

Governmental Use

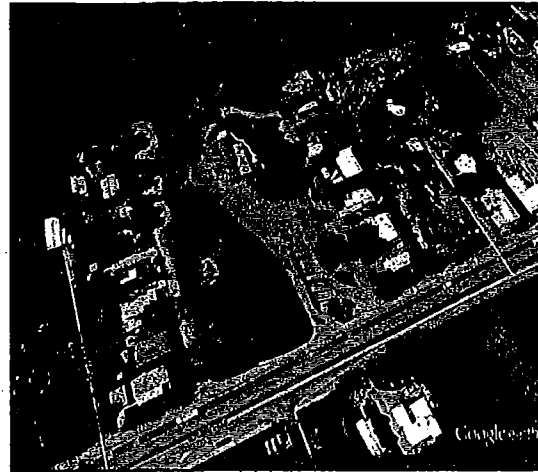
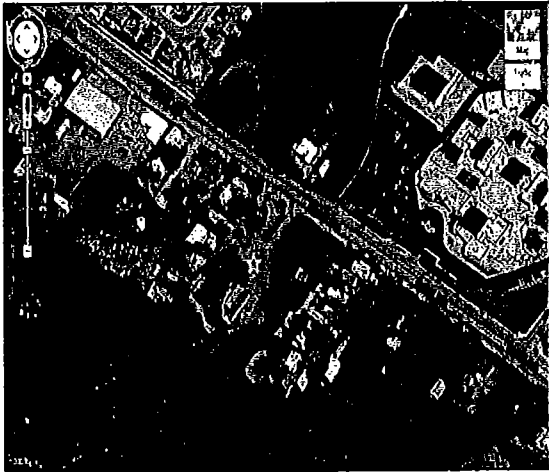
**LAKELAND VILLAGE PROPERTY**

<b>District</b>	1
<b>APN</b>	371-210-028
<b>Address</b>	18641 Grand Avenue, Lakeland Village
<b>Lot Size</b>	2.66 acres
<b>Acquisition Date</b>	8/30/2011
<b>Cost</b>	\$481,250
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	R-R (Rural Residential)
<b>Redevelopment Project Area</b>	No. 1-1986, Amendment No. 1 Lakeland Village/Wildomar Subarea
<b>Purpose of Acquisition</b>	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
<b>Proposed Disposition</b>	Transfer to County of Riverside for future development of a park
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 1-1986</b> , 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 a park 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).

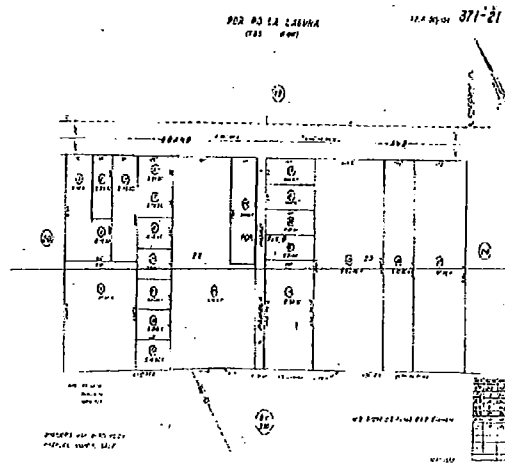
This property is located on Grand Avenue on the main street in the community of Lakeland Village, in the first Supervisorial District of Riverside County. The surrounding use includes residences with Lakeland Middle School located across from the subject property. Since the parcel is approximately 2.66 acres and abuts a mountainous area with trails, it is ideally suited for a pocket park for the residents of the community.

Local parks were identified in the Redevelopment Plan as a community need.

# Governmental Use



Riverside County TLMA GIS



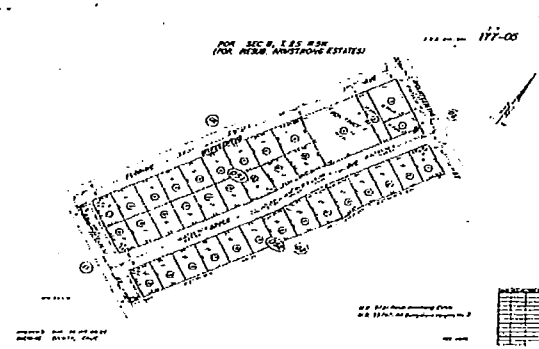
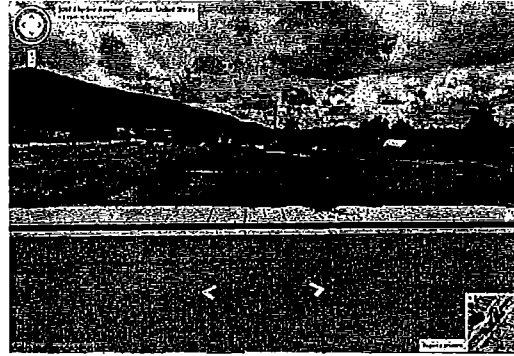
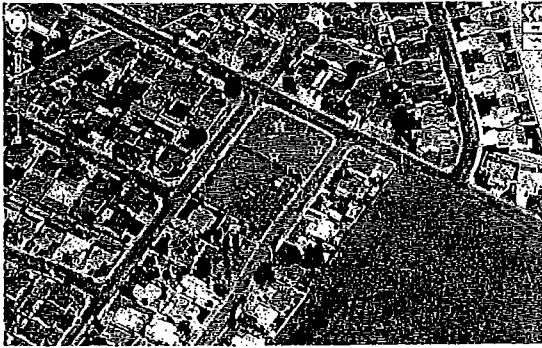
Governmental Use

**IN FILL HOUSING – RUBIDOUX**

<b>District</b>	2
<b>APN(s)</b>	177-051-002, 177-051-001, 177-051-003
<b>Address</b>	Not Available, Jurupa Valley
<b>Lot Size</b>	0.26, 0.13 and 0.13 acres
<b>Acquisition Date</b>	5/15/2007
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	R-1 (One Family Dwelling); R-R (Rural Residential)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to Housing Authority of the County of Riverside (HACR) for housing purposes.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</b> , 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 30<sup>th</sup> 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. A single-family development 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. The HACR, as the housing Successor Agency to the former Redevelopment Agency for the County of Riverside intends to develop the site for an affordable single family housing.

Governmental Use

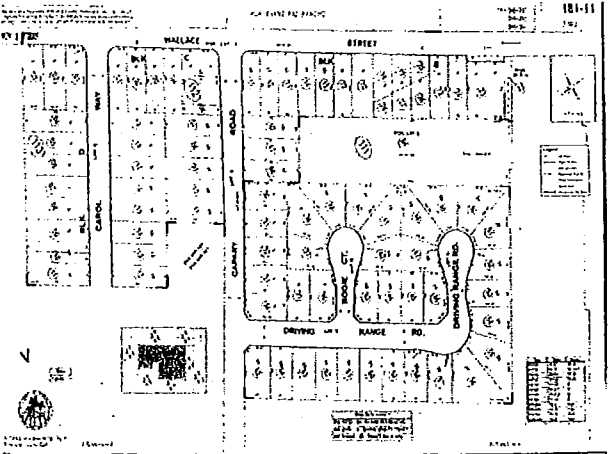


**WALLACE STREET SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	181-111-015
<b>Address</b>	3932 Wallace St, Jurupa Valley
<b>Lot Size</b>	0.17 acres
<b>Acquisition Date</b>	5/15/2007
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	R-2 (Multiple Family Dwellings)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to Housing Authority County of Riverside (HACR) for housing purposes.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</b> , 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 on Wallace Street off Mission Boulevard in the community of Jurupa Valley, in the second Supervisorial District. The surrounding use is primarily existing single-family residential properties. The Housing Authority of the County of Riverside (HACR), as the housing successor to the former Redevelopment Agency for the County of Riverside intends to develop the site for an affordable single family housing. A single-family development on this site will complement the existing neighborhood and fulfill the HACR goal of provision of affordable housing while maintaining consistency with the rest of the area.

Governmental Use



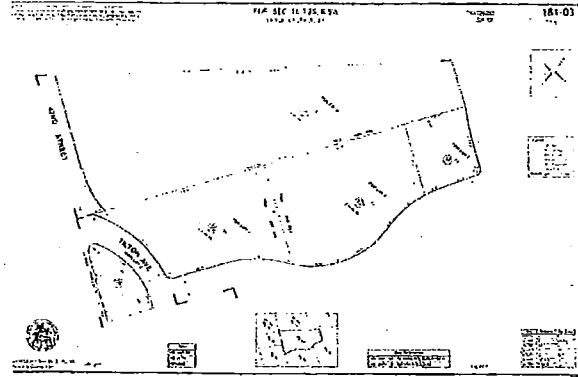
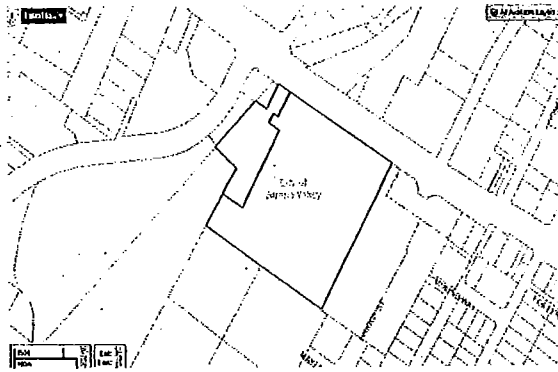
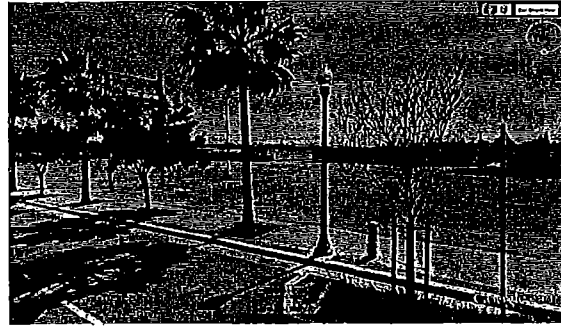
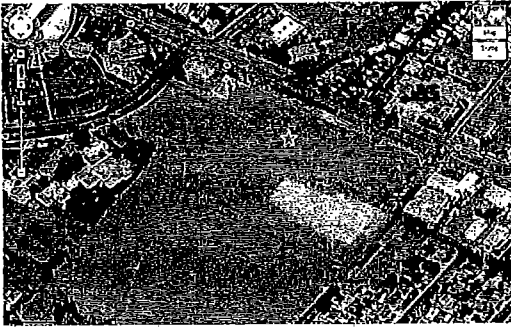
Governmental Use

