefits, all claims for relocation must be filed within eighteen (18) months from the date the displaced persons receive full compensation for the acquired property or the date they vacate the acquired property, whichever is later. The displaced person must also contract to buy or rent and occupy a DS&S replacement dwelling within one year from the date the displaced person vacates the acquired property.

Down Payment Assistance Under Title 25, Chapter 6

A tenant occupant may choose to use their Rental Assistance Payment as a down payment on the purchase of a replacement dwelling (including incidental expenses). Such payment shall be 42 times the amount obtained by subtracting the base monthly rental for the displacement dwelling from the lesser of:

- The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- The monthly rent and estimated average monthly cost of utilities for the DS&S replacement dwelling actually occupied by the displaced person

The full amount of a down payment shall be applied to the purchase of the replacement dwelling and shall be shown on the closing statement. The down payment and incidental expenses cannot exceed the maximum payment of \$5,250, unless Last Resort Housing is implemented. The one-year eligibility period in which to purchase and occupy a DS&S replacement dwelling will apply.

Advance Payments

If a displaced person demonstrates the need for an advanced relocation payment in order to avoid or reduce a hardship, EDA shall issue the payment, subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. EDA shall deduct the amount of any advance relocation payment from the relocation payment(s) to which a displaced person is otherwise entitled.

Last Resort Housing

Whenever comparable replacement dwellings are not available, or are not available within the monetary limits of Government Code sections 7263 or 7264, as appropriate, the EDA shall provide additional or alternative assistance under the provisions of Last Resort Housing.

Last Resort Housing benefits are the same as those benefits for standard residential relocation as explained above, but have been designed primarily to cover situations where a displacee cannot be relocated because of lack of available comparable replacement housing within their financial means and/or when the anticipated replacement housing payment exceeds the statutory limit of \$5,250 for a tenant occupant or \$22,500 for an owner occupant, or other valid circumstances.

Additional Relocation Information

Paragon, with the authorization of EDA, will personally contact the displacees to gather important information to confirm the following:

- Relocation area of preference
- Number of people to be displaced
- Location of school and employment
- Specific arrangements needed to accommodate any family members' special needs
- Financial ability to relocate into comparable replacement dwelling that will adequately house all members of a family

6.3 OCCUPANCY STANDARDS

A two plus one (2 + 1) occupancy standard will be adopted by EDA for purposes of determining whether overcrowding conditions exist. A 2 + 1 occupancy standard allows two persons per sleeping room plus one person in a non-sleeping room. Based on this occupancy standard, an overcrowded household to be displaced may be upgraded to a larger replacement unit to meet DS&S standards.

6.4 NON-RESIDENTIAL RELOCATION PAYMENT PROGRAM

Traditional businesses are entitled to the entire bundle of relocation entitlements. Since there are no Federal funds currently being used in this project, the bundle of entitlements under California Government Code, Section 7260 et.seq; the California Code of Regulations, Title 25, Chapter 6, are described below:

Actual Reasonable Moving Expenses

1. Transportation of the displaced person and personal property.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery, equipment, substitute personal property (including goods and inventory kept for sale) not acquired by EDA, including connection charges imposed by public utilities for starting utility service.
4. Storage of the personal property for a period not to exceed 12 months (at the discretion of EDA), unless EDA determines that a longer period is necessary.
5. Insurance of personal property while in storage or transit.
6. The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) in the process of moving where insurance covering such loss, theft, or damage is not reasonably available.
7. The cost of any license, permit or certification required by a displaced business concern to the extent such cost is necessary to the reestablishment of its operation at a new location.
8. The reasonable cost of any professional services (including but not limited to, architects' or engineers' fees, or consultants' charges) necessary for planning the move of personal property, moving the personal property, or installation of relocated personal property at the replacement site.
9. Where an item of personal property which is used in connection with any business or farm operation is not moved but is replaced with a comparable item, reimbursement in an amount not to exceed (1) the replacement cost, minus any net proceeds received from its sale, or (2) the estimated cost of moving, whichever is less.
10. Advance payments will be provided by EDA whenever a later payment would result in financial hardship. A displaced person may be paid for his anticipated moving expenses in advance of the actual move.
11. Without documentation of moving expenses actually incurred, a displaced person electing a self-move may submit a claim for his moving expenses to the EDA in an amount not to exceed an acceptable low bid or an amount acceptable to EDA.
12. Low value/high bulk. When the personal property to be moved is of low value and high bulk, and the cost of moving the property, in the judgment of EDA would be disproportionate to its value, the allowable moving cost payment shall not exceed the lesser of: The amount which would be received if the property were sold at the site or the replacement cost of a comparable quantity delivered to the new business location.

13. The cost, directly related to displacement of modifying the machinery, equipment, or other personal property to adapt it to the replacement location or to utilities available at the replacement location or modifying the power supply.
14. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business or farm operation. The payment shall consist of the lesser of:
 - (i) The fair market value of the property for continued use at its location prior to displacement or;
 - (ii) The estimated reasonable cost of relocating the property. The EDA may require that the owner first make a bona fide effort to sell the property or it may permit the owner not to do so. The proceeds realized from any sale of all or part of the property shall be deducted from the determination of loss. In calculating payment under this section the reasonable cost of an effort to sell shall be added to the determination of loss
15. Whenever EDA must pay the actual cost of moving a displaced person, the cost of such move shall be determined by soliciting competitive bids from qualified bidders to perform the work. The cost to perform an actual move will be limited by lesser of the two bids.

REESTABLISHMENT EXPENSES

In addition to the payments stated above, displaced businesses in the project area may be entitled to receive a payment, not to exceed **\$10,000**, for expenses actually incurred in relocating and reestablishing at a replacement site. Reestablishment expenses must be reasonable and necessary, as determined by EDA. They include, but are not limited to, the following:

1. Repairs or improvements to the replacement real property as required by Federal, State or local law, code or ordinance,
2. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
3. Construction and installation costs for exterior signing to advertise the business.
4. Provision of utilities from right-of-way to improvements on the replacement site.
5. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting.
6. Licenses, fees and permits when not paid as part of moving expenses.
7. Feasibility surveys, soil testing and marketing studies.
8. Professional services in connection with the purchase or lease of a replacement site (broker fees and/or commissions are included).
9. Advertisement of replacement location.
10. Estimated increased costs of operation during the first 2 years at the replacement site for such items as:
 - (i) Personal or real property taxes
 - (ii) Insurance premiums, and
 - (iii) Utility charges, excluding impact fees
11. Other items that EDA considers essential to the reestablishment of the business.

12. Ineligible expenses. The following is a nonexclusive listing of reestablishment expenditures not considered to be reasonable, necessary, or otherwise eligible:

- (i) Purchase of capital assets, such as, office furniture, filing cabinets, machinery, or trade fixtures.
- (ii) Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- (iii) Interior or exterior refurbishment at the replacement site which are for aesthetic purposes.
- (iv) Interest on money borrowed to make the move or purchase the replacement property.
- (v) Payment to a part-time business in the home which does not contribute materially to the household income.

Actual Reasonable Expenses in Searching for a Replacement Location

A business or farm operation is entitled to reimbursement for actual expenses, not to exceed \$1,000, as EDA determines to be reasonable, which are incurred in searching for a replacement location, including:

- (i) Transportation;
- (ii) Meals and lodging away from home;
- (iii) Time spent searching, based on reasonable salary or earnings;
- (iv) Fees paid to a real estate agent or broker to locate a replacement site; exclusive of any fees for commissions related to the purchase of such sites;
- (v) Time spent in obtaining permits and attending zoning hearings; and
- (vi) Time spent negotiating the purchase of a replacement site based on reasonable salary or earnings.

Alternative Payments (In-Lieu Payments)

A business may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses, and actual reasonable reestablishment expenses described above. Such fixed payment, except for payment to a nonprofit organization, shall equal the average annual net earnings of the business, but shall not be not less than \$1,000 or more than \$20,000. The displaced business is eligible for the payment if EDA determines that:

- (i) The business is not operated solely for rental purposes and cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of clientele, the relative importance to the displaced business of its present and proposed location, and the availability of a suitable relocation site;
- (ii) The business is not part of a commercial enterprise having no more than three (3) other establishments which are not being acquired for a project and which is engaged in the same or similar business. Whenever the

sole remaining facility of a business which has been displaced from its principal location:

- a. Has been in operation for less than two years;
- b. Has had average annual gross receipts of less than \$2,000.00 during the two taxable years prior to displacement of the major component of the business; or
- c. Has had average annual net earnings of less than \$1,000.00 during the two taxable years prior to the displacement of the major component of the business, the remaining facility will not be considered another "establishment" for purposes of this section; and

(iii) The Displaced Business

- a. Had average annual gross receipts of at least \$5,000.00 during the two taxable years prior to displacement; or
- b. The displaced business had average annual net earnings of at least \$1,000.00 during the two taxable years prior to displacement; or
- c. The displaced business contributed at least 33 1/3 percent of the total gross income of the owner(s) during each of the two taxable years prior to displacement. If in any case the public entity determines that the two-year period prior to displacement is not representative of average receipts, earnings or income, it may make use of a more representative period.

6.5 RELOCATION CLAIM PROCESS

EDA will ensure that each displaced person receives reasonable assistance necessary to complete and file any required claim for payment. All claims are to be filed through the displaced person's Relocation Agent. The Relocation Agent will assist occupants in completing claim forms, will notify each household of the documentation needed in order to file the claim and will inspect all replacement properties as needed.

