

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 9/15/15

126

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Successor Agency to the Redevelopment Agency

SUBMITTAL DATE:
 September 2, 2015

SUBJECT: Approval of the Amended Long-Range Property Management Plan, All Districts, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2015-010, approving the amended Long-Range Property Management Plan (LRPMP);
2. Find that the approval of the amended Long Range Property Management Plan is exempt from the California Environmental Quality Act pursuant to Section 15061 (b) (3).
3. Authorize staff to submit the amended Long Range Property Management Plan to the Oversight Board for approval; and

(Continued)

Alex Gann

Alex Gann
 Deputy County Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2015/2016

C.E.O. RECOMMENDATION: APPROVE

BY: *George A. Johnson*
 George A. Johnson

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS OF THE SUCCESSOR AGENCY TO
 THE REDEVELOPMENT AGENCY**

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved pending final action by the oversight board.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: September 15, 2015
 xc: E.O., Recorder

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

4-1

Prev. Agn. Ref.:

District: ALL

Agenda Number:

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Successor Agency to the Redevelopment Agency

FORM 11: Approval of the Amended Long-Range Property Management Plan, All Districts, [\$0]

DATE: September 2, 2015

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Direct the Clerk of the Board to file the Notice of Exemption upon approval by the Oversight Board.

BACKGROUND:

Summary

The Agency originally submitted the LRPMP to the Department of Finance (DOF) on October 1, 2014. After initial DOF review, in May 2015, DOF notified the Successor Agency that the properties identified for transfer for governmental use are not developed and therefore do not qualify for that category, pursuant to HSC Section 34181. The properties in question are listed below:

Property	APN
Lakeland Village Property	371-210-028
In Fill Housing – Rubidoux	177-051-001 thru 003
Wallace Street Surplus Property	181-111-015
In Fill Housing – Mission Plaza	181-030-011
In Fill Housing – North Hemet	443-050-006
North Shore First Station Relocation Property	723-222-003, 002
Future Thermal Library Property	757-062-003
Future Oasis Fire Station Property	749-160-012
Mecca Triangle Park	727-184-036
Mecca Comfort Station	727-193-047, 727-193-013, 727-193-046, 727-193-038
Mecca Fire Station Surplus Property	727-193-041, 727-193-028, 727-193-027
Mecca Roundabout Surplus Property	727-161-025, 727-161-026, 727-161- 028, 727-161-027, 727-161-030
Lakeview/Nuevo Surplus Property	426-180-020

In lieu of transfer, the Successor Agency is requesting for these properties to be placed in the “retain for future development” category.

In accordance with the requirements of Health and Safety Code Section 34180 (f), staff is prepared to reach a compensation agreement with the affected taxing entities for those properties for future development activities. The Agency will provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

In addition, DOF directed the Successor Agency to conduct appraisals on all properties. The appraisal of all properties were undertaken by a certified appraiser, and the values are shown in each property profile.

The attached amended LRPMP shows that the Agency is the owner of record of 87 Assessor Parcel Numbers, amounting to approximately 639 acres of land. The table below shows a summary of the use and disposition strategy for the parcels, based on the permissible categories as set forth in Health and Safety Code Section 34191.5.

(Continued)

Successor Agency to the Redevelopment Agency for the County of Riverside Summary of Properties		
	7 of Assessor Parcel Number(s)	Approximate Acres
Future Development	24	20
Enforceable Obligation	5	15
Total	29	35

The Agency received its Finding of Completion (FOC) from the State Department of Finance (DOF) on April 18, 2014. Pursuant to Health and Safety Code Section 34191.5, six months after receiving the FOC from the DOF, the Agency submitted its LRPMP to the Oversight Board and DOF for review and approval October 2014.

Impact on Citizens and Businesses

Pursuant to the Redevelopment Dissolution Law, the net proceeds from the sale of the identified disposal properties will be distributed to taxing entities, including school districts, special districts and the County. Additionally, the properties retained for future development will provide positive economic benefits to those affected taxing entities from the development of the properties.

- Attachments:
 Resolution
 Amended Long Range Property Management Plan



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Karen Barton, Board Assistant
Clerk of the Board

FROM: Cheryl Mahayni, Secretary
EDA Liaison to the Clerk of the Board

DATE: September 22, 2015

SUBJECT: Directive Motion on Minute Order 4-1: Successor Agency to the Redevelopment Agency: Adoption of Successor Agency Resolution 2015-10, Approving the Amended Long-Range Property Management Plan (LRPMP); CEQ Exempt, from September 15, 2015 Board

This is to advise, that Vincent Yzaguirre, EDA Deputy Director and Monica Tlaxcala, Real Property Agent, had a meeting with Anita Willis, Assistant County Counsel, and she advised that it was not required to have a Notice of Exemption for this Amendment to Lease as there was one provided in the initial project lease that was approved by Minute Order 4-5 from September 9, 2014.

We apologize for having added Motion 4: Directing the Clerk of the Board to file Notice of Exemption upon approval by the Oversight Board, when this was not necessary.

Thank you for your time and efforts.

1 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

2 **SUCCESSOR AGENCY**

3
4 **RESOLUTION NO. 2015-010**

5 **Resolution of the Successor Agency to the Redevelopment Agency for the County of**
6 **Riverside Approving the Amended Long-Range Property Management Plan (LRPMP)**
7 **and Authorizing transmittal to the Oversight Board**

8
9 **WHEREAS**, the County of Riverside serves as the Successor Agency to the former
10 Redevelopment Agency ("Agency") pursuant to Assembly Bill x1 26 ("Redevelopment
11 Dissolution Act") and Assembly Bill AB 1484 as codified in the California Health and Safety
12 Code;

13 **WHEREAS**, AB 1484 was enacted in June 2012, requiring all successor agencies for
14 the former redevelopment agencies that owned property at the time of the dissolution in 2011
15 to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition
16 and use of the identified real properties vested under the former redevelopment agency for
17 consideration by the Oversight Board and the Department of Finance ("DOF") for purposes of
18 administering the winding down of redevelopment activity;

19 **WHEREAS**, Pursuant to Health and Safety Code Section 34191.5 (c), the Long-Range
20 Property Management Plan shall include an inventory of all properties owned by the former
21 Redevelopment Agency for the County of Riverside at the time of dissolution, and provide
22 recommendations for appropriate means of disposal and use of each parcel as identified in the
23 Plan;

24 **WHEREAS**, the Successor Agency received it's Finding of Completion (FOC) from the
25 DOF on April 18, 2014;

26 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5 (b) the LRPMP was
27 submitted to the Oversight Board on September 18, 2014 and to the and DOF October 1, 2014;

1 **WHEREAS**, the DOF requested clarification regarding certain properties and a change
2 in the permissible use for those properties under the Governmental Use category;

3 **WHEREAS**, the Agency desires to approve the Amended Long-Range Property
4 Management Plan and transmit it to the Oversight Board and the DOF as required.

5 **NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT**
6 **AGENCY FOR THE COUNTY OF RIVERSIDE DOES HEREBY RESOLVE AS FOLLOWS:**

7 **Section 1. Recitals.** The Recitals set forth above are true and correct and incorporated
8 herein by reference.

9 **Section 2. Approval of the Amended Long-Range Property Management Plan.** The
10 Successor Agency hereby approves and adopts the Amended Long-Range Property
11 Management Plan, in substantially the form attached hereto as Exhibit A, as required by Health
12 and Safety Code Section 34191.5.


13 **Section 3. Transmittal to Appropriate Agencies.** The Deputy County Executive
14 Officer is hereby authorized and directed to transmit a copy to the Oversight Board for
15 approval.

16
17 ROLL CALL:

18 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
19 Nays: None
20 Absent: None

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

23 KECIA HARPER-IHEM, Clerk of said Board

By  Deputy

FORM APPROVED COUNTY COUNSEL 9/3/15
BY: GREGORY P. BRIDGES

EXHIBIT A

**AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE**

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AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN



SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE

September 15, 2015

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1 Department of Finance Worksheet – Property Inventory	
2 Restricted Appraisal Report	

INTRODUCTION

Assembly Bill 1484 (AB 1484), was enacted in June 2012, requiring all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to prepare a Long Range Property Management Plan (Plan). This Plan governs and sets forth the disposition and use of properties held by the Successor Agency to the Redevelopment Agency for the County of Riverside.

EXECUTIVE SUMMARY

The Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) has identified all real property assets vested to the former Redevelopment Agency for the County of Riverside (Former RDA) and has provided its recommendations for appropriate means of transfer and disposal of each parcel. Over the years, the Former RDA acquired the properties included in the Land Inventory in an effort to redevelop and revitalize certain communities within the five different Project Areas in Riverside County.

With the approval of the Successor Agency and Oversight Board, all of the properties have been determined to be used or disposed based on the following categories:

- 1) Retain property for governmental use;
- 2) Retain property for future development;
- 3) Sale of the property; or
- 4) Retain property to fulfill an Enforceable Obligation

The Successor Agency is the owner of record of 85 parcels and approximately 639 acres of land. Twenty-five (25) properties have been identified as parcels to be transferred to a governmental agency for governmental uses serving the community. Fifty-eight (58) properties are designated for sale pursuant to current legal requirements, and two (2) properties are designated to be retained due to the existence of an enforceable obligation.

Successor Agency to the Redevelopment Agency for the County of Riverside Summary of Properties		
	# of Assessor Parcel Number(s)	Approximate Acreage
Governmental Use Parcels	25	20
Sale of Property	58	604
Enforceable Obligation	2	15
Total	85	639 acres

REDEVELOPMENT AGENCY BACKGROUND

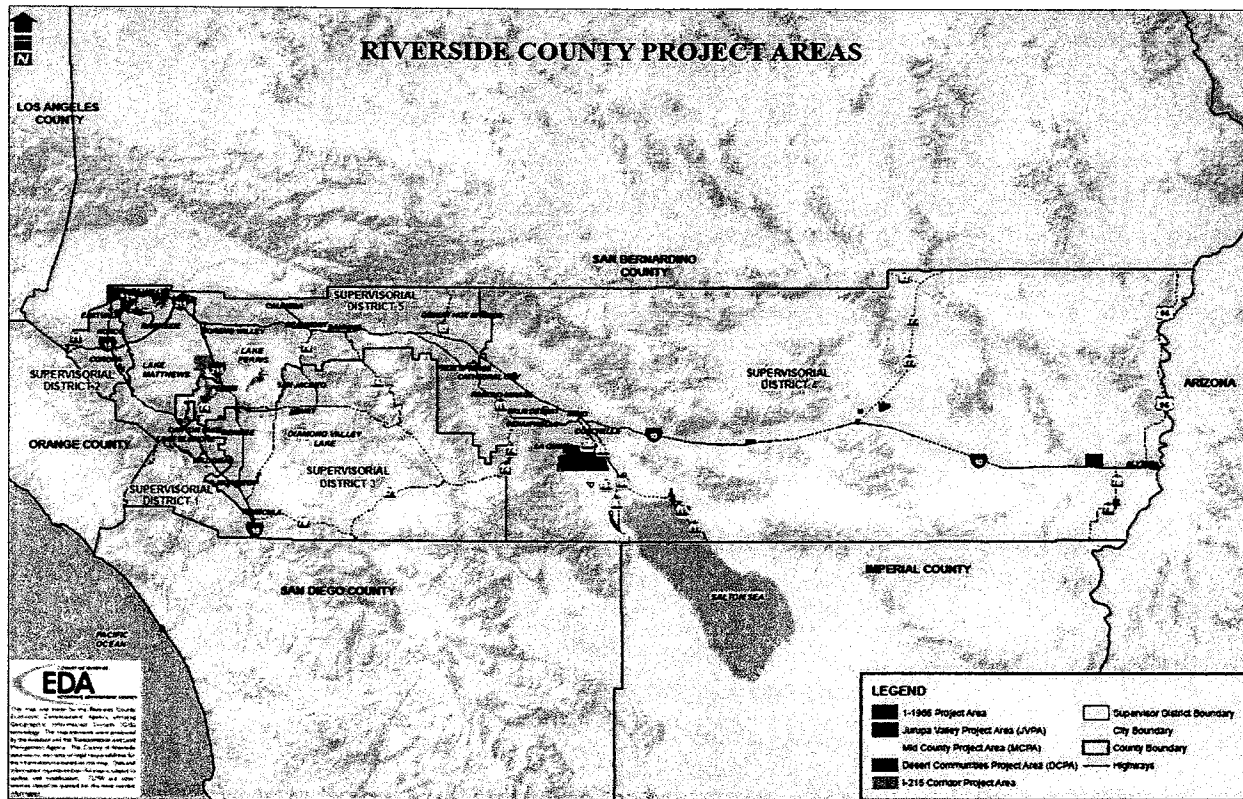
The California Community Redevelopment Act of 1945 gave local governments the tools necessary to address problems in communities such as blight, degraded buildings and a lack of housing. The former Redevelopment Agency for the County of Riverside was established in 1985, and consisted of five (5) project areas with approximately 82,335 acres. Redevelopment Agency programs and activities encouraged new development, created jobs and generated tax revenues within the following project areas:

- 1) Project Area 1-1986 (1-1986)
- 2) Jurupa Valley Project Area (JVPA)
- 3) Mid-County Project Area (MCPA)
- 4) Desert Communities Project Area (DCPA)
- 5) Interstate 215 Project Area (I-215)

Section 33391 of the Health and Safety Code provides, in pertinent part, that a redevelopment agency may, for the purposes of redevelopment: “. . . Purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property, any interest in property, and any improvements on it, including repurchase of developed property previously owned by the agency. . .”

Over the years, the redevelopment agency proceeded with the acquisition of property to fulfill the redevelopment purposes outlined in the redevelopment plans for each project area such as, the provision of low and moderate income housing, the construction of community facilities, and the expansion of business opportunities and the subsequent creation of jobs.

Redevelopment Project Areas Map



Redevelopment and Implementation Plans

Pursuant to the Community Redevelopment Law of the State of California (CRL) as set forth in Health and Safety Code Section 33000, et seq., redevelopment plans were adopted by the Redevelopment Agency for each of the five Project Areas and each related sub-area. The adoption of the redevelopment plans provided the Redevelopment Agency with powers, duties and obligations to implement redevelopment programs and activities committed for the continued redevelopment, rehabilitation, and revitalization within the Project Areas and sub-areas.

Support

This Plan has been prepared by the Successor Agency with the approval of the Oversight Board, along with the support of the County of Riverside and its respective Taxing Entities.

STATEMENT OF LEGAL REQUIREMENTS

This Long-Range Property Management Plan addresses the strategy for the disposition and use of the real properties owned by the former Redevelopment Agency for the County of Riverside (Former RDA) at the time of dissolution. Pursuant to Health and Safety Code section 34191.5, the Successor Agency received its Finding of Completion from the Department of Finance (DOF) on April 18, 2014. The Successor Agency will submit for approval to the Oversight Board and the DOF, this Plan addressing the disposition and use of the real properties held in trust by the Successor Agency.

This Plan addresses the disposition and use of the real properties of the Former RDA and discusses the Successor Agency's goals.

- Ensure the community's needs are met through the disposition or use of each property
- Transfer properties to government entities for governmental use for public benefit
- Retain properties for future development purposes for public benefit
- Dispose properties by marketing and maximizing the sales price, property tax, sales tax and/or combination thereof for properties deemed appropriate for private development
- Address the public's concerns and needs by ensuring public awareness
- Ensure the Successor Agency and Oversight Board are informed of the progress of the Plan
- Compliance with ABx1 26 and AB 1484

PROPERTY INVENTORY – FORMER RDA PROPERTIES

The former Redevelopment Agency for the County of Riverside owned 85 parcels at the time of dissolution. The properties are grouped by its Proposed Disposition Category as defined in AB 1484 and a detailed description of the properties, and are subcategorized by project area and supervisorial district.

PROPERTY PROFILES

This Plan includes a profile of each property categorized by use or disposition strategy. The property profiles include the following:

- 1) Aerial map, photo(s) and assessor parcel map;
- 2) Required components: the property profiles provide specific information related to each property's acquisition date, cost and, purpose, parcel information including address, if any, assessor parcel number, lot size and/or zoning, contractual requirements, environmental contamination/remediation, development proposal history and activity and advancement of planning objective;
- 3) Classification of property (i.e. vacant, parking lot, residence, etc.);
- 4) Disposal strategy including supportive information regarding the proposed use or disposition of each property, where this use was planned for in the Redevelopment Plan and General Plan; and,
- 5) Advancement of Planning Objectives.

RETAIN FOR FUTURE DEVELOPMENT CATEGORY

Successor Agency to the Redevelopment Agency for the County of Riverside Future Development – Transfer to Housing Authority				
Property Name	# of Assessor Parcel Number(s)	Approximate Acreage	Proposed Use	Estimated Appraised Value ¹
In Fill Housing – Rubidoux	3	0.52	In Fill Housing	\$90,605
Wallace Street Surplus Property	1	0.17	In Fill Housing	\$32,583
In Fill Housing – Mission Plaza	1	0.81	In Fill Housing	\$238,709
In Fill Housing – North Hemet	1	0.77	In Fill Housing	\$192,862
Lakeview/Nuevo Surplus Property	1	4.52	In Fill Housing	\$344,560
Total:	7	6.79		

Successor Agency to the Redevelopment Agency for the County of Riverside Future Development – Transfer to County of Riverside				
Property Name	# of Assessor Parcel Number(s)	Approximate Acreage	Proposed Use	Estimated Appraised Value
Lakeland Village Property	1	2.66	Community Park	\$324,435
North Shore Fire Station Relocation Property	2	0.64	Fire Station	\$23,697
Future Thermal Library Property	1	4.38	Library	\$476,982
Future Oasis Fire Station Property	1	3.08	Fire Station	\$167,706
Mecca Triangle Park	1	0.22	Community Gateway	\$38,333
Mecca Comfort Station	4	0.68	Comfort Station	\$96,268
Mecca Fire Station Surplus Property (Future In Fill Housing)	3	1.77	Potential In Fill Housing	\$124,582
Mecca Roundabout Surplus Property (Future In-Fill Housing)	5	0.39	Potential In-Fill Housing	\$42,471
Total:	18	13.82		

Future Development Strategy

The intent of the Successor Agency is to dispose of the properties shown in the table above in a manner aimed to maximize value to the affected Taxing Entities, while still advancing to the planning objectives of the implementation plan and ensuring that it completes the purpose in which the Property was acquired for originally. The future development of these properties will fulfill one or more goals of the Redevelopment Plan, by improving community blight, fulfilling community needs for public amenities, and providing for the construction of public safety facilities. The Successor Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of the properties to the County for future development of infill housing or a county facility. This will provide substantial positive fiscal benefits flowing to the affected Taxing Entities from the development of the Property. Potential investment in the development of certain properties will encourage reinvestment of existing residents and businesses, increasing the economic value of the communities.

¹ See Attachment 2.

The attached property profiles provide information regarding the specific strategies for each property.

