Assessed Valuation Appeals

There are currently 51 pending appeals within the Project Area. In order to estimate the potential reduction in assessed value that may occur as a result of these pending appeals, the fiscal consultant reviewed the historical averages for the number of appeals allowed and the amount of assessed value removed and then applied those averages to the currently pending appeals and estimated the number of pending appeals that may be allowed and the amount of assessed value that may be removed as a result of the pending appeals. Four of the Project Area's top ten taxpayers have pending appeals of their assessed value. See APPENDIX B – "FISCAL CONSULTANT'S REPORT."

Property Value by Land Use

Taxable values in the Project Area are diversified with residential property values making up 56.50% of all value. Industrial uses account for 16.7% of the Project Area taxable values and commercial uses account for 20.3%. Together, these four land use categories account for 93.5% of all taxable value in the Project Area.

The following table illustrates the land use of property within the entire Project Area and its assessed value.

TABLE A-2
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Redevelopment Project Area No. 1
Land Use
(Fiscal Year 2015-16)

Land Use	Secured AV	Pct of AV	Number of Parcels	Pct of Parcels	Acres[2]	Pct of Acres
Agricultural	$ 1,067,654	0.1%	4	0.1%	37	0.8%
Commercial	265,667,632	20.3	244	3.5	310	6.7
Industrial	219,376,806	16.7	86	1.2	278	6.0
Single-Family Residential	514,825,556	39.3	3,270	46.9	649	14.0
Condominiums	4,206,327	0.3	13	0.2	2	0.0
Other Residential	221,115,573	16.9	2,066	29.6	1,929	41.5
Vacant	81,714,466	6.2	1,256	18.0	1,410	30.3
Other	2,887,871	0.2	32	0.5	36	0.8
Total	$1,31,861,885	100.0%	6,971	100.0%	4,651	100.0%

(1) Valuations include homeowner's exemptions, which are restored by the Auditor prior to the calculation of tax increment.
(2) Acreage is estimated using tax roll data and information provided by the Agency.
Source: County Assessor, Urban Analytics.

The remaining area within the Project Area generally includes parcels which follow the major east/west arterial of Foothill Boulevard. Land use within this area are largely devoted to commercial and office uses with scattered sites of vacant land.

The Jurupa Valley Project Area

General. The Board adopted the Jurupa Valley Project Area on July 9, 1996, via Ordinance No. 763. The project area formation involved the merger of three existing redevelopment project areas, Project Areas Nos. 2-1986 (Mira Loma), which was amended twice for a total acreage of 3,856 acres; 2-1987 (Glen Avon and Rubidoux) at 635 acres; and 2-1989 (Pedley and Rubidoux), at an total of 1,354 acres. The Amendment and Merger which took place in 1996 included an addition of 10,750 acres of territory (the "Amendment Area") to the merged project areas. The Jurupa Valley Project Area is a single contiguous project area and is located in the northwest region of the County. The total acreage for the project area is 16,600 acres.

Mira Loma. Located in the northwestern-most portion of the County, the community of Mira Loma has evolved into a large-scale industrial center. This center includes 2,489 acres from the original project area, generally located north of State Route 60 and primarily industrial in nature. The Sub-Area also includes a portion of the Amendment Area which resulted in the addition of industrial land along Interstate 15 south of State Route 60. Numerous corporate warehouse/distribution and manufacturing firms have located large facilities in this Sub-Area, including Nestlé, Costco, Anheuser-Busch, Union Pacific and many others. Like much of the land in this region, warehouse distribution and industrial development have steadily replaced dairy farms and grape vineyards. Most of the land in the Sub-Area is zoned either commercial or industrial. The southwestern portion of the Sub-Area consists mostly of older single-family residences with scattered neighborhood commercial uses.

Rubidoux. The community of Rubidoux is an older community with a rich historical past dating back to the turn of the century. Rubidoux lies just west of the City of Riverside and is adjacent to State Route 60, which is one of two major arterials linking Riverside County to the larger Los Angeles region. The original project area included approximately 1,092 acres of commercial property primarily along two major thoroughfares: Mission and Rubidoux Boulevards. The Amendment Area added residential area outside the commercial core and included some heavy industrial areas along Market Street north of the commercial core. The commercial corridor along Mission Boulevard has been undergoing a comprehensive revitalization program administered by the Agency. Improvements included upgrades to the existing water system in order to meet fire flow requirements and to serve future development along the boulevard. Other program components include street improvements, landscaping, upgraded lighting and a façade improvement program. The residential areas in Rubidoux primarily contain low to moderate-income housing.

The industrial area in Rubidoux is located north of State Route 60 and a portion of the Jurupa Valley Project Area is within a state designated Recycling Market Development Zone/Enterprise Zone (RMDZ/EZ) called the Agua Mansa Enterprise Zone. The Enterprise Zone offers state tax credits to businesses and the Recycling Market Development Zone has a low-interest loan program for manufacturers of recycled products.

Glen Avon. The community of Glen Avon is located south of State Route 60 between Mira Loma and Rubidoux. Bisected by Mission Boulevard, Glen Avon consists mostly of residential and neighborhood commercial uses. The original project area included 120 acres in the commercial core of the area. The Amendment to the project area enabled the Agency to add a large amount of land extending west to Mira Loma and east to Rubidoux. Land uses consist of scattered residential and commercial development and some fallow agricultural land. It is expected that the central location between Mira Loma and Rubidoux should encourage new growth in Glen Avon.

Pedley. The community of Pedley contains a large portion of the newest housing stock in the Jurupa Valley Project Area . The original project area contained 777 acres along Limonite Avenue east of Van Buren Boulevard. The Amendment Area included an older residential area just west of Van Buren Boulevard. Both suburban and rural in character, the center of the community lies at the intersection of Van Buren Boulevard and Limonite Avenue adjacent to the Santa Ana River. This area is characterized by neighborhood commercial land uses and various types of housing product. The northern and southern portions of the community are designated for industrial development. However, most of the industrial parcels are smaller than those in Mira Loma. The area adjacent to the two heavily traveled roadways, Limonite Avenue and Van Buren Boulevard, has been recognized as having potential for future commercial development.

Largest Taxpayers in the Project Area

The Fiscal Consultant's Report shows the ten largest taxpayers in the Project Area. The Fiscal Consultant has identified the location by Sub-Area for each of the largest property tax payers. Teacher's Insurance Annuity Association is the largest property owner representing 2.68% of the assessed value of the Project Area, and the top ten assessees represent 15.89% of the Project Area's assessed value. See APPENDIX B "REPORT OF FISCAL CONSULTANT – Ten Largest Assessees."

Assessed Valuation

Assessed values within the Jurupa Valley Project Area have remained stable from Fiscal Years 2012-13 through 2014-15. Due to the impact of general economic stress in California, taxable values in the Project Area declined by 4.28% percent in 2010-11. The Project Area also experienced modest increases in incremental value of 1.53% for 2011-12 and 1.07% for 2012-13. Values increased for 2013-14 by 3.46%, by 3.38% in 2014-15 and by 6.20% in 2015-16. The base year value is 22% of the total taxable value in the Project Area for 2015-16. Table A-3 sets forth Project Area assessed valuation for the past five fiscal years.

TABLE A-3
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Jurupa Valley Project Area
Historical Assessed Values
(Fiscal Years 2011-12 through 2015-16)

Roll	2011-12	2012-13	2013-14	2014-15	2015-16
Secured					
- Land	$1,476,609,628	$1,462,567,092	$1,537,673,047	$1,595,815,400	$1,699,357,929
- Improvements	2,527,849,310	2,603,244,367	2,670,794,164	2,783,183,415	2,966,906,804
- Personal Property	50,739,174	49,347,849	48,772,240	45,572,309	52,114,063
- Exemptions	(84,601,582)	(80,248,613)	(87,840,358)	(88,788,027)	(89,523,327)
Secured Total	$3,970,596,530	$4,034,910,695	$4,169,399,093	$4,335,783,097	$4,628,855,469
Unsecured					
- Land	$ 142,959	$ 175,431	$ 7,124	$ 4,161	$ 1,047,361
- Improvements	210,894,209	210,581,631	219,250,970	212,077,737	208,431,324
- Personal Property	190,042,074	173,110,551	183,643,914	178,374,166	181,522,380
- Exemptions	10,107	(13,770)	(13,770)	0	21,230
Unsecured Total	$ 401,089,349	$ 383,853,843	$ 402,888,238	$ 390,456,064	$ 391,022,295
Utility					
- Land	$ 3,920,865	$ 3,930,271	$ 3,875,102	$ 3,695,025	$ 3,695,025
- Improvements	1,815,177	1,714,574	1,521,520	2,321,484	2,321,484
- Personal Property	46,601	41,128	33,319	44,528	44,528
- Exemptions	0	0	0	0	0
Utility Total	$ 5,782,643	$ 5,685,973	$ 5,429,941	$ 6,061,037	$ 6,061,037
Totals:	$4,377,468,522	$4,424,450,511	$4,577,717,272	$4,732,300,198	$5,025,938,801
Percent Change	1.53%	1.07%	3.46%	3.38%	6.20%
Plus: HOPTR AV	$ 31,600,263	$ 30,930,345	$ 30,478,862	$ 29,860,207	$ 29,543,091
Less: Base AV	1,104,611,835	1,104,611,835	1,104,611,835	1,104,611,835	1,104,611,835
Incremental AV:	$3,304,456,950	$3,350,769,021	$3,503,584,299	$3,657,548,570	$3,950,870,057
Incremental Revenue (1%)	$ 33,044,570	$ 33,507,690	$ 35,035,843	$ 36,575,486	$ 39,508,701

Source: County Assessor, Urban Analytics.