Each claim along with supporting documentation such as bids, invoices, and other evidence of such expenses will be submitted to EDA for review and processing. EDA shall review claims in an expeditious manner. The claimant shall be promptly notified as to any additional documentation that is required to support the claim. Payments for claims shall be made as soon as feasible following receipt of sufficient documentation to support the claim.

All claims for a relocation payment shall be filed with the Agency no later than 18 months after:

- (a) For tenants, the date of displacement.
- (b) For owners, the date on which the claimant receives final payment for the property or the date on which he/she moves, whichever is later.

6.6 TEMPORARY RELOCATION

Under Title 25, Chapter 6, a temporary relocation is not considered a displacement. Temporary relocation occurs when an occupant must vacate their dwelling or business site as a result of the project, but is expected to return to the property within 12 months. The proposed Project does not anticipate the need for temporary relocation at this time. Should such a need arise, EDA will respond appropriately and in conformance with all applicable laws and requirements.

7.0 RELOCATION APPEALS

Any aggrieved person may file a written appeal with EDA in any case in which the person believes that EDA has failed to properly consider the person's application for relocation assistance. Such assistance may include, but is not limited to, the person's eligibility for, or the amount of, a relocation payment required under the Uniform Act.

Time Limit

The aggrieved person desiring either an informal oral presentation or seeking a formal review and reconsideration shall make a request to EDA within eighteen months following the date he/she moves from the property or the date he/she receives final compensation for the property, whichever is later.

If an aggrieved person feels that the explanation accompanying the payment of the claim or notice of the EDA's determination was incorrect or inadequate, the aggrieved person can request the EDA for a **full written explanation** of the basis for its determination. The EDA will provide an explanation to the complainant within three weeks of its receipt of such request.

A complainant may request an informal **oral presentation** before seeking formal review and reconsideration. The EDA will provide the complainant the opportunity to make such presentation within 15 days of receiving such request. The aggrieved person may be represented by an attorney or other person of his/her choosing. This oral presentation shall enable the complainant to discuss the claim with the head of the public entity or a designee (other than the person who made the initial determination) having authority to revise the initial determination on the claim. The right to formal review and reconsideration shall not be conditioned upon the request of an oral presentation.

The EDA can extend the time period for anyone to appeal if there is a good cause

The EDA will provide any aggrieved persons with complete details on how to file a formal appeal for review and reconsideration upon request.

8.0 SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

In summary, residential and non-residential displaced person were personally interviewed, and accurately informed of their rights and benefits they could receive if they were to be displaced as a direct result of the Project. Based on the information obtained at the time of the interview and onsite walkthrough inspections, it appears that all of the occupants residing or doing business at the project site will qualify for relocation benefits pursuant to the California Government Code, Section 7260 et.seq; and the California Code of Regulations, Title 25, Chapter 6.

According to Paragon's market survey for available and suitable replacement units in the areas immediately surrounding the project site, there appears to be an adequate number of replacement units available to accommodate the displaced residential and non-residential occupants impacted by the Project.

It is anticipated that the displacement period might commence in December of 2010. Based on the income information collected from residential tenants, it is foreseeable there could be cases where the replacement housing payment will exceed the statutory limit of \$5,250. If such a case should arise, the EDA will provide the tenants with relocation assistance under the provisions of Last Resort Housing. If necessary, the EDA will provide any eligible displaced person with an advance payment to secure a replacement site to avoid a financial hardship. Relocation resources shall be available to all eligible displaced persons without discrimination.

EXHIBIT "A"

PROJECT AREA MAP

PROJECT AREA MAP



EXHIBIT "B"

REGIONAL AREA MAP

REGIONAL AREA MAP

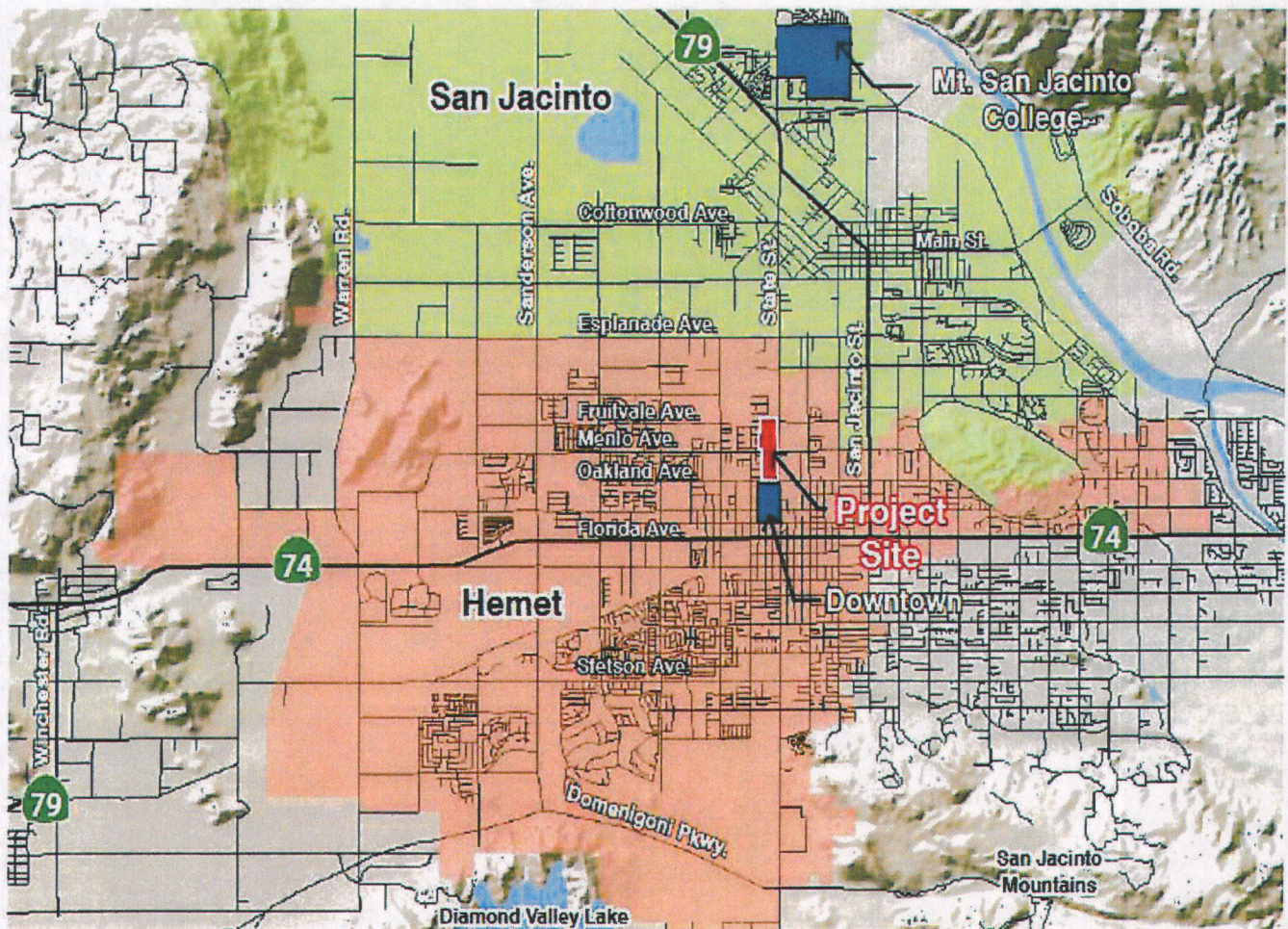


EXHIBIT "C"

RESIDENTIAL & NONRESIDENTIAL CHARACTERISTICS

Residential Characteristics

Displacement Address	Make Up of Household	No. of Bed-rooms	Bedrooms Required	Rent/ Own	Current Rent	Primary Language	Yrs/Mos. at this Address
220 W. Menlo Ave.	1-Adult	0	0	Rent	\$300.00	Spanish	3 Years
230 W. Menlo Ave.	1-Adult	1	1	Rent	\$300	English	20 Years
310 W. Menlo Ave.	4-Adults	4	4	Rent	\$1,300	English	3 Years
320 W. Menlo Ave.	1-Adult	1	1	Rent	\$375	English	27 Years
761 N. State Street	1-Adult	2	2	Rent	\$750	English	9 Months
765 N. State Street	1-Adult	2	2	Rent	\$184	English	4 Years
769 N. State Street	1-Adult 4-Children	2	2	Rent	\$850	English	5 Years
773 N. State Street	3- Adults	2	2	Rent	\$550	English	10 Years
781 N. State Street	6-Adults 3-children	4	4	Rent	\$750	English	6 Years
789 N. State Street	1-Adult	1	1	Rent	\$775	English	4 Years
797 N. State Street	3-Adults 1-Minor	2	2	Rent	\$650	English	9 Years
160 W. Menlo Ave.	Pending Information	Pending Information		Rent	Pending Information	English	Years
703 N. State Street	Pending Information	Pending Information		Rent	Pending Information	English	Years
777 N. State Street	Vacant Unit						