SALE OF PROPERTY CATEGORY

Successor Agency to the Redevelopment Agency for the County of Riverside Summary of Sale of Properties			
Property Name	# of Assessor Parcel Number(s)	Approximate Acreage	Estimated Appraised Value
"A" Street Surplus Property	1	0.61	\$93,001
University Research Park	2	7.47	\$2,359,101
Home Gardens Surplus Property	3	0.48	\$156,816
Vernola Park/Wineville Realignment Surplus Property	1	0.19	\$41,382
Mission Boulevard/Arora Commercial Property	2	.24	\$49,658
Mission Boulevard/Packard Commercial Property	1	0.85	\$148,104
SR60/Valley Interchange Surplus Property	1	4.22	\$1,194,851
Rubidoux Village Commercial Property	6	2.01	\$484,496
Mission Boulevard/Daly Commercial Project	1	0.38	\$95,179
Rubidoux Health Clinic Surplus Property	2	0.63	\$164,657
Mission Boulevard/Fort Commercial Property	1	0.64	\$160,301
Valley Way/Armstrong Road Surplus Property	1	0.15	\$34,304
Hemet Ryan Vicinity Manufacturing Property	1	4.17	\$862,815
Thermal Street Improvement Project Surplus Property	6	0.78	\$118,919
Thermal Commercial Property	4	0.43	\$75,686
Mecca Senior Center Surplus Property	11	1.35	\$205,821
Thermal Property (600 acres)	7	567.78	\$8,656,374
Trumble Road Commercial Property	2	4.82	\$1,417,225
Cabazon/Ramona Commercial Property	2	0.58	\$25,265
Cabazon Sewer Project	1	3.44	\$74,923
Romoland Property	1	2.10	\$251,559
Hwy 74 Surplus Property	1	1.00	\$261,360
Total:	58	604.32	

Sale Strategy

The intent of the Successor Agency is to achieve the community benefits originally set forth in the Redevelopment and Implementation Plans and also to general economic benefits for the Agency and the Taxing Entities. In order to maximize the value to the communities and to the Taxing Entities, the

Successor Agency will use one or a combination of various intended sale methods. The sales proceeds of these Properties will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The above referenced properties will be disposed of on a case-by-case basis utilizing one or a combination of the following sale methods:

- 1) Staff Marketing – Staff will market a property through: (a) development of a marketing packet which will be delivered to all interested developers/property owners, (b) advertise properties through the Economic Development website, (c) place a “for sale” sign on the property and (d) display available properties at trade shows, conventions and Real Estate forums.
- 2) Request for Proposals (RFP) – The Successor Agency in conjunction with the County will directly identify and engage with the most experienced and qualified buyers, while setting parameters for disposition and development in a way to encourage maximum reinvestment in the properties for the benefit of the community.
- 3) Unsolicited Proposals – When received, County will analyze and will consider each unsolicited proposal on a case-by-case looking at its highest and best value to the Taxing Entities.
- 4) Use of Real Estate Brokers – Where appropriate, to maximize the value, the Successor Agency may engage licensed real estate brokers to assist in marketing certain properties.

The RFP process will be utilized for marketing properties identified as having specific development potential to meet a specific redevelopment and/or economic goal for the community. Through the RFP process, the Successor Agency in conjunction with the County will solicit proposals through a competitive bid process allowing identifying and engaging the most qualified and experienced buyer. This process will allow the Successor Agency to identify a buyer with the necessary experience and financial capacity to complete the purchase and subsequent development of the property, while preventing further damage to the community through the elimination of social and economic blight. The Successor Agency will ensure that the property to be sold will be developed to its highest and best potential and as defined in each property profile. The goal is to sell the property at its highest value; all purchase proposals will be considered based on the scope of development and the long-term benefits for the Successor Agency, its community and its affected Taxing Entities.

FULFILL AN ENFORCEABLE OBLIGATION CATEGORY

Successor Agency to the Redevelopment Agency for the County of Riverside Summary of Enforceable Obligation Properties			
Property Name	# of Assessor Parcel Number(s)	Approximate Acreage	Estimated Appraised Value
Mission Plaza	2	15	\$4,650,030 as-is value
Total	2	15	

Enforceable Obligation

The intent of the Successor Agency is to fulfill an existing obligation for this property, pursuant to Health and Safety Code Section 34191.5(c)(2). The Successor Agency intends to comply with the enforceable obligation to continue pursuing the proposed development to aid in the elimination of blight in the project area and provide valuable revenue. The Successor Agency's strategy is to comply with the existing agreements.

The Successor Agency has a ground lease with Cardenas Markets, Inc., which requires the Agency to undertake certain on-site and off-site improvements. The Successor Agency will complete those improvements. It is anticipated that, in accordance with the terms and conditions of the lease, Cardenas Markets will thereafter complete construction of the planned Cardenas Market. Additionally, through the RFP process, the Successor Agency will solicit proposals through a competitive bid process allowing identifying and engaging the most qualified and experienced buyer for the Mission Plaza shopping center. This process will allow the Successor Agency to identify a buyer with the necessary experience and financial capacity to complete the purchase and additional development and management of the property as proposed by the Successor Agency, while preventing further damage to the community through the elimination of social and economic blight. The Successor Agency will ensure that the property to be sold will be developed to its highest and best potential and as defined in the property profile. The goal is to sell the property at its highest value; all purchase proposals will be considered based on the scope of development and the long-term benefits for the Successor Agency, its community and its affected Taxing Entities.

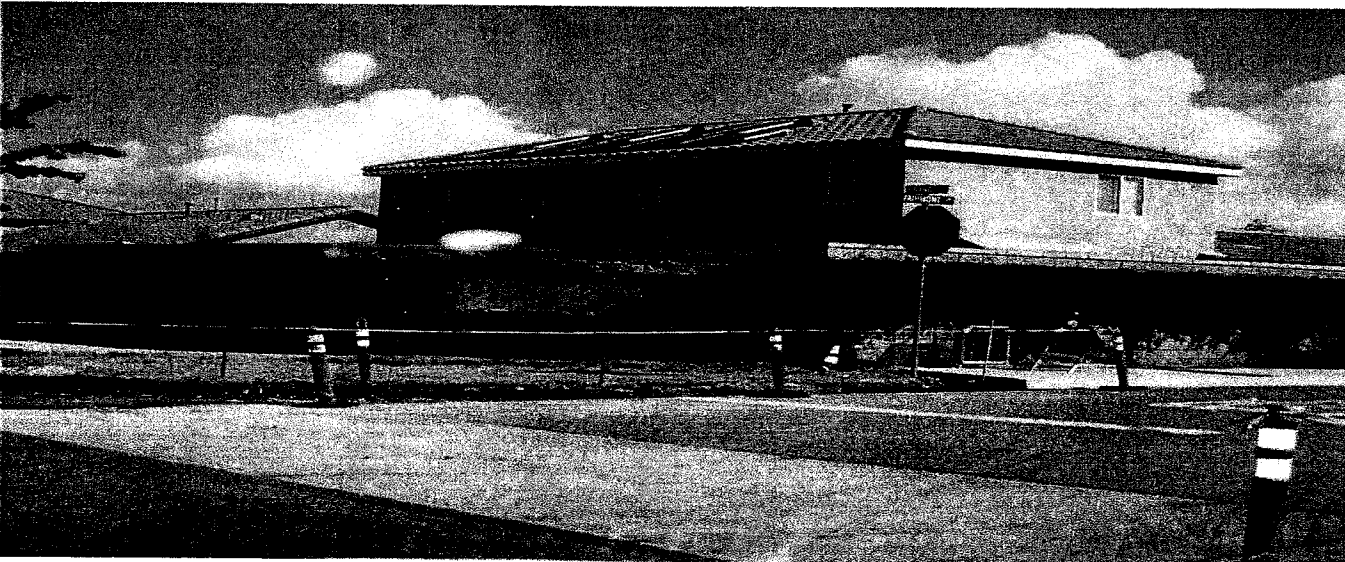
PROPERTY PROFILES

LAKELAND VILLAGE PROPERTY

District	1
APN	371-210-028
Address	18641 Grand Avenue, Lakeland Village
Lot Size	2.66 acres
Acquisition Date	8/30/2011
Cost	\$481,250
Estimated Current Value	\$324,435
Property Type	Vacant Lot/Land
Current Zoning	R-R (Rural Residential)
Redevelopment Project Area	No. 1-1986, Amendment No. 1 Lakeland Village/Wildomar Subarea
Purpose of Acquisition	Assist the Redevelopment Agency meet its goal of enhancing communities within the County of Riverside and implementing the adopted Redevelopment Plan for the 1-1986 Project Area
Proposed Disposition	Retain property for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 1-1986 , as adopted by the Riverside County Board of Supervisors on July 20, 1999 via Ordinance 793; transfer of this property for the purpose of developing public facility fulfills the planning objective of providing new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and juvenile, youth and senior center facilities, where appropriate to enhance the public health, safety and welfare (pg. 9). The transfer of this property for housing purposes fulfills the planning objective of acquiring land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing or persons and families of low-or moderate income (pg. 36).

This property is located on Grand Avenue on the main street in the community of Lakeland Village, in the first Supervisorial District of Riverside County. The surrounding use is primarily single family homes. The former Butterfield Elementary School is located across from the subject property, is owned by the County of Riverside, and is being rehabilitated into a community center. Since the parcel is approximately 2.66 acres, the property could be developed as a community amenity or residential use. The execution of a joint use agreement with the school district could be explored for potential public uses. The Successor Agency would like to retain ownership of this property for future development. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. If a public use is determined to be the best use for the property, the Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development.

Future Development



IN FILL HOUSING – RUBIDOUX

District	2
APN(s)	177-051-002, 177-051-001, 177-051-003
Address	Not Available, Jurupa Valley
Lot Size	0.26, 0.13 and 0.13 acres
Acquisition Date	5/15/2007
Cost	\$0
Estimated Current Value	\$90,605
Property Type	Vacant Lot/Land
Current Zoning	R-1 (One Family Dwelling); R-R (Rural Residential)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	The Redevelopment Agency negotiated an exchange of properties with Rubidoux Community Services District (RCSD); said exchange was approved by the Board of Directors through a Cooperative Agreement on 4/20/2003. The exchange of properties was with the purpose of eliminating blight and enhancing the safety of communities within the County of Riverside and provide needed fire protection in this community.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; transfer of these properties for housing purposes fulfills the planning objective of acquiring land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income (pg. 50).

This property is located off Armstrong Road between 30th Street and Florine Avenue in the Jurupa Valley community, in the second Supervisorial District of Riverside County. The property is located in a residential neighborhood composed of existing single-family residential properties. Development of a single family home on this site will complement the existing neighborhood and fulfill the Housing Authority of the County of Riverside’s (HACR) goal of provision of affordable housing while maintaining consistency with the rest of the area and providing affordable housing opportunities.

The Successor Agency would like to retain ownership of this property for future development. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. .

Should the Agency wish to transfer the property to the Housing Authority for single family development, coordination with the affected Taxing Entities will take place to obtain concurrence of the transfer.

WALLACE STREET SURPLUS PROPERTY

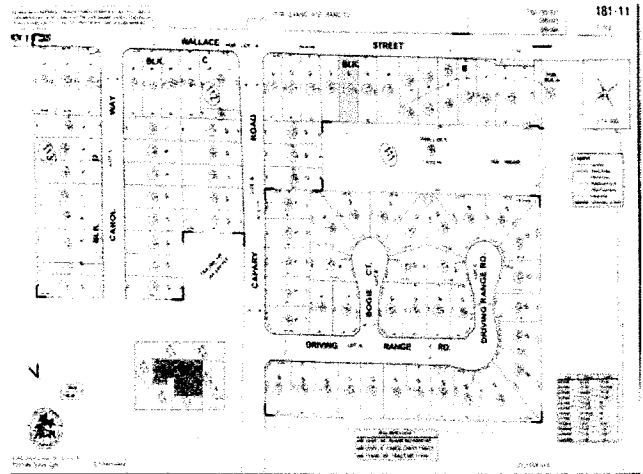
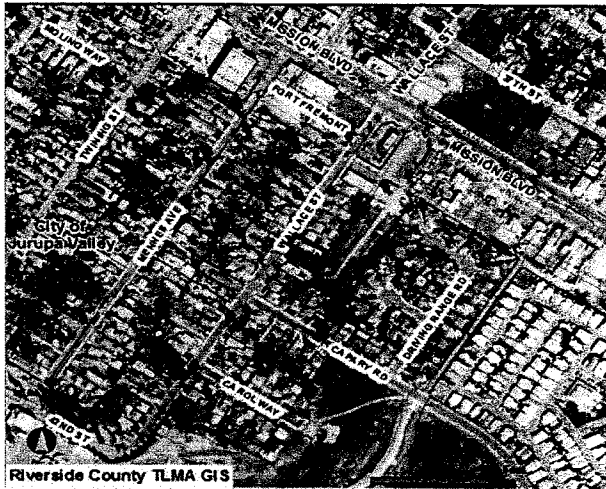
District	2
APN	181-111-015
Address	3932 Wallace St, Jurupa Valley
Lot Size	0.17 acres
Acquisition Date	5/15/2007
Cost	\$0
Estimated Current Value	\$90,605
Property Type	Vacant Lot/Land
Current Zoning	R-2 (Multiple Family Dwellings)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	This property was acquired for the purpose of eliminating blight and enhancing the safety of communities in the Rubidoux area located within the Jurupa Valley Project area. The Agency's goal was to revitalize the community by improving the existing roadway, street conditions, constructing new curbs, sidewalks and gutters in the community.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; transfer of these properties for housing purposes fulfills the planning objective of acquiring land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income (pg. 50). Disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located on Wallace Street off Mission Boulevard in the community of Jurupa Valley, in the second Supervisorial District. The property is vacant, is surrounded by single family homes, and is suited for the potential development of a new residential home or for disposition. The Housing Authority of the County of Riverside (HACR), as the housing successor to the former Redevelopment Agency for the County of Riverside has expressed an interest to develop the site for an affordable single family housing. This would complement the existing neighborhood and fulfill the HACR goal of provision of affordable housing while maintaining consistency with the rest of the area. Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof.

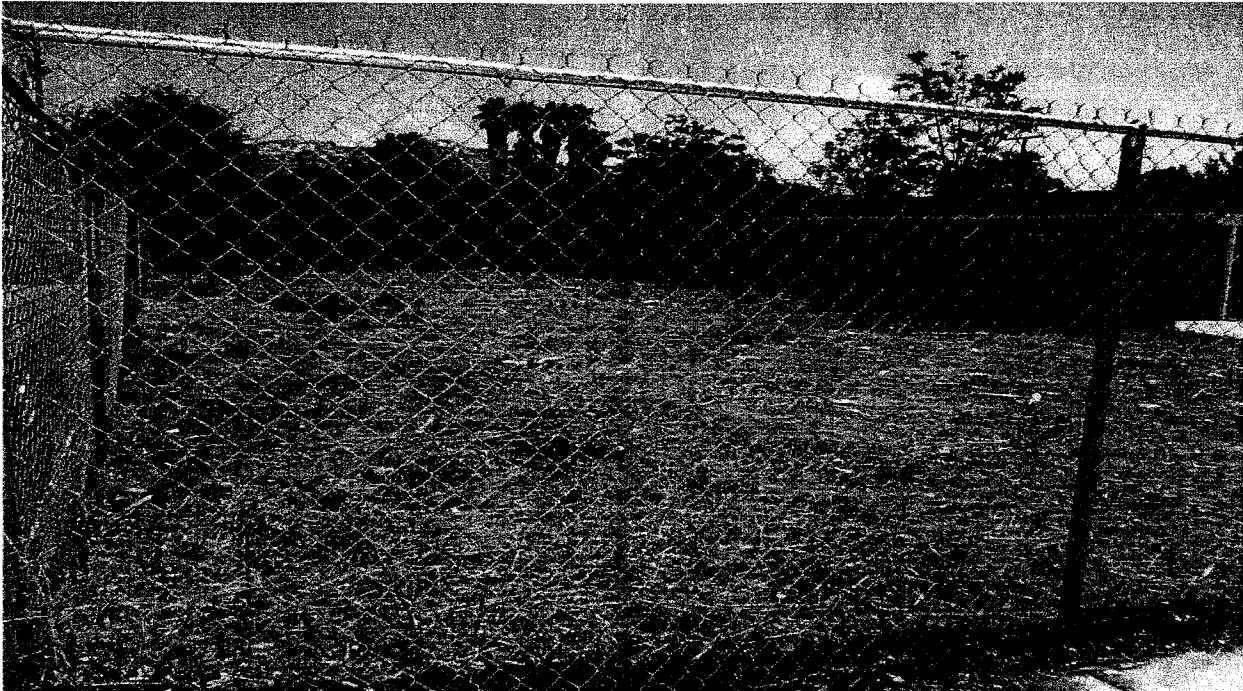
The Successor Agency would like to retain ownership of this property for future development or for disposition. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. If HACR development of infill housing is determined to be the best use for the property, the

Future Development

Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the HACR. The sales proceeds of this property, if disposed, will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 126 and AB 1484.



Future Development



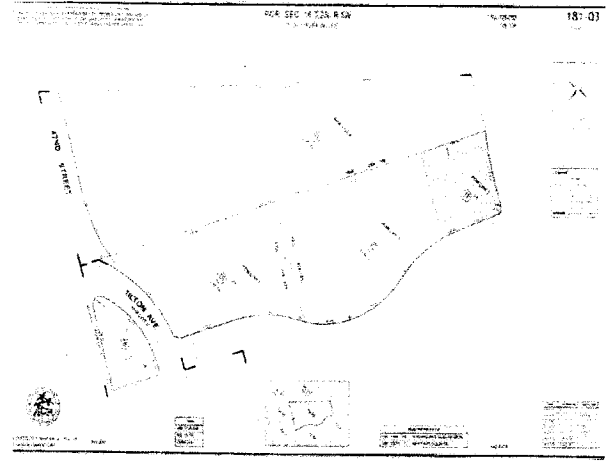
IN FILL HOUSING – MISSION PLAZA

District	2
APN(s)	181-030-011
Address	Riverview Drive, Jurupa Valley
Lot Size	.81 acres
Acquisition Date	8/1/2008
Cost	\$11,440,000 (merged parcel cost)
Estimated Current Value	\$238,709
Property Type	Vacant Lot/Land
Current Zoning	R-VC (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	The purpose of this acquisition was to redevelop the shopping center in order to eliminate blight. The adjacent parcels are currently under the Housing Authority of the County of Riverside ownership and were acquired with the intention of developing affordable housing.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; transfer of these properties for housing purposes fulfills the planning objective of acquiring land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income (pg. 50). Disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard and Riverview Drive in the city of Jurupa Valley, in the second Supervisorial District of Riverside County. The surrounding parcels consist of vacant land owned by the Housing Authority of the County of Riverside (HACR). The subject property is contiguous with the residential component of the Mission Plaza project and will be changed from commercial zoning to R-3 multi-family residential zoning. The Housing Authority of the County of Riverside (HACR), as the housing successor to the former Redevelopment Agency for the County of Riverside has expressed an interest to develop the site for an affordable multi-family housing, as part of the Mission Plaza project. Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof.

The Successor Agency would like to retain ownership of this property for future development or for disposition. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the HACR for future development or for disposition. The sales proceeds of this property, if disposed, will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484.