Assessed Valuation Appeals

There are currently 268 pending appeals within the Project Area. In order to estimate the potential reduction in assessed value that may occur as a result of these pending appeals, the fiscal consultant reviewed the historical averages for the number of appeals allowed and the amount of assessed value removed and then applied those averages to the currently pending appeals and estimated the number of pending appeals that may be allowed and the amount of assessed value that may be removed as a result of the pending appeals. Six of the Project Area's top ten taxpayers have pending appeals of their assessed value. See APPENDIX B – "FISCAL CONSULTANT'S REPORT."

Property Value by Land Use

Assessed values in the Project Area are diversified with single family residential property values making up 37.2% of all value. Industrial uses account for 39.5% of the Project Area assessed values and commercial uses account for 13.6%. Together, these four land use categories account for 90.30% of all taxable value in the Project Area.

The following table illustrates the land use of property within the entire Project Area and its assessed value.

TABLE A-4
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Jurupa Valley Project Area
Land Use
(Fiscal Year 2015-16)

Land Use	Secured AV[1]	Pct of AV	Number of Parcels	Pct of Parcels	Acres[2]	Pct of Acres
Agricultural	$ 3,534,087	0.1%	11	0.1%	46	0.3%
Commercial	628,835,505	13.6	636	4.6	922	5.6
Industrial	1,828,643,070	39.5	291	2.1	1,592	9.6
Single-Family Residential	1,370,015,554	29.6	8,440	61.2	2,375	14.3
Condominiums	86,739,086	1.9	314	2.3	5	0.0
Other Residential	262,397,638	5.7	1,578	11.4	8,209	49.04
Vacant	438,592,351	9.5	2,343	17.0	2,939	17.7
Other	10,098,178	0.2	179	1.3	512	3.1
Total	$4,628,855,469	100.0%	13,792	100.0%	16,600	100.0%

(1) Valuations include homeowner's exemptions, which are restored by the Auditor prior to the calculation of tax increment.
(2) Acreage is estimated using tax roll data and information provided by the Agency.
Source: County Assessor, Urban Analytics.

The remaining area within the Project Area generally includes parcels which follow the major east/west arterial of Foothill Boulevard. Land use within this area is largely devoted to commercial and office uses with scattered sites of vacant land.

The Mid-County Project Area

General. The Mid-County Project Area originally consisted of three project areas: Project Area Nos. 3-1986, 3-1987, and 3-1989. Project Area 3-1986 includes area in the communities of Garnet, Valle Vista, West Garnet, Homeland and Winchester; Project Area 3- 1987 includes portions of the community of North Hemet; and Project Area 3-1989 includes area within the community of Cabazon. The Board approved the original boundaries of the Project Area No. 3-1986 on December 23, 1986 via Ordinance No. 637; Project Area 3-1987 on December 22, 1987 via Ordinance No. 646; and, Project Area No. 3-1989 on July 11, 1989 via Ordinance No. 676.

In 1999, the project areas were merged and amended, adding approximately 1,307 acres to the Homeland Sub-Area (renamed Homeland/Green Acres). Both the amendment and merger were approved in May 1999, via Ordinances Nos. 785 and 786, respectively. On January 13, 2009, Amendment No. 2 to the Mid-County Project Area was adopted via Ordinance No. 887, and added 2,693 acres in the Garnet and West Garnet communities to the Sub-Area. The current project area is composed of approximately 9,721 acres.

Garnet. Garnet is located in the Fifth Supervisorial District, at the intersection of Interstate 10 and Indian Avenue, directly between Palm Springs and Desert Hot Springs and serves as an entry point for both cities. The community includes approximately 250 acres of underutilized properties. A portion of the Sub-Area is within Palm Springs city limits and a portion is within the Desert Hot Springs sphere of influence. Business in Garnet has traditionally focused on tourist commercial establishments, including auto service facilities. This focus has shifted toward quality industrial and commercial development as the surrounding area has changed. The recent development of business parks and freeway improvements makes the area ideal for future industrial and commercial development. Additional territory was added to the Garnet Sub-Area in January 2009, as part of Amendment No. 2.

Valle Vista. The Valle Vista Sub-Area includes 550 acres located along Highway 74 portions of which are located within the City of Hemet. The Sub-Area consists of commercial uses along the highway frontage; residential uses are located to the north and south of the commercial corridor. Highway 74 is the main route to numerous recreational opportunities offered by the San Jacinto Mountains, Lake Hemet, and Diamond Valley Lake. Growth potential for the area should also be enhanced by the Agency's recent infrastructure investments in the Sub-Area, such as road and water improvements. A new sheriff sub-station and library expansion have also been recently constructed.

West Garnet. The West Garnet Sub-Area consists of 144 acres located south of Interstate 10, is near the City of Palm Springs. The Sub-Area is located in a designated wind energy zone, which is the prevailing development in the area. Additional territory was added to the Sub-Area in January 2009 with the adoption of Amendment No. 2 to the Mid-County Project Area.

Homeland/Green Acres. The original Homeland Sub-Area included approximately 120 acres of land situated between the cities of Perris and Hemet. Amendment No. 1 enabled the Agency to add more territory from both the adjacent Homeland and Green Acres communities to the Sub-Area. The amended area is contiguous and is predominately residential in nature. The Sub-Area is bisected by Highway 74, one of two major east-west arterials in the region that connects with Interstate 215. Commercial land uses front Highway 74 and serve as the core of the community. Diamond Valley Lake is located south of the Sub-Area, and is Southern California's largest drinking water storage facility with 800,000 acre feet or 269 billion gallons of water storage. Numerous recreational opportunities have been made available, including but not limited to bicycling, hiking and equestrian trails, picnicking, camping, golfing, fishing, sailing, and special events. Access to the lake is from Highway 79, which runs south from Highway 74. As such, a large number of visitors are likely to travel through the Sub-Area.

Winchester. The Winchester Sub-Area is located between the cities of Temecula and Hemet and is bisected by Highway 79. The Sub-Area consists of approximately 30 acres of commercial property that fronts Highway 79 and serves as the core of the community. The Sub- Area was created in this small rural community in order to strengthen the commercial base in a single location, and to revitalize the service commercial and neighborhood commercial uses in this area. Highway 79 serves as a major north-south arterial through the Mid-County region and, as mentioned above, is the primary link between Interstate 215 and the Diamond Valley Lake. Plans are underway to widen this major thoroughfare in order to accommodate the anticipated growth from the reservoir and surrounding development.

North Hemet. Originally known as Project Area No. 3-1987, the Sub-Area of North Hemet was approved by the Board on December 22, 1987 via Ordinance No. 646. The Sub- Area is approximately 40 acres in size and is comprised of unincorporated County land and land incorporated by the City of Hemet. Generally, the Sub-Area contains commercial uses that face State Street, vacant and underutilized parcels north of Menlo Avenue and residences adjacent to Alessandro Avenue.

Cabazon. Originally called Project Area No. 3-1989, the Sub-Area of Cabazon was approved by the Board of July 11, 1989 pursuant to Ordinance No. 676. The community of Cabazon is located between the cities of Banning and Palm Springs and shares boundaries with the Morongo Indian Reservation to the north and southeast. The 4,598 acre Sub-Area is bisected by Interstate 10 which is the major east-west corridor linking the westernmost portion of the County with the desert region. The community contains both sloping and flat terrain and is surrounded by the spectacular peaks of the San Jacinto and San Gorgonio Mountains. The land uses in the Sub-Area consist of a large-scale commercial retail outlet (473,000 square feet) comprised of 120 stores, the popular dinosaur tourist stop with restaurants and hotels, and rural residential. Immediately east of the Sub-Area is the Morongo Band of Indians Casino and Hotel, which has increased tourism in the area.

Largest Taxpayers in the Project Area

The Fiscal Consultant's Report shows the ten largest taxpayers in the Project Area. The Fiscal Consultant has identified the location by Sub-Area for each of the largest property tax payers in the table below. CPV Sentinel, LLC is the largest property owner representing 39.95% of the assessed value of the Project Area, and the top ten assessees represent 58.67% of the Project Area's assessed value. See APPENDIX B "REPORT OF FISCAL CONSULTANT – Ten Largest Assessees." See also, "THE PROJECT AREAS – Largest Taxpayers in the Project Areas," for a discussion of assessed value of CPV Sentinel.

Assessed Valuation

Assessed values within Mid-County Project Area have remained stable from Fiscal Years 2012-13 through 2014-15. Due to the impact of general economic stress in California, taxable values in the Project Area declined by 4.27% percent in 2010-11. The Project Area also experienced additional decreases in incremental value of 1.04% for 2011-12 and 3.41% for 2012-13. Values increased for 2013-14 by 140%, as a result of CPV Sentinel being improved and placed on the Assessor's Roll, and by 9.61% in 2014-15. Assessed value in the Project Area decreased by 2.67% in 2015-16. The base year value is 36% of the total taxable value in the Project Area for 2015-16. Table A-5 sets forth Project Area assessed valuation for the past five fiscal years.