Non-Residential Characteristics

Displacement Address	Type of Business	Type of Entity	Displacement Building Size	Rent/ Own	Yrs/Mos. at this Address
723 N. State Street	Bakery Outlet	Corporation	5,000 SF	Rent	20+ Years
733 N. State Street	Auto Glass	Sole Proprietorship	300 SF	Rent	8 Years
733-A N. State Street	Auto Repair	Sole Proprietorship	2,000 SF	Rent	7 Years
220 W. Menlo Avenue	Tire Shop	Sole Proprietorship	3,500 SF	Rent	12 years
250-A W. Menlo Avenue	Property Management/ Repairs	Sole Proprietorship	4,000 SF	Rent	Unknown
260 W. Menlo Avenue	Asphalt Company	Corporation	8,200 SF	Rent	16 Years

EXHIBIT "D"

REPLACEMENT UNIT AVAILABILITY

RESIDENTIAL REPLACEMENT UNITS FOR RENT

No. of Bed-rooms	No. of Bath-rooms	Type of Unit	Address	Rent/ Month	Contact Info.
1	1	Apartment	930 S. Buena Vista Hemet, CA	\$ 545.00	951- 652-3338
1	1	Apartment	1195 Olive Street Hemet CA	\$ 550.00	951-766-5660
1	1	Apartment	119 S. Juanita Street Hemet, CA	\$ 600.00	951-766-5660
1	1	Apartment	112 W. Devonshire #2 Hemet, CA	\$ 605.00	951-658-5779
1	1	Duplex	530 Date Street Hemet, CA	\$ 625.00	909-764-1393
1	1	Apartment	432 N. Buena Vista #3 Hemet, CA 92543	\$ 625.00	951-756-5660
1	1	Mobilehome	1295 S. Cawston Avenue Hemet, CA 92545	\$ 650.00	951- 925-3178 Cathy
1	1	Apartment	3800 W Devonshire Ave. Hemet, CA	\$ 665.00	951-765-9511
1	1	Apartment	25564 Sharp Drive Hemet, CA 92544	\$ 675.00	951-766-5660
1	1	Apartment	41305 ½ Maryland Ave. Hemet, CA 92544	\$ 750.00	951-652-3338
2	2	Apartment	41753 Marine Drive Hemet, CA 92544	\$ 650.00	951-766-5660
2	2	Apartment	41945 Marine Drive # C Hemet, CA 92544	\$ 675.00	951-766-5660
2	1	Apartment	432 N. Buena Vista #1 Hemet, CA 92543	\$ 675.00	951-766-5660
2	1	Apartment	255 N. Hamilton Avenue Hemet, CA 92543	\$ 675.00	951-766-5660
2	2	Apartment	1003 Via Del Mesa Hemet, CA 92543	\$ 695.00	818-781-3383
2	2	SFR	317 Santo Drive San Jacinto, CA 92583	\$ 695.00	714-442-1656
2	1	SFR	288 W. 6 th Street San Jacinto, CA 92583	\$ 700.00	951-766-5660
2	2	Apartment	25555 New Chicago Ave. Hemet, CA 92544	\$ 700.00	951-652-3338
2	1	Townhouse	1100 E. Whittier Avenue Hemet, CA	\$ 755.00	951-925-9790
2	2	Single Family Res.	1249 Lodgepole Drive Hemet, CA 92545	\$ 790.00	951-766-5660

No. of Bed-rooms	No. of Bath-rooms	Type of Unit	Address	Rent/ Month	Contact Info.
2	2	Townhouse	1005 S. Gilbert Street Hemet, CA	\$ 795.00	951-765-6692
2	2	Apartment	150 San Jacinto St. Hemet, CA	\$ 799.00	951-766-1676
2	2	Duplex	43670 C Street San Jacinto, CA	\$ 800.00	
2	1	Apartment	1135 W. Oakland Ave. #D Hemet, CA 92543	\$ 825.00	951-766-5660
2	1	Duplex	2320 Tahoe Circle Hemet, CA	\$ 825.00	
2	2	Single Family Res.	2083 E. Washington Ave. San Jacinto, CA 92583	\$ 850.00	951-652-3338
2	1	Apartment	610 E. Latham Avenue Hemet, CA 92543	\$ 850.00	951-766-5660
2	1	Apartment	33193 Taylor Street Winchester, CA 92599	\$ 875.00	951-766-5660
2	2	Single Family Res.	331 Gardenia Circle Hemet, CA 92543	\$ 900.00	951-766-5660
2	2	Apartment	646 Ironwood Street Hemet, CA 92543	\$ 900.00	951-766-5660
2	2	Apartment	648 Ironwood Street Hemet, CA 92543	\$ 900.00	951-766-5660
2	2	Single Family Res.	2376 Firebrand Street Perris, CA	\$1,195.00	951-658-1242
3	1	Single Family Res.	44035 B Street Hemet, CA	\$ 800.00	714-448-8619
3	1.5	Townhse	1100 E. Whittier, Avenue Hemet, CA	\$ 865.00	951-925-9790
3	2	Apartment	3131 Pepper Street Hemet, CA 92546	\$ 900.00	951-766-5660
3	2	Apartment	431 W. 5 th Street San Jacinto, CA 92583	\$1,000.00	951-766-5660
3	2	Apartment	25274 Wanda Lane Hemet, CA 92544	\$1,000.00	951-766-5660
3	1	Single Family Res.	588 Wildwood Lane Perris, CA	\$1,050.00	949-855-2300
3	2	Single Family Res.	2454 Tulip Court Hemet, CA	\$1,075.00	951-461-0100
3	2	Apartment	930 S. Buena Vista St. Hemet, CA 92543	\$1,100.00	951-652-3338
3	2	Single Family Res.	1036 Chambers Street Hemet, CA 92543	\$1,100.00	951-652-3338

No. of Bed-rooms	No. of Bath-rooms	Type of Unit	Address	Rent/ Month	Contact Info.
3	2	Single Family Res.	25327 Avenida Chagres Hemet, CA 92544	\$1,175.00	951-652-3338
3	1	Single Family Res.	510 Boston Avenue Hemet, CA	\$1,195.00	951-658-1242
3	2	Single Family Res.	43867 Nathan Drive Hemet, CA 92544	\$1,195.00	951-652-3338
3	2	Apartment	3287 Park Avenue Hemet, CA 92544	\$1,200.00	951-766-5660
3	2	Single Family Res.	269 Columbia Street Hemet, CA 92545	\$1,200.00	951-766-5660
3	2	Single Family Res.	4100 Barnstable Court Hemet, CA 92545	\$1,200.00	951-766-5660
3	2	Single Family Res.	1144 Timothy Drive San Jacinto, CA 92583	\$1,250.00	951-652-3338
3	2	Single Family Res.	5594 Nectar Avenue Hemet, CA 92544	\$1,300.00	951-766-5660
4	2	Single Family Res.	2560 Alicia Place Hemet, CA	\$1,195.00	951-346-5187
4	2	Single Family Res.	4450 Rainbow View Way Hemet, CA	\$1,250.00	951-296-5252
4	2	Single Family Res.	842 Buchanan Street Hemet, CA	\$1,285.00	949-382-4340
4	3	Single Family Res.	1819 Harbor Drive Hemet, CA 92545	\$1,295.00	888-927-7266
4	2	Single Family Res.	429 Terry Lane Hemet, CA	\$1,300.00	951-500-4410
4	2	Single Family Res.	7582 Dulce Way Hemet, CA	\$1,300.00	619-787-4046
4	2	Single Family Res.	44257 Alsace Lane Hemet, CA 92544	\$1,300.00	951-766-5660
4	2	Single Family Res.	1303 Leslie Drive Hemet, CA 92544	\$1,350.00	951-766-5660
4	3	Single Family Res.	4430 Hollyvale Lane Hemet, CA 92545	\$1,395.00	888-927-7266
4	3	Single Family Res.	1819 Harbor Drive Hemet, CA 92545	\$1,450.00	888-927-7266

NON-RESIDENTIAL REPLACEMENT UNITS FOR LEASE

Address	Type/Use	Building Area (SQFT)	Price Per SQFT	Contact Information
1466 Mesa View Hemet, CA 92543	Industrial/Warehouse	7,000 SF	\$0.55	951- 652-3338
549 Greco Court San Jacinto, CA 92582	Industrial/Warehouse	2,500 SF	\$0.55	951-658-7253
36660 Penfield Lane Winchester, CA 92596	Industrial/Warehouse	6,000 SF	\$0.44	949-887-8975
547 N. Palm Avenue Hemet, CA 92543	Industrial/Warehouse	14,726 SF	\$0.68	951-929-1000
571 N. Palm Avenue Hemet, CA 92543	Industrial/Warehouse	4,500 SF	\$0.65	951-929-1000
600 State Street San Jacinto, CA	Industrial/Warehouse	2,000 SF	\$0.50	858-503-0288
760 W. Acacia Hemet, CA 92543	Distribution/Warehouse	25,000 SF	\$1.00	949-751-3131
1102 S. State Street, #1 San Jacinto, CA	Auto Related	1,000 SF	\$1.25	951-695-2105
1102 S. State Street, #2 San Jacinto, CA	Auto Related	1,000 SF	\$1.25	951-695-2105
1200 W. Florida Avenue #A Hemet, CA 92543	Auto Related	5,848 SF	Negotiable	951-206-3909
1200 W. Florida Avenue #B Hemet, CA 92543	Auto Related	5,848 SF	Negotiable	951-206-3909
1200 W. Florida Avenue #C Hemet, CA 92543	Auto Related	2,295 SF	\$0.80	951-206-3909
1200 W. Florida Avenue #D Hemet, CA 92543	Auto Related	2,295 SF	\$0.80	951-206-3909
1200 W. Florida Avenue #E Hemet, CA 92543	Auto Related	2,320 SF	\$0.50	951-206-3909
1200 W. Florida Avenue #F Hemet, CA 92543	Auto Related	2,320 SF	\$0.50	951-206-3909
1200 W. Florida Avenue #N Hemet, CA 92543	Auto Related	2,280 SF	\$0.50	951-206-3909
1200 W. Florida Avenue #O Hemet, CA 92543	Auto Related	2,280 SF	\$0.50	951-206-3909
1200 W. Florida Avenue #T Hemet, CA 92543	Auto Related	3,048 SF	\$0.95	951-206-3909
1200 Florida Avenue Hemet, CA 92543	Auto Related	6,143 SF	\$0.95	951-206-3909
580 State Street #107 San Jacinto, CA 92583	Auto Related	2,000 SF	\$0.55	858-503-0288
580 State Street #106	Auto Related	2,000 SF	\$0.60	858-503-0288