Future Development



IN FILL HOUSING – NORTH HEMET

District	3
APN	443-050-006
Address	557 N. State Street, Hemet
Lot Size	0.77 acres
Acquisition Date	8/7/2001
Cost	\$0
Estimated Current Value	\$192,862
Property Type	Vacant Lot/Land
Current Zoning	C-P (General Commercial)
Redevelopment Project Area	Mid-County Project Area No. 3-1987 Subarea: North Hemet
Purpose of Acquisition	The purchase of the property was to assist the agency in accomplishing the objectives and goals of the Mid-County Redevelopment Plan, Project Area No. 3, as well as its revitalization efforts within the unincorporated areas of Riverside County. The intent was to enable the Agency to construct an affordable Housing Complex
Proposed Disposition	Retain property for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Mid-County Project Area No. 3-1987 , as adopted by the Riverside County Board of Supervisors on December 22, 1987, via Ordinance 646; transfer of this property for housing purposes fulfills the planning objective of acquiring land, donating land, improving sites, or constructing or rehabilitating structures in order to provide housing for persons and families of low or moderate income (pg. 35).

This property is located on State Street, a main street in the community of Hemet, in the third Supervisorial District. The property was previously owned by the Housing Authority of the County of Riverside (HACR). The property was conveyed to the former Redevelopment Agency for the County of Riverside in April 2001. It was intended to be assembled with a number of parcels in the Redevelopment Project Area for inclusion into the proposed North Hemet Specific Plan. Currently, the subject property is adjacent to several other parcels now owned by the HACR in its capacity as Housing Successor. The HACR is seeking to assemble the properties in order to develop an affordable housing project.

The Successor Agency would like to retain ownership of this property for future development of housing. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the HACR for future development of housing.

NORTH SHORE FIRE STATION RELOCATION PROPERTY

District	4
APN	723-222-003, 002
Address	Not Available, Mecca
Lot Size	0.32 and 0.32 acres
Acquisition Date	10/19/2007 and 3/26/2008
Cost	\$57,600 and \$43,500
Estimated Current Value	\$23,697
Property Type	Vacant Lot/Land
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Desert Communities Project Area, Amendment No. 2 100 Palms, Oasis, Mecca and North Shore Sub-Areas
Purpose of Acquisition	The purpose of the acquisition was to benefit the Desert Communities Project Area (DCPA) by providing land to relocate the existing North Shore Fire Station near Mecca as it was deemed too small to provide fire services to the expanding population of North Shore. It was to assist in the elimination of physical blighting conditions by providing the opportunity for future development of a new and modern facility.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca and North Shore Sub-Areas</i> , as adopted by the Riverside County Board of Supervisors on January 27, 2009 via Ordinance 886; transfer of this property for the development of a fire station fulfills the objective of providing new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare (7). Disposition of these properties fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 22).

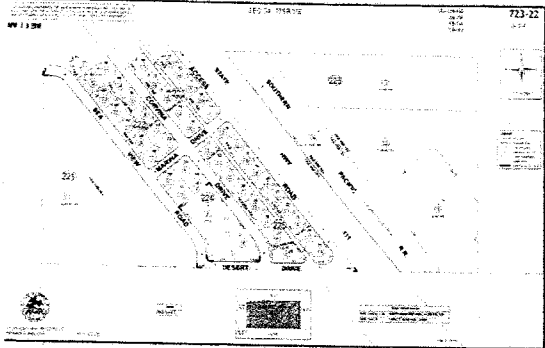
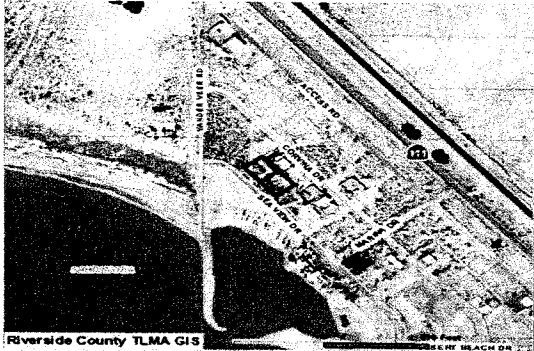
These properties are located of Highway 111 in the fourth Supervisorial District. The surrounding use is some residential with direct access to the Salton Sea Beach and the North Shore Yacht Club.

Since the parcel is located in a remote area off Highway 111 and Highway 86 and the closest existing fire station to the community is located approximately nine miles away, the property is suited for the potential development of a fire station or for disposition. Public development at this location would benefit the public safety and its residents of the community. Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof.

The Successor Agency would like to retain ownership of this property for future development or for disposition. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment

Future Development

plan. If development of a fire station or other public use is determined as the best use for the property, the Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development or disposition.



FUTURE THERMAL LIBRARY PROPERTY

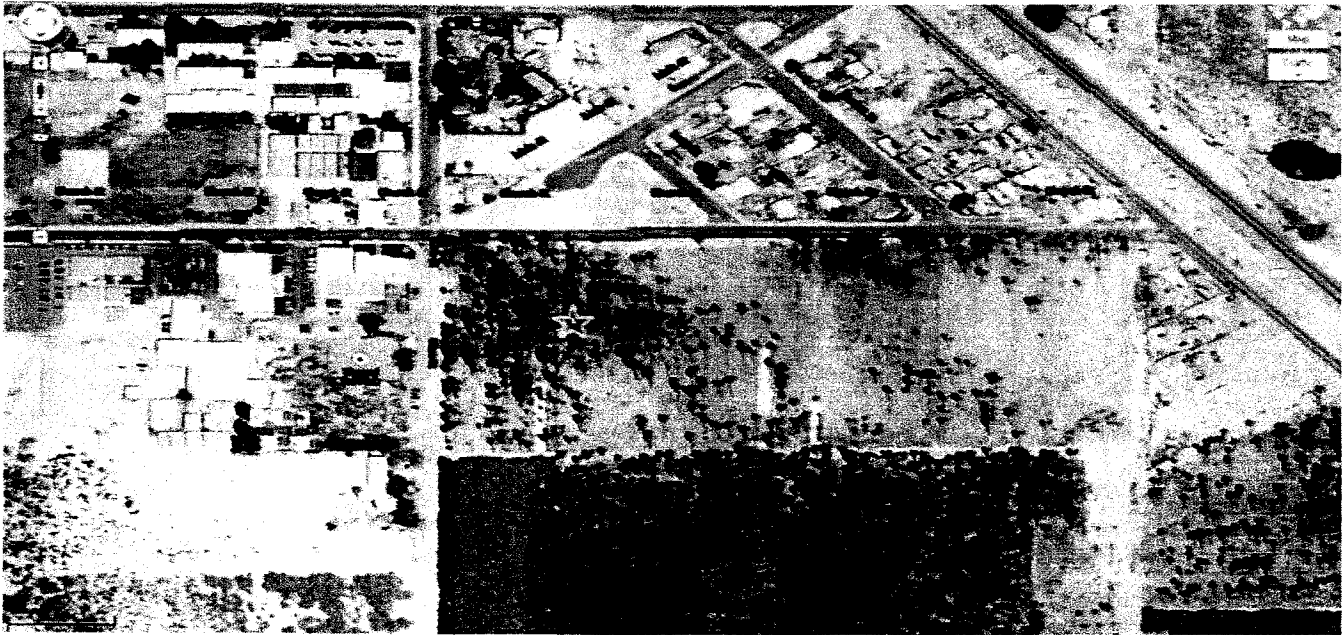
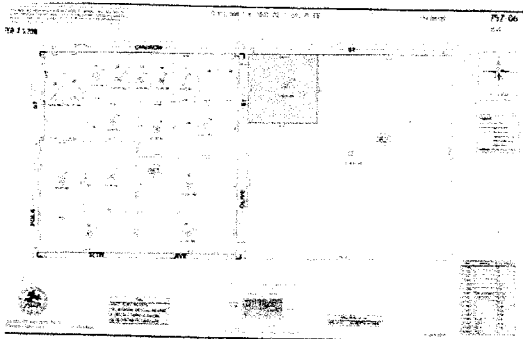
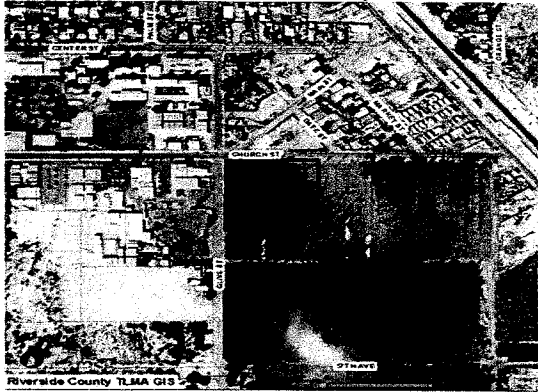
District	4
APN	757-062-003
Address	Not Available, Thermal
Lot Size	4.38 acres
Acquisition Date	12/22/2009
Cost	\$495,000
Estimated Current Value	\$476,982
Property Type	Vacant Lot/Land
Current Zoning	M-SC
Redevelopment Project Area	Project No. 4 Subarea: Thermal & Jacqueline Cochran Airport
Purpose of Acquisition	The purpose of the acquisition was to develop a proposed library and assist the Agency in meeting its goal of enhancing communities within the County of Riverside and implementing the Plan for the Desert Communities Project Area. It was to assist in the elimination of physical blighting conditions by providing the opportunity for future development of a new and modern facility.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; transfer of this property for the development of a park or a community facility fulfills the objective to enhance the public health, safety and welfare, provide new or improved community facilities such as fire stations, community centers, recreational facilities, sheriff's stations and substations, jail improvements, juvenile and youth center facilities, expansion of court facilities, expansion of public health and social service facilities and provision of airport facilities (pg. 4).

This property is located off Highway 111 between Church Street and Olive Street in the community of Thermal, in the fourth Supervisorial District of Riverside County. The redevelopment agency invested millions of dollars in construction of street improvements and public facilities in this area, including a sheriff's station and forensic lab, a community park, senior center and new water line. The Jerry Rummond's Senior and Community Center is located across the street from the subject property. Since the parcel is approximately 4.38 acres, the property is suited for a public use development such as a park, or expansion of the existing community center which can potentially include a library and a park for residents of the community. This future development would be easily accessible for residents of the community. The County of Riverside has entered into preliminary discussions with the Coachella Valley Unified School District and the Desert Recreation District for the possibility of joint funding for construction and maintenance of the future public facility.

The Successor Agency would like to retain ownership of this property for future development. Pursuant to Section 34191.5 (c)(2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency

Future Development

will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development.



FUTURE OASIS FIRE STATION PROPERTY

District	4
APN	749-160-012
Address	Not Available, Thermal
Lot Size	3.08 acres
Acquisition Date	1/5/2011
Cost	\$160,000
Estimated Current Value	\$167,706
Property Type	Vacant Lot/Land
Current Zoning	A-1-10 (Light Agriculture)
Redevelopment Project Area	Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas
Purpose of Acquisition	The purpose of this acquisition was to develop a proposed Fire Station and assist the Agency in meeting its goal of enhancing communities within the County of Riverside and implementing the Plan for the Desert Communities Project Area.
Proposed Disposition	Retain for future development.
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas</i> , as adopted by the Riverside County Board of Supervisors on January 27, 2009 via Ordinance 886; transfer of this property for the development of a fire station fulfills the planning objective of providing new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare (pg. 7). Disposition of these properties fulfill the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 22).

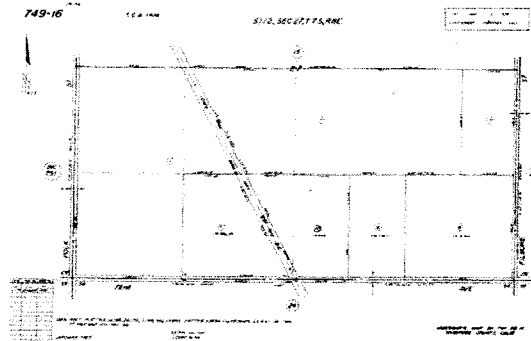
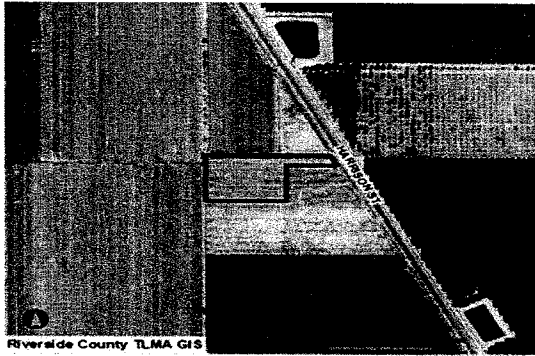
This property is located between 72nd Avenue and Polk Street in the fourth Supervisorial District of Riverside County. The surrounding use is predominantly agricultural and vacant lands, however, approximately three miles from the subject property Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School are located off 66th Avenue and Oasis Elementary School is approximately 1.5 miles from the subject property.

Since the parcel is approximately 3.08 acres and surrounded by vacant land, it is ideally suited for the potential development of a fire station or for disposition. Public development at this location would benefit the public safety and its residents of the community. for the benefit and safety of the community. Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof.

The Successor Agency would like to retain ownership of this property for future development or for disposition. Pursuant to Section 34191.5 (c) (5) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. If development of a fire station or other public use is determined to be the ideal use, the

Future Development

Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development or disposition.



MECCA TRIANGLE PARK

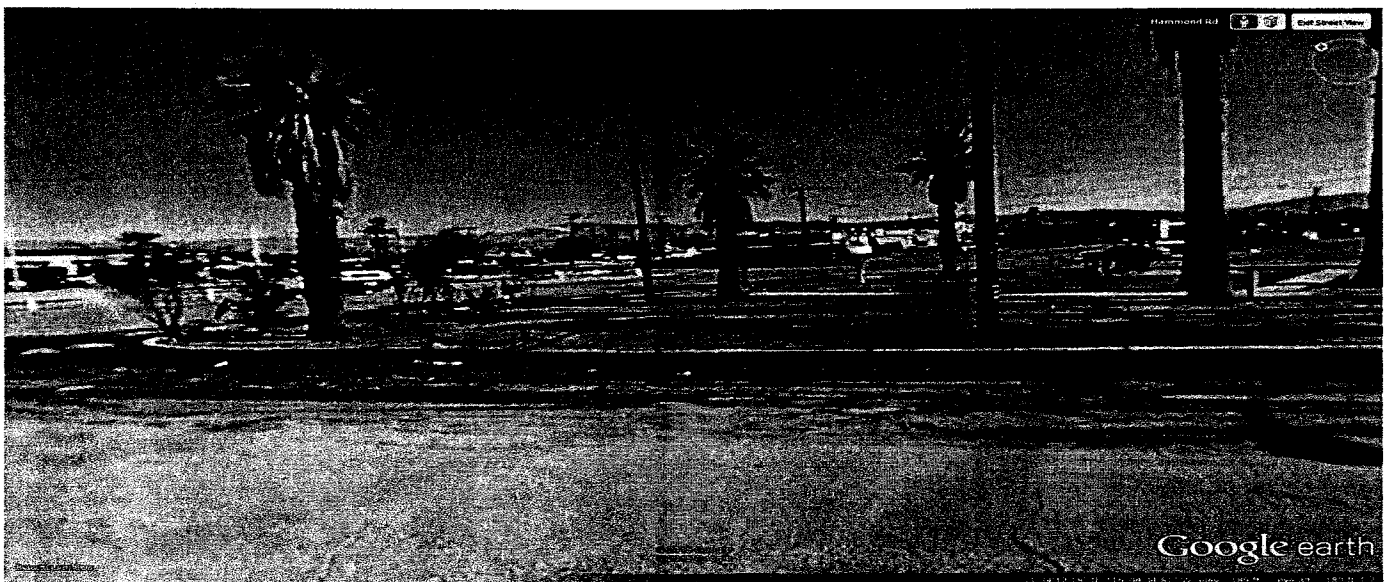
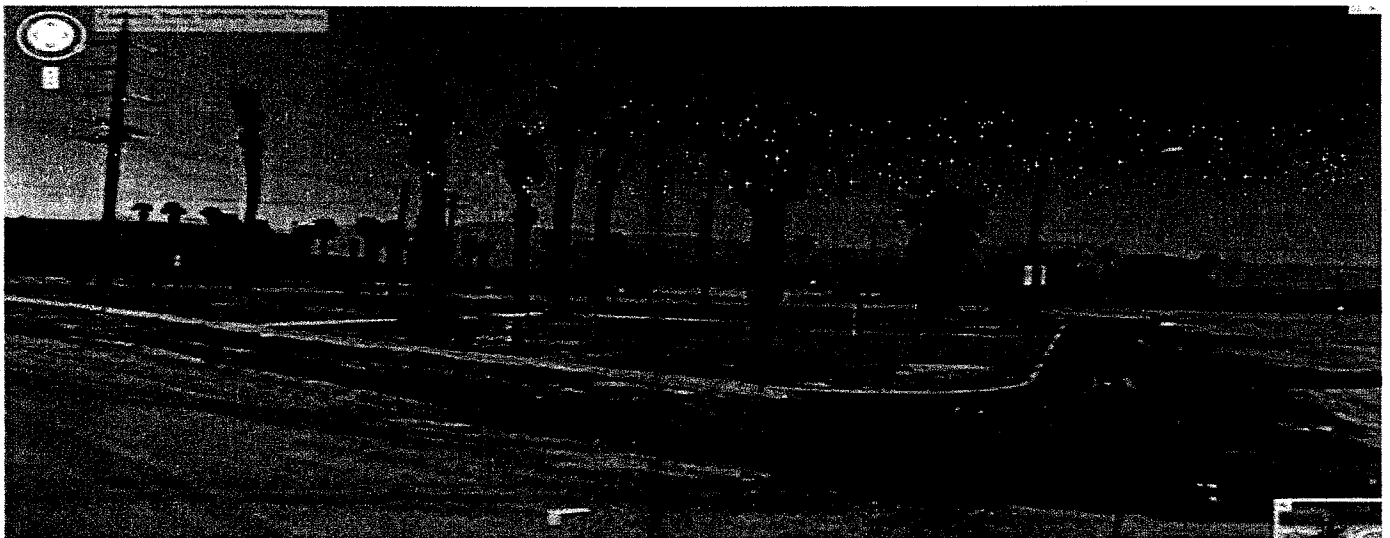
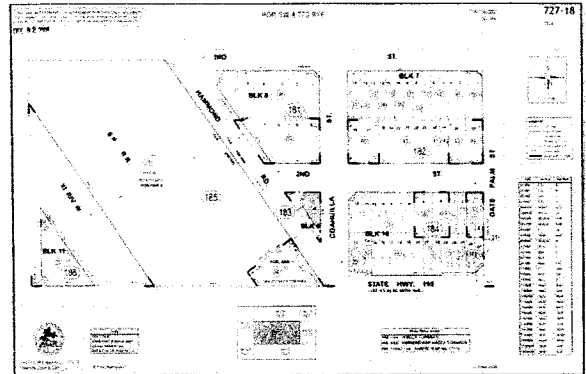
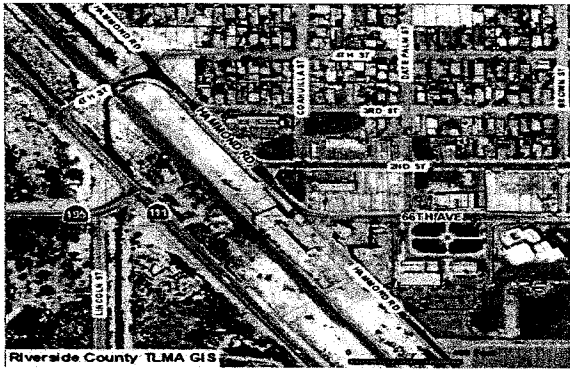
District	4
APN	727-184-036
Address	Not Available, Mecca
Lot Size	0.22 acres
Acquisition Date	12/2/2004
Cost	\$2,000
Estimated Current Value	\$38,333
Property Type	Vacant Lot/Land
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 4 Subarea: Mecca
Purpose of Acquisition	This property was gifted to the Redevelopment Agency from the Coachella Valley Recreation Park District. Once the Agency accepted the site, it was to dedicate right-of-way requested by the Transportation Department for road improvements to 2 nd Street and as part of its revitalization efforts in the Mecca community, with the purpose of developing the remainder of the park into an attractive passive park, with a community entry sign, desert landscaping and decorative paving.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for Project No. 4</i> , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; transfer of this property for the construction of an attractive entry to the community of Mecca fulfills the implementation action, as shown on page 12, of installation, construction, reconstruction of streets, utilities, open spaces and other public improvements or facilities. The property is a remainder parcel from a street improvement project, and, given its location, size, shape and orientation is ideal for a passive park/community entry (pg. 12). Disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

This property is located at the entry to the Mecca community, directly off State Hwy 195; between Hammond Road and Coahuilla Street, in the fourth Supervisorial District of Riverside County. The surrounding use is primarily commercial with a variety of businesses available to the community.