TABLE A-5
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
The Mid-County Project Area
Historical Assessed Values
(Fiscal Years 2011-12 through 2015-16)

Roll	2011-12	2012-13	2013-14	2014-15	2015-16
Secured					
- Land	$ 204,868,834	$ 188,744,523	$ 271,080,241	$ 276,976,828	$ 286,896,961
- Improvements	409,423,108	411,346,624	544,232,511	602,464,835	648,760,006
- Personal Property	4,257,829	1,336,179	3,310,996	4,700,116	4,283,861
- Exemptions	(22,833,637)	(30,195,586)	(36,203,085)	(37,382,636)	(38,216,226)
Secured Total	$ 595,716,134	$ 571,231,740	$ 782,420,663	$ 846,759,143	$ 901,724,602
Unsecured					
- Land	$ 128,496	$ 39,136,938	$ 0	$ 0	$ 0
- Improvements	39,327,644	25,709,675	40,670,529	43,262,332	47,000,917
- Personal Property	23,262,949	0	26,865,327	27,607,949	33,012,314
- Exemptions	21,000	0	0	0	0
Unsecured Total	$ 62,740,089	$ 64,846,613	$ 67,535,856	$ 70,870,281	$ 80,013,231
Utility					
- Land	$ 69,784	$ 5,741	$ 382,121	$ 8,702,121	$ 8,702,121
- Improvements	0	0	682,123,620	753,424,620	644,503,620
- Personal Property	0	0	0	0	0
- Exemptions	0	0	0	0	0
Utility Total	$ 69,784	$ 5,741	$ 682,505,741	$ 762,126,741	$ 653,205,741
Totals:	$ 658,526,007	$ 636,084,094	$1,532,462,260	$1,679,756,165	$1,634,943,574
Percent Change	-1.04%	-3.41%	140.92%	9.61%	-2.67%
Plus: HOPTR AV	$ 7,602,379	$ 7,342,753	$ 11,386,806	$ 11,110,126	$ 10,849,324
Less: Base AV	127,023,198	127,023,198	586,710,147	586,710,147	586,710,147
Incremental AV:	$ 539,105,188	$ 516,403,649	$ 957,138,919	$1,104,156,144	$1,059,082,751
Incremental Revenue (1%)	$ 5,391,052	$ 5,164,036	$ 9,571,389	$ 11,041,561	$ 10,590,828

Source: County Assessor, Urban Analytics.

Assessed Valuation Appeals

There are currently 35 pending appeals within the Project Area. In order to estimate the potential reduction in assessed value that may occur as a result of these pending appeals, the fiscal consultant reviewed the historical averages for the number of appeals allowed and the amount of assessed value removed and then applied those averages to the currently pending appeals and estimated the number of pending appeals that may be allowed and the amount of assessed value that may be removed as a result of the pending appeals. Two of the Project Area's top ten taxpayers have pending appeals of their assessed value. See APPENDIX B – "FISCAL CONSULTANT'S REPORT."

Property Value by Land Use

Assessed values in the Project Area are primarily agricultural and industrial making up 4.9% of assessed value. Commercial uses account for 40.4% and all residential uses account for 42.8% of project area assessed value.

The following table illustrates the land use of property within the entire Project Area and its assessed value.

TABLE A-6
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Mid-County Project Area
Land Use
(Fiscal Year 2015-16)

Land Use	Secured AV[1]	Pct of AV	Number of Parcels	Pct of Parcels	Acres[2]	Pct of Acres
Commercial	$364,519,674	40.4%	193	2.1%	263	2.7%
Industrial	43,918,678	4.9	36	0.4	423	4.3
Single-Family Residential						
Residential	233,199,020	25.9	2,404	26.0	348	3.6
Condominiums	6,702,652	0.7	95	1.0	1	0.0
Other Residential	146,046,366	16.2	2,230	24.1	3,886	39.9
Vacant	105,904,747	11.7	4,207	45.5	4,211	43.2
Other	1,433,465	0.2	90	1.0	608	6.2
Total	$901,724,602	100.0%	9,255	100.0%	9,740	100.0%

(1) Valuations include homeowner's exemptions, which are restored by the Auditor prior to the calculation of tax increment.
(2) Acreage is estimated using tax roll data and information provided by the Agency.
Source: County Assessor, Urban Analytics.

The remaining area within the Project Area generally includes parcels which follow the major east/west arterial of Foothill Boulevard. Land use within this area are largely devoted to commercial and office uses with scattered sites of vacant land.

Desert Communities Redevelopment Project Area

General. The Desert Communities Redevelopment Project Area originally contained two separate project areas known as Project Area No. 4 and 4-1987. The Board approved the original boundaries of Project Area No. 4 on December 23, 1986 pursuant to Ordinance No. 638. Project Area No. 4-1987 was approved by the Board on December 1, 1987 pursuant to Ordinance No. 647. On July 20, 1999, the Board approved the merger of both project areas with the Airports-1988 Project Area. The Airports-1988 project area was approved by the Board on December 19, 1988, pursuant to Ordinance No. 668 and consists of six general aviation airports.

The merged project area consists of nine Sub-Areas, encompassing approximately 27,588 acres. At the same time the merger was approved, the Board approved the addition of 408 acres of land to the Thousand Palms Sub-Area, which originally included approximately 285 acres in the community of Thousand Palms. Both the amendment and merger were approved via Ordinances Nos. 794 and 795, respectively. On January 13, 2009, Amendment No. 2 to the Desert Communities Redevelopment Project Area was adopted via Ordinance No. 886, and added 1,975 acres in the 100 Palms, Oasis, Mecca and North Shore communities to the Project Area. At present, the Project Area consists of six Sub-Areas, encompassing approximately 29,668 acres.

East Blythe. The East Blythe Sub-Area is comprised of 1,500 acres. A significant portion of the Sub-Area was annexed by the City of Blythe when it extended its city limits to the Colorado River. Approximately 89% of the Project Area tax increment is currently generated in the East Blythe Sub-Area.

Desert Center. The Desert Center Sub-Area contains approximately 375 acres in two non-contiguous areas located along Ragsdale and Kaiser Roads, adjacent to the Lake Tamarisk area. The Lake Tamarisk area is made up of residential and recreational uses. The Sub-Area is comprised of irregularly shaped areas, vacant and underutilized parcels. The southern Sub-Area is a combination of developed public and utility land.

Mecca. The Mecca Sub-Area is comprised of 350 acres and is located in the eastern Coachella Valley. Recent developments include the extension of water and sewer lines to the north of Mecca along Lincoln Street. These infrastructure extensions have allowed the development of affordable single-family housing projects including the Village at Mecca (91 units) and Las Serenas (87 units), as well as the 106 space Mecca Mobile Home Park, the 31 unit Chapultepec Apartments, and the 128 unit Las Mananitas migrant farm worker housing project. The Agency also has assisted with the 10-acre Mecca Migrant Farm Labor Village located on Avenue 63, east of Lincoln Street, and has constructed a health clinic, a library and a sheriff's station. Additional acreage was added to the Mecca Sub-Area in January 2009.

North Shore. The North Shore Sub-Area is a small residential and retirement community located on the northern end of the Salton Sea and is comprised of 54 acres. Additional Acreage was added to the North Shore Sub-Area in January 2009, expanding the possibility of future development.

Palm Desert. The Palm Desert Sub-Area is located adjacent to the city of Palm Desert and is primarily commercial and residential in nature. The Sub-Area is approximately 86 acres in size. Recent street improvements, traffic signalization and commercial and retail development in the Sub-Area have attracted new housing and commercial development.

Ripley. The Ripley Sub-Area is comprised of 830 acres and is located within a small, rural community that has low household incomes and high unemployment. The residents are predominately immigrant agricultural workers. The community's infrastructure (water and sewer) is antiquated and substandard, resulting in a lack of new residential and commercial development. A spur of the Atcheson, Topeka and Santa Fe Railroad runs through the northern part of the project area.

Thermal. The Thermal Sub-Area is comprised of 17,250 acres located in the eastern Coachella Valley, with approximately 1,600 acres of land located in the northeasterly portion of the Sub-Area being suitable for industrial development. The Sub-Area includes 1,800 acre Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport and previously Thermal Airport), a large general aviation facility. The Thermal Sub-Area is at the confluence of the spheres of influence of Coachella, La Quinta, and Indio. It is generally thought that the long-term improvement and development of the Jacqueline Cochran Regional Airport will constitute a major opportunity for the area, and that future industrial development would be enhanced by anticipated airport improvement activities. The Agency has engaged in a number of public infrastructure improvements, including streets, curbs, gutters, flood control, a community center, school facility improvements, and water system improvements.

Thousand Palms. The Thousand Palms Sub-Area was originally 285 acres in size. In July of 1999, the Board approved an amendment to allow for the addition of new territory to the Sub-Area. The total acreage of the Sub-Area is 693 acres. The Sub-Area is adjacent to Interstate 10 north of the city of Rancho Mirage. The Coachella Valley Enterprise Zone was recently extended into this area to encourage new businesses to the area through the provision of state tax credits.

100 Palms. The 100 Palms Sub-Area, was adopted in January 2009, and is located adjacent to the existing Thermal Sub-Area and Tribal lands. Land uses are represented by sporadic commercial and residential development, and vacant land.

Oasis. The Oasis Sub-Area was adopted in January 2009, and is located fairly close to the Salton Sea, and the area is also adjacent to Tribal lands, and can be characterized by sporadic commercial and residential development, as well as vacant land.

Airports. The Airports Sub-Area consists of six general aviation airports. The following is a brief description of each of the airports. All of the airports with the exception of Flabob Airport are owned by the County. It should be noted that the Jacqueline Cochran Regional Airport (formerly known as Desert Resorts Regional Airport, and previously Thermal Airport) is within the boundaries of the Thermal Sub-Area.

Blythe Airport. Blythe Airport is located in the Colorado River Valley in the easternmost part of the County. It is seven miles west of the city of Blythe along Interstate 10. The airport is owned by the County and leased to and operated by the city of Blythe.

Chiriaco Summit Airport. Chiriaco Summit Airport is located in the Coachella Valley and is immediately adjacent to Interstate 10. To the south of the airport are the Orocopia and Chocolate Mountains and the Salton Sea. To the north are the San Bernardino Mountains, Joshua Tree National Park and Eagle Mountain.

Desert Center Airport. Desert Center Airport is located north of Interstate 10 and east of State Highway 177. It is near the unincorporated communities of Desert Center and Lake Tamarisk.

Flabob Airport. Flabob Airport is located near the community of Rubidoux in the northwestern portion of the County. The airport is privately owned and operated.