Address	Type/Use	Building Area (SQFT)	Price Per SQFT	Contact Information
San Jacinto, CA 92583				
580 State Street #105 San Jacinto, CA 92583	Auto Related	2,000 SF	\$0.65	858-503-0288
580 State Street #101 San Jacinto, CA 92583	Auto Related	2,000 SF	\$0.65	858-503-0288
850 S. Cawston Hemet, CA 92545	Auto Related	12,000 SF	\$0.50	760-505-3173
170 E Oakland Avenue Hemet, CA 92543	Industrial/Manufacturing	19,000 SF	\$0.45	909-980-6868
1211 W. Acacia Avenue Hemet, CA 92543	Industrial/Manufacturing	1,760 SF	\$0.68	951-658-9999
1251 W. Acacia Avenue Hemet, CA 92543	Industrial/Manufacturing	3,000 SF	\$0.50	951-658-9999
592 W. Esplandade San Jacinto, CA 92581	Industrial/Manufacturing	61,000 SF	\$0.28	760-328-3306
885 7 th Street, Space 1 San Jacinto, CA 92581	Industrial/Manufacturing	20,000 SF	\$0.35	909-553-6560

EXHIBIT "E"

RELOCATION NOTICES

Paragon Partners Ltd.

DATE, 2010

METHOD OF DELIVERY

Resident
Street Address
Hemet, CA 92543

GENERAL INFORMATION NOTICE (Tenant)

Dear Resident:

Para recibir este anuncio en Español favor de llamar al (888) 899-7498.

The Riverside County Economic Development Agency (EDA), is interested in acquiring the property that you occupy at **STREET ADDRESS**, in conjunction with the EDA's Residential Relocation Program for the Smart & Final State Expansion Project. If the EDA acquires the property and you are displaced, you may be eligible for relocation assistance under the California Government Code, Section 7260, and the California Code of Regulations, Title 25, Chapter 6, as amended. Benefits that you may be entitled to receive are outlined below:

1. RELOCATION ADVISORY ASSISTANCE:

You will be given relocation advisory service which includes referrals to replacement properties, help in filing claims, and other necessary assistance to help you successfully relocate.

2. PAYMENT FOR REASONABLE MOVING EXPENSES:

You may be eligible for payments that are pre-approved by the EDA for actual reasonable moving costs and related expenses if the move is performed by a professional moving company or if you move yourself. These options will be discussed with you.

3. REPLACEMENT HOUSING PAYMENTS (RENTAL ASSISTANCE PAYMENT):

The rental assistance payment is the difference between the rent you are currently paying and the rent of a unit in a comparable neighborhood plus a utility allowance. This amount is then multiplied by 42-months.

You do not have to rent one of the comparable units that are presented to you; you can relocate to a new unit of your choice as long as it passes a "decent, safe and sanitary" inspection. Your rental assistance payment can also be used toward the down payment and/or eligible closing costs on the purchase of a home. If you receive Section 8 assistance, your benefits will be determined based on another Section 8 unit. Your relocation agent will help you move to another Section 8 unit without interruption of your Section 8 subsidy.

Any persons who move into this dwelling after this notice are not ineligible for relocation benefits.

In the event you believe the EDA has failed to properly consider your eligibility for relocation assistance, you have the right to submit an appeal to the EDA. At your request, the EDA will provide you additional information about the appeal procedure.

This is not a notice to vacate the premises. **Do not move now.** If the EDA acquires the property and you are determined eligible for relocation assistance, you will be provided referrals to comparable replacement housing and given at least 90 days advance written notice of the date you are required to move. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. Please contact us before you make any moving plans.

You should continue to pay your monthly rent. Failure to pay rent and meet your obligations may be a cause for eviction and loss of relocation assistance.

If the EDA does not purchase the property, you will be notified in writing. **Again, this is not a notice to vacate** and does not establish eligibility for relocation payments or other relocation assistance.

It is important that we meet with you as soon as possible so we can identify and address your needs, explain the relocation process, and inform you of the relocation benefits you may be eligible to receive. Please contact **Agent's Name of Paragon Partners at (888) 899-7498 x 224**, to schedule an appointment.

Sincerely,

Project Manger's Name
Project Manager

Paragon Partners Ltd.

Date

NAME OF TENANT (S)
ADDRESS
CITY, STATE, ZIP

NOTICE OF ELIGIBILITY AND CONDITIONAL ENTITLEMENT LETTER (90-DAY TENANT OCCUPANT)

Para recibir este anuncio en Español, favor de llamar al (888) 899-7498 x 000.

Dear NAME OF TENANT (S):

As part of the Smart & Final State Expansion Project, the Riverside County Economic Development Agency ("EDA") acquired the property you currently occupy. As the eligible occupant of the property, you may be entitled to certain benefits under the EDA's Residential Acquisition and Relocation Assistance Program. These benefits are briefly outlined below and are discussed in further detail in the Informational Statement, which was previously provided to you.

You will be given a written notice at least 90 days before you will be required to move from your property. As the eligible occupant of the property, you are entitled to:

1. **RELOCATION ADVISORY ASSISTANCE** will be provided by Paragon Partners, a firm hired by EDA to provide you with relocation assistance you which includes referrals to replacement properties, assistance in filing payment claims, and other necessary assistance to help you successfully relocate;
2. **MOVING EXPENSES.** You may select either one of the following payments:
 - A. A Fixed Moving Payment based on the number of rooms you occupy. Your entitlement under this option is \$0.00; OR
 - B. Actual Reasonable Moving and Related Expenses based on at least two written estimates from professional movers and receipted bills.
3. **REPLACEMENT HOUSING PAYMENT.** If you occupied the property for 90 consecutive days or more immediately preceding the date of the EDA's first written offer, you may be eligible for financial assistance to purchase or rent comparable replacement housing. To receive such payments, you must rent or purchase your replacement dwelling from the later of these two dates: (1) One year from the date you are issued an entitlement letter or; (2) One year from the date you vacate the subject dwelling. All claims for relocation must be filed within eighteen months from the date you receive your entitlement letter or the date you vacate the subject dwelling, whichever is later. **Failure to act within the one (1) year period could result in loss of all replacement housing benefits.** This assistance is composed of the following replacement housing benefits:

A. If you **RENT** replacement housing, you may file a claim for:

A RENTAL ASSISTANCE PAYMENT is a payment an eligible displaced person who rents a replacement dwelling is entitled to. Such payment shall be 42 times the amount obtained by subtracting the base monthly rental for the displacement dwelling from the lesser of: 1) the monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling as determined by EDA, or 2) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person. Base monthly rent is defined as the lesser of 1) the average monthly rent and estimated average monthly cost of utilities at the displacement dwelling, or 2) thirty percent (30%) of your gross monthly household income if your household qualified as "low income". *If you are paying little or no rent for the acquired dwelling, the Rental Assistance payment will be based on "economic rent," that is rent typically charged for a comparable unit in your area.*

Based on the information you provided and the comparable dwelling as listed below, your estimated rental assistance payment calculation is as follows:

1	Current Rent (\$0.00) + Utility allowance (\$0.00)	\$0.00
2	Current Total Gross Monthly Household Income	\$0.00
3	Ability-To-Pay Rent (30% of Line 2)	\$0.00
4	Rent for Comparable Replacement Dwelling (\$0.00) + Utility allowance (\$0.00)	\$0.00
5	Lower of Current rent OR Ability-To-Pay	\$0.00
6	Monthly Rental need (Line 4 minus Line 5)	\$0.00
7	Estimated Total 42 Months Eligibility (Line 6 times 42)	\$0.00

* Failure to supply adequate income information may result in rent-to-rent determination. *This is a "spend to get program". If you do not secure a replacement dwelling for \$0.00, the maximum eligibility amount shown in line 7 will be adjusted accordingly.* Rental assistance benefits are paid in a single payment or in installments, depending on the payment amount.

B. If you **BUY** replacement housing, you may file a claim for:

DOWNPAYMENT ASSISTANCE. You may use the full amount of your rental assistance payment for a down payment and incidental purchase expenses on a replacement dwelling. All amounts used as a down payment and incidental expenses must be applied to the purchase of the replacement dwelling. If you have received any amount as rental supplements, then those amounts will be deducted from all eligible down payment calculations.