**IN FILL HOUSING – MISSION PLAZA**

<b>District</b>	2
<b>APN(s)</b>	181-030-011
<b>Address</b>	Riverview Drive, Jurupa Valley
<b>Lot Size</b>	1.37 acres
<b>Acquisition Date</b>	8/1/2008
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	R-VC (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to Housing Authority of the County of Riverside (HACR) for housing purposes.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</b> , 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 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 project and will be changed from commercial zoning to R-3 multi-family residential zoning. A multi-family residential development on this site will complement the existing neighborhood and fulfill the HACR goal of provision of affordable housing while maintaining consistency with the rest of the area.

# Governmental Use





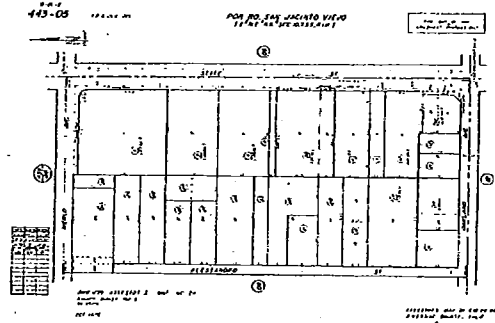
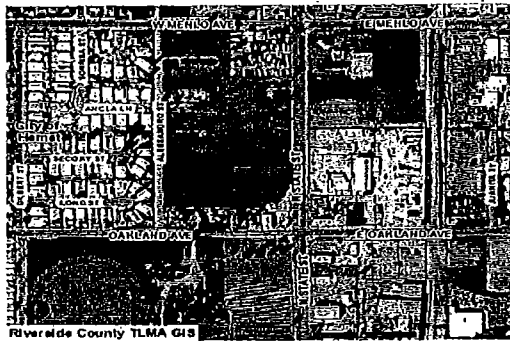
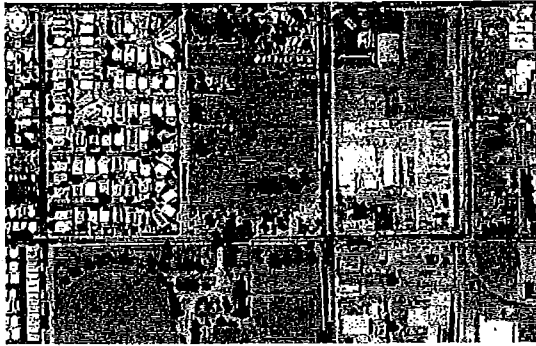
Governmental Use

**IN FILL HOUSING – NORTH HEMET**

<b>District</b>	3
<b>APN</b>	443-050-006
<b>Address</b>	557 N. State Street, Hemet
<b>Lot Size</b>	0.77 acres
<b>Acquisition Date</b>	8/7/2001
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P (General Commercial)
<b>Redevelopment Project Area</b>	Mid-County Project Area No. 3-1987 Subarea: North Hemet
<b>Purpose of Acquisition</b>	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
<b>Proposed Disposition</b>	Transfer to Housing Authority County of Riverside (HACR) for housing purposes.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Mid-County Project Area No. 3-1987</b> , 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.

# Governmental Use



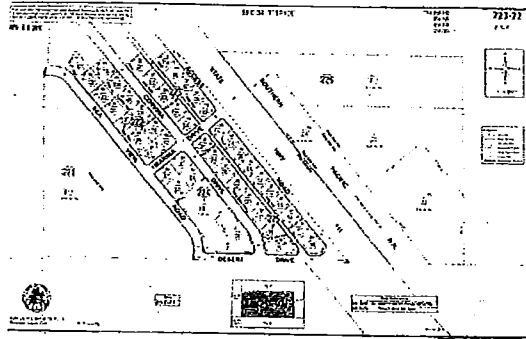
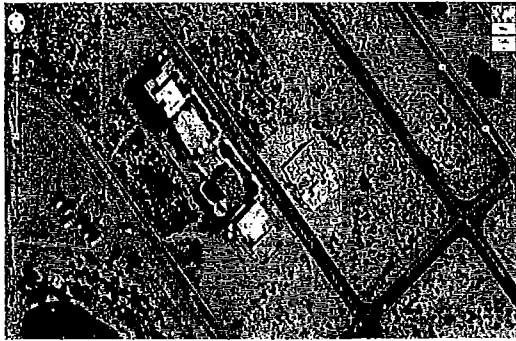
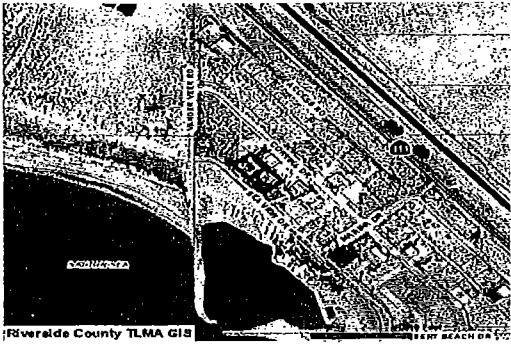
**NORTH SHORE FIRE STATION RELOCATION PROPERTY**

<b>District</b>	4
<b>APN</b>	723-222-003, 002
<b>Address</b>	Not Available, Mecca
<b>Lot Size</b>	0.32 and 0.32 acres
<b>Acquisition Date</b>	10/19/2007 and 3/26/2008
<b>Cost</b>	\$57,600 and \$43,500
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Desert Communities Project Area, Amendment No. 2 100 Palms, Oasis, Mecca and North Shore Sub-Areas
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to County for future development of a fire station
<b>Advancement of Planning Objectives</b>	Pursuant to the <b><i>Redevelopment Plan for the Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca and North Shore Sub-Areas</i></b> , 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).

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. The closest existing fire station to the community is located approximately nine miles away.

Since the parcel is located in a remote area off Highway 111 and Highway 86, the subject property will be retained for future development of a fire station for the public's benefit and safety of the residents of the community. This project was identified in the redevelopment agency's Implementation Plan Mid-Term Review, as prepared in July of 2007, and in the agency's Five Year Implementation Plan for 2009-2014.

# Governmental Use



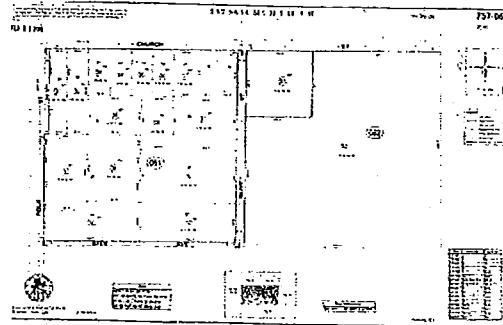
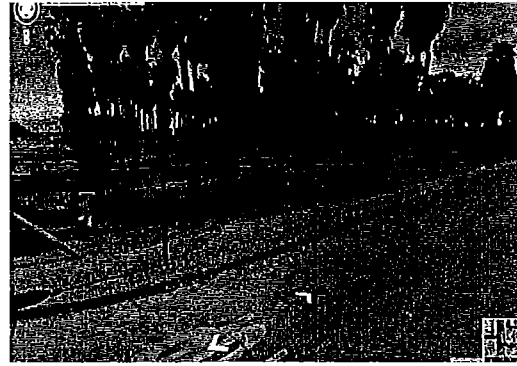
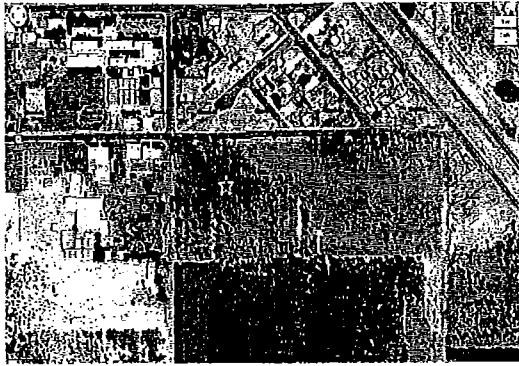
**FUTURE THERMAL LIBRARY PROPERTY**

<b>District</b>	4
<b>APN</b>	757-062-003
<b>Address</b>	Not Available, Thermal
<b>Lot Size</b>	4.38 acres
<b>Acquisition Date</b>	12/22/2009
<b>Cost</b>	\$495,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	M-SC
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Thermal & Jacqueline Cochran Airport
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to the County of Riverside for future development of a library
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 4</b> , 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 fire station 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 library was listed as a community need in the agency's Five Year Implementation Plan (2009-2014).

John Kelley Elementary School and a community park are located directly across from the subject property. 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 library.