French Valley Airport. French Valley Airport is located in the southwest portion of the County, adjacent to the communities of Temecula, Murrieta and Winchester. The airport is located adjacent to Highway 79 and is only minutes away from Interstates 15 and 215. The major runway was extended to enhance safety margins for aircraft utilizing the airport facility.

Hemet-Ryan Airport. Hemet-Ryan Airport is located in the San Jacinto Valley area of the County and provides convenient access to the mid-County region, including the cities of Hemet and San Jacinto and Diamond Valley Reservoir. Highways 74 and 79 provide easy access to the airport.

Largest Taxpayers in the Project Area

The Fiscal Consultant's Report shows the ten largest taxpayers in the Project Area. The Fiscal Consultant has identified the location by Sub-Area for each of the largest property tax payers. Coral Option 1 is the largest property owner representing 2.06% of the assessed value of the Project Area, and the top ten assessees represent 9.82% of the Project Area's assessed value. See APPENDIX B "REPORT OF FISCAL CONSULTANT – Ten Largest Assessees."

Assessed Valuation

Due to the impact of general economic stress in California, taxable values in the Project Area declined by 9.45% percent in 2010-11 and by 3.45% in 2011-12. Values increased for 2012-13 by 0.26% and then slightly decreased in 2013-14 by 0.21%. Growth in taxable values in the Project Area in 2014-15 was 7.24% and 5.39% in 2015-16. The base year value is 9.0% of the total taxable value in the Project Area for 2015-16. Table A-7 sets forth Project Area assessed valuation for the past five fiscal years.

TABLE A-7
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Desert Communities Redevelopment Project Area
Historical Assessed Values
(Fiscal Years 2011-12 through 2015-16)

Roll	2011-12	2012-13	2013-14	2014-15	2015-16
Secured [1]					
- Land	$ 921,843,736	$ 902,853,816	$ 903,642,309	$ 961,518,199	$1,032,449,906
- Improvements	1,352,772,344	1,364,109,301	1,374,565,402	1,456,064,656	1,550,464,803
- Personal Property	8,454,089	7,017,953	6,074,707	7,648,582	7,070,611
- Exemptions	(21,680,120)	(18,406,425)	(25,569,988)	(26,617,006)	(27,679,798)
Secured Total	$ 2,261,390,049	$ 2,255,574,645	$ 2,258,712,430	$2,398,614,431	$2,562,305,522
Unsecured					
- Land	$ 333,939	$ 48,446	$ 23,078	$ 23,078	$ 23,078
- Improvements	21,202,631	24,106,807	28,977,763	19,337,106	25,424,570
- Personal Property	49,701,389	59,701,501	46,135,424	88,209,388	49,891,186
- Exemptions	0	(773,217)	(1,590)	(3,351,513)	26,500
Unsecured Total	$ 71,237,959	$ 83,083,537	$ 75,134,675	$ 104,218,059	$ 75,365,334
Utility					
- Land	$ 91,320	$ 79,061	$ 79,061	$ 79,061	$ 79,061
- Improvements	0	0	0	0	0
- Personal Property	0	0	0	0	0
- Exemptions	0	0	0	0	0
Utility Total	$ 91,320	$ 79,061	$ 79,061	$ 79,061	$ 79,061
Totals:	$2,332,719,328	$2,338,737,243	$2,333,926,166	$2,502,911,551	$2,637,749,917
Percent Change	-3.45%	0.26%	-0.21%	7.24%	5.39%
Plus: HOPTR AV	$ 11,294,154	$ 11,001,119	$ 11,044,009	$ 10,985,310	$ 11,040,718
Less: Base AV	217,598,873	215,826,617	215,826,617	215,826,617	215,826,617
Incremental AV:	$2,126,414,609	$2,133,911,745	$2,129,143,558	$2,298,070,244	$2,432,964,018
Incremental Revenue (1%)	$ 21,264,146	$ 21,339,117	$ 21,291,436	$ 22,980,702	$ 24,329,640

(1) The table excludes sub-areas that did not generate tax increment in a given year. These excluded areas may vary by year. FY2015-16 figures exclude the following sub-areas that did not generate tax increment in that year: DCPA (North Shore), DCPA Amend 2 (100 Palms/Oasis).

Source: Riverside County Auditor-Controller; Urban Analytics, LLC.

Assessed Valuation Appeals

There are currently 126 pending appeals within the Project Area. In order to estimate the potential reduction in assessed value that may occur as a result of these pending appeals, the fiscal consultant reviewed the historical averages for the number of appeals allowed and the amount of assessed value removed and then applied those averages to the currently pending appeals and estimated the number of pending appeals that may be allowed and the amount of assessed value that may be removed as a result of the pending appeals. Three of the Project Area's top ten taxpayers have pending appeals of their assessed value. See APPENDIX B – "FISCAL CONSULTANT'S REPORT."

Property Value by Land Use

Taxable values in the Project Area are diversified with residential property values making up 64.5% of all value. Industrial uses account for 4.8% of the Project Area taxable values and commercial uses account for 9.9%. Together, these four land use categories account for 79.20% of all taxable value in the Project Area.

The following table illustrates the land use of property within the entire Project Area and its assessed value.

TABLE A-8
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Desert Communities Redevelopment Project Area
Land Use Statistics
(Fiscal Year 2015-16)

Land Use	Secured AV[1]	Pct of AV	Number of Parcels	Pct of Parcels	Acres[2]	Pct of Acres
Agricultural	$ 187,408,447	7.3%	408	4.6%	3,802	13.8%
Commercial	253,381,056	9.9	324	3.6	1,164	4.2
Industrial	122,270,368	4.8	101	1.1	131	0.5
Single-Family Residential	1,652,730,968	64.5	4,016	45.1	424	1.5
Condominiums	85,228	0.0	3	0.0	2	0.0
Other Residential	45,569,494	1.8	567	6.4	1,411	5.1
Vacant	240,720,810	9.4	3,125	35.1	3,213	11.6
Other	60,139,151	2.3	356	4.0	17,445	63.2
Total	$2,562,305,522	100.0%	8,900	100.0%	27,590	100.0%

(1) Valuations include homeowner's exemptions, which are restored by the Auditor prior to the calculation of tax increment. Table excludes the following sub-areas that did not generate tax increment in FY2014-15: DCPA (North Shore) and DCPA Amend 2 (100 Palms/Oasis).
(2) Acreage is estimated using tax roll data and information provided by the Agency.
Source: County Assessor, Urban Analytics.

The remaining area within the Project Area generally includes parcels which follow the major east/west arterial of Foothill Boulevard. Land use within this area are largely devoted to commercial and office uses with scattered sites of vacant land.

Interstate 215 Corridor Redevelopment Project Area

The Interstate 215 Corridor Project Area was originally comprised of two project areas: Project Areas Nos. 5-1986 and 5-1987. The Board approved Project Area No. 5 on December 23, 1986 via Ordinance No. 639, and it included five sub-areas: Calimesa, Highgrove, Lakeview, Mead Valley and Romoland. In November of 1998, the Board approved an amendment to the Project Area to include additional territory in the Highgrove Sub-Area. Approximately 843 acres were added immediately adjacent to the existing project area. Project Area No. 5-1987 consisted of one sub-area in the community of Mead Valley and was approved by the Board on December 1, 1987 via Ordinance No. 648. The Project Area was amended to include additional territory on June 27, 1989 via Ordinance No. 715.

Both project areas were amended and merged on July 25, 2002 via Ordinance No. 821 and 822, respectively. Approximately 1,392 acres were added to the Romoland Sub-Area. The Mead Valley Sub-Area was also expanded and included the addition of 3,200 acres. The amended areas of both sub-areas are contiguous with the existing sub-area boundaries.

In 2006, Amendment No. 1a and Amendment No. 1b were adopted in the Project Area. Amendment No. 1a was adopted on May 16, 2006, and added approximately 2,820 acres of territory in the communities of Lakeview/Nuevo to the I-215. Amendment No. 1b was adopted on May 2, 2006, and added 3,289 acres of additional territory in the communities of Sun City/Quail Valley into the Project Area. The total acreage for the Project Area is 15,830 acres.

Calimesa. The Calimesa Sub-Area is comprised of 170 acres located along Interstate 10 between Sandalwood drive and County Line Road. The Sub-Area primarily consists of commercial and light industrial uses. A number of residences can be found along the east and northeast parts of the area. This Sub-Area was transferred to the City of Calimesa in 1999.

Highgrove. The original Sub-Area contained 275 acres. On November 24, 1998, the Board approved an amendment to the Project Area to add approximately 843 acres to the Highgrove Sub-Area for a total of 1,118 acres. The area is characterized by older residential, neighborhood commercial and industrial development. Commercial development is primarily service-oriented serving the local community as well as the nearby cities of Riverside and Grand Terrace. Industrial development in the area began as a conglomeration of citrus packing facilities serving the citrus farms located at the east end of the community. Today many of these facilities have been converted into a variety of light manufacturing plants since the citrus industry has declined in the region. The Highgrove Sub-Area also includes Hunter park, one of the most prosperous industrial areas in Riverside County which is home to University of California, Riverside Technical Research Park.

Lakeview. The community of Lakeview is bisected by the Ramona Expressway and lies east of the City of Perris, west of the cities of Hemet and San Jacinto, and east of Lake Perris State Recreation Area. The Sub-Area includes about 100 acres characterized by older commercial and industrial uses. The community is nestled in a generally flat rural setting and ringed by the Lakeview Mountains to the southeast and the Bernasconi Hills to the northwest. Recreational opportunities include bicycling, hiking and equestrian trails, picnicking, camping, boating, fishing and swimming. Lakeview's rural and agricultural atmosphere, mild climate, and proximity to recreational opportunities are ideal for future large-lot residential development.