The property is a remnant of land from a major street improvement project in the community. The street improvements, combined with the construction of community facilities such as a health clinic, library, and community center, have achieved the goal of providing the residents of Mecca with a sense of pride about their community. Due to parcel size and its location, the property is suited for future development of a passive park which will provide a community identity and foster pride among residents of Mecca.

Future Development

The Successor Agency would like to retain ownership of this property for future development. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development or disposition.



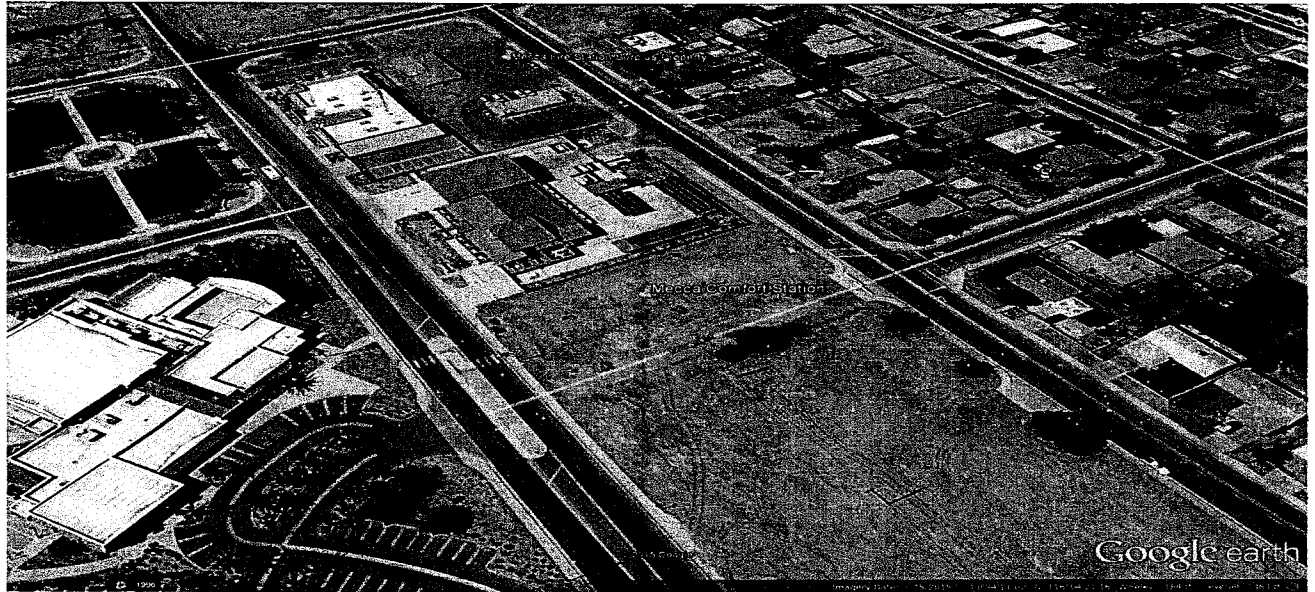
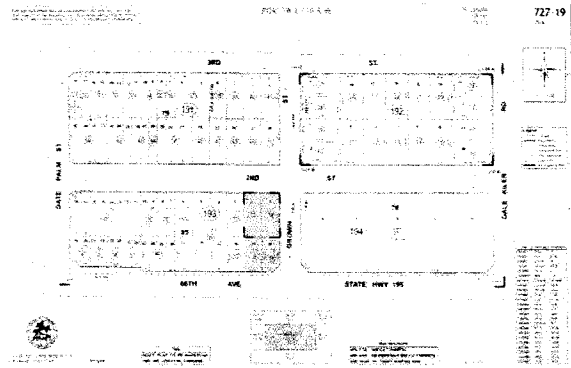
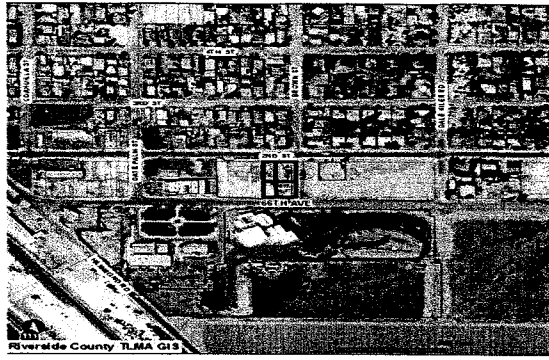
MECCA COMFORT STATION

District	4
APN	727-193-047, 727-193-013, 727-193-046, 727-193-038
Address	2 nd /66 th Ave, Mecca
Lot Size	0.19, 0.13, 0.24, 0.12 acres
Acquisition Date	6/19/2007
Cost	\$55,000
Estimate Current Value	\$96,268
Property Type	Vacant Lot/Land
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 4 Subarea: Mecca
Purpose of Acquisition	The purpose of this acquisition was to develop a proposed Fire Station and assist the Agency in meeting its goal of enhancing the community of Mecca and implementing the Plan for Project Area No. 4.
Proposed Disposition	Retain for future development.
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; transfer of this property fulfills the planning objective to authorize to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the special area involved (8).

These properties are located off 66th Avenue and Brown Street in the unincorporated community of Mecca in the fourth Supervisorial District of Riverside County. The surrounding use consists of residential homes, including County facilities, community centers, schools and parks as well as agricultural land. The Mecca community consists of a small population of approximately 8,577, with a variation in the population number due to the seasonal farmworkers who serve the Valley's winter and summer harvesting seasons.

The Successor Agency would like to retain the property for future development. The small size of the parcels, combined with its proximity to public uses such as the Mecca Library, the Boys and Girls Club, and the Mecca Health Clinic, are indicators of a potential public use at the center of the community. Pursuant to Section 34191.5 (c) (2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development or disposition.

Future Development



MECCA FIRE STATION SURPLUS PROPERTY

District	4
APN	727-193-041, 727-193-028, 727-193-027
Address	91279 2 nd St, 91307 2 nd St & 2 nd St, Mecca
Lot Size	0.59, 0.59 & 0.59 acres
Acquisition Date	3/15/2007
Cost	\$462,000
Estimated Current Value	\$124,582
Property Type	Vacant Lot/Land and Structures
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 4 Subarea: Mecca
Environmental	This site did contain soil contamination caused by old fuel tanks
Purpose of Acquisition	These properties were approved under the Mecca Revitalization Plan which included a number of facilities including a new fire station. On January 23, 2007, the Board of Supervisors and Board of Directors held a public hearing regarding the proposed acquisition of land for the fire station for 11 parcels. These properties were successfully negotiated by the Agency.
Proposed Disposition	Retain for future development.
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; transfer of this property for housing purposes fulfills the planning objective of acquiring land, donating land, improving sites, or constructing or rehabilitating structures in order to provide housing for persons and families of low or moderate income (pg. 29). Disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located off 2nd Street and Date Palm Avenue in the unincorporated community of Mecca in the fourth Supervisorial District of Riverside County. The surrounding use consists of residential homes, facilities, community centers, schools and parks as well as agricultural land. The members of the Mecca community consists of a small population of approximately 8,577, with a variation in the population number due to the seasonal farmworkers that come to the Mecca community to serve the Valley's winter and summer harvesting seasons.

The subject properties were originally acquired for the Mecca Senior Center Project and contain soil contamination caused by old fuel tanks. This property will be remediated to ensure the cleanliness and safety prior to potentially demolishing the structure, rejuvenating the existing Post Office and/or transferring to the County of Riverside for the construction of a public facility or disposition.

MECCA ROUNDABOUT SURPLUS PROPERTY

District	4
APN	727-161-025, 727-161-026, 727-161-028, 727-161-027 & 727-161-030
Address	4 th St/Hammond Rd, Mecca
Lot Size	0.06, 0.04, 0.09, 0.01 & 0.19 acres
Acquisition Date	12/11/2008
Cost	\$495,000
Estimated Current Value	\$42,471
Property Type	Vacant Lot/Land
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project Area No. 4 Subarea: Mecca
Environmental	This site has contamination originating from old fire station fuel storage tank and plumbing throughout the vacant sites. The contamination that was in the roadway was addressed by Transportation as part of the cul de sac construction
Purpose of Acquisition	The purpose of these acquisitions was to assist in the improvements needed in the Mecca Sub-area located within the Desert Communities Project Area No. 4. These improvements included specified road and sidewalk improvements that were considered a priority for the highly pedestrian community. These properties were needed for the construction of the completed Mecca Roundabout which is the primary entry point to Mecca and is distinguished by a railroad crossing and a disjointed intersection.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; disposition of these properties fulfills the planning objective to authorize to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the special area involved (8). Disposition of these properties fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

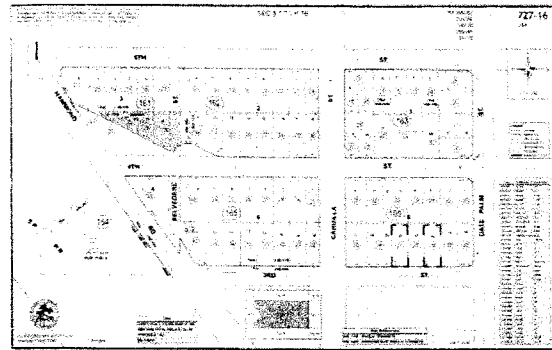
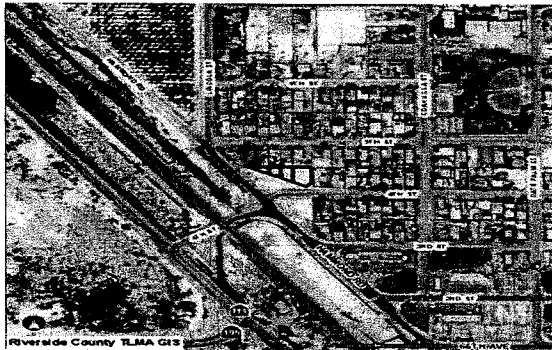
These properties are located off 2nd Street and Date Palm Avenue in the unincorporated community of Mecca in the fourth Supervisorial District of Riverside County. The surrounding use consists of residential homes, County facilities, community centers, schools and parks as well as agricultural land. The members of the Mecca community consists of a small population of approximately 8,577, with a variation in the population number due to the seasonal farmworkers that come to the Mecca community to serve the Valley's winter and summer harvesting seasons.

Disposal of the subject property would be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The subject properties contain

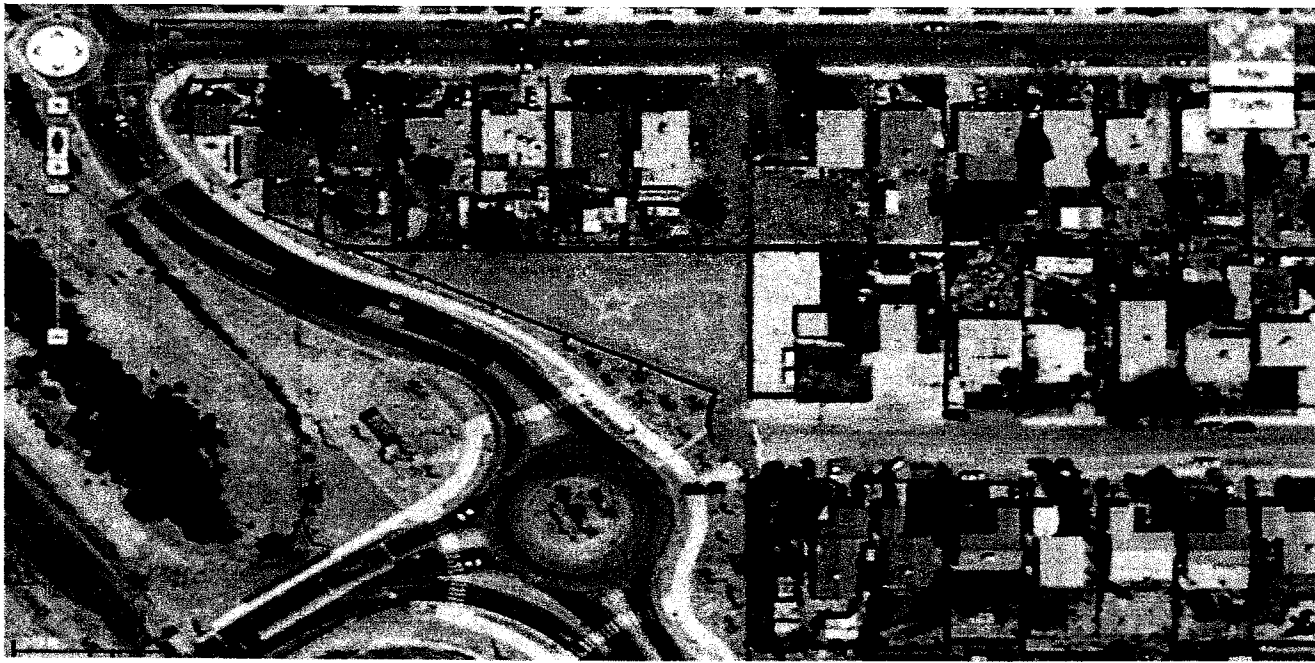
Future Development

contamination from an old fire station fuel storage tank and plumbing throughout the vacant sites. The contamination that was in the roadway was addressed by the Transportation Department as part of the cul-de-sac construction.

The Successor Agency would like to retain ownership of these properties for future development or for disposition. Pursuant to Section 34191.5 (c)(2) of AB 1484, these properties were acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. The Agency will coordinate with the affected Taxing Entities to verify and obtain their support and the properties will be remediated to ensure the cleanliness and safety prior to transferring to the County of Riverside for future development or disposed.



Future Development



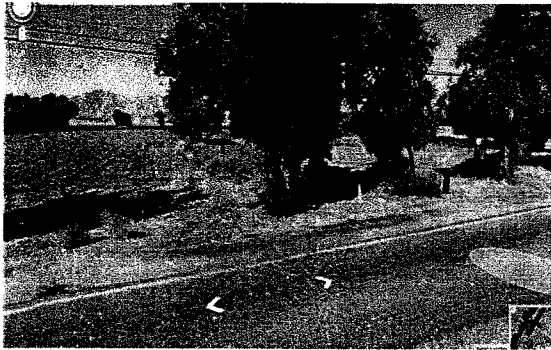
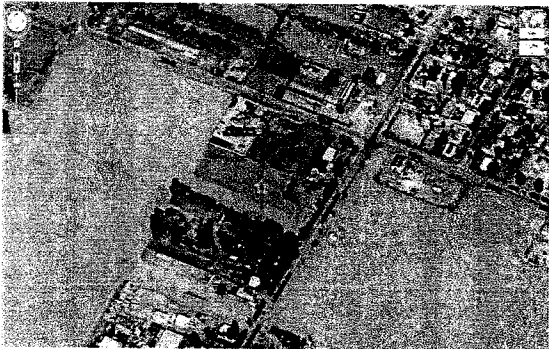
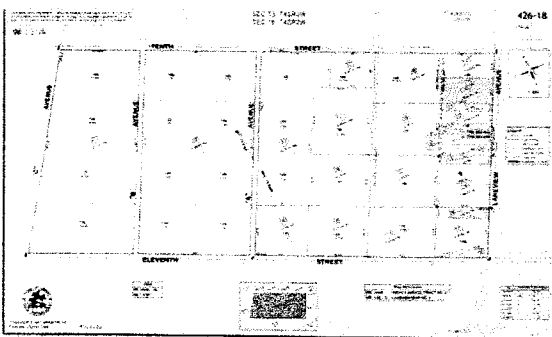
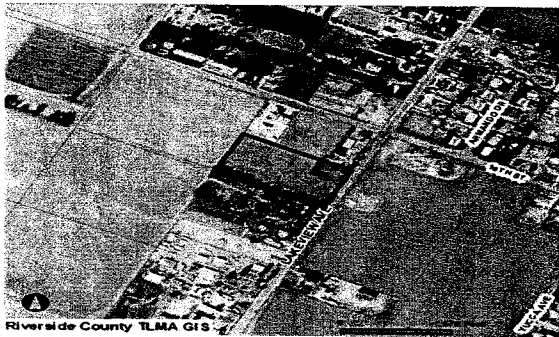
LAKEVIEW/NUEVO SURPLUS PROPERTY

District	5
APN	426-180-020
Address	19950 Lakeview Ave, Nuevo
Lot Size	4.52 acres
Acquisition Date	7/6/2007
Cost	\$575,000
Estimated Current Value	\$344,560
Property Type	Vacant Land/Lot
Current Zoning	R-A (Residential Agriculture)
Redevelopment Project Area	Project No. 5 Subarea: Lakeview/Nuevo
Purpose of Acquisition	The purpose of this acquisition was to assist the Agency in implementing the Lakeview/Nuevo Sub-Area Redevelopment Plan, in helping to eliminate physical blighting conditions within the I-215 Corridor Project Area.
Proposed Disposition	Retain for future development
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 5 , as adopted by the Riverside County Board of Supervisors on December 23, 1986, via Ordinance 639; transfer of this property for housing purposes fulfills the planning objective of acquiring land, donating land, improving sites, or constructing or rehabilitating structures in order to provide housing for persons and families of low or moderate income (pg. 29).

This property is located off Lakeview Avenue and Eucalyptus Street in the Nuevo community, in the fifth Supervisorial District of Riverside County. The property is surrounded by rural density residential uses. A single-family development on this site will complement the existing neighborhood and fulfill the Housing Authority of the County of Riverside (HACR) goal of provision of affordable housing while maintaining consistency with the rest of the area and providing affordable housing opportunities. The subject property is most suitable for single-family housing as it will complement the existing neighborhood. The Housing Authority of the County of Riverside (HACR) as successor to the former Redevelopment Agency for the County of Riverside intends to develop the site for an affordable single family housing. The subject property is also ideally suited for a public use development such as a recreational community center which would be easily accessible for residents of the community.