Governmental Use



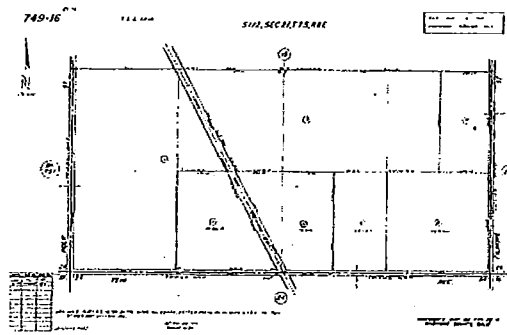
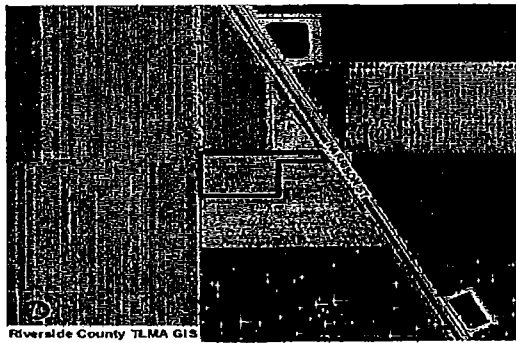
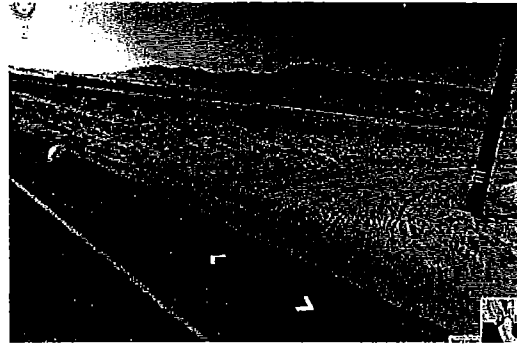
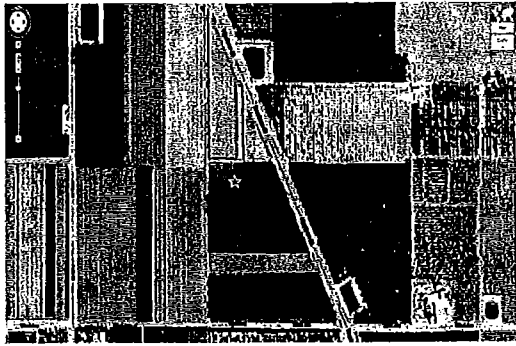
**FUTURE OASIS FIRE STATION PROPERTY**

<b>District</b>	4
<b>APN</b>	749-160-012
<b>Address</b>	Not Available, Thermal
<b>Lot Size</b>	3.08 acres
<b>Acquisition Date</b>	1/5/2011
<b>Cost</b>	\$160,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	A-1-10 (Light Agriculture)
<b>Redevelopment Project Area</b>	Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to County of Riverside for construction of a fire station
<b>Advancement of Planning Objectives</b>	Pursuant to the <b><i>Redevelopment Plan for the Desert Communities Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas</i></b> , 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).

This property is located between 72<sup>nd</sup> 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 66<sup>th</sup> Avenue and Oasis Elementary School is approximately 1.5 miles from the subject property. Roughly 1.5 miles and 2.5 miles away, mobile home parks are situated where members of the community have their residences. The closest existing fire station to the community is located approximately three miles away.

Since the parcel is approximately 3.08 acres and is situated with vacant land to its surroundings, it is ideally suited for a fire station for the benefit and safety of the community. This project and property was identified in the redevelopment agency's Implementation Plan Mid-Term Review, as prepared in July of 2007, and in the agency's Five Year Implementation Plan for 2009-2014.

Governmental Use





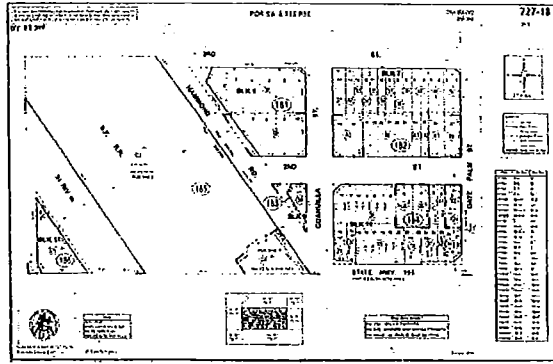
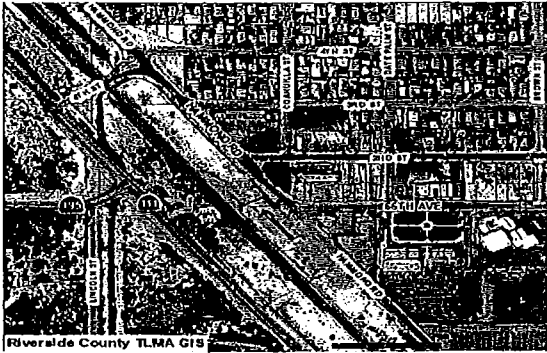
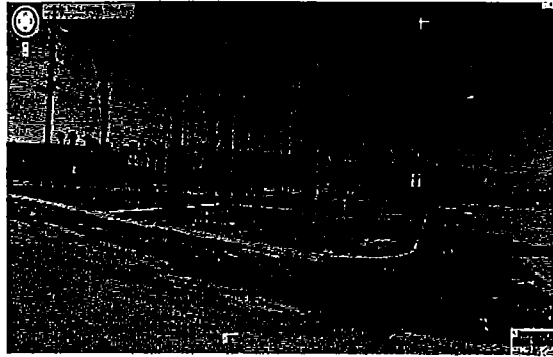
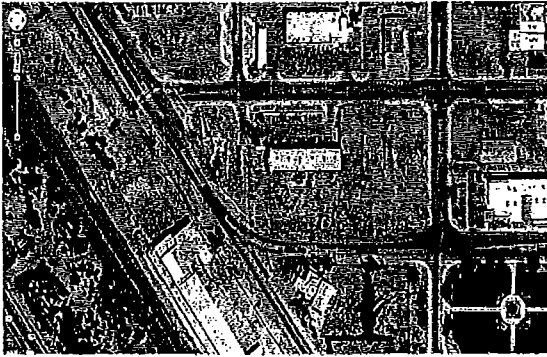
**MECCA TRIANGLE PARK**

<b>District</b>	4
<b>APN</b>	727-184-036
<b>Address</b>	Not Available, Mecca
<b>Lot Size</b>	0.22 acres
<b>Acquisition Date</b>	12/2/2004
<b>Cost</b>	\$2,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Mecca
<b>Purpose of Acquisition</b>	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 <sup>nd</sup> 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.
<b>Proposed Disposition</b>	Transfer to County of Riverside for development of a passive park.
<b>Advancement of Planning Objectives</b>	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).

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. With its location and small acreage, the property is ideal for use as a passive park, with the possibility of construction of entry monument into 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. The transfer of this property to the County of Riverside for the development of a community gateway will continue to foster the pride in community.

Governmental Use



**MECCA COMFORT STATION**

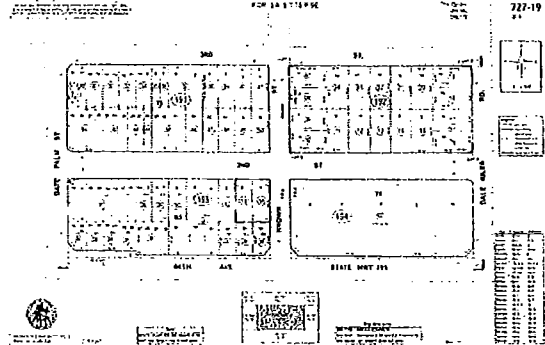
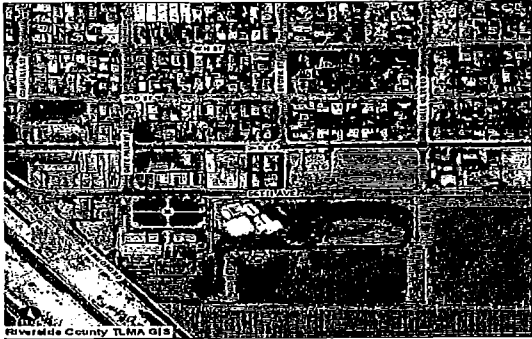
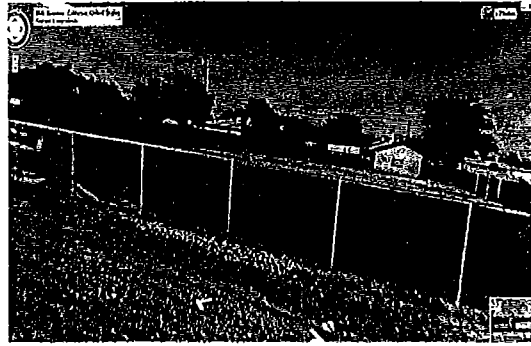
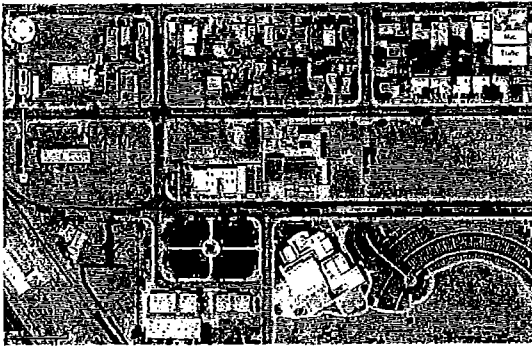
<b>District</b>	4
<b>APN</b>	727-193-047, 727-193-013, 727-193-046, 727-193-038
<b>Address</b>	2 <sup>nd</sup> /66 <sup>th</sup> Ave, Mecca
<b>Lot Size</b>	0.19, 0.13, 0.24, 0.12 acres
<b>Acquisition Date</b>	6/19/2007
<b>Cost</b>	\$55,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Mecca
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to the County of Riverside for future comfort station.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan No. 4</b> , 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 66<sup>th</sup> 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 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.