Mead Valley. The Sub-Area includes 6,563 acres along Interstate 215 between the cities of Riverside and Perris. The Sub-Area is bisected by Cajalco Road which is the major east-west arterial roadway through the community. The Sub-Area includes two large industrial specific plans and a community facilities district has funded all of the necessary infrastructure. The specific plans offer fully improved, ready to build lots from 1 to 40 acres. The Sub-Area primarily consists of large-lot residential development and industrial and commercial properties.

Romoland. The Romoland Sub-Area contains 1,939 acres located east of the City of Perris. As mentioned above, approximately 1,392 acres were added to the existing Project Area of 547 acres. The community offers prime freeway frontage with access and visibility from both Highway 74 and Interstate 215, and provides a good location for commercial and industrial uses. Romoland is characterized by older commercial and lower-income housing in the core of the community. Southern California Edison and Eastern Municipal Water District have regional facilities in the area. Romoland's rural atmosphere, mild climate, and proximity to recreational opportunities are fitting for in-fill and large-lot development. Portions of the sub-area are within the boundaries of the newly incorporated City of Menifee.

Lakeview/Nuevo. In 2006, the Agency amended the area and added 2,820 acres of land in the communities of Lakeview and Nuevo. The amendment area is primarily developed with single family residential homes and a small commercial area in the Nuevo area. There are opportunities for infill residential development throughout the area and there is a need for additional commercial development to serve the community.

Sun City/Quail Valley. The amendment area is composed of two sub-areas consisting of 3,289 acres in two non-contiguous areas in the Sun City and Quail Valley areas. The Quail Valley area consists of 2,039 acres and is located west of Interstate 215 and lies along Goetz Road between McCall Boulevard and Newport Road. It is primarily residential in nature with some small commercial uses. The Sun City Sub-Area consists of 1,250 acres and lies both east and west of Interstate 215 from Ethanac Road to just south of McCall Boulevard. The area is characterized by a large commercial area in the core of Sun City, commercial areas along Interstate 215 and both residential and industrial uses in the surrounding areas. Portions of the sub-area are located within the boundaries of the newly incorporated City of Menifee.

Largest Taxpayers in the Project Area

The Fiscal Consultant's Report shows the ten largest taxpayers in the Project Area. The Fiscal Consultant has identified the location by Sub-Area for each of the largest property tax payers in the table below. Inland Empire Energy Center is the largest property owner representing 9.33% of the assessed value of the Project Area, and the top ten assessees represent 21.28% of the Project Area's assessed value. See APPENDIX B "REPORT OF FISCAL CONSULTANT – Ten Largest Assessees."

Assessed Valuation

Assessed values within the Project Area have stabilized since the great recession. Due to the impact of general economic stress in California, taxable values in the Project Area declined by 6.50% percent in 2010-11. The Project Area also experienced a modest increase in incremental value of 3.25% percent for 2011-12 and a decrease in assessed value to 27.20% per cent for 2012-13. Values increased for 2013-14 and 2014-15 over 10%. Value increased in 2015-16 by 16.07%. The base year value is 45% of the total taxable value in the Project Area for 2015-16. Table A-9 sets forth Project Area assessed valuation for the past five fiscal years.

TABLE A-9
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Interstate 215 Corridor Redevelopment Project Area
Historical Assessed Values
(Fiscal Years 2011-12 through 2015-16)

Roll	2011-12	2012-13	2013-14	2014-15	2015-16
Secured [1]					
- Land	$ 861,014,206	$ 580,178,499	$ 774,814,173	$ 904,226,875	$1,137,958,789
- Improvements	1,097,382,721	765,833,769	979,803,613	1,354,707,082	1,647,072,818
- Personal Property	4,889,866	2,971,345	4,506,838	4,691,844	6,071,370
- Exemptions	(71,957,134)	(37,672,315)	(68,153,868)	(78,814,943)	(100,297,897)
Secured Total	$ 1,891,329,659	$ 1,311,311,298	$ 1,690,970,756	$ 2,184,810,858	$2,690,805,080
Unsecured					
- Land	$ 439,548	$ 584,197	$ 0	$ 0	$ 0
- Improvements	76,443,759	93,613,948	99,679,615	97,111,397	86,699,380
- Personal Property	91,061,347	107,011,604	93,885,519	96,410,749	90,199,190
- Exemptions	(59,343)	(350,000)	0	(47,800)	(44,047)
Unsecured Total	$ 167,885,311	$ 200,859,749	$ 193,565,134	$ 193,474,346	$ 176,854,523
Utility					
- Land	$ 13,554,862	$ 13,520,858	$ 13,520,858	$ 13,520,858	$ 13,614,728
- Improvements	798,480,000	564,599,000	427,299,000	351,799,000	282,099,000
- Personal Property	0	0	0	0	0
- Exemptions	0	0	0	0	0
Utility Total	$ 812,034,862	$ 578,119,858	$ 440,819,858	$ 365,319,858	$ 295,713,728
Totals:	$2,871,249,832	$2,090,290,905	$2,325,355,748	$2,743,605,062	$3,163,373,331
Percent Change	3.25%	-27.20%	11.25%	17.99%	16.07%
Plus: HOPTR AV	$ 25,892,907	$ 15,311,591	$ 18,954,430	$ 25,219,689	$ 31,187,144
Less: Base AV	1,067,164,071	426,006,823	773,125,603	1,067,164,071	1,408,197,360
Incremental AV:	$1,829,978,668	$1,679,595,673	$1,571,184,575	$1,701,660,680	$1,786,363,115
Incremental Revenue (1%)	$ 18,299,787	$ 16,795,957	$ 15,711,846	$ 17,016,607	$ 17,863,631

(1) The table excludes sub-areas that did not generate tax increment in a given year. These excluded areas may vary by year. FY2015-16 figures exclude the following sub-area that did not generate tax increment in that year: Highway 74 Communities.
Source: County Assessor, Urban Analytics.

Assessed Valuation Appeals

There are currently 167 pending appeals within the Project Area. In order to estimate the potential reduction in assessed value that may occur as a result of these pending appeals, the fiscal consultant reviewed the historical averages for the number of appeals allowed and the amount of assessed value removed and then applied those averages to the currently pending appeals and estimated the number of pending appeals that may be allowed and the amount of assessed value that may be removed as a result of the pending appeals. Four of the Project Area's top ten taxpayers have pending appeals of their assessed value. See APPENDIX B – "FISCAL CONSULTANT'S REPORT."

Property Value by Land Use

Taxable values in the Project Area are diversified with residential property values making up 54.7% of all value. Industrial uses account for 23.7% of the Project Area taxable values and commercial uses account for 7.0%. Together, these four land use categories account for 85.4% of all taxable value in the Project Area.

The following table illustrates the land use of property within the entire Project Area and its assessed value.

TABLE A-10
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Interstate 215 Corridor Redevelopment Project Area
Land Use Statistics
(Fiscal Year 2015-16)

Land Use	Secured AV(1)	Pct of AV	Number of Parcels(2)	Pct of Parcels	Acres(3)	Pct of Acres
Agricultural	$ 7,832,113	0.3%	25	0.1%	272	1.7%
Commercial	187,013,100	7.0	308	1.7	412	2.6
Industrial	638,002,578	23.7	200	1.1	666	4.2
Single-Family Residential	920,555,280	34.2	6,000	34.0	3,317	21.0
Condominiums	8,982,018	0.3	134	0.8	9	0.1
Other Residential	542,216,656	20.2	5,448	30.8	4,874	30.8
Vacant	384,775,559	14.3	5,469	31.0	6,025	38.1
Other	1,427,776	0.1	84	0.5	254	1.6
Total	$2,690,805,080	100.0%	17,668	100.0%	15,830	100.0%

(1) Valuations include homeowner's exemptions, which are restored by the Auditor prior to the calculation of tax increment.
(2) Table excludes the following sub-area that did not generate tax increment in FY2015-16: Highway 74 Communities
(3) Acreage is estimated using tax roll data and information provided by the Agency.
Source: County Assessor, Urban Analytics.

APPENDIX C

SUCCESSOR AGENCY
AUDITED FINANCIAL STATEMENTS FOR
FISCAL YEAR ENDED JUNE 30, 2014

APPENDIX D

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE

APPENDIX E

DTC AND THE BOOK ENTRY SYSTEM

The description that follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Bonds, payment of principal of, premium, if any, and interest on the Bonds to Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interests in the Bonds, and other related transactions by and between DTC, Participants and Beneficial Owners, is based on information furnished by DTC which the Successor Agency believes to be reliable, but the Successor Agency does not take responsibility for the completeness or accuracy thereof. The Successor Agency cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners either (a) payments of principal, premium, if any, and interest with respect to the Bonds or (b) certificates representing ownership interests in or other confirmation of ownership interests in the Bonds, or that they will so do on a timely basis or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be issued for each maturity (and each individual yield in the case of bifurcated maturities) of the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com; provided that nothing contained in such website is incorporated into this Official Statement.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Indenture. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit will agree to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Successor Agency as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Successor Agency or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Successor Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Successor Agency or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

The Successor Agency may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

NEITHER THE SUCCESSOR AGENCY NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS WITH RESPECT TO THE PAYMENTS OR THE PROVIDING OF NOTICE TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS OR THE SELECTION OF BONDS FOR REDEMPTION.

DTC (or a successor securities depository) may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Successor Agency. The Successor Agency, in its sole discretion and without the consent of any other person, may terminate the services of DTC (or a successor securities depository) with respect to the Bonds. The Successor Agency undertakes no obligation to investigate matters that would enable the Successor Agency to make such a determination. In the event that the book-entry system is discontinued as described above, the requirements of the Indenture will apply.