The Successor Agency would like to retain ownership of this property for future development. Pursuant to Section 34191.5 (c)(2) of AB 1484, this property was acquired for a specific purpose or project identified to further the goals and objectives of the redevelopment plan. If a public use/public facility is deemed appropriate for the property, the Agency will coordinate with the affected Taxing Entities to verify and obtain their support of the transfer of this property to the County for future development of infill housing or County facility.

Future Development



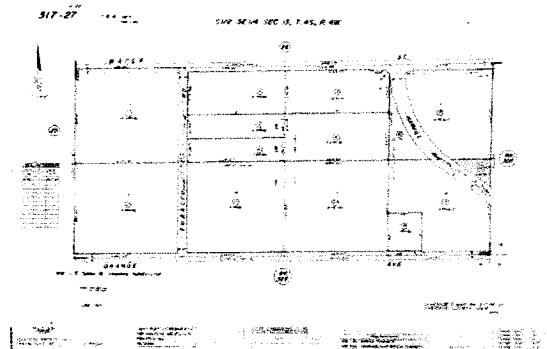
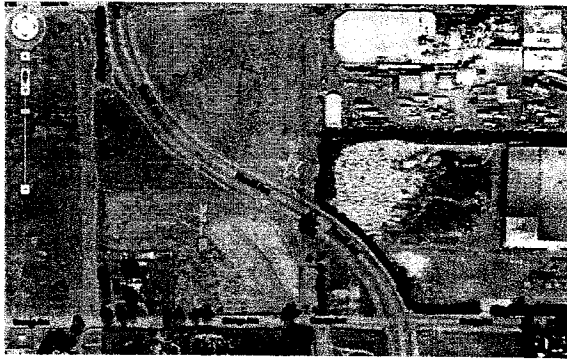
“A” STREET SURPLUS PROPERTY

District	1
APN	317-270-014
Address	Harvill Ave, Perris
Lot Size	0.61 acres
Acquisition Date	10/21/2005
Cost	\$0
Estimated Current Value	\$93,001
Property Type	Vacant Lot/Land
Current Zoning	M-H (Manufacturing Heavy)
Redevelopment Project Area	I-215 Corridor Sub-Area: Mead Valley
Purpose of Acquisition	The County of Riverside purchased properties on behalf of the Community Facilities District (CFD) for the “A” Street now known as Harvill Avenue Road Project but were not needed for the project. The parcel is considered excess by the CFD and the County and was conveyed to the Redevelopment Agency.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the I-215 Corridor</i> , as adopted by the Riverside County Board of Supervisors on December 15, 1987 via Ordinance 648; disposition of this property fulfills the planning objective of having the authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 26).

This property is located off Harvill Avenue and Orange Avenue in the first Supervisorial District of Riverside County. The subject property is vacant land located off Interstate 215, in a manufacturing zoning district. The subject property is approximately 0.61 acres and has been identified as a potential sale.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sale proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



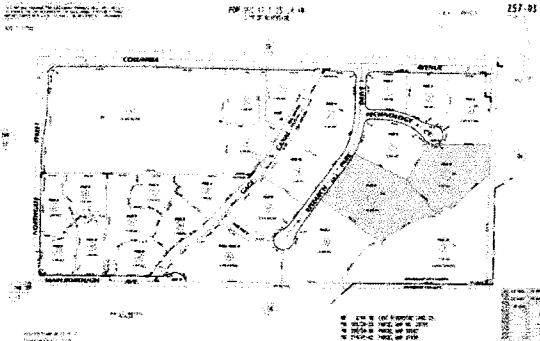
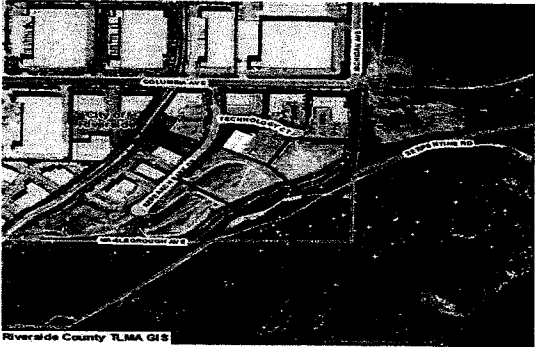
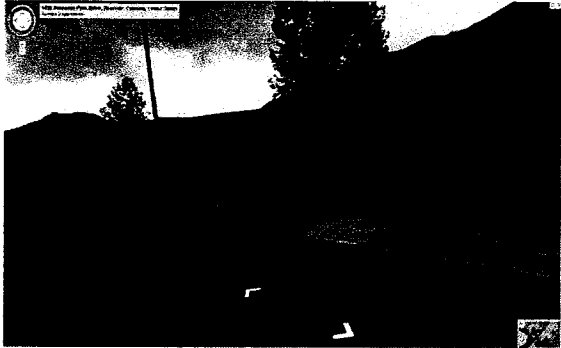
UNIVERSITY RESEARCH PARK

District	2
APN	257-030-014 and 257-030-012
Address	1400 Research Park Dr & 532 Technology Dr, Riverside
Lot Size	4.32 and 3.15 acres
Acquisition Date	10/25/1999 and 1/23/2004
Cost	\$343,135
Estimated Current Value	\$2,359,101
Property Type	Vacant Land
Current Zoning	B-M-P (Business & Manufacturing Park Zone)
Redevelopment Project Area	Project No. 5 Subarea: Highgrove
Purpose of Acquisition	The purpose of these acquisitions and collaborative effort with the City of Riverside and University of California, Riverside was to enhance the regional economic development by creating a research and technology park located within the Project area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 5 , as adopted by the Riverside County Board of Supervisors on December 23, 1986, via Ordinance 639; development of these properties fulfills the planning objective of having authorization to pay for, develop or construct any buildings, facilities, or structures, or other improvements, either within or outside the Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Project area and that no other reasonable means of financing such construction is available to the community (pgs. 26-27).

The Redevelopment Agency for the County of Riverside entered into a collaborative effort with the City of Riverside and the Regents of the University of California Riverside recognizing the relatively low technology industrial base of the region and desired to change that industrial base to one with more high technology employment and higher median wages. A Cooperative Agreement & Purchase Option was negotiated between Redevelopment Agency, the City of Riverside and the University of California, Riverside with Gordon Harris, on October 20, 1998. The Agency, City and UCR believed the establishment of a university affiliated research park would create the environment that would stimulate the creation, cultivation and relocation of technology intensive employers and increase technical employment with higher wage jobs. The Agency, in conjunction with the City of Riverside and the University of California, Riverside, recognized the benefits to regional economic development by creating a research and technology park on property located within the Project Area and the Hunter Business Park Specific Plan, south of Columbia Avenue and east of the Gage Canal. The Agency purchased 10 parcels of vacant land within the Research Park and graded building pads for each parcel, developed an internal road system and installed utilities for the Research Park. Eight (8) out of the ten (10) purchased parcels were developed and currently have existing tenants or are available for lease. The remaining parcels are currently undeveloped and remain under the Redevelopment Agency's ownership.

Dispose/Sell Property

The subject properties will undergo the Request for Proposal process for the development of an office/industrial, a research facility or technology related business. The sales of proceeds of these properties will be distributed amongst the affected Taxing Entities.



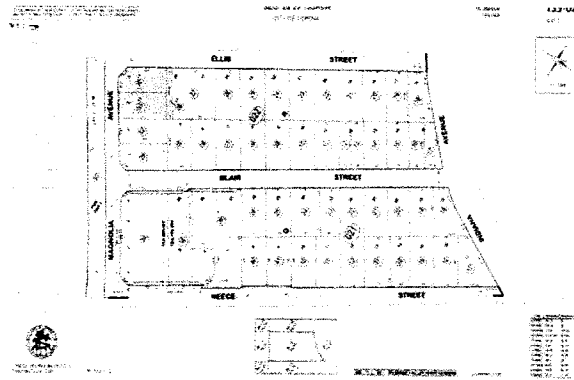
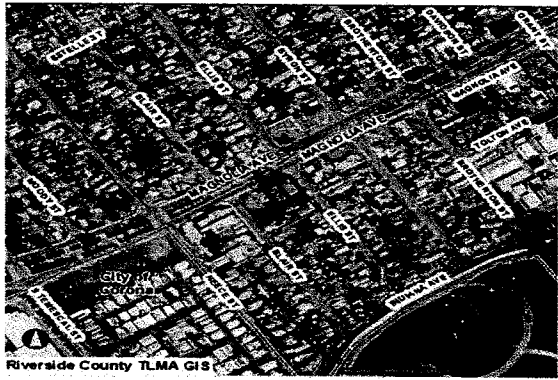
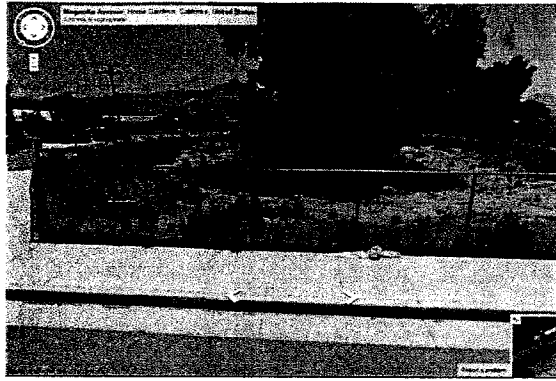
HOME GARDENS SURPLUS PROPERTY

District	2
APN	135-022-003, 135-022-028 & 135-022-030
Address	Magnolia Ave & 13700 Magnolia Ave, Home Gardens
Lot Size	0.22, 0.05 & 0.21 acres
Acquisition Date	4/25/2008
Cost	\$545,000
Estimated Current Value	\$156,816
Property Type	Vacant Lot/Land
Current Zoning	C-1/C-P (General Commercial)
Redevelopment Project Area	Project No. 1 Subarea: Home Gardens
Purpose of Acquisition	The purpose of these acquisitions were to assist the Agency in meeting its goal of eliminating blight in the Home Gardens community located within Project No. 1, and was to make available to the Agency, 0.48 acres for future development to benefit the Home Gardens community.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for Project No. 1</i> , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 635; disposition of this property fulfills the planning objective of having the authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located off Magnolia Avenue, between Ellis Street and S. Blair Street in the community of Home Gardens in the second Supervisorial District of Riverside County. The subject properties are vacant land and are situated in a general commercial zone. The acreage is approximately 0.48 acres.

Disposal of the properties will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the properties at their highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



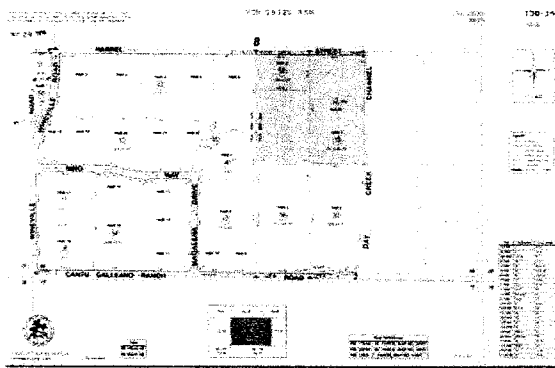
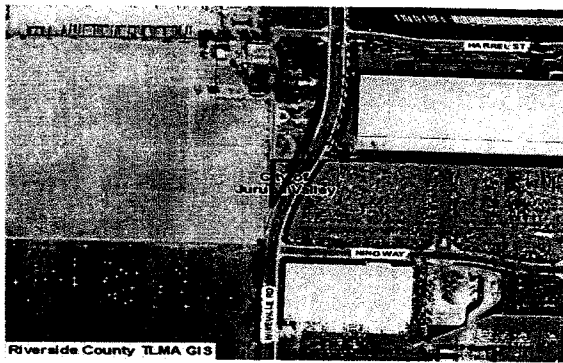
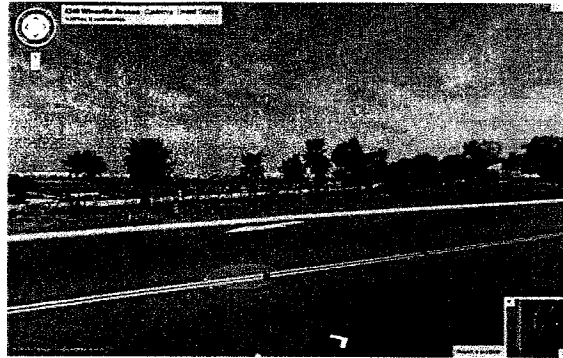
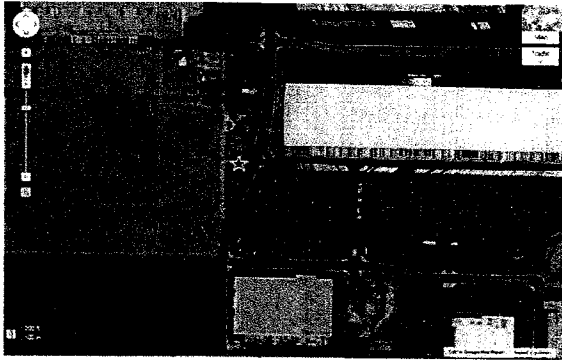
**VERNOLA PARK/WINEVILLE REALIGNMENT
SURPLUS PROPERTY**

District	2
APN	156-340-049
Address	Wineville Road, Jurupa Valley
Lot Size	0.19 acres
Acquisition Date	11/18/1997
Cost	\$0
Estimated Current Value	41,382
Property Type	Vacant Lot/Land
Current Zoning	M-SC (Manufacturing-Service Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Jurupa Valley Amendment Area
Purpose of Acquisition	This property, located within the Jurupa Valley Project Area, was acquired as a part of safety improvement for a Transportation Project and was considered a remnant from the realignment of the road. The remnant was retained and transferred to the Redevelopment Agency.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Wineville Avenue between Nino Way and Harrel Street in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property is vacant land located near Interstate 15, adjacent to *Galleano Winery*. The subject property is approximately 0.19 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



MISSION BOULEVARD/ARORA COMMERCIAL PROPERTY

District	2
APN	179-222-010 & 179-203-027
Address	5435 Mission Blvd & 3762 Arora St, Jurupa Valley
Lot Size	0.12 & 0.12 acres
Acquisition Date	7/30/2004
Cost	\$127,500
Estimated Current Value	\$49,658
Property Type	Vacant Lot/Land & Commercial
Current Zoning	R-VC, Center (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	These properties were acquired for the purpose of eliminating blight and enhancing the safety of communities located within the Jurupa Valley Project Area. The Agency's goal was to revitalize the Rubidoux area and relocate an existing business within the Rubidoux community.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard and Arora Street in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject properties are vacant land and are located in the Rubidoux Village Commercial zoning. The subject properties are approximately 0.24 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

MISSION BOULEVARD/PACKARD COMMERCIAL PROPERTY

District	2
APN	179-211-004
Address	5533 Mission Blvd, Jurupa Valley
Lot Size	0.85 acres
Acquisition Date	2/14/2002
Cost	\$125,000
Estimated Current Value	\$148,104
Property Type	Commercial
Current Zoning	R-VC, Center (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	This property was acquired in the Agency's continued revitalization efforts on Mission Boulevard in the Rubidoux area located within the Jurupa Valley Project Area. These efforts included the installation of new streetscape, a Façade Improvement Program and continually working with the Mission Boulevard business community.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard between Packard Avenue and Minter Street in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property currently has two vacant buildings that have potential for rehabilitation and restoration for future commercial use. The property will be marketed for commercial uses, with the inclusion of the requirement for tenant improvements in the request for proposal. The property is located in the Rubidoux Village Commercial zoning and is approximately 0.85 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

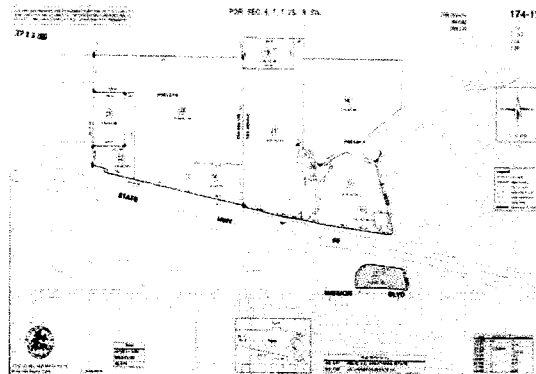
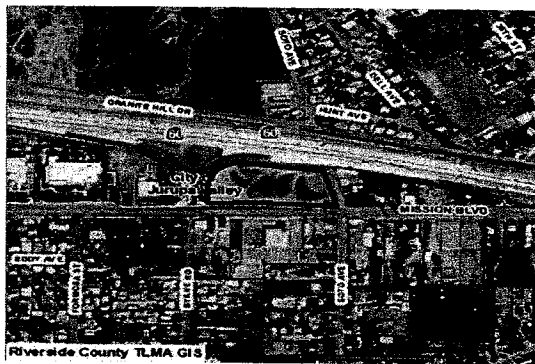
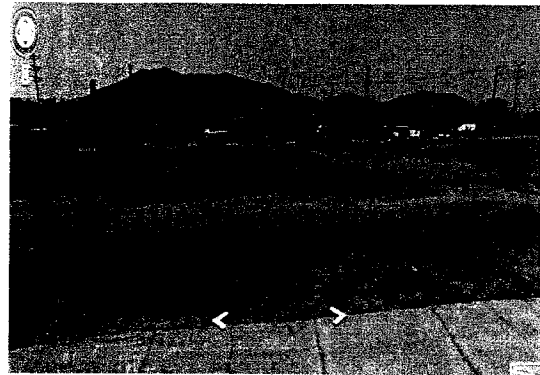
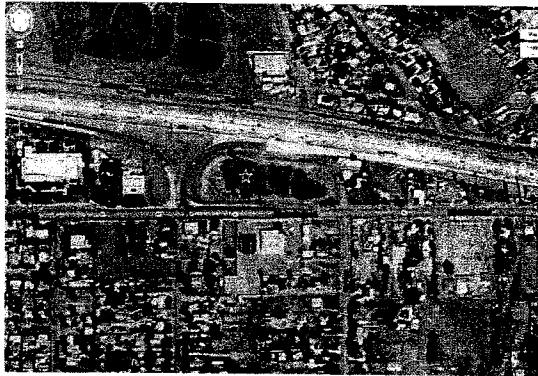
SR 60/VALLEY INTERCHANGE SURPLUS PROPERTY

District	2
APN	174-150-022
Address	Mission Blvd/60 Fwy, Jurupa Valley
Lot Size	4.22 acres
Acquisition Date	4/11/2008
Cost	\$2,940,202
Estimated Current Value	\$1,194,851
Property Type	Vacant Land/Lot
Current Zoning	A-1 (Light Agriculture)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	This property was acquired as a part of the SR60/Valley Interchange Improvement Project which was to benefit the Jurupa Valley Project Area by helping to eliminate blight within the Project Area by improving traffic and public safety in the Project Area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard and Byrne Road in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property is vacant land with access to Highway 60 and is located in a Light Agriculture zoning. The subject property is approximately 4.22 acres and with freeway frontage and visibility.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