Listed below are three "comparable replacement dwellings" that you may wish to consider renting:

	Address	Rent + Utilities	Contact Name & Number
1		\$0.00	
2		\$0.00	
3		\$0.00	

Comparable #__ above is the one selected as the most representative of your present dwelling. Based on your current rent, comparable dwelling rent, and income information you provided to us, you may be eligible for a rental assistance payment as calculated in the table above. If you decide to rent a replacement dwelling that costs less than the comparable dwelling, the rental assistance payment would be based on the actual rent amount for the replacement dwelling. If you decide to rent a replacement dwelling that costs more than the comparable dwelling, the rental assistance payment would still be based on the comparable dwelling rent.

You do not have to accept any dwelling referred to you by EDA. You may choose your own replacement, but it must be "decent, safe and sanitary" to qualify for Replacement Housing Payments. **DO NOT MOVE** from your home and **DO NOT CONTRACT** to rent or purchase a replacement dwelling without first contacting your relocation consultant.

If you remain in occupancy of your present dwelling after EDA completed its purchase, you must pay rent to EDA for the period of your tenancy. Failure to pay rent may reduce the replacement housing payment which you are eligible to receive.

The Relocation Assistance Program is very complex. It is important that you read and understand the matters explained in the Informational Statement, which was given to you. If at any time in the future you want assistance, please contact your relocation advisor (**AGENTS NAME**) of Paragon Partners Ltd., 5762 Bolsa Avenue, Suite 201, Huntington Beach, California, 92649, telephone (888) 899-7498, extension 000.

Sincerely,

(NAME OF PROJECT MANAGER)
(TITLE)

ACKNOWLEDGMENT

I was personally contacted by EDA's Relocation agent. I have had the available services and entitlements explained to me, including the requirement to rent or purchase a replacement dwelling within one (1) year as outlined above. I have been advised that my relocation agent will be available to assist me if any questions arise or, as assistance is needed. I fully understand that this is a "spend to get" program and that I must rent a replacement unit for the schedule amount or more to qualify for the maximum rental assistance payment. I have been given a copy of this form letter and a full explanation of relocation assistance available to me.

Signature:

Date:

Paragon Partners Ltd.

DATE, 2010

METHOD OF DELIVERY

RESIDENT'S NAME
STREET ADDRESS
Hemet, CA 92543

NINETY (90) DAY NOTICE TO VACATE

Dear RESIDENT(S) NAME, et. al:

On DATE, 2010, the Riverside County Economic Development Agency (EDA) obtained possession of the property located at Street Address, Hemet, CA 92543 (Premises). The EDA has now determined that it will be necessary for you to vacate the premises.

Notice is hereby given that the EDA elects to terminate your tenancy in ninety (90) days beginning Date, 2010 and ending Date, 2011 and you are hereby to quit and deliver up possession of the property you occupy on or before Date, 2011. If you do not vacate the premises by that date, the EDA will initiate legal proceedings to recover possession of the premises, along with rents and damages.

During this 90 Day period, Paragon Partners, Ltd. will be available to provide assistance with referrals to replacement sites, coordination with movers and other vendors, the processing of relocation benefit claim forms, and other tasks to help facilitate your relocation.

Please be reminded that this letter does not release you of your obligation to pay rent for the unit you currently reside in until the date you completely vacate the premises.

If you have any questions regarding this notice or the relocation process, please contact your relocation agent, **AGENT'S NAME** of Paragon Partners, Ltd. at (888) 899-7498, extension 000.

Sincerely,

Project Manager's Name
Project Manager

DATE DELIVERED TO CLAIMANT
DELIVERED BY

OR

DATE MAILED TO CLAIMANT
DATE RECEIVED FROM CLAIMANT

**CERTIFICATE OF ABANDONMENT
VACANCY INSPECTION
(Non-Residential)**

Project Name: Smart & Final State Avenue Expansion

Project No.: _____

Case Number: _____

Occupant's Name: _____

Address: _____

Actual vacancy date: Date, 2010

Entire business is moving (at this time) ☐ Only part of business is moving (at this time) ☐

1) I (we) (NAME OF DISPLACED PERSON), have vacated my (our) property located at Street Address, Hemet, CA 92543. I (we) hereby forfeit all rights to any and all personal property left on this site and consider it to be abandoned.

2) Furthermore, as evidenced by signature and delivery of keys I hereby agree that occupancy of the aforementioned property has been abandoned and that no further entrance to the above address will be made without written approval from the City of Bakersfield.

x _____
Claimant(s) Name

x _____
Claimant(s) Signature

x _____
Date

Replacement Address: _____

New Telephone: _____

Cell Phone: _____

On this date I personally inspected the displacement property at the above address after the occupant had moved; I found the premises to be in satisfactory condition and that all personal property, except for trash or debris placed for removal, had been removed from the acquisition site except for the following:

x _____
Relocation Representative Date

☐ There are tenants remaining on this property.

☐ This business parcel is now vacant.

☐ Abandoned property remains on site.

IF THE CITY HAS POSSESSION OF PROPERTY:

Keys have been given _____

Property has been – locked: yes ☐ no ☐

DATE, 2010

METHOD OF DELIVERY

NAME OF BUSINESS

Attn:

STREET ADDRESS

Hemet, CA 92543

GENERAL INFORMATIONAL NOTICE OF RELOCATION BENEFITS

(Business, Farms & Nonprofit Organizations)

The *Riverside County Economic Development Agency (EDA)* made an offer to acquire the property, which you currently occupy located at **STREET ADDRESS, Hemet, CA 92543**, to proceed with the *Smart & Final State Expansion Project*. The EDA hereby notifies you that your business may be eligible for relocation assistance under the State of California Relocation Assistance Guidelines (Title 25, California Code of Regulations Ch. 6, Art. 1, Section 6000 *et seq.*). You may be entitled to receive assistance as outlined below:

1. RELOCATION ADVISORY ASSISTANCE:

The EDA's relocation consultant will assist you in finding a replacement property, assist in the filing of claims, and provide other services or information as may be necessary or appropriate. If you need assistance, please contact the relocation consultant that will be assigned to you.

2. MOVING EXPENSES:

If you have any personal property located at the displacement site, you may be eligible for payment for actual reasonable expenses to be paid when a professional mover performs the move or if you move yourself. These options will be discussed with you.

3. SEARCHING EXPENSES FOR REPLACEMENT PROPERTY:

Displaced businesses are entitled to reimbursement for actual reasonable expenses incurred in searching for a replacement property, not to exceed **\$1,000**. Expenses may include but not limited to:

- Transportation, meals and lodging away from home
- Reasonable value of time spent during the search
- Fees paid to real estate agents, brokers or consultants (*Not Commissions*)
- Time spent in obtaining permits and attending zoning hearings
- Time spent negotiating the purchase of a replacement site based on reasonable salary or earnings.

4. REESTABLISHMENT EXPENSES:

As a small business owner you may be eligible to receive a payment, not to exceed **\$10,000**, for expenses actually incurred in relocating and reestablishing a small business at a replacement site. Reestablishment expenses must be reasonable and necessary as determined by the EDA. They may include, but are not limited to, the following:

- a. Repairs or improvements to the replacement real property as required by Federal, State or local law, code or ordinance.
- b. Modifications to replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- c. Construction and installation costs for exterior signage to advertise the business.
- d. Advertisement of replacement location.
- e. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- f. Estimated increased costs of operation during the first two years at the replacement site, for such items as:
 1. Lease or rental charges
 2. Personal or real property taxes
 3. Insurance premiums
 4. Utility charges, excluding impact fees
 5. Provisions of utilities from the right of way

As a matter of information, you should be aware that you are not entitled to payment under reestablishment regulations for any of the following:

- Purchase of capital assets, such as office furniture, filing cabinets, machinery or trade fixtures
- Purchase of manufacturing material, production supplies, product inventory or other items used in the normal course of business operation.
- Interest on money borrowed to make the move or purchase the replacement property.

5. IN LIEU PAYMENT (FIXED PAYMENT)

A displaced business, non-profit organization or farm may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable reestablishment expenses. The payment may not be less than **\$1,000** or more than **\$20,000**.

For a business or farm, the payment is based on the average annual net earnings before Federal, State and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. For a non-profit organization, the payment is based on the average of 2 years annual gross revenues less administrative expenses.

In order to qualify for this payment, the EDA must determine that:

1. The business owns or rents personal property, which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
2. The business cannot be relocated without a substantial loss of existing patronage (clientele or net earnings).
3. The business is not a part of a commercial enterprise having more than three other entities which are not being acquired by the EDA, and which are engaged in the same or similar business activities.
4. The business is not operated at the displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
5. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

If you are refused a relocation payment by the EDA, you may appeal. The EDA will provide you additional information about the appeal procedure if you desire.

Moving and reestablishment expenses are not considered as income for the purposes of personal income tax laws. Relocation payments are normally made within sixty (60) days of the date that your completed claim is received by the EDA.

You will be given at least 90 days written notice before you will be required to vacate the property.

IMPORTANT: To receive payment for moving and reestablishment expenses outlined above, you must file a claim for expenses actually incurred in moving and reestablishing the small business at a replacement site within 18 months after displacement or the date of the final payment for the acquisition of your real property, whichever is later.