In May 2000, the County of Riverside entered into a Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD). A main component of the agreement was for the County of Riverside to provide programs, facilities and services that address the needs of farmworkers in the Mecca, Thermal, Oasis and North Shore communities. The County has met several of the obligations required under the agreement through various programs and projects in the Coachella Valley.

One remaining obligation under the HUD Voluntary Compliance Agreement is the provision of a permanent facility with showers, restrooms and laundry for farmworkers in the area. The parcels referenced above will meet the location criteria for the Comfort Station Facility. Therefore, the Successor Agency proposes the transfer of these parcels to the County of Riverside for the purpose of developing the Mecca Comfort Station.

# Governmental Use



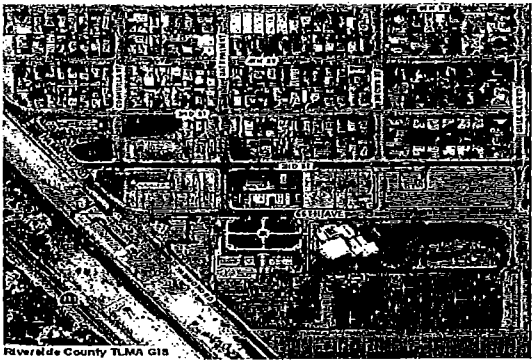
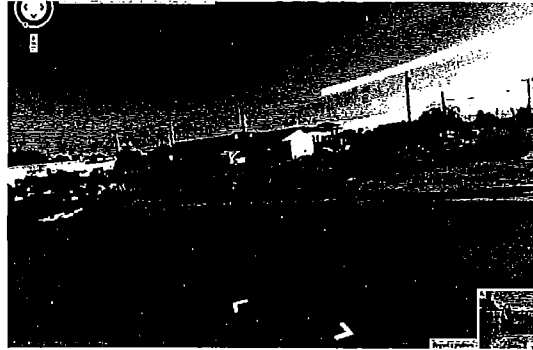
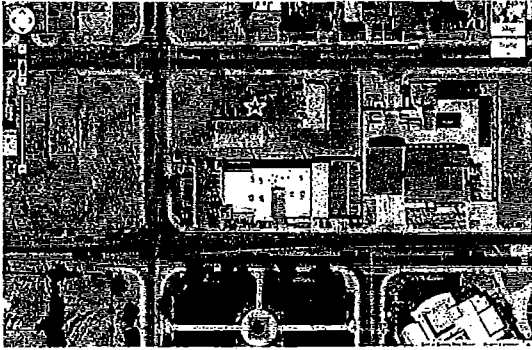
**MECCA FIRE STATION SURPLUS PROPERTY**

<b>District</b>	4
<b>APN</b>	727-193-041, 727-193-028, 727-193-027
<b>Address</b>	91279 2 <sup>nd</sup> St, 91307 2 <sup>nd</sup> St & 2 <sup>nd</sup> St, Mecca
<b>Lot Size</b>	0.59, 0.59 & 0.59 acres
<b>Acquisition Date</b>	3/15/2007
<b>Cost</b>	\$462,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Mecca
<b>Environmental</b>	This site did contain soil contamination caused by old fuel tanks
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to County of Riverside for a future public use facility
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 4</b> , 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).

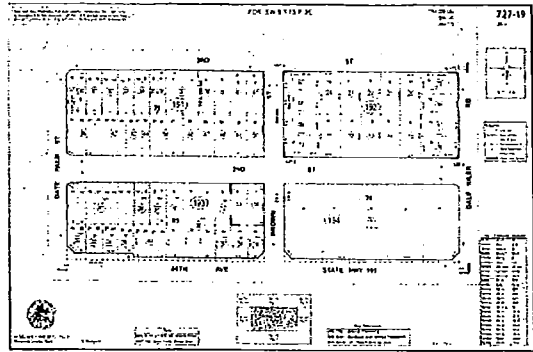
These properties are located off 2<sup>nd</sup> Street and Date Palm Avenue in the unincorporated community of Mecca in the fourth Supervisorial District of Riverside County. The surrounding use consists of residential homes, facilities, community centers, schools and parks as well as agricultural land. 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 transferring to the County of Riverside for the construction of a public facility.

Governmental Use



Riverside County TLAA GIS



**MECCA ROUNDABOUT SURPLUS PROPERTY**

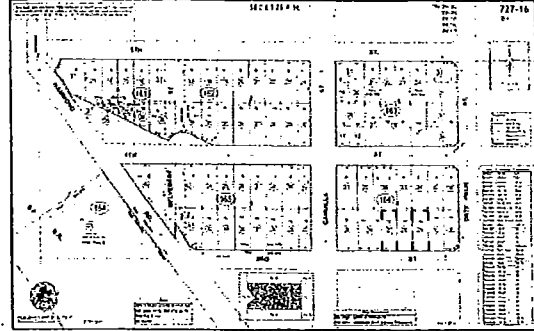
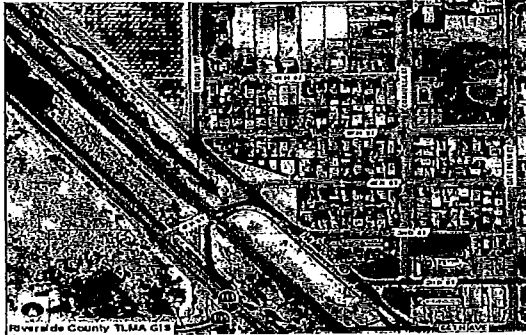
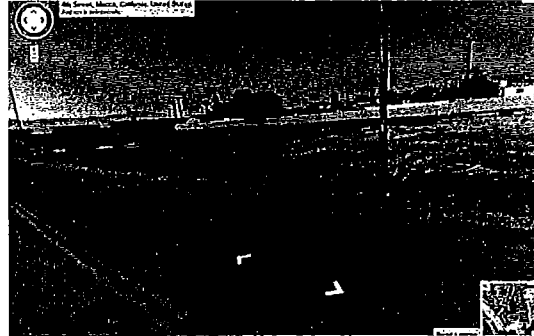
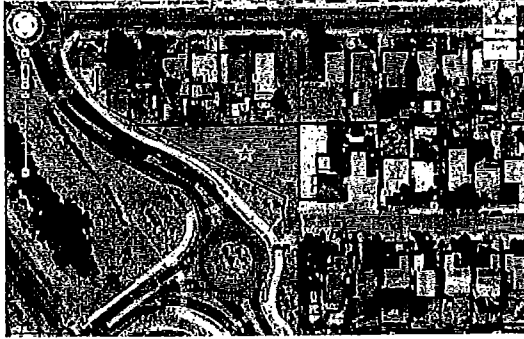
<b>District</b>	4
<b>APN</b>	727-161-025, 727-161-026, 727-161-028, 727-161-027 & 727-161-030
<b>Address</b>	4 <sup>th</sup> St/Hammond Rd, Mecca
<b>Lot Size</b>	0.06, 0.04, 0.09, 0.01 & 0.19 acres
<b>Acquisition Date</b>	12/11/2008
<b>Cost</b>	\$495,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project Area No. 4 Subarea: Mecca
<b>Environmental</b>	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
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to the County of Riverside for the development of a public use facility.
<b>Advancement of Planning Objectives</b>	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 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 2<sup>nd</sup> 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.

Since the parcels are vacant and total approximately 0.39 acres, the subject properties have been identified as having a potential for the development of an exercise park based on the community's recommendations. The subject properties contain 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

## Governmental Use

construction. This property will be remediated to ensure the cleanliness and safety prior to transferring to the County of Riverside



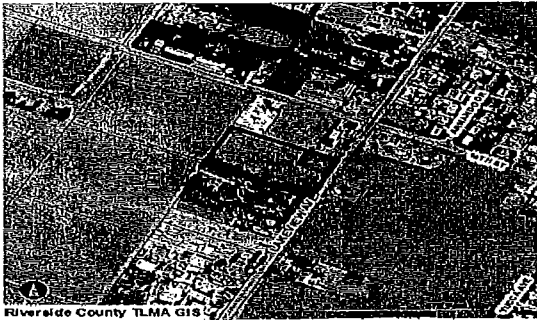
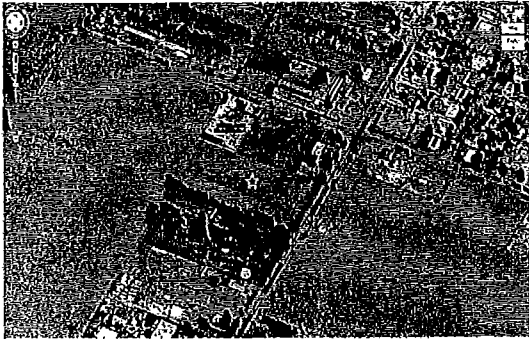


**LAKEVIEW/NUEVO SURPLUS PROPERTY**

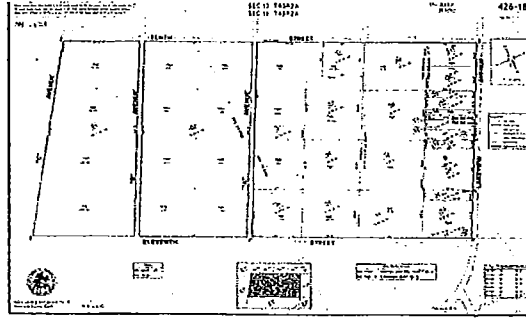
<b>District</b>	5
<b>APN</b>	426-180-020
<b>Address</b>	19950 Lakeview Ave, Nuevo
<b>Lot Size</b>	4.52 acres
<b>Acquisition Date</b>	7/6/2007
<b>Cost</b>	\$575,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-A (Residential Agriculture)
<b>Redevelopment Project Area</b>	Project No. 5 Subarea: Lakeview/Nuevo
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Transfer to Housing Authority of the County of Riverside (HACR) for housing purposes.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 5</b> , 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. 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.