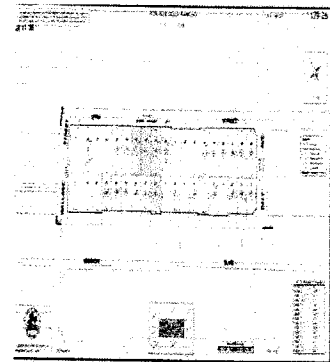
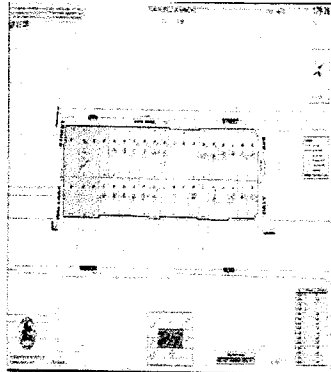
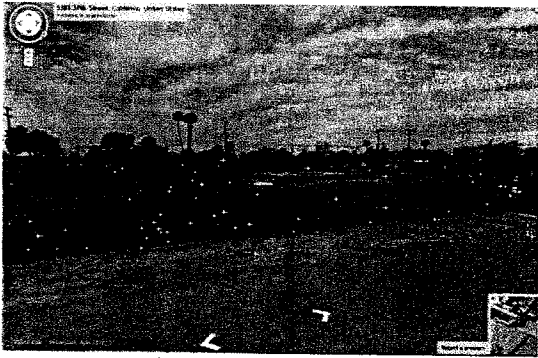
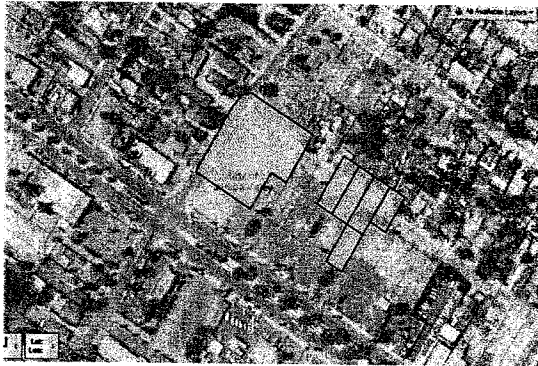
RUBIDOUX VILLAGE COMMERCIAL PROPERTY

District	2
APN	179-260-017, 018, 019, 020, 008 & 046
Address	5362 37 th St, 5358 37 th St, Mission & 37 th St, 5348 37 th St & 5357 & 5393 Mission Blvd Jurupa Valley
Lot Size	0.17, 0.17, 0.16, 0.12, 0.13 & 1.26 ACRES
Acquisition Date	7/31/2002, 5/3/2002 & 1/8/2003
Cost	\$185,000 & \$382,000
Estimated Current Value	\$484,496
Property Type	Other (Vacant Structures)
Current Zoning	R-VC, East (Rubidoux Village Commercial) & C1 (Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	These properties were acquired for the purpose of assisting the Agency in meeting its goal of eliminating blight conditions and revitalizing the Rubidoux Village area. The proposed facility was to provide public assistance to low income individuals and families with referral services, and direct programs in childcare, healthcare and job training.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

These properties are located off Mission Boulevard and Wallace Street in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject properties are vacant land and are located in the Rubidoux Village Commercial zoning. The subject properties are approximately 2.01 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



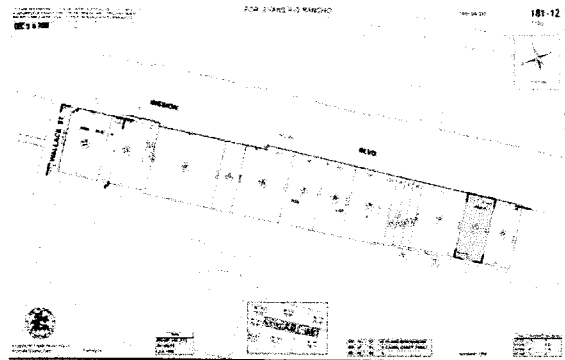
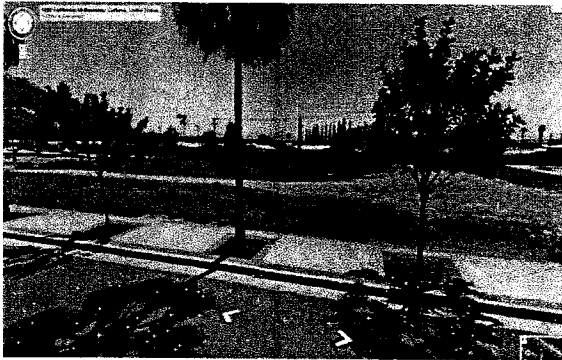
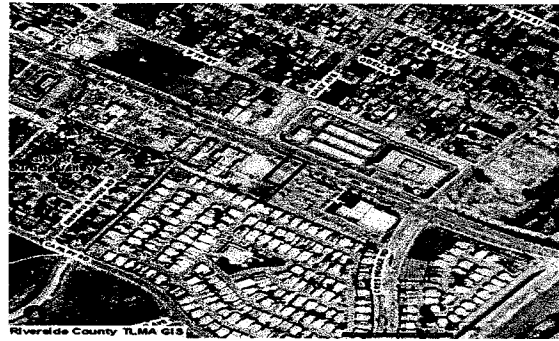
MISSION BOULEVARD/DALY COMMERCIAL PROPERTY

District	2
APN	181-120-015
Address	5256 Mission Blvd, Jurupa Valley
Lot Size	0.38 acres
Acquisition Date	4/6/2009
Cost	Conveyance
Estimated Current Value	\$95,179
Property Type	Vacant Land/Lot
Current Zoning	R-VC, East (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	The purpose of this acquisition was to assist the Agency in meeting its goal of revitalizing the Mission Boulevard corridor in the Rubidoux area. It was to include the installation of new streetscape, a Façade Improvement Program, and continually work with the Mission Boulevard community.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard between Daly Avenue and Crestmore Road in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property is vacant land and is located in the Rubidoux Village Commercial zoning. The subject property is approximately 0.38 acre.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



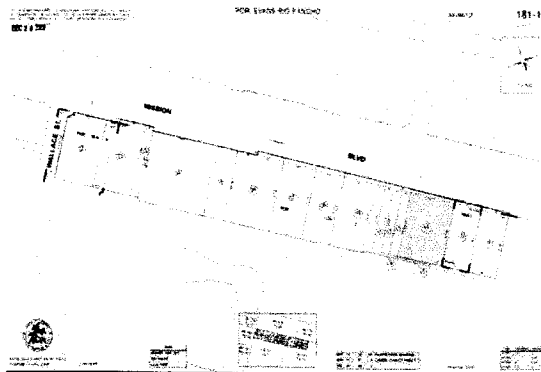
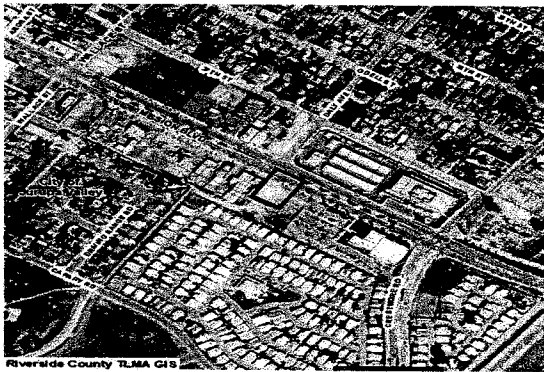
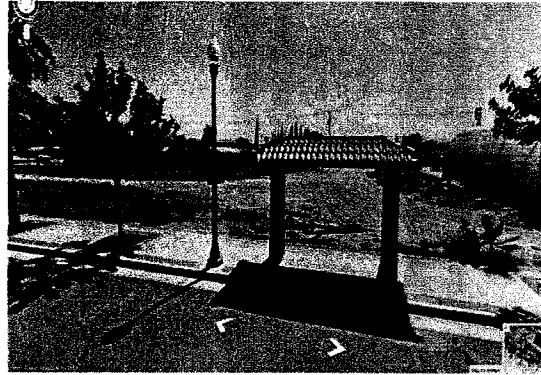
RUBIDOUX HEALTH CLINIC SURPLUS PROPERTY

District	2
APN	181-120-014 & 181-120-017
Address	5292 Mission Blvd & Mission Blvd, Jurupa Valley
Lot Size	0.62 & 0.01 acres
Acquisition Date	3/25/2005 & 4/6/2009
Cost	\$224,000
Estimated Current Value	\$164,657
Property Type	Vacant Land/Lot
Current Zoning	R-VC, East (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	These properties were acquired for the purpose of accommodating a new Rubidoux Health Clinic. The facility anticipated providing services such as multiple patient registration and administrative areas, waiting rooms, exam rooms, radiology, medical laboratory, nutrition services, medical supplies, space for the Women, Infants and Children (WIC) program and more. The proposed services were to benefit the public.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

These properties are located off Mission Boulevard between Daly Avenue and Crestmore Road in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject properties are vacant land and are located in the Rubidoux Village Commercial zoning. The subject properties are approximately 0.63 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



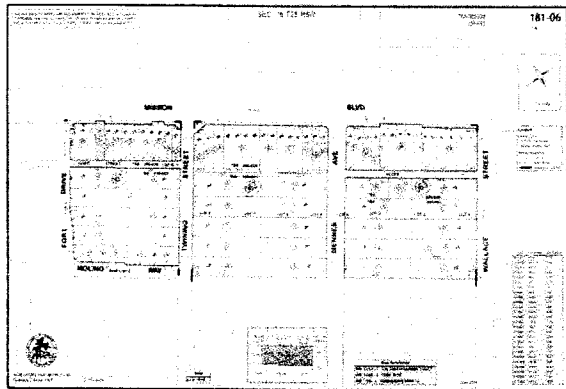
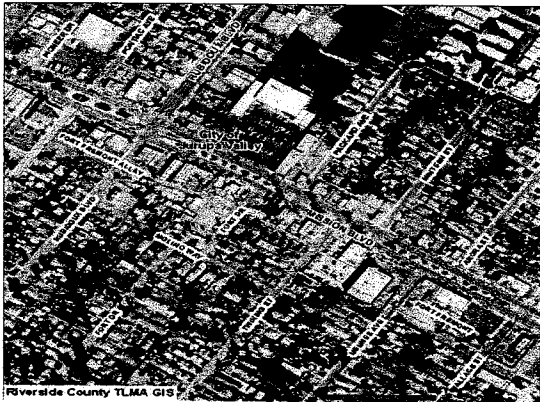
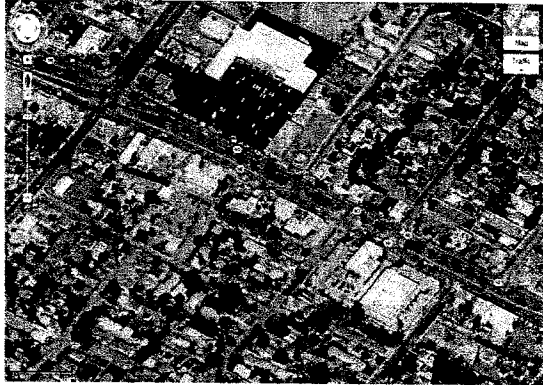
MISSION BOULEVARD/FORT COMMERCIAL PROPERTY

District	2
APN	181-061-002
Address	5538 Mission Blvd, Jurupa Valley
Lot Size	0.64 acres
Acquisition Date	8/29/2001
Cost	\$20,000
Estimated Current Value	\$160,301
Property Type	Vacant Land/Lot
Current Zoning	R-VC, East (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	The purpose of this acquisition was to continue the revitalization efforts of Mission Boulevard in the Rubidoux area. The efforts included the installation of a new street scape, Façade Improvement Program and continually working with the Mission Boulevard business community.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Mission Boulevard between Fort Drive and Twining Street in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property is vacant land and is located in the Rubidoux Village Commercial zoning. The subject property is approximately 0.64 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



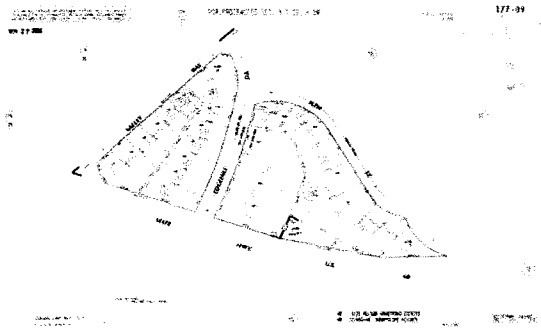
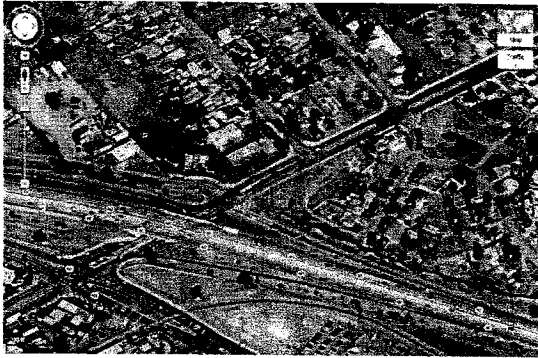
VALLEY WAY/ARMSTRONG ROAD SURPLUS PROPERTY

District	2
APN	177-091-002
Address	3644 Valley Way, Jurupa Valley
Lot Size	0.15 acres
Acquisition Date	11/22/2005
Cost	Conveyance
Estimated Current Value	\$34,304
Property Type	Vacant Land/Lot
Current Zoning	C-1/C-P (General Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Belltown
Purpose of Acquisition	This property was acquired for the Valley Way/Armstrong Road Project on behalf of the County of Riverside. The parcel was purchased using Redevelopment funds and by this action granted back to the Agency for redevelopment purposes.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 44).

This property is located off Valley Way and Edgehill Drive in the city of Jurupa Valley in the second Supervisorial District of Riverside County. The subject property is vacant land, with direct access to Highway 60 and is located in a General Commercial zoning. The subject property is approximately 0.15 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



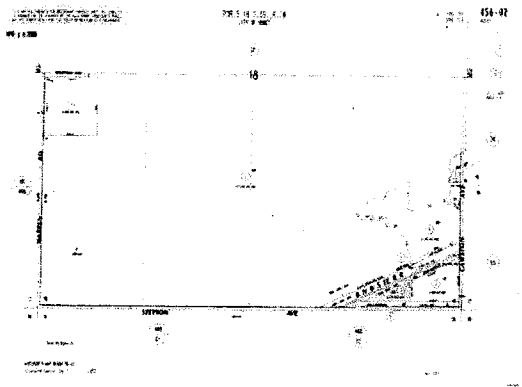
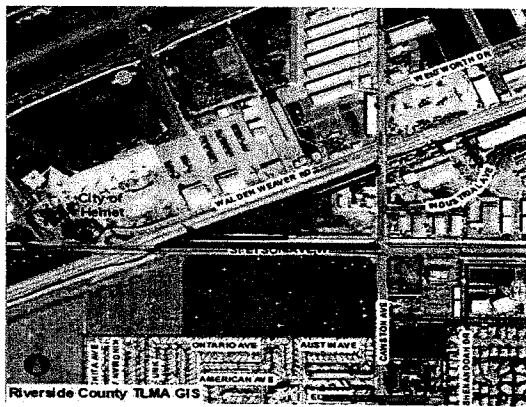
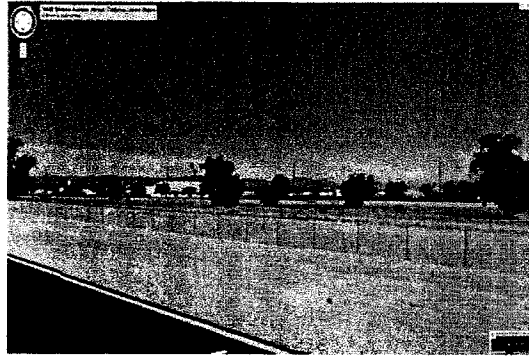
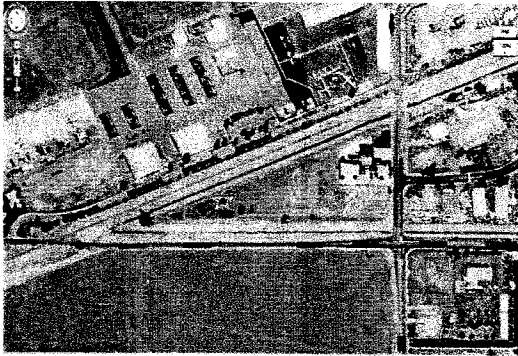
HEMET RYAN VICINITY MANUFACTURING PROPERTY

District	3
APN	456-020-010
Address	Stetson Ave & Walden Weaver Rd, Hemet
Lot Size	4.17 acres
Acquisition Date	12/26/2007
Cost	\$446,000
Estimated Current Value	\$862,815
Property Type	Vacant Land/Lot
Current Zoning	M-2 (Heavy Manufacturing)
Redevelopment Project Area	Project No. 4 Subarea: Hemet-Ryan
Purpose of Acquisition	The purchase of the property was to assist the Agency in accomplishing the objectives and goals of the Redevelopment Plan as well as its revitalization efforts within the unincorporated areas of Riverside County. The intent was to enable the Agency to market the Property for future development, to help create job opportunities and stimulate economic growth within the Desert Communities Redevelopment Project Areas.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for Project No. 4</i> , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

This property is located between Stetson Avenue and Walden Weaver Road in the community of Hemet in the third Supervisorial District of Riverside County. The subject property is vacant land and is located in a Heavy Manufacturing zoning. The subject property is approximately 4.17 acre.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



THERMAL STREET IMPROVEMENT PROJECT SURPLUS PROPERTY

District	4
APN	757-052-010, 757-052-013 thru 757-052-017
Address	Church Street and Main Street, Thermal
Lot Size	0.01, 0.13, 0.15, 0.16, 0.24 and 0.09 acres
Acquisition Date	5/23/2008
Cost	\$290,000
Estimated Current Value	\$118,919
Property Type	Vacant Land/Lot
Current Zoning	R-3-4000 (General Residential)
Redevelopment Project Area	Project No.4 Subarea: Thermal & Jacqueline Cochran Airport
Purpose of Acquisition	The purpose of the acquisition of these properties was to complete the Thermal Street Improvement Project which the Agency prepared to implement in the vicinity of Main Street and Date Street in Thermal. The purpose of the project was to assist in improving roads in poor condition and enhance the safety, function and appearance of the community and enhance the economic viability of the Project Area. A portion of the property was held for future redevelopment efforts.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located between Church Street and Main Street in the community of Thermal in the fourth Supervisorial District of Riverside County. The subject properties are vacant land and are located in a General Residential zoning area. The subject properties are approximately 0.78 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