This is not a notice to vacate the premises. **Do not move now.** If the EDA determines that you are eligible for relocation assistance, you will be provided referrals to replacement sites and with a written notice of at least 90 days before you are required to move. You are urged not to move or sign any agreement to purchase or lease a replacement site before receiving formal notice of eligibility for relocation assistance. Please contact us before you make any moving plans.

You should continue to pay your monthly rent. Failure to pay rent and meet your obligations may be a cause for eviction and loss of relocation assistance.

When the EDA requires you to vacate the property, you will be notified in writing. Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance.

It is important that we meet with you as soon as possible so we can identify and address your business needs, explain the relocation process, and inform you of the relocation benefits you may be eligible to receive. Please contact **AGENT'S NAME of *Paragon Partners* at (888) 899-7498 x 200, to schedule an appointment.**

Sincerely,

NAME OF PROJECT MANAGER
Relocation Project Manage

Date, 2010

METHOD OF DELIVERY

BUSINESS NAME

Attn: **BUSINESS OWNER**

STREET ADDRESS

Hemet, CA 92543

**NOTICE OF ELIGIBILITY AND
CONDITIONAL ENTILEMENT LETTER**

(BUSINESSES, NON-PROFIT ORGANIZATIONS AND FARM OPERATIONS)

Dear **BUSINESS OWNER**:

As part of the plan to proceed with the *Smart & Final State Expansion Project*, the *Riverside County Economic Development Agency (EDA)* purchased the property that you occupy. As an eligible business occupant of the property, you may be entitled to certain benefits under the State of California Relocation Assistance Act. These benefits are outlined below. It is vitally important that you understand the conditions described below which must be met before any payments can be made.

As the business occupant of the property, you are entitled to:

1. RELOCATION ADVISORY ASSISTANCE:

The EDA or its representative will help you search for a new place to conduct your business. Information on maps of available properties, typical real estate purchase and rental costs, and the services offered by other agencies in the area are also available. If you want assistance, please contact the relocation consultant listed below.

2. MOVING AND RELATED EXPENSES:

Businesses may be paid on the basis of actual reasonable moving and related costs and reestablishment expenses as the EDA determines to be reasonable and necessary. The following moving expenses may be considered by the EDA:

- a. Transportation of personal property limited to 50 miles or less. Distances beyond 50 miles are not eligible, unless the EDA determines that relocation beyond 50 miles is justified.
- b. Packing, crating, unpacking, and un-crating of the personal property.
- c. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available nearby. It also includes modifications to the personal property necessary to adapt it to the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the

replacement site to the personal property. (Expenses for providing utilities from the right of way to the building or improvement are excluded.)

- d. Storage of the personal property not to exceed 12 months, unless the EDA determines that a longer period is necessary.
- e. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
- f. Any license, permit, or certification required of your business at the replacement location. However, the payment shall be based on the remaining useful life of your existing license, permit, or certification.
- g. The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of your own, your agent, or your employee) where insurance covering such loss, theft, or damage is not reasonably available.
- h. Professional services necessary for (i) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
- i. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
- j. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business. The payment shall consist of the lesser of:
 - (i) The fair market value of the item for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the EDA determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value shall be based on the cost of the goods to the business, not the potential selling price.); or
 - (ii) The estimated cost of moving the item, but with no allowance for storage. (If the business or operation is discontinued, the estimated cost shall be based on a moving distance of 50 miles.)
- k. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
- l. Purchase of substitute personal property. If an item of personal property, which is used as part of a business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
 - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or

- (ii) The estimated cost of moving and reinstalling the replaced item, based on the lowest acceptable bid or estimate obtained by the EDA for eligible moving and related expenses, but with no allowance for storage.
- m. Searching for a replacement location. A displaced business is entitled to a reimbursement not to exceed **\$1,000** for actual expenses determined to be reasonable by the EDA, which were incurred in searching for a replacement location including:
 - (i) Transportation
 - (ii) Meals and lodging away from home.
 - (iii) Time spent searching, based on reasonable salary or earnings.
 - (iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
- n. Other moving related expenses as the EDA determines to be reasonable and necessary.

NOTE: In order to qualify for reimbursement of the above-described expenses, you **MUST**:

- A. Provide the EDA with a certified list or inventory of the items to be moved at least thirty (30) days in advance of the start of your move; and
- B. Notify the EDA at least fifteen (15) days in advance of the date of the start of your move or disposition of your property; and
- C. Permit the EDA to monitor the move; and
- D. Permit the EDA to make reasonable and timely inspections of the personal property at both the displacement and replacement sites.

Failure to comply with any of the above four (4) requirements may result in your losing part or all of your benefits.

As a matter of information, you should also be aware that you are *not* entitled to payment, under the relocation regulations, for:

- The cost of moving any structure or other real property improvement in which you reserved ownership; or
- Interest on a loan to cover moving expenses; or
- Loss of goodwill; or
- Loss of profits; or

- Loss of trained employees; or
- Personal injury; or
- Costs for storage of personal property on real property owned or leased by the displaced person.

You may move either by commercial mover or take full responsibility for all or part of the move. If you elect a "self-move", the EDA must first obtain at least two (2) acceptable bids or estimates.

-AND-

3. REESTABLISHMENT EXPENSES:

In addition to the payments available above, a small business may be eligible to receive a payment, not to exceed **\$10,000**, for expenses actually incurred in relocating and reestablishing at a replacement site.

Reestablishment expenses must be reasonable and necessary as determined by the EDA. They may include, but are not limited to, the following:

- a. Repairs or improvements to the replacement real property as required by Federal, State or local law, code or ordinance.
- b. Modifications to replacement property to accommodate the business operation or make replacement structures suitable for conducting the business
- c. Construction and installation costs for exterior signage to advertise the business.
- d. Provision of utilities from right of way to improvements on the replacement site.
- e. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting.
- f. Licenses, fees and permits when not paid as part of moving expenses.
- g. Feasibility surveys, soil testing and marketing studies.
- h. Advertisement of replacement location.
- i. Professional services in connection with the purchase or lease of a replacement site.
- j. Estimated increased costs of operation during the first two years at the replacement site, for such items as:
 - 1) Lease or rental charges.
 - 2) Personal or real property taxes.

- 3) Insurance premiums.
- 4) Utility charges, excluding impact fees.
- k. Impact fees or one-time assessments for anticipated heavy utility usage.
- l. Other items that the EDA considers essential to the reestablishment of the business.

As a matter of information, you should be aware that you are *not* entitled to payment under reestablishment regulations for any of the following:

- Purchase of capital assets, such as office furniture, filing cabinets, machinery or trade fixtures.
- Purchase of manufacturing material, production supplies, product inventory or other items used in the normal course of the business operation.
- Interior or exterior refurbishments at the replacement site which are purely aesthetic in purpose except as paid in "e." above.
- Interest on money borrowed to make the move or purchase the replacement property.
- Payment to a part-time business in the home, which does not contribute materially to the household income.

-OR-

4. FIXED PAYMENT IN LIEU OF PAYMENT FOR ACTUAL MOVING AND RELATED EXPENSES AND REESTABLISHMENT EXPENSES:

In lieu of a payment for actual moving and related expenses and reestablishment expenses, you may elect to receive an amount equal to your business' recent average annual net earnings in an amount not less than \$1,000 nor more than \$20,000. A displaced business is eligible for the payment if the EDA determines that:

- 1) The business owns or rents personal property, which must be moved in connection with such displacement and for which an expense would be incurred in such move; and the business vacates or relocates from its displacement site.
- 2) The business cannot be relocated without a substantial loss of its existing patronage (clientele or net earnings). A business is assumed to meet this test unless the EDA determines that it will not suffer a substantial loss of its existing patronage.
- 3) The business is not part of a commercial enterprise having more than three other entities which are not being acquired by the EDA, and which are under the same ownership and engaged in the same or similar business activities.

4) The business is not operated at a displacement dwelling solely for the purpose of renting such dwelling to others.

5) The business is not operated at the displacement site solely for the purpose of renting the site to others.

6) The business contributed materially to the income of the displaced person during the two taxable years prior to displacement.

If you lease or rent from the EDA, you must continue to pay your monthly rent. Failure to pay necessary rental payments to the EDA may reduce the relocation payment you may be eligible to receive.

If you are refused a relocation payment by the EDA or believe the payment offered is not enough, you may appeal. No legal assistance is required. Additional information about the appeal procedure will be provided to you, if you desire.

Moving and related payments are not considered as income for the purposes of personal income tax laws. Furthermore, these payments are not considered income or resources to recipients of public assistance. Relocation payments are normally made within sixty (60) days of the date that your completed claim is received by the EDA.

It is important that you understand the matters explained above which relate to your eligibility. If at any time you want assistance, please contact me at (714) 379-3376 Ext. 200.

Sincerely,

NAME OF PROJECT MANAGER
Relocation Project Manager

EXHIBIT "F"
RESIDENTIAL & NON-RESIDENTIAL
CLAIM FORMS

Claim for Moving and Related Expenses - Families and Individuals

PRIVACY ACT NOTICE: You are asked to provide this information to determine whether you are eligible to receive a Moving and Related Expenses Payment. You are not required by law to furnish this information, but if you do not provide it, you may not receive this payment or it may take longer to pay you. This information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and/or California Relocation Assistance Act.