Governmental Use



Riverside County TLMA GIS



Dispose/Sell Property

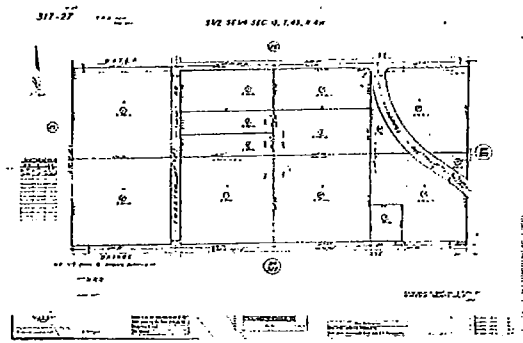
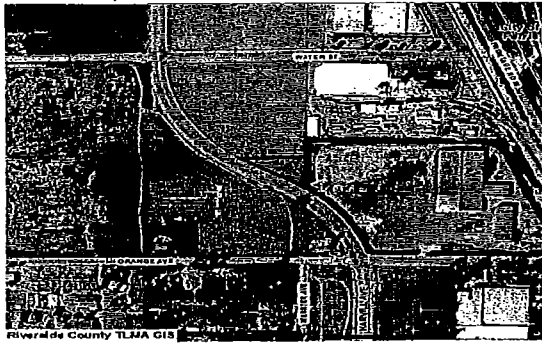
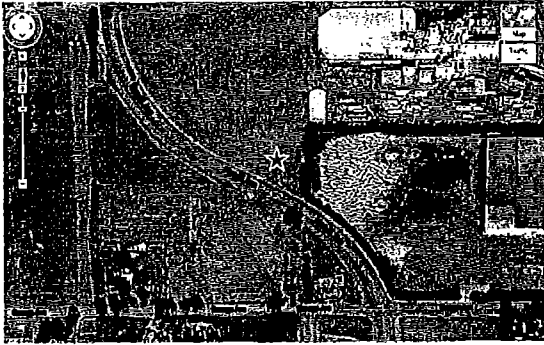
**"A" STREET SURPLUS PROPERTY**

<b>District</b>	1
<b>APN</b>	317-270-014
<b>Address</b>	Harvill Ave, Perris
<b>Lot Size</b>	0.61 acres
<b>Acquisition Date</b>	10/21/2005
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	M-H (Manufacturing Heavy)
<b>Redevelopment Project Area</b>	I-215 Corridor Sub-Area: Mead Valley
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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



Dispose/Sell Property

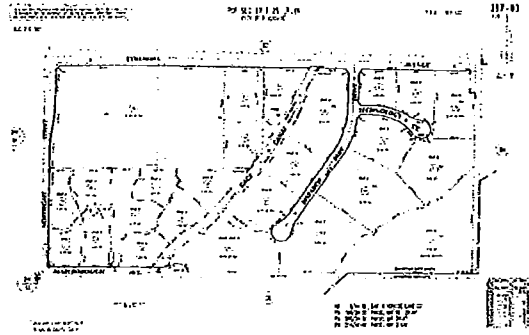
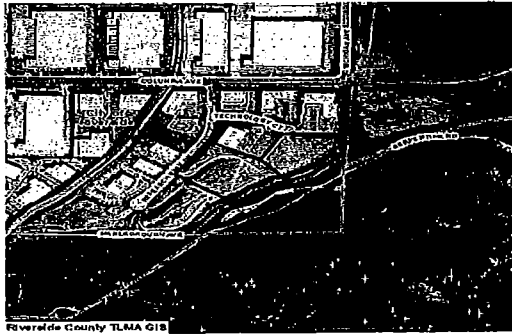
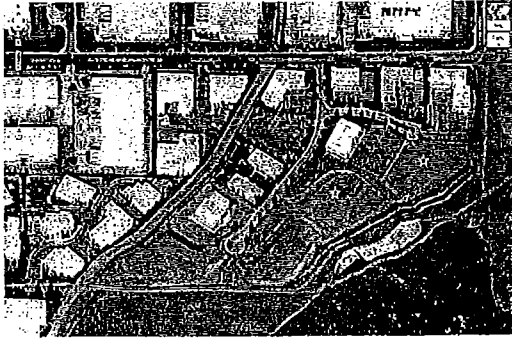
**UNIVERSITY RESEARCH PARK**

<b>District</b>	2
<b>APN</b>	257-030-014 and 257-030-012
<b>Address</b>	1400 Research Park Dr & 532 Technology Dr, Riverside
<b>Lot Size</b>	4.32 and 3.15 acres
<b>Acquisition Date</b>	10/25/1999 and 1/23/2004
<b>Cost</b>	\$343,135
<b>Property Type</b>	Vacant Land
<b>Current Zoning</b>	B-M-P (Business & Manufacturing Park Zone)
<b>Redevelopment Project Area</b>	Project No. 5 Subarea: Highgrove
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 5</b> , 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.

The subject properties will undergo the Request for Proposal process for the development of an office/industrial, a research facility or technology related business.

Dispose/Sell Property



Dispose/Sell Property

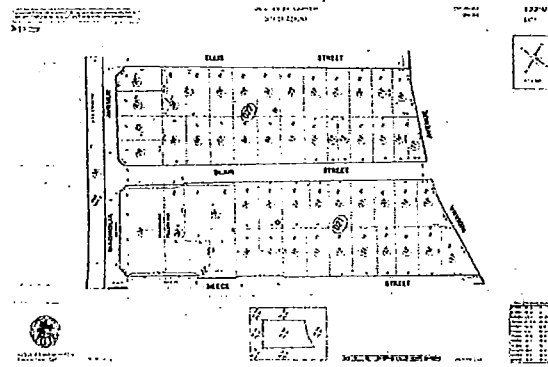
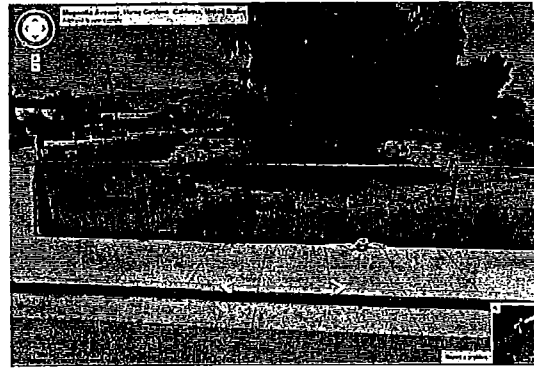
**HOME GARDENS SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	135-022-003, 135-022-028 & 135-022-030
<b>Address</b>	Magnolia Ave & 13700 Magnolia Ave, Home Gardens
<b>Lot Size</b>	0.22, 0.05 & 0.21 acres
<b>Acquisition Date</b>	4/25/2008
<b>Cost</b>	\$545,000
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	C-1/C-P (General Commercial)
<b>Redevelopment Project Area</b>	Project No. 1 Subarea: Home Gardens
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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





Dispose/Sell Property

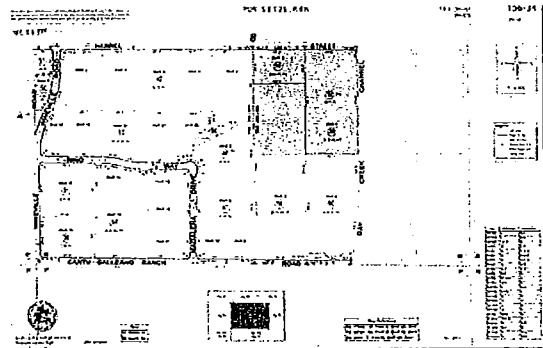
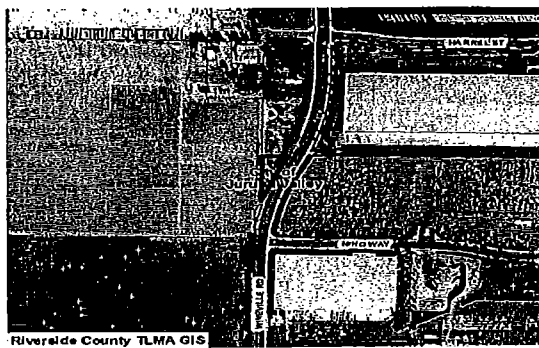
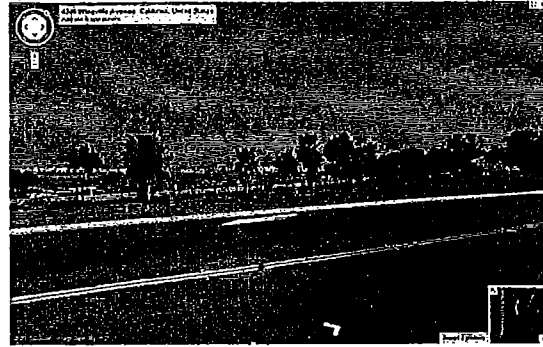
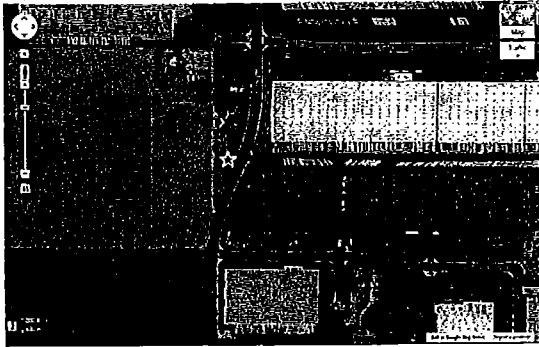
**VERNOLA PARK/WINEVILLE REALIGNMENT  
SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	156-340-049
<b>Address</b>	Wineville Road, Jurupa Valley
<b>Lot Size</b>	0.19 acres
<b>Acquisition Date</b>	11/18/1997
<b>Cost</b>	\$0
<b>Property Type</b>	Vacant Lot/Land
<b>Current Zoning</b>	M-SC (Manufacturing-Service Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Jurupa Valley Amendment Area
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</b> , 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