THE SUCCESSOR AGENCY AND THE UNDERWRITER CANNOT AND DO NOT GIVE ANY ASSURANCES THAT DTC, THE PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL, INTEREST OR PREMIUM, IF ANY, WITH RESPECT TO THE BONDS PAID TO DTC OR ITS NOMINEE AS THE REGISTERED OWNER, OR WILL DISTRIBUTE ANY REDEMPTION NOTICES OR OTHER NOTICES, TO THE BENEFICIAL OWNERS, OR THAT THEY WILL DO SO ON A TIMELY BASIS OR WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT. THE SUCCESSOR AGENCY AND THE UNDERWRITER ARE NOT RESPONSIBLE OR LIABLE FOR THE FAILURE OF DTC OR ANY PARTICIPANT TO MAKE ANY PAYMENT OR GIVE ANY NOTICE TO A BENEFICIAL OWNER WITH RESPECT TO THE BONDS OR AN ERROR OR DELAY RELATING THERETO.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Successor Agency deems reliable, but the Successor Agency takes no responsibility for the accuracy thereof.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Successor Agency or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Bonds are required to be printed and delivered as described in the Indenture.

The Successor Agency may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered as described in the Indenture and payment of interest to each Owner who owns of record $1,000,000 or more in aggregate principal amount of Bonds may be made to such Owner by wire transfer to such wire address within the United States that such Owner may request in writing for all Interest Payment Dates following the 15th day after the Trustee's receipt of such request.

APPENDIX F

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

APPENDIX G

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Successor Agency to the Redevelopment Agency for the County of Riverside (the "Agency") in connection with the issuance of $__________ aggregate principal amount of Successor Agency to the Redevelopment Agency for the County of Riverside 2015 Tax Allocation Housing Refunding Bonds, Series A (the "Bonds"). The Bonds are being issued pursuant to an Indenture of Trust, dated as of December 1, 2004, between the Agency and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), (the "2004 Indenture"), as amended, including as amended by that Sixth Supplement to Indenture dated as of __________, 2015 (the "Sixth Supplement," and together with the 2004 Indenture, the "Indenture"). The Agency covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Agency for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with Securities and Exchange Commission ("S.E.C.") Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Agency pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

"County" means the County of Riverside.

"Dissemination Agent" shall mean the Agency, or any successor Dissemination Agent designated in writing by the Agency and which has filed with the Agency a written acceptance of such designation.

"Holder" shall mean the person in whose name any Bond shall be registered.

"Listed Events" shall mean any of the events listed in Section 5(a) or 5(b) of this Disclosure Certificate.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at http://emma.msrb.org.

"Participating Underwriter" shall mean the original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The Agency shall, or shall cause the Dissemination Agent to, on ____________, 2015, and each December 31 thereafter, commencing with the report for the 2014-15 Fiscal Year, provide to the MSRB an

Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided, that the audited financial statements of the Agency may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. If the Agency's fiscal year changes, it shall give notice of such change in a filing with the MSRB. The Annual Report shall be submitted on a standard form in use by industry participants or other appropriate form and shall identify the Bonds by name and CUSIP number.

(b) Not later than fifteen (15) Business Days prior to said date, the Agency shall provide the Annual Report to the Dissemination Agent (if other than the Agency). If the Agency is unable to provide to the MSRB an Annual Report by the date required in subsection (a), the Agency shall send or cause to be sent to the MSRB a notice in substantially the form attached as Exhibit A or such other form as prescribed or acceptable to the MSRB.

(c) The Dissemination Agent shall (if the Dissemination Agent is other than the Agency), file a report with the Agency certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to the MSRB.

SECTION 4. Content of Annual Reports. The Agency's Annual Report shall contain or include by reference the following:

(a) Audited financial statements of the Agency for the preceding fiscal year either as a separate audit of the Agency or as a combined statement with the County's comprehensive audited financial report, prepared in accordance with generally accepted accounting principles and the laws of the state of California, including all statements and information prescribed for inclusion therein by the Governmental Accounting Standards Board. If the audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be provided to the MSRB in the same manner as the Annual Report when they become available.

To the extent not included in the audited financial statement of the Agency, the Annual Report shall also include the following:

(b) Principal amount of Bonds outstanding.

(c) Agency outstanding debt, including without limitation any Parity Debt and subordinate debt (including a description of date, amount, term, rating, insurance in the Fiscal Year to which the Annual Report pertains and of the amount of all Agency debt outstanding and payable with Housing Tax Revenues.

(d) Information regarding total historic assessed values and tax increment within the Project Areas, as set forth in Table 6 of the Official Statement of the Agency, dated __________, 2015 (the "Official Statement"), together with "Projected Housing Tax Revenues," and "Projected Debt Service Coverage" as shown in Table 12 of the Official Statement, if and to the extent provided to the Agency by the County.

(e) Information regarding the top ten (10) tax payers within the Project Areas, as set forth in Table 7 of the Official Statement, if and to the extent provided to the Agency by the County.

(f) Information regarding assessment appeals for the ten largest taxpayers as shown in Table 4 of the Official Statement if and to the extent provided to the Agency by the County.

(g) Information regarding assessment appeals for the Project Areas as shown in Table 3 of the Official Statement if and to the extent provided to the Agency by the County.

(h) Information regarding total historic assessed values and tax increment for each of the five Project Areas, in the form set forth in Table 6 of the Official Statement, if and to the extent provided to the Agency by the County.

Any or all of the items listed above may be set forth in one or a set of documents or may be included by specific reference to other documents, including official statements of debt issues of the Agency or related public entities, which have been available to the public on the MSRB's website. The Agency shall clearly identify each such other document so included by reference.

(i) An annual statement regarding the status of Riverside County's most recent policy regarding the advancement of annual tax delinquencies to the Riverside County Successor Agency's five redevelopment project areas otherwise referred to as the County's version of a "Teeter Plan."

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the Agency shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not later than ten business days after the occurrence of the event:

1. Principal and interest payment delinquencies;

2. Unscheduled draws on debt service reserves reflecting financial difficulties;

3. Unscheduled draws on credit enhancements reflecting financial difficulties;

4. Substitution of credit or liquidity providers, or their failure to perform;

5. Adverse tax opinions or issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701 TEB);

6. Tender offers;

7. Defeasances;

8. Rating changes; or

9. Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note: for the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law, in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(b) The Agency shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material, in a timely manner not later than ten business days after the occurrence of the event:

1. Unless described in paragraph 5(a)(5), other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;

2. Modifications to rights of Bondholders;

3. Optional, unscheduled or contingent Bond calls;

4. Release, substitution, or sale of property securing repayment of the Bonds;

5. Non-payment related defaults;

6. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; or

7. Appointment of a successor or additional trustee or the change of name of a trustee.

(c) Upon the occurrence of a Listed Event described in Section 5(a), or upon the occurrence of a Listed Event described in Section 5(b) which the Issuer determines would be material under applicable federal securities laws, the Agency shall within ten (10) Business Days of occurrence file a notice of such occurrence with the MSRB. Notwithstanding the foregoing, notice of the Listed Event described in subsection (b)(3) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Indenture.

SECTION 6. Format for Filings with MSRB. Any report or filing with the MSRB pursuant to this Disclosure Certificate must be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB.

SECTION 7. Termination of Reporting Obligation. The Agency's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the Agency shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

SECTION 8. Dissemination Agent. The Agency may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Agency pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Agency.

SECTION 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Agency may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5(a) or 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Agency shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Agency. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in a filing with the MSRB, and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

SECTION 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Agency from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice required to be filed pursuant to this Disclosure Certificate, in addition to that which is required by this Disclosure Certificate. If the Agency chooses to include any information in any Annual Report or notice in addition to that which is specifically required by this Disclosure Certificate, the Agency shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event or any other event required to be reported.

SECTION 11. Default. In the event of a failure of the Agency to comply with any provision of this Disclosure Certificate any Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Agency to comply with its obligations under this Disclosure Certificate; provided, that any such action may be instituted only in Superior Court of the State of California in and for the County of Riverside or in U.S. District Court in or nearest to the County. The sole remedy under this Disclosure Certificate in the event of any failure of the Agency to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Agency, the Dissemination Agent, the Participating Underwriter and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Date: __________, 2015.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

By ____________________________________

CONTINUING DISCLOSURE EXHIBIT A

FORM OF NOTICE TO THE MUNICIPAL SECURITIES RULEMAKING BOARD
OF FAILURE TO FILE ANNUAL REPORT

Name of Agency:	SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
Name of Bond Issue:	SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE 2015 TAX ALLOCATION HOUSING REFUNDING BONDS, SERIES A
Date of Issuance:	__________, 2015

NOTICE IS HEREBY GIVEN that the Agency has not provided an Annual Report with respect to the above-named Bonds as required by Section 4 of the Continuing Disclosure Certificate of the Agency, dated the Date of Issuance. [The Agency anticipates that the Annual Report will be filed by _____________.]

Dated:_______________

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

By _________[to be signed only if filed]_________

APPENDIX H

INFORMATION REGARDING THE COUNTY OF RIVERSIDE

GENERAL INFORMATION

Set forth below is certain information with respect to the County. Such information was prepared by the County except as otherwise indicated.

DEMOGRAPHIC AND ECONOMIC INFORMATION

Population

According to the State Department of Finance, Demographic Research Unit, the County's population was estimated at 2,308,441 as of January 1, 2015, representing an approximately 1.1% increase over the County's population as estimated for the prior year. For the ten year period of January 1, 2004 to January 1, 2014, the County's population grew by 25.6%. During this period, the cities of Eastvale, Jurupa Valley, Menifee and Wildomar incorporated, with a total population of 274,393 as of January 1, 2014. Currently, the growth in the County has tempered due to the economy and in recent years the County's population has grown at a rate close to the statewide average.