INSTRUCTIONS: This claim form is for the use of families and individuals applying for a payment of moving and related expenses. You may apply for either (1) a fixed allowance, or (2) an amount to cover the actual moving and related expenses incurred as allowed by law. A claim for actual expenses must be supported by receipts or other evidence. A representative of the displacing Agency will explain the difference between the two types of payments and will help you complete the form. This claim may be adjusted by the displacing Agency as appropriate to make the payment allowed by law. If you are not satisfied with the Agency's determination, you may appeal that determination.

FOR AGENCY USE ONLY

Agency: **Riverside County Economic Development Agency**

Project: **Smart & Final State Avenue Expansion Project**

Case #:

Program Rules

Claim Serial Number:

☐ Federal ☒ State ☐ Other

1. Your Name(s) (you are the Claimant(s):

1a. Present Mailing Address(es) of Claimant(s):

1b. Telephone Number(s):

2. Have all members of the household moved to the same dwelling?

☒ YES ☐ NO (If "NO", explain in Remarks)

1c. Tax ID # of Claimant(s):

Dwelling	Address	How Many Rooms Did You Occupy?	Furnished With Your Own Furniture (YES or NO)?	When Did You Move To This Unit?
3. Unit That You Moved From:		0	YES	
4. Unit That You Moved To:		Excluding bathrooms, hallways and closets		

5. Is This a Final Claim: ☒ YES ☐ NO (If "NO", Explain in Remarks)

6. COMPUTATION OF MOVING PAYMENT (COMPLETE ITEM A OR B)

ITEM	AMOUNT CLAIMED	FOR AGENCY USE ONLY
A. Actual Moving and Related Expenses		
(1) Moving Cost - Personal Property		
(2) Cost of Insurance Covering Move and/or Storage		
(3) Storage Cost (Complete Item 11 on page 2)		
(4) Other Expenses (Explain in Remarks)		
B. Fixed Moving and Related Expenses		
(5) Amount of Fixed Allowance (see schedule on page 2)		
C. Total Amount Claimed (from Item A or B)		
(6) Total Amount Claimed (Lines A.(1) through A.(4) or Line B.(5))		
(7) Amount Previously Paid (from Line 7 of Item 13 on page 2)		
(8) Amount Requested (Line (6) minus Line (7))		\$0.00

7. Is The Claim Payable To The Claimant: ☒ YES ☐ NO (If "NO", explain in Remarks Section)

8. Certification by Claimant(s)

WARNING: If you knowingly or deliberately make false statements on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, you may not receive any of the amounts claimed on this form. I CERTIFY that this claim and supporting information are true and complete, that I have not submitted any other claim for the expenses listed and that I have not been paid for the expenses by any other source. My choice of fixed or actual moving expenses was based on the explanation by the Agency representative of the difference between these types of payments.

Signature(s) of Claimant(s)

Date

FOR AGENCY USE ONLY

Payment Action	Amount of Payment	Signature	Name (Type or Print)	Date
9. Recommended	\$0.00			
10. Approved				

MOVING AND RELATED EXPENSES (RESIDENTIAL)

Page 1 of 2

11. SUPPORTING DATA FOR STORAGE COSTS (Describe Property Stored in Remarks, or attach list.)																																																		
Date Moved to Storage	Date Moved from Storage	Item	Amount	FOR AGENCY USE ONLY																																														
Name and Address of Storage Company:		Monthly Rate for Storage:																																																
		# of Months in Storage:																																																
		Total Storage Costs: (Enter on Line (3) of Item 8A.)	\$0.00																																															
Should payment be made directly to storage company? <input type="checkbox"/> YES <input type="checkbox"/> NO																																																		
12. REMARKS:			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 5px;">13. PREVIOUS MOVING PAYMENTS</th> </tr> <tr> <th style="width: 60%; padding: 5px;">(a) Date</th> <th style="width: 40%; padding: 5px;">(b) Amount</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;">(1)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr><td style="padding: 5px;">(2)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr><td style="padding: 5px;">(3)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr><td style="padding: 5px;">(4)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr><td style="padding: 5px;">(5)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr><td style="padding: 5px;">(6)</td><td style="padding: 5px; text-align: right;">\$0.00</td></tr> <tr> <td style="padding: 5px;">(7) TOTAL:</td> <td style="padding: 5px; text-align: right;">\$0.00</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th colspan="2" style="text-align: center; padding: 5px;">FIXED MOVING PAYMENT SCHEDULE (CALIFORNIA)</th> </tr> <tr> <th colspan="2" style="text-align: center; padding: 5px;">DWELLING FURNISHED WITH YOUR OWN FURNITURE:</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;">1 Room</td><td style="padding: 5px; text-align: right;">\$625.00</td></tr> <tr><td style="padding: 5px;">2 Rooms</td><td style="padding: 5px; text-align: right;">\$800.00</td></tr> <tr><td style="padding: 5px;">3 Rooms</td><td style="padding: 5px; text-align: right;">\$1,000.00</td></tr> <tr><td style="padding: 5px;">4 Rooms</td><td style="padding: 5px; text-align: right;">\$1,175.00</td></tr> <tr><td style="padding: 5px;">5 Rooms</td><td style="padding: 5px; text-align: right;">\$1,425.00</td></tr> <tr><td style="padding: 5px;">6 Rooms</td><td style="padding: 5px; text-align: right;">\$1,650.00</td></tr> <tr><td style="padding: 5px;">7 Rooms</td><td style="padding: 5px; text-align: right;">\$1,900.00</td></tr> <tr><td style="padding: 5px;">8 Rooms</td><td style="padding: 5px; text-align: right;">\$2,150.00</td></tr> <tr><td style="padding: 5px;">each additional room</td><td style="padding: 5px; text-align: right;">\$225.00</td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th colspan="2" style="text-align: center; padding: 5px;">DWELLING NOT FURNISHED WITH YOUR OWN FURNITURE:</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;">1 Room</td><td style="padding: 5px; text-align: right;">\$400.00</td></tr> <tr><td style="padding: 5px;">each additional room</td><td style="padding: 5px; text-align: right;">\$65.00</td></tr> </tbody> </table>		13. PREVIOUS MOVING PAYMENTS		(a) Date	(b) Amount	(1)	\$0.00	(2)	\$0.00	(3)	\$0.00	(4)	\$0.00	(5)	\$0.00	(6)	\$0.00	(7) TOTAL:	\$0.00	FIXED MOVING PAYMENT SCHEDULE (CALIFORNIA)		DWELLING FURNISHED WITH YOUR OWN FURNITURE:		1 Room	\$625.00	2 Rooms	\$800.00	3 Rooms	\$1,000.00	4 Rooms	\$1,175.00	5 Rooms	\$1,425.00	6 Rooms	\$1,650.00	7 Rooms	\$1,900.00	8 Rooms	\$2,150.00	each additional room	\$225.00	DWELLING NOT FURNISHED WITH YOUR OWN FURNITURE:		1 Room	\$400.00	each additional room	\$65.00
13. PREVIOUS MOVING PAYMENTS																																																		
(a) Date	(b) Amount																																																	
(1)	\$0.00																																																	
(2)	\$0.00																																																	
(3)	\$0.00																																																	
(4)	\$0.00																																																	
(5)	\$0.00																																																	
(6)	\$0.00																																																	
(7) TOTAL:	\$0.00																																																	
FIXED MOVING PAYMENT SCHEDULE (CALIFORNIA)																																																		
DWELLING FURNISHED WITH YOUR OWN FURNITURE:																																																		
1 Room	\$625.00																																																	
2 Rooms	\$800.00																																																	
3 Rooms	\$1,000.00																																																	
4 Rooms	\$1,175.00																																																	
5 Rooms	\$1,425.00																																																	
6 Rooms	\$1,650.00																																																	
7 Rooms	\$1,900.00																																																	
8 Rooms	\$2,150.00																																																	
each additional room	\$225.00																																																	
DWELLING NOT FURNISHED WITH YOUR OWN FURNITURE:																																																		
1 Room	\$400.00																																																	
each additional room	\$65.00																																																	
ELIGIBLE MOVING AND RELATED EXPENSES INCLUDE: <ol style="list-style-type: none"> 1. Transportation of individuals, families and personal property from the displacement site to the replacement site, generally within 50 miles of your displacement dwelling. 2. Packing, crating, uncrating and unpacking of personal property. 3. Necessary charges for the removal and hookup of appliances, equipment and other items, not acquired by Agency. 4. Storage of the personal property in connection with relocation, for a period of up to 12 months. 5. Insurance of the personal property while moving and storing. 			INELIGIBLE MOVING AND RELATED EXPENSES INCLUDE: <ol style="list-style-type: none"> 1. Cost of moving any building, structure or other real property in which the claimant has ownership. 2. Interest on a loan to cover moving expenses. 3. Personal injury. 4. Any legal fee or other cost for preparing this claim, or for representing the claimant before the Agency. 5. Storage of personal property on real property owned or leased before the initiation of negotiations. 																																															

Claim for Rental or Downpayment Assistance Payment

PRIVACY ACT NOTICE: You are asked to provide this information to determine whether you are eligible to receive a Rental or Downpayment Assistance Payment. You are not required by law to furnish this information, but if you do not provide it, you may not receive this payment, or it may take longer to pay you. This information is being collected under the authority of the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and/or California Relocation Assistance Act.

INSTRUCTIONS: This claim form is for the use of families and individuals applying for a Rental or Downpayment Assistance Payment. A representative of the displacing Agency will help you complete the form and inform you of the information that you must provide in support of this claim. This claim may be adjusted by the displacing Agency as appropriate to make the payment allowed by law. If you are not satisfied with the Agency's determination, you may appeal that determination.