Dispose/Sell Property

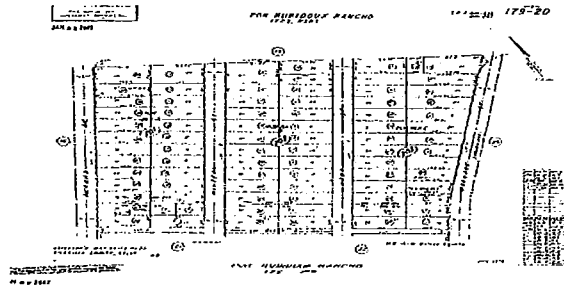
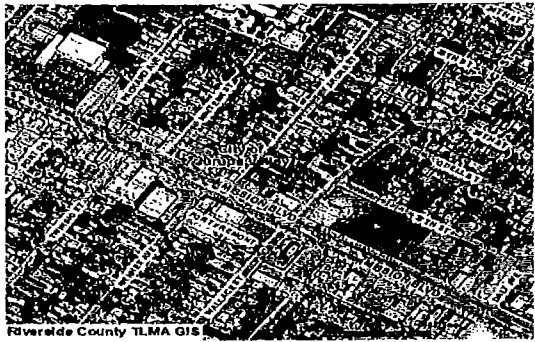
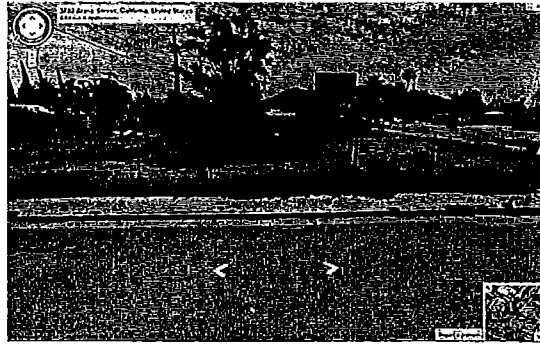
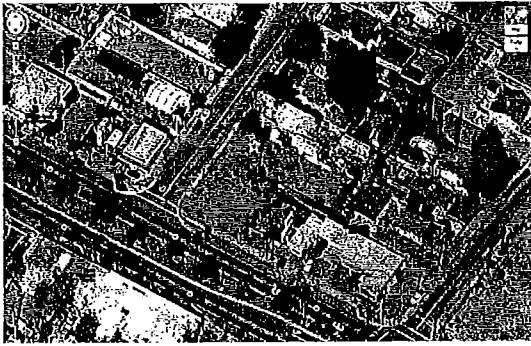
**MISSION BOULEVARD/ARORA COMMERCIAL PROPERTY**

<b>District</b>	2
<b>APN</b>	179-222-010 & 179-203-027
<b>Address</b>	5435 Mission Blvd & 3762 Arora St, Jurupa Valley
<b>Lot Size</b>	0.12 & 0.12 acres
<b>Acquisition Date</b>	7/30/2004
<b>Cost</b>	\$127,500
<b>Property Type</b>	Vacant Lot/Land & Commercial
<b>Current Zoning</b>	R-VC, Center (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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.

Dispose/Sell Property



Dispose/Sell Property

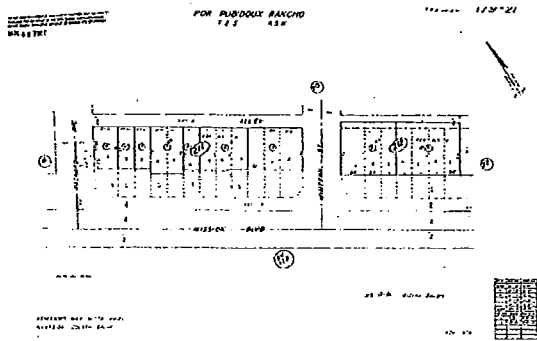
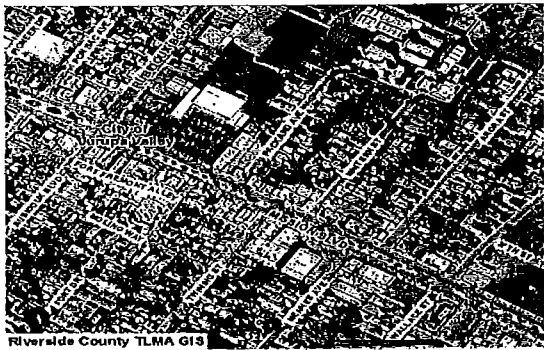
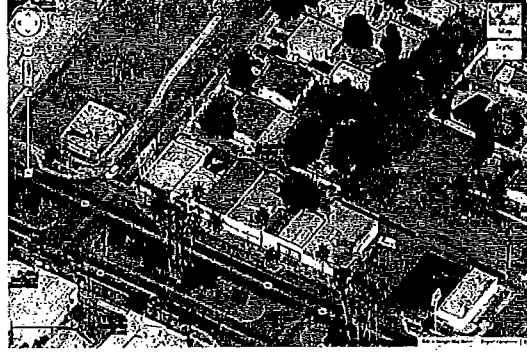
**MISSION BOULEVARD/PACKARD COMMERCIAL PROPERTY**

<b>District</b>	2
<b>APN</b>	179-211-004
<b>Address</b>	5533 Mission Blvd, Jurupa Valley
<b>Lot Size</b>	0.85 acres
<b>Acquisition Date</b>	2/14/2002
<b>Cost</b>	\$125,000
<b>Property Type</b>	Commercial
<b>Current Zoning</b>	R-VC, Center (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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.

Dispose/Sell Property



Dispose/Sell Property

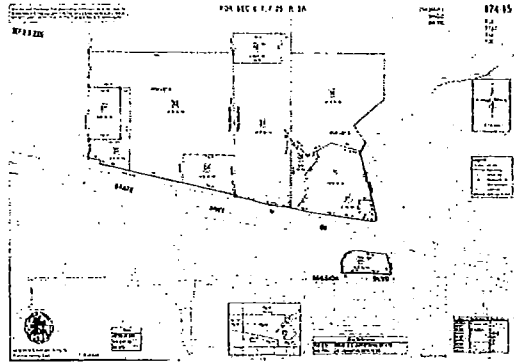
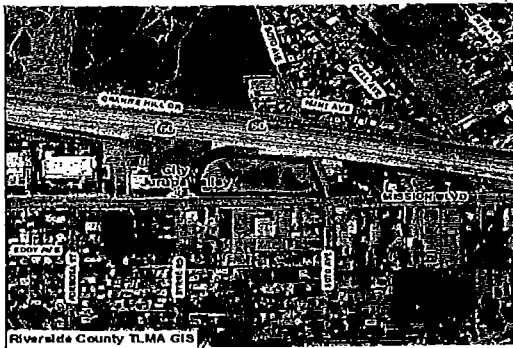
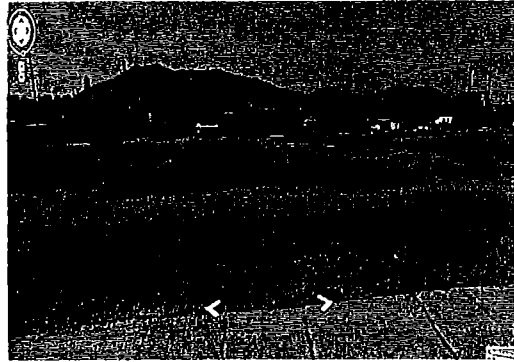
**SR 60/VALLEY INTERCHANGE SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	174-150-022
<b>Address</b>	Mission Blvd/60 Fwy, Jurupa Valley
<b>Lot Size</b>	4.22 acres
<b>Acquisition Date</b>	4/11/2008
<b>Cost</b>	\$2,940,202
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	A-1 (Light Agriculture)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b><i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i></b> , 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





Dispose/Sell Property

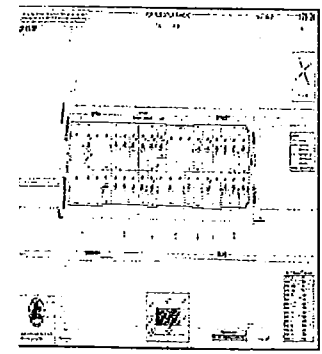
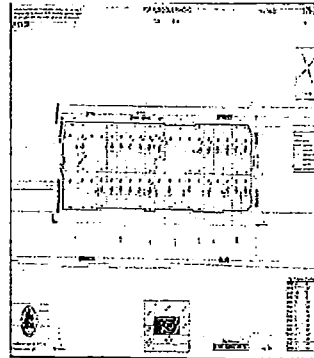
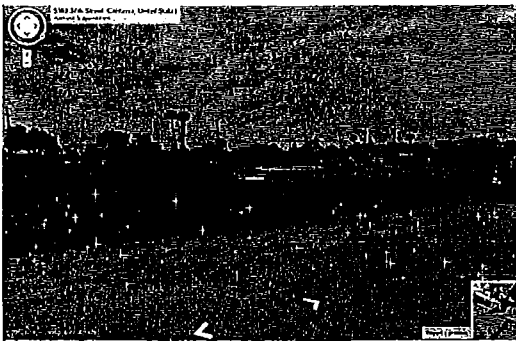
**RUBIDOUX VILLAGE COMMERCIAL PROPERTY**