The following table sets forth annual population figures, as of January 1 of each year, for cities located within the County for each of the years listed:

COUNTY OF RIVERSIDE
POPULATION OF CITIES WITHIN THE COUNTY
(As of January 1)

CITY	2011	2012	2013	2014	2015
Banning	29,723	30,051	30,177	30,325	30,491
Beaumont	38,966	38,851	39,787	40,876	42,481
Blythe	20,063	20,440	19,609	18,992	18,909
Calimesa	7,910	8,022	8,096	8,231	8,353
Canyon Lake	10,606	10,721	10,771	10,826	10,901
Cathedral City	51,400	52,108	52,350	52,595	52,903
Coachella	41,339	42,030	42,795	43,633	43,917
Corona	153,047	154,985	156,864	159,132	160,287
Desert Hot Springs	27,277	27,721	27,835	28,001	28,134
Eastvale	54,090	55,770	57,266	59,185	60,633
Hemet	79,309	80,329	80,899	81,537	82,253
Indian Wells	4,990	5,050	5,083	5,137	5,194
Indio	76,817	78,298	81,415	82,398	84,201
Jurupa Valley	-	96,745	97,272	97,774	98,885
Lake Elsinore	52,294	53,183	55,444	56,718	58,426
La Quinta	37,688	38,190	38,412	39,032	39,694
Menifee	79,139	80,831	82,314	83,716	85,385
Moreno Valley	194,451	197,086	198,183	199,258	200,670
Murrieta	104,051	105,300	105,860	106,425	107,279
Norco	26,968	27,123	26,632	26,582	25,891
Palm Desert	48,920	49,619	49,962	50,417	51,053
Palm Springs	44,829	45,414	45,724	46,135	46,611
Perris	69,506	70,391	70,983	72,103	72,908
Rancho Mirage	17,399	17,556	17,643	17,745	17,889
Riverside	306,069	309,407	312,035	314,034	317,307
San Jacinto	44,421	44,937	45,229	45,563	45,895
Temecula	101,255	103,403	104,907	106,289	108,920
Wildomar	32,414	32,818	33,182	33,718	34,148
TOTALS					
Incorporated	1,754,009	1,876,494	1,896,729	1,916,377	1,939,618
Unincorporated	451,722	357,699	358,924	363,590	368,823
County-Wide	2,205,731	2,234,193	2,255,653	2,279,967	2,308,441
California	37,510,766	37,668,804	37,984,138	38,340,074	38,714,725

Source: State Department of Finance, Demographic Research Unit.

Effective Buying Income

"Effective Buying Income" is defined as personal income less personal tax and nontax payments, a number often referred to as "disposable" or "after-tax" income. Personal income is the aggregate of wages and salaries, other than labor-related income (such as employer contributions to private pension funds), proprietor's income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local, nontax payments fines, fees, penalties, etc.) and personal contributions to social security insurance and federal retirement payroll deductions. According to U.S. government definitions, the resultant figure is commonly known as "disposable personal income."

The following table summarizes the total effective buying income for the County and the State for the period 2011 through 2015:

RIVERSIDE COUNTY AND CALIFORNIA
TOTAL EFFECTIVE BUYING INCOME,
MEDIAN HOUSEHOLD EFFECTIVE BUYING INCOME AND
PERCENT OF HOUSEHOLDS WITH INCOMES OVER $50,000[(1)]

	Total Effective Buying Income[(2)]	Median Household Effective Buying Income	Percent of Households with Income over $50,000
2011			
Riverside County	$ 38,492,225	$44,253	43.07%
California	$801,393,028	$47,117	46.78%
2012			
Riverside County	$ 39,981,683	$44,116	42.91%
California	$814,578,458	$47,062	46.65%
2013			
Riverside County	$ 40,157,310	$43,860	42.39%
California	$864,088,828	$47,307	46.90%
2014			
Riverside County	$ 40,293,518	$44,784	43.84%
California	$858,676,636	$48,340	48.17%
2015			
Riverside County	$ 41,199,300	$45,576	44.79%
California	$901,189,699	$50,072	50.05%

(1) Estimated, as of January 1 of each year.
(2) Dollars in thousands.
Source: Nielsen Solution Center.

Personal Income

Personal Income is the income that is received by all persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance.

The personal income of an area is the income that is received by, or on behalf of, all the individuals who live in the area; therefore, the estimates of personal income are presented by the place of residence of the income recipients.

Total personal income in Riverside County increased by 73% between 2002 and 2013. The following tables summarize personal income for Riverside County for 2002 through 2013.

PERSONAL INCOME
Riverside County
2002-2013
(Dollars in Thousands)

Year	Riverside County	Annual Percent Change
2002	$43,976,839	5.4%
2003	47,637,097	8.3
2004	51,612,837	8.3
2005	55,892,377	8.3
2006	61,110,773	9.3
2007	64,194,014	5.0
2008	65,140,132	1.5
2009	63,652,627	(2.3)
2010	65,219,337	2.5
2011	69,757,415	7.0
2012	73,685,111	5.6
2013	76,289,477	3.5

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

The following table summarizes per capita personal income for Riverside County, California and the United States for 2002-2013. This measure of income is calculated as the personal income of the residents of the area divided by the resident population of the area.

PER CAPITA PERSONAL INCOME
Riverside County, State of California and the United States
2002-2013

Year	Riverside County	California	United States
2002	$26,066	$34,229	$31,800
2003	26,888	35,303	32,677
2004	27,801	37,156	34,300
2005	28,933	38,964	35,888
2006	30,368	41,623	38,127
2007	30,934	43,152	39,804
2008	30,876	43,608	40,873
2009	29,651	41,587	39,379
2010	29,612	42,282	40,144
2011	31,196	44,749	42,332
2012	32,534	47,505	44,200
2013	33,278	48,434	44,765

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Industry And Employment

The County is a part of the Riverside-San Bernardino Primary Metropolitan Statistical Area ("PMSA"), which includes all of Riverside and San Bernardino Counties. In addition to varied manufacturing employment, the PMSA has large and growing commercial and service sector employment, as reflected in the following table.

RIVERSIDE-SAN BERNARDINO-ONTARIO PMSA
ANNUAL AVERAGE EMPLOYMENT BY INDUSTRY[(1)]
(In Thousands)

INDUSTRY	2010	2011	2012	2013	2014
Agriculture	15.0	14.9	15.0	14.6	14.3
Construction	59.7	59.1	62.6	69.3	77.0
Finance Activities	41.0	39.9	40.8	42.0	42.7
Government	234.3	227.5	224.6	225.0	228.8
Manufacturing:	85.1	85.1	86.7	86.8	90.2
Nondurables	29.8	29.3	29.8	29.8	30.4
Durables	55.3	55.8	56.8	57.0	59.8
Natural Resources and Mining	1.0	1.0	1.2	1.2	1.3
Retail Trade	155.5	158.5	162.3	164.8	168.7
Professional, Educational and other Services	438.5	446.3	463.6	491.4	518.9
Transportation, Warehousing and Utilities	66.6	68.8	73.8	78.6	87.3
Wholesale Trade	48.6	49.0	52.1	56.0	59.0
Information, Publishing and Telecommunications	14.0	12.1	11.5	11.3	11.2
Total, All Industries	1,159.3	1,162.2	1,194.2	1,241.0	1,299.5

(1) The employment figures by industry which are shown above are not directly comparable to the "Total, All Industries" employment figures due to rounded data.
Source: State Employment Development Department, Labor Market Information Division, as of March 2014.

The following table sets forth the major employers located in the County as of 2014:

COUNTY OF RIVERSIDE
CERTAIN MAJOR EMPLOYERS
(2014)

Rank	Name of Business	Employees	Type of Business
1.	County of Riverside	19,916	County Government
2.	March Air Reserve Base	8,500	Military Reserve Base
3.	Stater Brothers Market	6,900	Supermarkets
4.	University of California, Riverside	5,514	University
5.	Kaiser Permanente Riverside Medical Center	5,270	Medical Center
6.	Pechanga Resort & Casino	4,500	Casino & Resort
7.	Corona Norco Unified School District	4,300	School District
8.	Walmart	4,068	Retail Stores
9.	Riverside Unified School District	4,000	School District
10.	Hemet Unified School District	3,572	School District

Source: County of Riverside 'Comprehensive Annual Financial Report' for the year ending June 30, 2014.

Unemployment statistics for the County, the State and the United States are set forth in the following table:

COUNTY OF RIVERSIDE
COUNTY, STATE AND NATIONAL UNEMPLOYMENT DATA

	2010	2011	2012	2013	2014	2015
County(1)	14.5%	13.7%	2.1%	10.3%	8.2%	6.6%
California(1)	12.4	11.8	10.4	8.9	7.5	6.7
United States(2)	9.6	8.9	8.1	7.4	6.2	5.5

(1) Data is not seasonally adjusted. The unemployment data for the County and State is calculated using unrounded data.
(2) Data is seasonally adjusted.
Source: State of California Employment Development Department Labor Market Information Division; U.S. Bureau of Labor Statistics

Commercial Activity

Commercial activity is an important factor in the County's economy. Much of the County's commercial activity is concentrated in central business districts or small neighborhood commercial centers in cities. There are five regional shopping malls in the County: Galleria at Tyler (Riverside), Hemet Valley Mall, Westfield Palm Desert Shopping Center, Moreno Valley Mall and the Promenade at Temecula. There are also two factory outlet malls (Desert Hills Factory Stores and Lake Elsinore Outlet Center) and over 200 area centers in the County.

The following table sets forth taxable transactions in the County for the years 2009 through 2013, the most recent year for which data is currently available:

COUNTY OF RIVERSIDE
TAXABLE SALES TRANSACTIONS
(In Thousands)

Year	Retail Permits	Retail Stores Taxable Transactions	Total Permits	Total Outlets Taxable Transactions
2009	29,829	$16,057,488	42,765	$22,227,877
2010	32,534	16,919,500	45,688	23,152,780
2011	33,398	18,576,285	46,886	25,641,497
2012	34,683	20,016,668	46,316	28,096,009
2013	33,391	21,306,774	46,805	30,065,467

Note: In 2009, retail permits expanded to include permits for food services.
Source: "Taxable Sales in California (Sales & Use Tax)," California State Board of Equalization.