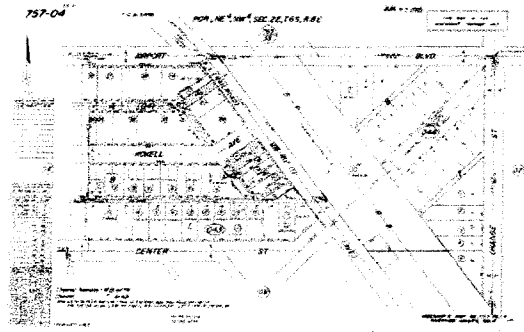
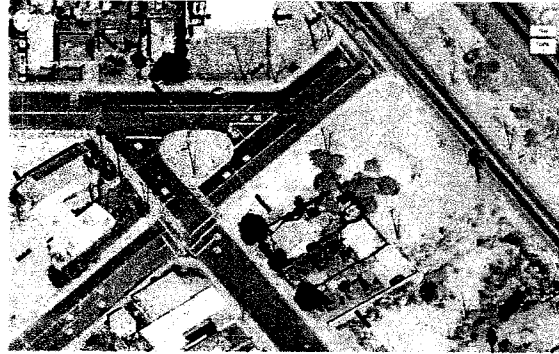
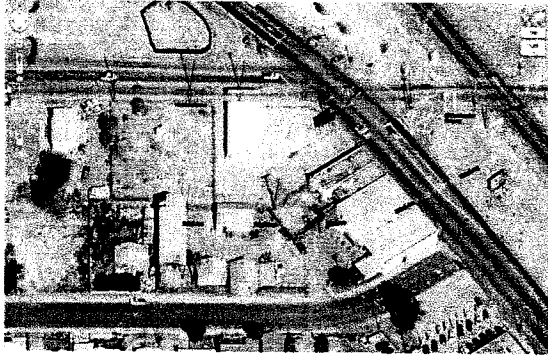
THERMAL COMMERCIAL PROPERTY

District	4
APN	757-054-018, 757-054-019, 757-042-008 & 757-041-030
Address	Airport Blvd & Hwy 111, 56105 Hwy 111 & 56027 Hwy 11, Thermal
Lot Size	0.2, 0.01, 0.14 & 0.08 acres
Acquisition Date	7/2/2008, 7/2/2008, 6/20/2008 and 5/22/2008
Cost	\$175,000, \$250,000 and \$140,000
Estimated Current Value	\$75,686
Property Type	Vacant Land/Lot
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. Subarea: Thermal & Jacqueline Cochran Airport
Purpose of Acquisition	These properties were acquired for the purpose of eliminating blight. The project was to assist in improving roads in poor condition and enhance the safety, function and appearances of the community in Thermal and ultimately enhance the economic viability of the Project Area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for Project No. 4</i> , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located between Airport Boulevard and Highway 111 in the community of Thermal in the fourth Supervisorial District of Riverside County. The subject properties are vacant land and are located in a Scenic Highway Commercial zoning area. The subject properties are approximately 0.43 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



MECCA SENIOR CENTER SURPLUS PROPERTY

District	4
APN	727-184-031, 727-184-037, 727-184-016, 727-184-032, 727-184-010 & 011, 727-184-030, 727-184-015, 727-184-024, 727-184-008, 727-184-033
Address	91236 1 st St, 91224 1 st St, 91250 Ave 66, 91200 1 st St, 91215 2 nd St, Hammond Rd/2 nd St/66 th Ave, Mecca
Lot Size	0.12, 0.18/0.06, 0.12, 0.05, 0.07/0.06, 0.4, 0.05, 0.15 & 0.09 acres
Acquisition Date	1/6/2009, 4/26/2007, 3/4/2009, 7/9/2010, 4/20/2007, 1/5/2010, 7/25/2007, 12/11/2009 & 4/30/2007
Cost	\$1,232,650, \$360,000, \$120,000, \$110,000, \$159,000, \$170,000, \$280,000, \$155,000, \$150,000
Estimated Current Value	\$205,821
Property Type	Vacant Land/Lot
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 4 Subarea: Mecca
Purpose of Acquisition	These properties were acquired for the purpose to assist the Agency in implementing the Mecca Sub Area Redevelopment Plan and in the elimination of physical blighting conditions within the Project Area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 4 , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; disposition of these properties fulfill the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located between 2nd Street and 66th Avenue in the community of Mecca in the fourth Supervisorial District of Riverside County. The subject properties are vacant land and are located in a Scenic Highway Commercial zoning area. The subject properties are approximately 1.35 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

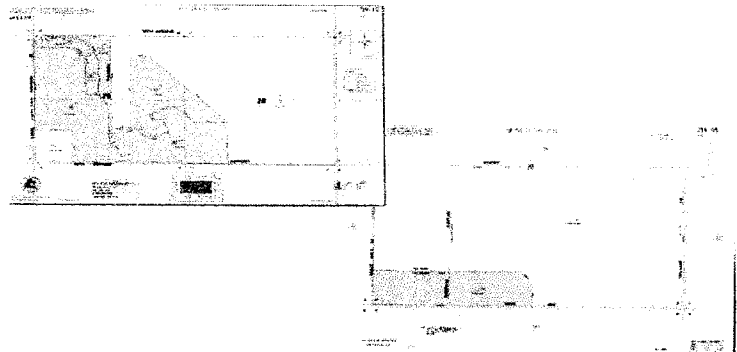
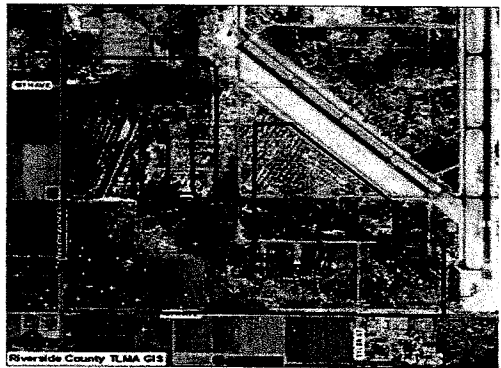
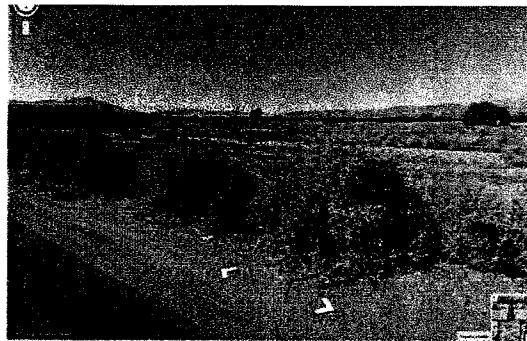
THERMAL PROPERTY (600 ACRES)

District	4
APN	759-100-006 thru 011 and 759-050-003
Address	Harrison Street and 60th Ave, Thermal
Lot Size	217.69, 22.22, 17.1, 149.22, 122.23, 17.1 & 22.22 acres
Acquisition Date	4/10/1998
Cost	\$975,000
Estimated Current Value	\$8,656,374
Property Type	Vacant Land
Current Zoning	M-H (Manufacturing Heavy)
Redevelopment Project Area	Project No. 4 Subarea: Thermal & Jacqueline Cochran Airport
Purpose of Acquisition	The purpose of these acquisitions was to assist the Redevelopment Agency meet its goal of enhancing communities within the County of Riverside and for future development of the property.
Proposed Disposition	Dispose/Sell Property. Potential for future development of an Industrial Business Park, Manufacturing and Distribution Center or has the potential for other proposed uses.
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for Project No. 4</i> , as adopted by the Riverside County Board of Supervisors on December 23, 1986 via Ordinance 638; development of these properties fulfills the planning objective of having authorization to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the project area and that no other reasonable means of financing such construction is available to the community (pgs. 26-27).

The County of Riverside Aviation Division owned the approximately 600 acres of property adjacent to the Thermal Airport. These properties were included in the Redevelopment Project Area No. 4-1986. Per Resolution No. 97-280, and the properties were declared surplus, authorizing the sale of these properties to the Redevelopment Agency for its current market value of \$975,000, as established by an appraisal report conducted during its current time. The Redevelopment Agency during this time entered into a Purchase and Sale Agreement with the County of Riverside in 1997 for the purchase of the above referenced properties in the amount of \$975,000, which was approved by the Redevelopment Agency Board of Directors and County of Riverside's Board of Supervisors on October 14, 1997. The County of Riverside executed and recorded a Quitclaim Deed on July 10, 1998 in the name of the Redevelopment Agency for the County of Riverside. The properties are undeveloped contiguous parcels. The intent of the Agency was to facilitate the Agency's redevelopment efforts including improvements to and development of this property.

The property will be marketed for future development that will benefit the tax base. Marketing methods will include staff marketing, request for proposal, unsolicited proposals and use of real estate brokers. The sales proceeds of these properties will be distributed amongst the affected Taxing Entities.

Dispose/Sell Property



TRUMBLE ROAD COMMERCIAL PROPERTY

District	5
APN	329-020-009 & 329-020-022
Address	25351 Trumble Road, Romoland
Lot Size	0.91 & 3.91 acres
Acquisition Date	5/2/2002
Cost	\$1,500,000
Estimated Current Value	\$1,417,225
Property Type	Vacant Land
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romolad
Purpose of Acquisition	The purpose of these acquisitions were to assist the Agency with removing the existing blight by demolishing the older, blighted buildings and developing it with new retail and commercial structures, as well as create job opportunities in the Romoland area. It is located in an area where redevelopment has been instrumental in attracting business and eliminating blight.
Proposed Disposition	Dispose/Sell Property. Potential for future development as retail or motel/service shopping center.
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 5-1986 & 5-1987, Merger & Amendment , as adopted by the Riverside County Board of Supervisors on July 16, 2002, via Ordinance 822; development of these properties fulfills the planning objective of having authorization to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Amendment Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the amendment Area and that no other reasonable means of financing such construction is available to the community (pgs. 30).

The former Redevelopment Agency for the County of Riverside owns certain property on the northwest corner of Highway 74 and Trumble Road in the community of Romoland. The property was acquired in foreclosure when the previous owner defaulted on a CDBG Economic Development Loan in 2004. The property is within the I-215 Corridor Redevelopment Project Area which was adopted in order to eliminate blight and revitalize the substandard physical and economic conditions that exist within the Project Area.

In June of 2007, the Redevelopment Agency approved an Exclusive Negotiating Agreement with RC Hobbs Company to negotiate a ground lease on the property for a mixed use commercial center. RC Hobbs proposed to construct a hotel with approximately 101 rooms, a restaurant, one or more fast food restaurants, a service station and two potential commercial office buildings which would benefit the community of Romoland.

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES, INCLUDING THE RENTAL OR LEASE OF PROPERTY

The County of Riverside entered into an Exclusive Negotiation Agreement with R.C. Hobbs Company and Pacific Development Group II on August 21, 2007 to negotiate a ground lease on

Dispose/Sell Property

the property for a mixed use commercial center. The R.C. Hobbs Company proposes a project which includes a hotel with approximately 101 rooms, a restaurant of approximately 3,000 square feet, one or more fast food restaurants approximately 3,500 square feet each, one service station at approximately 3,000 square feet, and two potential commercial office buildings. The project was proposed to benefit the community of Romoland and compliment the proposed "Field of Dreams" project as well as the Aquatic Park. In addition, the project was to provide valuable ground rental revenue to the Agency.

The County of Riverside performed demolition work which consisted of a) demolition and removal from the Premises of all asphalt, building pad(s) and any underground improvements, including without limitation, footings and foundations and b) restored the surface of the Premises where any demolition work is performed to a rough-graded condition.

ESTIMATE OF ANY LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY; DESCRIPTION OF CONTRACTUAL REQUIREMENTS FOR DISPOSITION OF THOSE REVENUES:

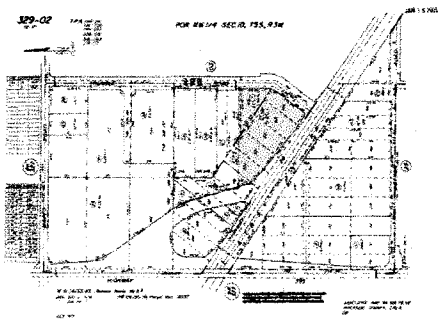
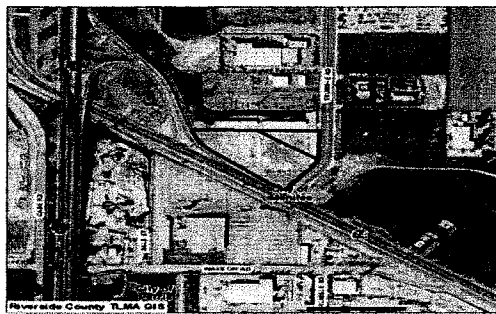
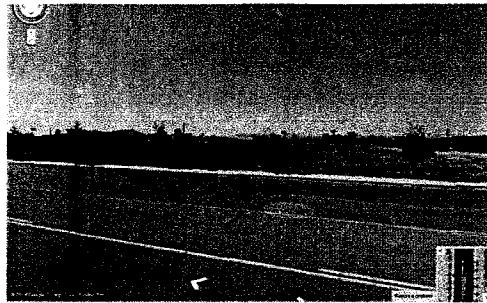
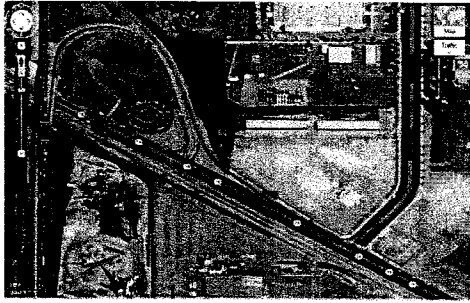
The Redevelopment Agency for the County of Riverside negotiated a ground lease with R.C. Hobbs Company. The parameters of the ground lease consisted of a 30 year term with a four (4) ten year options to renew. The annual rent was negotiated as follows:

Years 1 -5: \$60,888 annually
Years 6-10: \$121,776 annually
Years 11-30, annual increases based on CPI

The tenant was to construct all improvements at Tenant's expense. It was also negotiated that tenant had the option to purchase. The negotiated Ground Lease was not fully executed by all parties due to the dissolution of the Redevelopment Agency.

The sales proceeds of these properties will be distributed amongst the affected Taxing Entities.

Dispose/Sell Property



Dispose/Sell Property

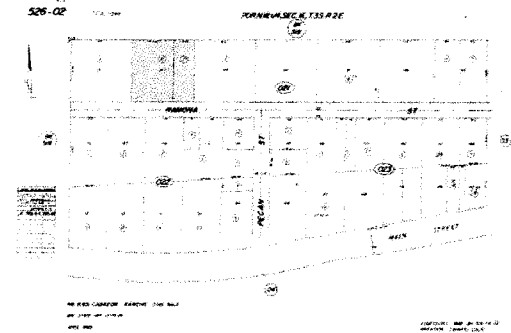
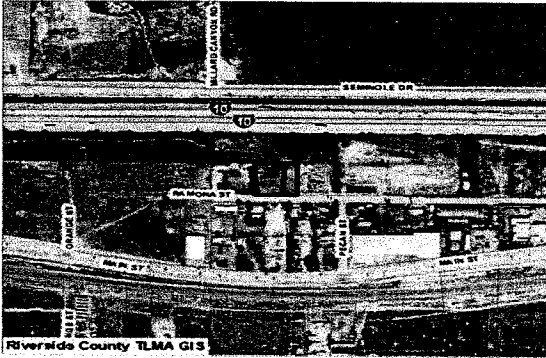
CABAZON/RAMONA COMMERCIAL PROPERTY

District	5
APN	526-021-006 & 526-021-007
Address	50052 Ramona St, Ramona St/Pecan St, Cabazon
Lot Size	0.29 and 0.29 acres
Acquisition Date	11/30/2000
Cost	\$18,000
Estimated Current Value	\$25,265
Property Type	Vacant Land/Lot
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Mid-County Project Area No. 3 Subarea: Cabazon
Purpose of Acquisition	These properties were acquired for the purpose of assisting the Agency in carrying out some of its goals, including the elimination of blight and upgrading the physical appearance of the Cabazon area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 3 , as adopted by the Riverside County Board of Supervisors on July 11, 1989 via Ordinance 676; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

These properties are located off Ramona Street and Pecan Street in the community of Cabazon in the fifth Supervisorial District of Riverside County. The subject properties are vacant land and are located in a Scenic Highway Commercial zoning area. The subject properties are approximately 0.58 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



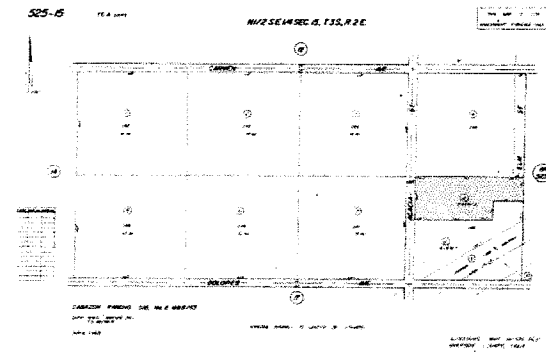
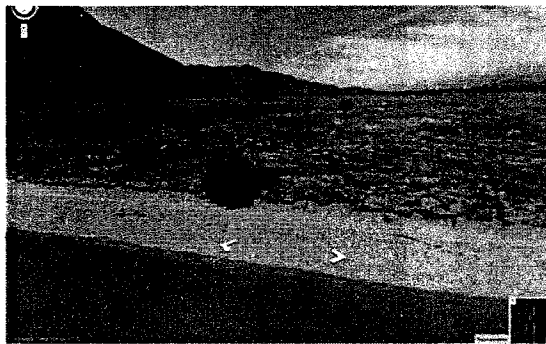
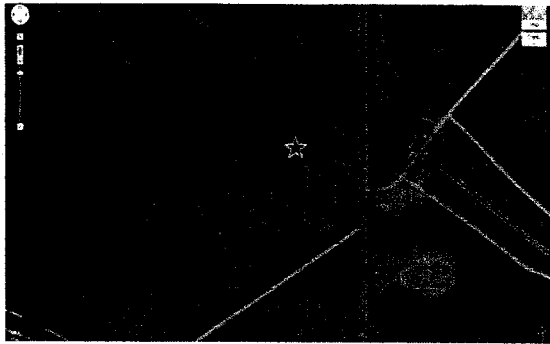
CABAZON SEWER PROJECT

District	5
APN	525-150-012
Address	Elm St & Carmen Ave, Cabazon
Lot Size	3.44 acres
Acquisition Date	12/7/2010
Cost	\$141,198
Estimated Current Value	\$74,923
Property Type	Vacant Land/Lot
Current Zoning	R-A-5 (Residential Agricultural)
Redevelopment Project Area	Mid-County Project Area No. 3 Subarea: Cabazon
Purpose of Acquisition	This property was acquired for the purpose of assisting the Agency in carrying out the goal of constructing a proposed sewer trunk station.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 3 , as adopted by the Riverside County Board of Supervisors on July 11, 1989 via Ordinance 676; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 23).