<b>District</b>	2
<b>APN</b>	179-260-017, 018, 019, 020, 008 & 046
<b>Address</b>	5362 37 <sup>th</sup> St, 5358 37 <sup>th</sup> St, Mission & 37 <sup>th</sup> St, 5348 37 <sup>th</sup> St & 5357 & 5393 Mission Blvd Jurupa Valley
<b>Lot Size</b>	0.17, 0.17, 0.16, 0.12, 0.13 & 1.26 ACRES
<b>Acquisition Date</b>	7/31/2002, 5/3/2002 & 1/8/2003
<b>Cost</b>	\$185,000 & \$382,000
<b>Property Type</b>	Other (Vacant Structures)
<b>Current Zoning</b>	R-VC, East (Rubidoux Village Commercial) & C1 (Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b><i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i></b> , 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



Dispose/Sell Property

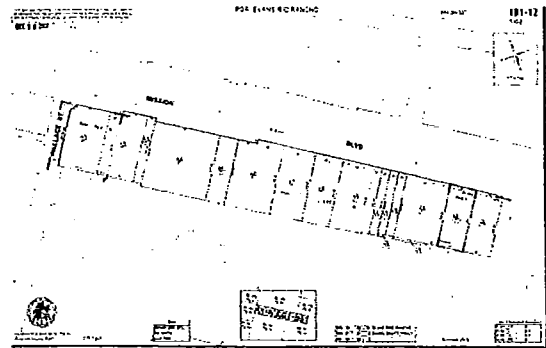
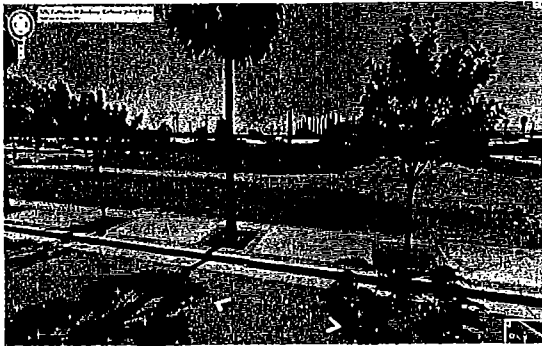
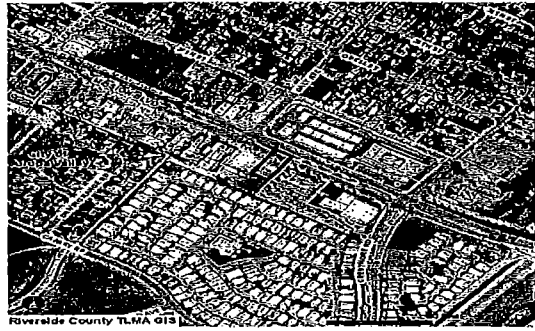
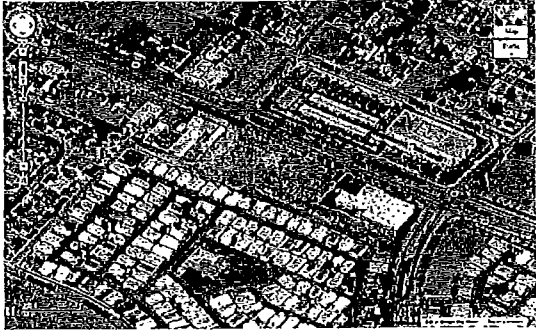
**MISSION BOULEVARD/DALY COMMERCIAL PROJECT**

<b>District</b>	2
<b>APN</b>	181-120-015
<b>Address</b>	5256 Mission Blvd, Jurupa Valley
<b>Lot Size</b>	0.38 acres
<b>Acquisition Date</b>	4/6/2009
<b>Cost</b>	Conveyance
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-VC, East (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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



Dispose/Sell Property

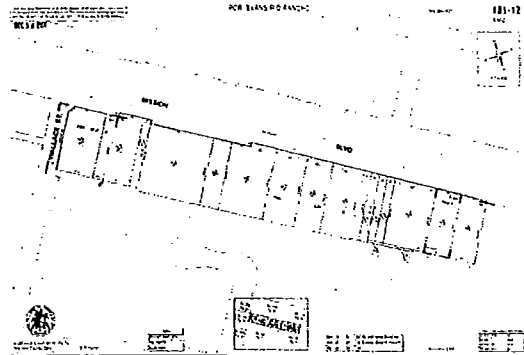
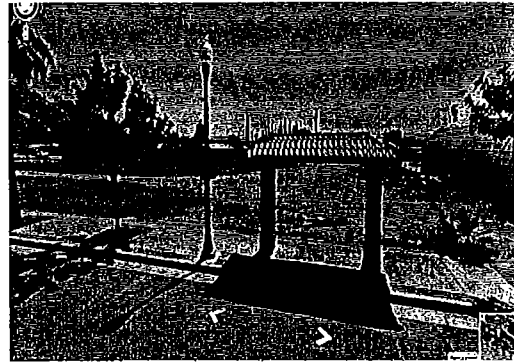
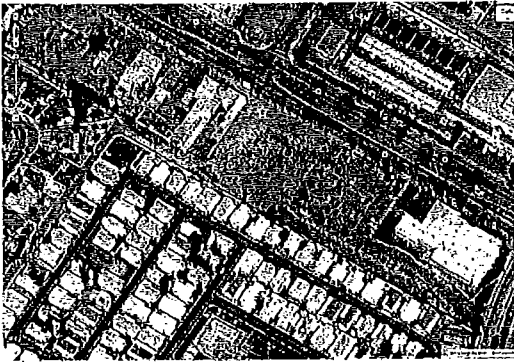
**RUBIDOUX HEALTH CLINIC SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	181-120-014 & 181-120-017
<b>Address</b>	5292 Mission Blvd & Mission Blvd, Jurupa Valley
<b>Lot Size</b>	0.62 & 0.01 acres
<b>Acquisition Date</b>	3/25/2005 & 4/6/2009
<b>Cost</b>	\$224,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-VC, East (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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



Dispose/Sell Property

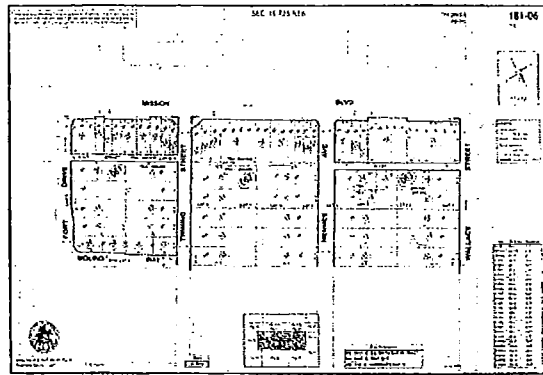
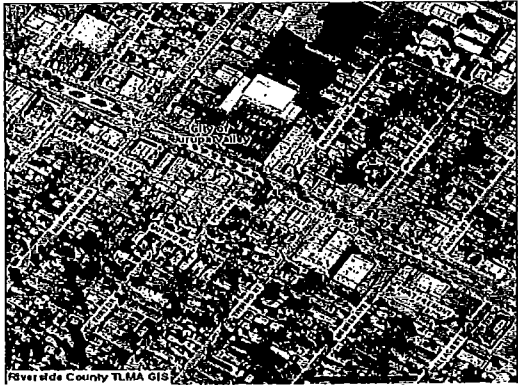
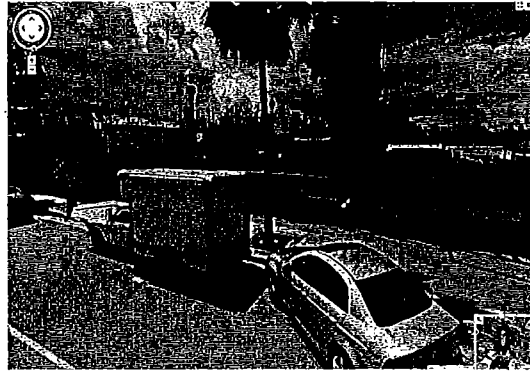
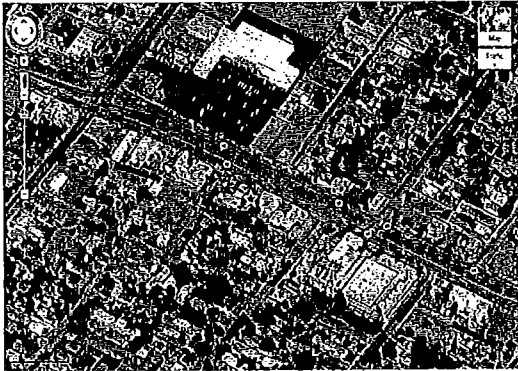
**MISSION BOULEVARD/FORT COMMERCIAL PROPERTY**

<b>District</b>	2
<b>APN</b>	181-061-002
<b>Address</b>	5538 Mission Blvd, Jurupa Valley
<b>Lot Size</b>	0.64 acres
<b>Acquisition Date</b>	8/29/2001
<b>Cost</b>	\$20,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-VC, East (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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