FOR AGENCY USE ONLY

Agency **Riverside County Economic Development Agency**
Project **Smart & Final State Street Expansion**

Case #

Program Rules
☐ Federal ☒ State ☐ Other

Claim # (if applicable)

1. Your Name(s) (you are the Claimant(s))

1a. Present Mailing Address(es) of Claimant(s)

1b. Telephone Number(s)

2. Have all members of the household moved to the same dwelling?
☒ YES ☐ NO (If "NO", explain in the Remarks Section.)

1c. Tax ID # of Claimant(s)

Dwelling	Address	When Did You Rent/Buy This Unit?	When Did You Move To This Unit?	When Did You Move Out Of This Unit?
3. Unit That You Moved From				
4. Unit That You Moved To				

5. COMPUTATION OF ☒ RENTAL ASSISTANCE/LAST RESORT HOUSING PAYMENT OR ☐ DOWNPAYMENT ASSISTANCE PAYMENT

ITEM	TO BE COMPLETED BY CLAIMANT	FOR AGENCY USE
(1) Monthly Housing Cost for Replacement Dwelling Unit to which you moved (From line (5), Column (c), item 13 on reverse)	\$0.00	
(2) Monthly Housing Cost for Comparable Replacement Dwelling (From line (5), Column (e), item 13 on reverse)	\$0.00	
(3) The lesser of Line (1) or Line (2) (If Claim is for Downpayment Assistance, enter amount from Line (2))		\$0.00
(4) Monthly Housing Cost for Dwelling Unit from which you were displaced (From line (5), Column (a), item 13 on reverse)	\$0.00	
(5) Claimant's Ability-To-Pay (From line (14), Column (a), item 14 on reverse)	\$0.00	
(6) The lesser of Line (4) or Line (5)		\$0.00
(7) Monthly Need (Line (3) minus Line (6))		\$0.00
(8) Total Amount of Rental Assistance/Last Resort Housing eligibility (Line (7) multiplied by number of months) Enter number of months here --		\$0.00
(9) Total Amount of Rental/Downpayment Assistance Payments Received to Date (from line (7) item 16 on reverse)		\$0.00
(10) Balance Amount of RAP/DAP Payment Eligibility (before this payment) (Line (8) minus Line (9))		\$0.00
(11) Amount Requested this Claim (Amount from line (10), or for LRA, line (7) times number of months) Enter number of months here --		\$0.00

6. RAP Balance (after this payment)
(Item 5 Line (10) minus Item 5 Line (11))

\$0.00

6a. Next Payment Amount (if any)

7. Certification by Claimant(s)
WARNING: If you knowingly or deliberately make false statements on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition you may not receive any of the amounts claimed on this form. I CERTIFY that this claim and supporting information are true and complete, that I have not submitted any other claim for the expenses listed and that I have not been paid for the expenses by any other source.

Signature(s) of Claimant(s) _____ Date: _____

FOR AGENCY USE ONLY

8. Effective Date of Eligibility for Relocation Assistance:		10. Payment To Be Made in: <input type="checkbox"/> Lump Sum or Installments every <input type="checkbox"/> months	
9. Date Replacement Dwelling found 'Decent, Safe and Sanitary':			
Payment Action	Amount of Payment	Signature	Name (Type or Print) Date
11. Recommended			
12. Approved			

Claim for Rental or Downpayment Assistance Payment

Page 1 of 2

Business, Nonprofit Organizations and Farm Operations

INSTRUCTIONS: This claim is for the use of displaced businesses, nonprofit organizations, and farm operations that elect to apply for a PAYMENT FOR ACTUAL REASONABLE MOVING AND REESTABLISHMENT EXPENSES, rather than apply for a FIXED PAYMENT. Please refer to your Notice of Eligibility or contact the Relocation Agent assigned to your case for any questions or assistance with this form. This information is being collected under the authority of the California Government Code, Section 7260, as amended.

FOR AGENCY USE ONLY

Agency	
Project	
Case #	
Program Rules <input type="checkbox"/> URA <input type="checkbox"/> FAA <input checked="" type="checkbox"/> State <input type="checkbox"/> Caltrans <input type="checkbox"/> Other: _____	Claim Serial Number

SECTION A: General

1. Name Under Which Claimant Conducts Operations	2. Claimant	Phone #
3a. Address From Which Claimant Moved	3b. Date First Occupied	3c. Date Move Started
4a. Replacement Address	4b. Date Move Completed	5. Is This a Final Claim?
	PENDING	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Type of Operation (Check One): <input checked="" type="checkbox"/> Business <input type="checkbox"/> Farm Operation <input type="checkbox"/> Nonprofit Operation	7. Type of Ownership (Check One): <input checked="" type="checkbox"/> Sole Proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Nonprofit Org.	

8. Computation of Payment

ITEM		AMOUNT CLAIMED	
1	Moving Expenses(from Section B)	\$0.00	
2	Reestablishment Expenses (\$10,000 maximum, from Section C)	\$0.00	
3	Reasonable Searching Expenses (Attach Schedule)	\$0.00	
4	Storage Expenses (Attach Schedule)	\$0.00	
5	Actual Direct Loss of Personal Property (Attach Schedule)	\$0.00	
6	Other Expenses (attach explanation or use Section D)	\$0.00	
7	Total Amount Claimed (add lines (1) through (6))	\$0.00	
8	Amount Previously Received for Expenses Claimed Here (If any)	\$0.00	
9	Amount Requested (Line (7) minus Line (8))	\$0.00	

9. Certification by Claimant(s)

WARNING: If you knowingly or deliberately make false statements on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition you may not receive any of the amounts claimed on this form.

I CERTIFY that this claim and supporting information are true and complete, that I have not submitted any other claim for the expenses listed and that I have not been paid for the expenses by any other source. My choice of type of payment was made on the basis of full explanation by the displacing City representative of the difference between the two types of payments available and the eligibility for each.

Signature(s) of Claimant(s) or Claimant(s) Agent	Title (Type or Print)	Date

Payment Action	Amount of Payment	Signature	Name (Type or Print)	Date
10. Recommended	\$0.00			
11. Approved				

Type of Work Performed (moving personal property, phone/utility reconnection, reprinting, etc.)		Name and Address of Contractor	Payment directly to Contractor?		AMOUNT CLAIMED	
			YES	NO		
(1)						
(2)						
(3)						
(4)						
(5)						
(6)						
(7)						
(8)						
(9)						
(10)						
(11)						
(12) TOTAL MOVING EXPENSES (Enter this amount on Line (1) of Section A, Item 8)						

	Type of Work Performed (repairs required by law or business operation, exterior signing, licenses/permits, etc)	Name and Address of Contractor	Payment directly to Contractor?		AMOUNT CLAIMED	FOR AGENCY USE ONLY
			YES	NO		
(1)						
(2)						
(3)						
(4)						
(6)						
(9)	Estimated increased cost of operation during the first two years (lease/rent, taxes, insurance, utilities)					
(10)	TOTAL REESTABLISHMENT EXPENSES (Add lines (1) through (9)) (Enter this amount, or \$10,000, whichever is less, on Line (2) of Item 8, Section A)					

--	--

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

RD A Resolution No. 2010-066

**APPROVAL TO ALLOCATE FUNDS FOR RELOCATION ASSISTANCE AND
BENEFITS FOR THE SMART AND FINAL STATE STREET EXPANSION PROJECT
Third Supervisorial District**

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

WHEREAS, the Riverside County Board of Supervisors adopted redevelopment plans, hereinafter the ("Plan") for Redevelopment Project Areas No. 1-1986, Jurupa Valley, Mid-county, Desert Communities and the 1-215 Corridor, ("Project Areas") and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the Project Area in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, Agency's proposed Smart and Final State Street Expansion Project (the "Project"), will assist in the implementation of the Plan for the Project Area and will help eliminate physical blighting conditions within the Project Area; and

WHEREAS, the Project is located within the Project Area; and

WHEREAS, the Agency must provide relocation assistance as required under Health and Safety Code Sections 33411, 33411.1 and the California Relocation Assistance Act of 1970; and

WHEREAS, the proposed Project will displace fourteen (14) households and six (6) businesses, who will be required to relocate into decent, safe and sanitary replacement dwellings; and

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

WHEREAS, based on the Agency's contracted relocation company's report, the

1 relocation cost is estimated to be approximately \$658,927 for the relocation of six (6)
2 businesses and fourteen (14) households; and

3 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
4 the Redevelopment Agency for the County of Riverside, State of California, in regular
5 session assembled on December 14, 2010, as follows:

6 1. That the Board hereby finds and declares that the above recitals are true
7 and correct.

8 2. That the Agency's relocation consultant, Paragon Partners LTD., has
9 estimated the relocation benefits to be approximately \$658,927 for the six (6)
10 businesses and fourteen (14) households tenants.

11 3. That the Board hereby allocates \$658,927 for relocation benefits and
12 assistance for the Smart and Final State Street Expansion Project.

13 ///

ROLL CALL:

14 ///

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley

15 ///

Nays: None

Absent: None

16
17 The foregoing is certified to be a true copy of a resolution duly
18 adopted by said Board of Supervisors on the date therein set forth.

19 KECIA HARPER-IHEM, Clerk of said Board

20 By: _____

Deputy