Building and Real Estate Activity

The two tables below are a five-year summary of building permit valuations and new dwelling units authorized in the County (in both incorporated and unincorporated areas) since 2010.

COUNTY OF RIVERSIDE
BUILDING PERMIT VALUATIONS(1)
(In Thousands)

	2010	2011	2012	2013	2014
Valuation ($000):					
Residential	$1,079,637	$873,411	$1,079,405	$1,375,593	$1,621,751
Non-Residential	539,379	559,398	657,595	873,977	814,990
Total*	$1,619,016	$1,432,809	$1,737,000	$2,249,570	$2,436,741
Residential Units:					
Single Family	4,031	2,659	3,720	4,716	5,007
Multiple Family	526	1,061	909	1,427	1,931
Total	4,557	3,720	4,629	6,143	6,938

* Totals may not add to sums because of rounding.
Source: Construction Industry Research Board.

COUNTY OF RIVERSIDE
NUMBER OF NEW DWELLING UNITS

	2010	2011	2012	2013	2014
Single Family	4,031	2,676	3,455	4,671	5,007
Multi-Family	526	1,073	829	1,415	1,931
TOTAL	4,557	3,749	4,284	7,886	6,938

Source: Construction Industry Research Board for 2010 through 2011, California Homebuilding Foundation for 2012 through 2014.

The following table sets forth a comparison of annual median housing prices for Los Angeles County, Riverside County and Southern California for the years indicated.

COUNTY OF RIVERSIDE
COMPARISON OF MEDIAN HOUSING PRICES

Year	Los Angeles	Riverside	San Bernardino	Southern California[(1)]
2009	320,000	190,000	150,000	270,000
2010	335,000	200,000	155,000	290,000
2011	315,000	195,000	150,000	280,000
2012	330,000	210,000	163,000	300,000
2013	411,000	259,000	205,000	370,000
2014	455,000	293,000	240,000	410,000

(1) Southern California is comprised of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura Counties.
Source: MDA DataQuick Information Systems.

The following table sets forth a comparison of home and condominium foreclosures recorded in Los Angeles County, Riverside County, San Bernardino County and Southern California for the years indicated.

COUNTY OF RIVERSIDE
COMPARISON OF HOME FORECLOSURES

Year	Los Angeles	Riverside	San Bernardino	Southern California[(1)]
2009	29,943	25,309	19,560	100,106
2010	26,827	20,598	16,757	86,853
2011	25,597	17,383	14,181	77,105
2012	15,271	10,657	9,262	47,347
2013	6,469	4,191	4,088	19,470
2014	4,566	2,912	2,984	13,787

(1) Southern California is comprised of Los Angeles, Orange, San Diego, Riverside, San Bernardino and Ventura Counties.
Source: MDA DataQuick Information Systems.

Agriculture

Agriculture remains an important source of income in the County. Principal agricultural products are milk, eggs, table grapes, grapefruit, nursery, alfalfa, bell peppers, dates, lemons and avocados.

Four areas in the County account for the major portion of agricultural activity: the Riverside/Corona and San Jacinto/Temecula Valley Districts in the western portion of the County, the Coachella Valley in the central portion and the Palo Verde Valley near the County's eastern border.

The value of agricultural production in the County for 2009 through 2013 is presented in the following table:

COUNTY OF RIVERSIDE
VALUE OF AGRICULTURAL PRODUCTION

	2009	2010	2011	2012	2013
Citrus Fruits	$ 101,652,000	$ 140,500,922	$ 119,942,513	$ 125,711,000	$ 142,404,000
Trees and Vines	191,682,600	164,993,960	232,649,262	217,214,000	232,536,000
Vegetables, Melons, Misc.	221,286,700	292,002,337	278,628,295	286,234,000	340,407,000
Field and Seed Crops	69,699,800	81,328,229	149,198,052	147,352,000	154,582,000
Nursery	206,499,900	169,341,300	200,154,964	190,878,000	191,215,000
Apiculture	5,017,600	4,631,700	4,844,400	4,983,000	4,715,000
Aquaculture Products	5,243,900	4,921,700	4,808,250	4,205,000	2,262,000
Total Crop Valuation	$ 801,082,500	$ 857,720,148	$ 990,225,736	$ 976,577,000	$1,068,121,000
Livestock and Poultry Valuation	214,672,800	235,926,225	292,030,380	276,553,000	259,683,000
Grand Total	$1,015,755,300	$1,093,646,373	$1,282,256,116	$1,253,130,000	$1,327,804,000

Source: Riverside County Agricultural Commissioner

Transportation

Several major freeways and highways provide access between the County and all parts of Southern California. State Route 91 extends southwest through Corona and connects with the Orange County freeway network in Fullerton. Interstate 10 traverses most of the width of the County, the western-most portion of which links up with major cities and freeways in Los Angeles County and the southern part of San Bernardino County, with the eastern part linking to the County's desert cities and Arizona. Interstate 15 and 215 extend north and then east to Las Vegas, and south to San Diego. State Route 60 provides an alternate (to Interstate 10) east-west link to Los Angeles County.

Currently, Metrolink provides commuter rail service to Los Angeles, San Bernardino and Orange Counties from several stations in the County. Transcontinental passenger rail service is provided by Amtrak with stops in Riverside and Indio. Freight service to major west coast and national markets is provided by two transcontinental railroads -- Union Pacific Railroad and the Burlington Northern and Santa Fe Railway Company. Truck service is provided by several common carriers, making available overnight delivery service to major California cities.

Transcontinental bus service is provided by Greyhound Lines. Intercounty, intercity and local bus service is provided by the Riverside Transit Agency to western County cities and communities. There are also four municipal transit operators in the western County providing services within the cities of Banning, Beaumont, Corona and Riverside. The SunLine Transit Agency provides local bus service throughout the Coachella Valley, service the area from Desert Hot Springs to Oasis and from Palm Springs to Riverside. The Palo Verde Valley Transit Agency provides service in the far eastern portion of the County (City of Blythe and surrounding communities).

The County seat, located in the City of Riverside, is within 20 miles of the Ontario International Airport in neighboring San Bernardino County. This airport is operated by Los Angeles World Airports, a proprietary department of the City of Los Angeles. Four major airlines schedule commercial flight service at Palm Springs Regional Airport. County-operated general aviation airports include those in Thermal, Hemet, Blythe and French Valley. The cities of Riverside, Corona, and Banning also operate general aviation airports. There is a military base at March Air Reserve Base, which converted from an active duty base to a reserve-only base on April 1, 1996. The March AFB Joint Powers Authority (the "JPA"), comprised of the County and the Cities of Riverside, Moreno Valley and Perris, is responsible for planning and developing joint military and civilian use. The JPA has constructed infrastructure improvements, entered into leases with private users and initialized a major business park project.

Education

There are four elementary school districts, one high school district, eighteen unified (K-12) school districts and four community college districts in the County. Ninety-five percent of all K-12 students attend schools in the unified school districts. The three largest unified school districts are Corona-Norco Unified School District, Riverside Unified School District and Moreno Valley Unified School District.

There are seven two-year community college campuses located in the communities of Riverside, Moreno Valley, Norco, San Jacinto, Menifee, Coachella Valley and Palo Verde Valley. There are also three universities located in the City of Riverside -- the University of California, Riverside, La Sierra University and California Baptist University.

Environmental Control Services

Water Supply. The County obtains a large part of its water supply from groundwater sources, with certain areas of the County, such as the City of Riverside, relying almost entirely on groundwater. As in most areas of Southern California, this groundwater source is not sufficient to meet countywide demand and the County's water supply is supplemented by imported water. At the present time, imported water is provided by Metropolitan Water District from the Colorado River via the Colorado River Aqueduct and the State Water Project via the Edmund G. Brown California Aqueduct. In the Southwest area of the County, 80% of the water supply is imported.

At the regional and local level, there are several water districts that were formed for the primary purpose of supplying supplemental water to the cities and agencies within their areas. The Coachella Valley Water District, the Western Municipal Water District and the Eastern Municipal Water District are the largest of these water districts in terms of area served. The San Gorgonio Pass Water Agency, Desert Water Agency, Palo Verde Irrigation District and Rancho California Water District also provide supplemental water to cities and agencies within the County.

The uncertainty associated with long-term water supply is a major concern of local and regional water agencies in California, especially southern California, which has been exacerbated due to the recent drought. The governor and the state legislature have been engaged in discussions to develop a comprehensive, state-wide water supply, storage and conveyance solution. However, no assurance can be made that a sustainable solution will be achieved within a reasonable timeframe.

Consequently, the Board of Supervisors adopted Ordinance 859.2 -Water Efficient Landscaping Ordinance, which conforms to AB 1881. AB 1881 requires that measures be taken to assure the maintenance and protection of natural resources (water) by requiring that the resources be conserved through the implementation of water efficient landscape practices for new developments. As an added measure, the Board of Supervisors amended Policy H-25 requiring the retrofit of public buildings to conform to the requirements of Ordinance 859.2.

Flood Control. Primary responsibility for planning and construction of flood control and drainage systems within the County is provided by the Riverside County Flood Control and Water Conservation District and the Coachella Valley Water District, Storm Water Unit.

Sewage. There are 18 wastewater treatment agencies in the County's Santa Ana River region and nine in the County's Colorado River Basin region. Most residents in rural areas of the County which are unsewered rely upon septic tanks and leach fields for sewage disposal.

APPENDIX I

STATE DEPARTMENT OF FINANCE DETERMINATION LETTER APPROVING THE BONDS