This property is located between Elm Street and Carment Avenue in the community of Cabazon in the fifth Supervisorial District of Riverside County. The subject property is vacant land and is located in a Residential Agricultural zoning. The subject property is approximately 3.44 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



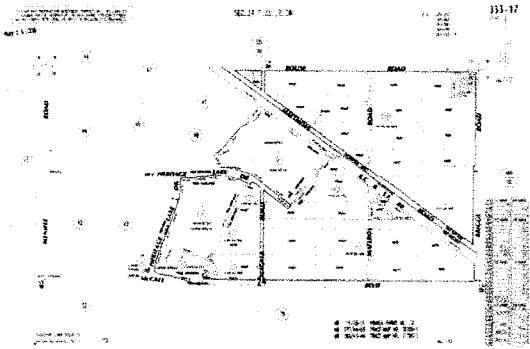
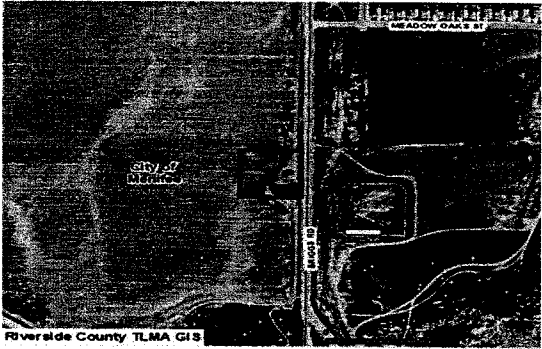
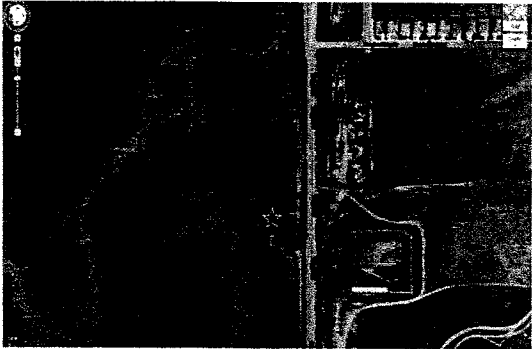
ROMOLAND PROPERTY

District	5
APN	333-170-013
Address	Briggs Road & Meadow Oaks St, Menifee
Lot Size	2.1 acres
Acquisition Date	12/1/2005
Cost	\$360,000
Estimated Current Value	\$251,559
Property Type	Vacant Land/Lot
Current Zoning	R-R (Rural Residential)
Redevelopment Project Area	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romoland
Purpose of Acquisition	The purpose of this acquisition was to develop a senior center in the Sun City/Romoland area. The Agency was working with Standard Pacific to develop the senior center; subject to Board approval, the property was to be sold to the developer at the same price under a separate Board action. It was proposed that that developer be responsible for all construction costs.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 5-1986 & 5-1987, Merger & Amendment , as adopted by the Riverside County Board of Supervisors on July 16, 2002 via Ordinance 822; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 26).

This property is located between Briggs Road and Meadow Oaks Street in the city of Menifee in the fifth Supervisorial District of Riverside County. The subject property is vacant land and is located in a Rural Agricultural zoning. The subject property is approximately 2.1 acres.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



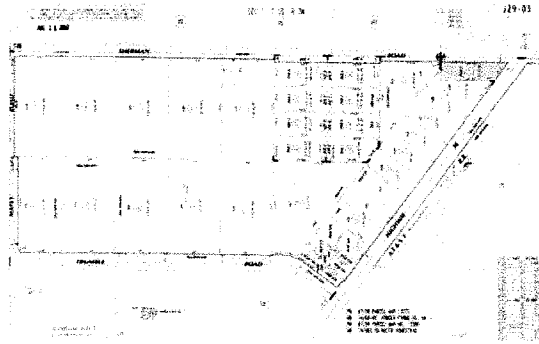
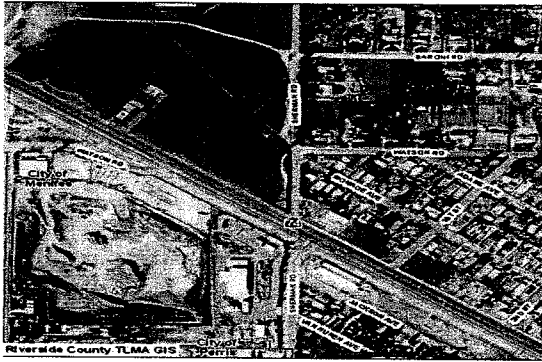
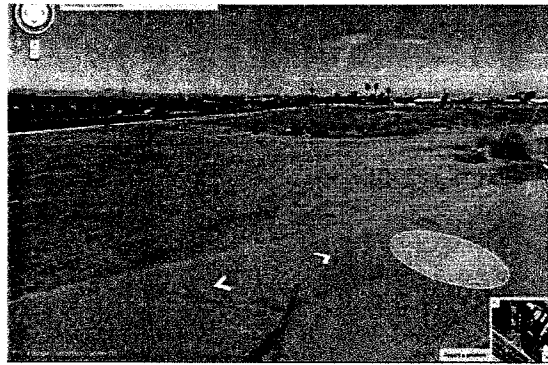
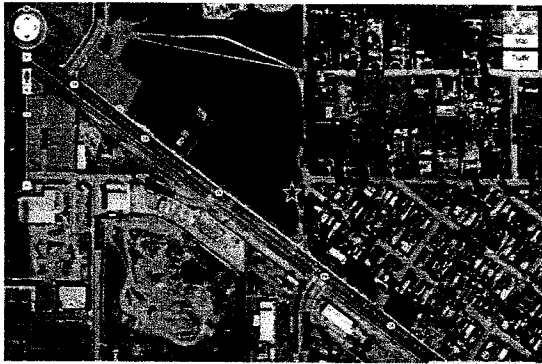
HWY 74 SURPLUS PROPERTY

District	5
APN	329-030-011
Address	Hwy 74 & Sherman Road, Menifee
Lot Size	1 acre
Acquisition Date	11/16/2009
Cost	\$200,000
Estimated Current Value	\$261,360
Property Type	Vacant Land/Lot
Current Zoning	C-P-S (Scenic Highway Commercial)
Redevelopment Project Area	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romoland
Purpose of Acquisition	This property was acquired for the purpose of completing public improvements along Highway 74. The project included a signal, road improvements, sidewalk, curb and gutter, and landscaping, while eliminating blighting conditions in the Project Area.
Proposed Disposition	Dispose/Sell Property
Advancement of Planning Objectives	Pursuant to the Redevelopment Plan for Project No. 5-1986 & 5-1987, Merger & Amendment , as adopted by the Riverside County Board of Supervisors on July 16, 2002 via Ordinance 822; disposition of this property fulfills the planning objective of having authorization to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property (pg. 26).

This property is located between Highway 74 and Sherman Road in the city of Menifee in the fifth Supervisorial District of Riverside County. The subject property is vacant land and is located in a Scenic Highway Commercial zoning area. The subject property is approximately 1 acre.

Disposal of the subject property will be completed by marketing while maximizing the sales price, property tax, sales tax and/or a combination thereof. The intent is to achieve community benefits originally set forth in the Redevelopment and Implementation Plans and also to generate economic benefits for the Agency and the Taxing Entities. The sales proceeds of this property will be distributed amongst the Taxing Entities pursuant to the provisions of ABx 1 26 and AB 1484. The goal is to sell the property at its highest value, ensuring the short and long term benefits for the Agency, the community and its affected Taxing Entities.

Dispose/Sell Property



Retain for Enforceable Obligation

MISSION PLAZA

District	2
APN	181-020-039 and 181-020-040
Address	5696-5770 Mission Boulevard, Jurupa Valley
Lot Size	0.5 acres and 12.93 acres
Acquisition Date	8/1/2008
Cost	\$11,440,000
Estimated Current Value	\$4,650,030 as-is value
Property Type	Vacant Land
Current Zoning	R-VC, West (Rubidoux Village Commercial)
Redevelopment Project Area	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
Purpose of Acquisition	The purpose of this acquisition was to redevelop the shopping center in order to eliminate blight. The Agency plans to demolish most of the existing shopping center, renovate a portion of the center and construct a new shopping center.
Proposed Disposition	Retain property to fulfill an existing enforceable obligation and continue pursuing the development of a shopping center and mixed-use development through the RFP process.
Advancement of Planning Objectives	Pursuant to the <i>Redevelopment Plan for the Jurupa Valley Project Area</i> , as adopted by the Riverside County Board of Supervisors on July 9, 1996 via Ordinance 762/763; development of these properties fulfills the planning objective of having authorization to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Merged Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Merged Project Area and that no other reasonable means of financing such construction is available to the community (pg. 47).

History of Property

The Mission Plaza Site was acquired and developed in the 1960s as an open and outdoor mixed-use retail development with a market and retail shops including banks, restaurants and a dental office. The construction of the original shopping center was related to that period of urban expansion and suburbanization in the community. The property flourished for decades before becoming blighted and mostly vacant due to the age and lack of investment in the center. At the time of acquisition by the Redevelopment Agency for the County of Riverside, the property was in disrepair and considered unsafe for occupancy in several vacant portions of the property.

History of Environmental Contamination

The property located at 5786 Mission Boulevard (Formerly assessor's parcel numbers 181-020-030 and 181-020-031) previously contained a gas station. There are hydrocarbons present in the soil to a depth of at least 30 feet (URS 2010a, URS 2010b). The Successor Agency is responsible for the remediation of the contaminated soil at this location by either removal of the contaminated soil by excavation, with off-site disposal or onsite treatment by vapor extraction, or

Retain for Enforceable Obligation

chemical/biological methods. All remediation work must be approved by the County Department of Environmental Health and shall include additional subsurface soil and groundwater investigation to delineate the extent of petroleum impact at the site (DEH).

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES, INCLUDING THE RENTAL OR LEASE OF PROPERTY

The County of Riverside entered into an Exclusive Negotiation Agreement (ENA) with Pacmission LLC on September 2, 2008 to redevelop the site to facilitate new business growth in the community and turn the existing blight into a community amenity. Approval of the ENA would authorize the Executive Director to enter into negotiations with Pacmission LLC to develop plans for the site, solicit end users and to negotiate the terms and conditions of the potential sale of the site to Pacmission LLC.

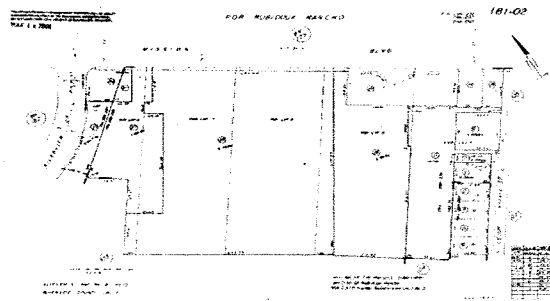
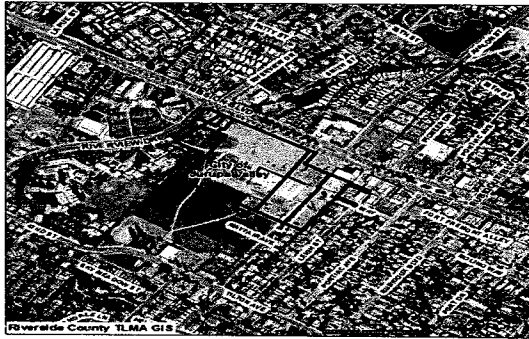
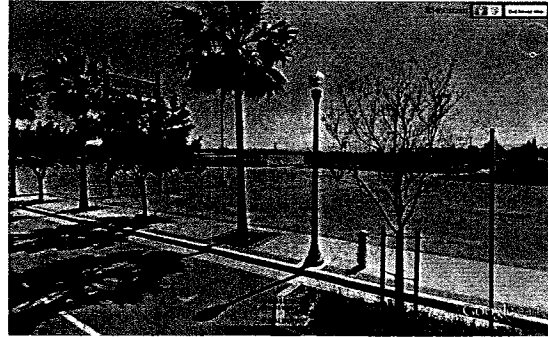
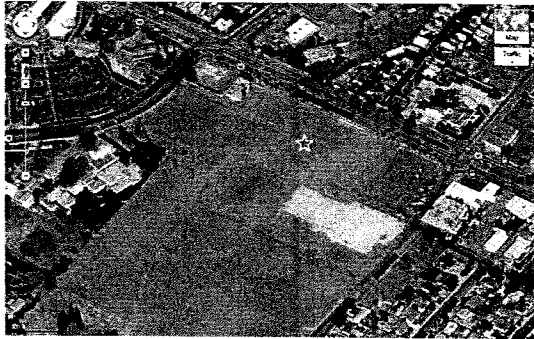
The Redevelopment Agency of the County of Riverside entered into a Ground Lease Agreement with Cardenas Markets, Inc., a California Corporation on June 14, 2011 for the properties identified as a portion of formerly known assessor parcel numbers 181-020-028 and 181-020-029, ultimately consisting of approximately 4.19 acres. The Ground Lease is an enforceable obligation, and obligates the Successor Agency to construct a building pad and other on-site improvements, as well as to construct certain off-site improvements. Cardenas Markets will construct a building of approximately 50,000 square feet, for a full service super market with customary and incidental related uses, including on-site improvements.

ESTIMATE OF ANY LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY; DESCRIPTION OF CONTRACTUAL REQUIREMENTS FOR DISPOSITION OF THOSE REVENUES

The following table provides a list of current active revenue leases, currently on a month-to-month basis for the Mission Plaza site:

Address	Use	Lessee	SF	\$/SF	Revenue Rent
5696 Mission Blvd	Dental Office	Samir M. Tadh	1,798	\$1.40	\$2,517.20
5700 Mission Blvd	Laundromat	MC & Sammy, Inc	2,733	\$1.25	\$3,416.25
5704 Mission Blvd	La Noria Market	Jose & Silvia Riestra	3,740	\$1.07	\$4,001.80

Retain for Enforceable Obligation



RESTRICTED APPRAISAL REPORT

The land value of approximately 36 properties encompassing 85 assessor parcel numbers and representing a total of approximately 640.74 acres of mostly vacant land located in Riverside County, California (Please see attached properties list)

PREPARED FOR:

Ms. Monica Tlaxcala
Real Property Agent
Real Estate Division
County Of Riverside - Economic Development Agency
on behalf of the Successor Agency to the
Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 400
Riverside, CA 92501

PREPARED BY:

Michael J. Francis, MAI
P.O. Box 11808
Newport Beach, CA 92658

VALUATION DATE

May 19, 2015

DATE PREPARED

May 25, 2015

MICHAEL J. FRANCIS, MAI
Real Estate Appraiser and Consultant

May 25, 2015

Ms. Monica Tlaxcala
Real Property Agent
Real Estate Division
County Of Riverside - Economic Development Agency
on behalf of the Successor Agency to the
Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 400
Riverside, CA 92501

RE: The land value of approximately 36 properties encompassing 85 assessor parcel numbers and representing a total of approximately 640.74 acres of mostly vacant land located in Riverside County, California (Please see attached properties list)

Dear Ms. Tlaxcala,

Pursuant to your request and authorization, I have conducted the investigations and analyses necessary to form an opinion of the above referenced value of the subject properties. This is a Restricted Appraisal Report that is intended to comply with the reporting requirements as set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). It contains statements relating to my opinion as to the highest and best use of the subject properties, my estimate of market value for the subject properties, as well as other report information as required under USPAP. Please note that USPAP requires that I inform you that as a restricted report, there is a use restriction that limits reliance on the report to you, my client and furthermore please be warned that this report cannot be understood properly without additional information in my work files.

Based upon the investigations conducted, analyses made, and on my experience as a real estate analyst and appraiser, I have formed the opinion that as of May 19, 2015, and subject to the Assumptions and Limiting Conditions set forth in the report which follows, the market value of the Fee Simple Estate of the subject properties are shown on the following pages.

P.O. Box 11808, Newport Beach, CA 92658
Tel: (949) 306-3388 * Fax: (949) 528-1300 * Email: mfrancismai@aol.com

Estimate of Market Value

Property No.	APN No.	Permissible Use Detail	Address	APN #	Approx. Lot Size (acres)	Approx. Lot Size (Sq. Ft.)	Current Zoning	Estimate of Current Market Value / SF	Estimate of Current Market Value
1	1	Lakeland Village Property	18641 Grand Ave Lakeland Village	371-210-028	2.66	115,870	R-R (Rural Residential)	\$2.80	\$324,435
2	2	In Fill Housing- Rubidoux	Florine Ave/30th St Jurupa Valley	177-051-002	0.26	11,326	R-1 (One Family Dwelling)	\$4.00	\$45,302
2	3	In Fill Housing- Rubidoux	Florine Ave/30th St Jurupa Valley	177-051-001	0.13	5,663	R-R (Rural Residential)	\$4.00	\$22,651
2	4	In Fill Housing- Rubidoux	Florine Ave/30th St Jurupa Valley	177-051-003	0.13	5,663	R-1 (One Family Dwelling)	\$4.00	\$22,651
				Property 2 Totals:	0.52	22,651		\$4.00	\$90,605
3	5	In Fill Housing-Mission Plaza	Riverview Dr/Mission Blvd Jurupa Valley	181-030-011	1.37	59,677	(Rubidoux Village Commercial)	\$4.00	\$238,709
4	6	Wallace Street Surplus Property	3932 Wallace St Jurupa Valley	181-111-015	0.17	7,405	R-2 (Multiple Family Dwellings)	\$4.40	\$32,583
5	7	In Fill Housing - North Hemet	557 N State Street Hemet	443-050-006	0.77	33,541	C-P (General Commercial)	\$5.75	\$192,862
6	8	North Shore Fire Station - Relocation Property	Sea View Dr North Shore	723-222-002	0.32	13,939	C-P-S (Scenic Highway Commercial)	\$0.85	\$11,848
6	9	North Shore Fire Station - Relocation Property	Sea View Dr North Shore	723-222-003	0.32	13,939	C-P-S (Scenic Highway Commercial)	\$0.85	\$11,848
				Property 6 Totals:	0.64	27,878		\$0.85	\$23,697
7	10	Future Thermal Library Property	Church St/Olive St Thermal	757-062-003	4.38	190,793	M-SC	\$2.50	\$476,982
8	11	Future Oasis Fire Station Property	Harrison St, Mecca	749-160-012	3.08	134,165	A-1-10 (Light Agriculture)	\$1.25	\$167,706
9	12	Mecca Triangle Park	Hammond Rd, Mecca	727-184-036	0.22	9,583	C-P-S (Scenic Highway Commercial)	\$4.00	\$38,333
10	13	Mecca Comfort Station	2nd St/66th Ave Mecca	727-193-047	0.19	8,276	C-P-S	\$3.25	\$26,898
10	14	Mecca Comfort Station	2nd St/66th Ave Mecca	727-193-013	0.13	5,663	C-P-S	\$3.25	\$18,404
10	15	Mecca Comfort Station	2nd St/66th Ave Mecca	727-193-046	0.24	10,454	C-P-S	\$3.25	\$33,977
10	16	Mecca Comfort Station	2nd St/66th Ave Mecca	727-193-038	0.12	5,227	C-P-S	\$3.25	\$16,988
				Property 10 Totals:	0.68	29,621		\$3.25	\$96,268
11	17	Mecca Fire Station Surplus Property	2nd St, Mecca	727-193-027	0.15	6,534	C-P-S	\$3.25	\$21,236
11	18	Mecca Fire Station Surplus Property	91307 2nd St, Mecca	727-193-028	0.14	6,098	C-P-S	\$3.25	\$19,820
11	19	Mecca Fire Station Surplus Property	91279 2nd St, Mecca	727-193-041	0.59	25,700	C-P-S	\$3.25	\$83,526
				Property 11 Totals:	0.88	38,333		\$3.25	\$124,582
12	20	Mecca Roundabout Surplus Property	4th St/Hammond Rd Mecca	727-161-025	0.06	2,614	C-P-S	\$2.50	\$6,534