Dispose/Sell Property

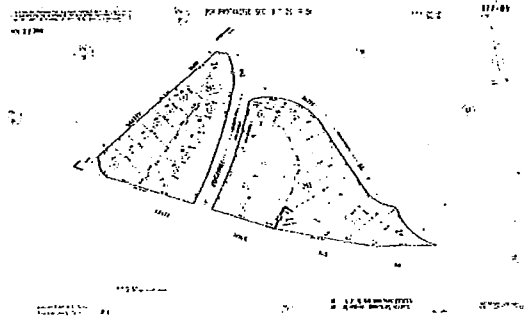
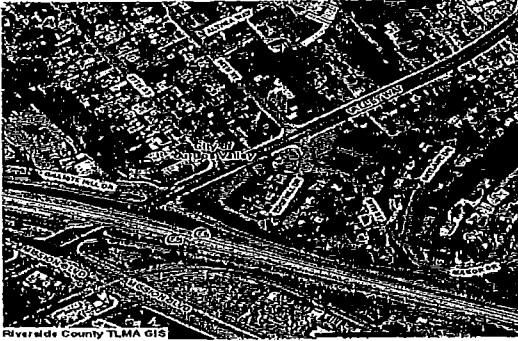
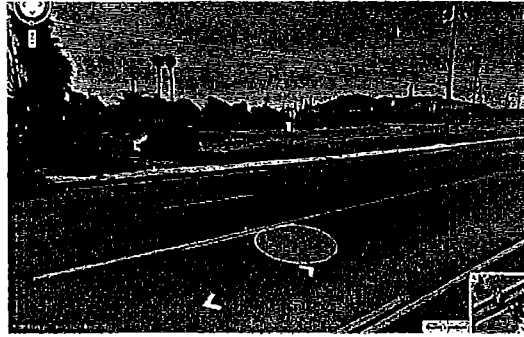
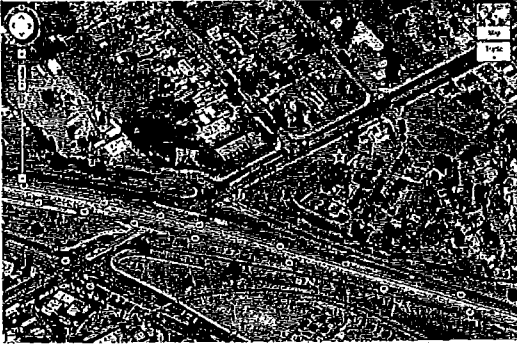
**VALLEY WAY/ARMSTRONG ROAD SURPLUS PROPERTY**

<b>District</b>	2
<b>APN</b>	177-091-002
<b>Address</b>	3644 Valley Way, Jurupa Valley
<b>Lot Size</b>	0.15 acres
<b>Acquisition Date</b>	11/22/2005
<b>Cost</b>	Conveyance
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	C-1/C-P (General Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Belltown
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b><i>Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment</i></b> , 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



Dispose/Sell Property

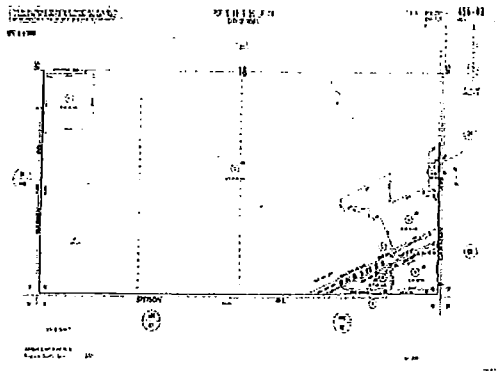
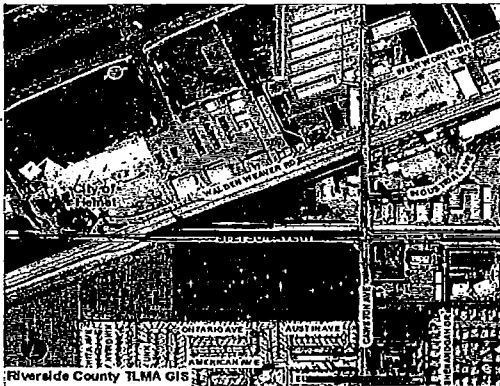
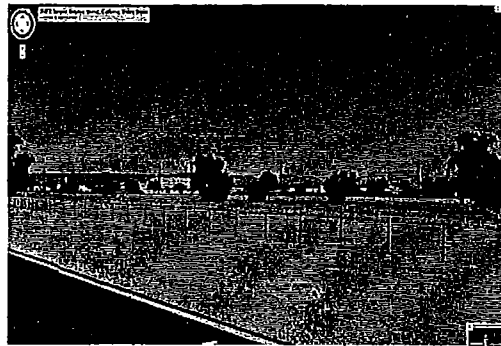
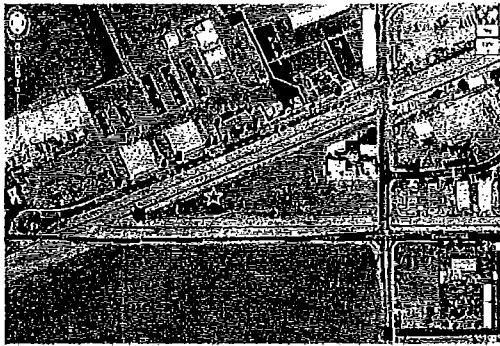
**HEMET RYAN VICINITY MANUFACTURING PROPERTY**

<b>District</b>	3
<b>APN</b>	456-020-010
<b>Address</b>	Stetson Ave & Walden Weaver Rd, Hemet
<b>Lot Size</b>	4.17 acres
<b>Acquisition Date</b>	12/26/2007
<b>Cost</b>	\$446,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	M-2 (Heavy Manufacturing)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Hemet-Ryan
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 4</b> , 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



Dispose/Sell Property

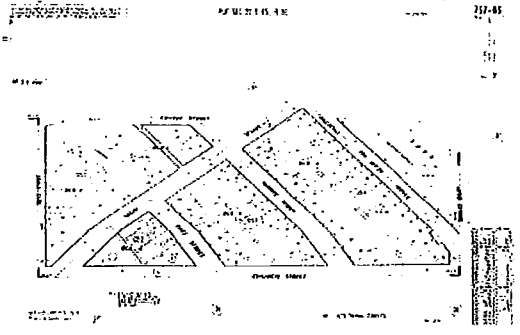
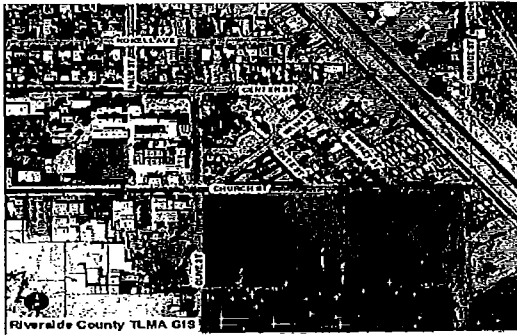
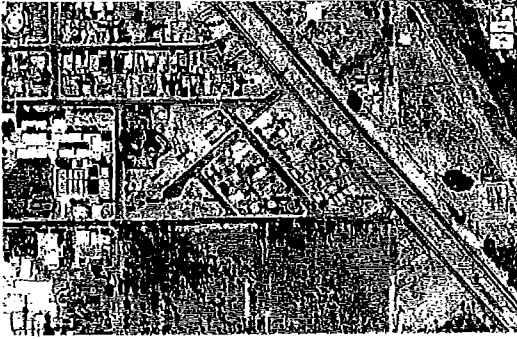
**THERMAL STREET IMPROVEMENT PROJECT SURPLUS PROPERTY**

<b>District</b>	4
<b>APN</b>	757-052-010, 757-052-013 thru 757-052-017
<b>Address</b>	Church Street and Main Street, Thermal
<b>Lot Size</b>	0.01, 0.13, 0.15, 0.16, 0.24 and 0.09 acres
<b>Acquisition Date</b>	5/23/2008
<b>Cost</b>	\$290,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-3-4000 (General Residential)
<b>Redevelopment Project Area</b>	Project No.4 Subarea: Thermal & Jacqueline Cochran Airport
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 4</b> , 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.

Dispose/Sell Property



Dispose/Sell Property

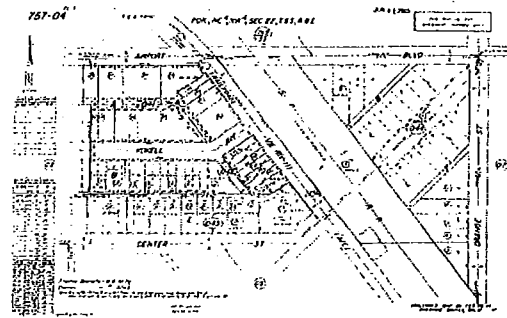
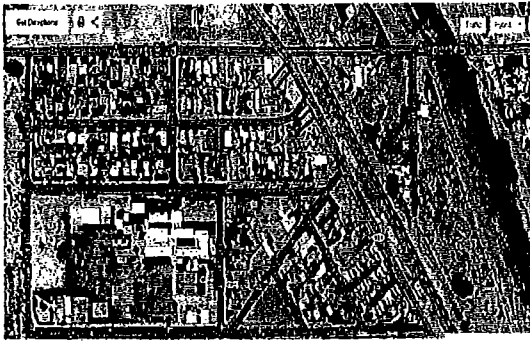
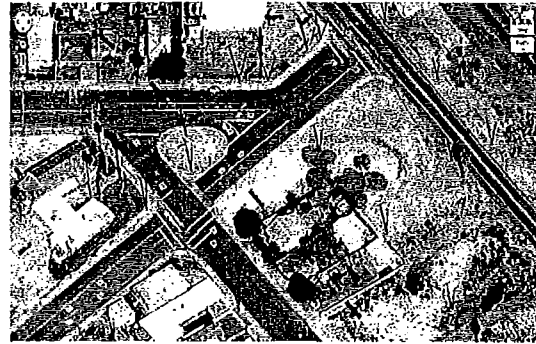
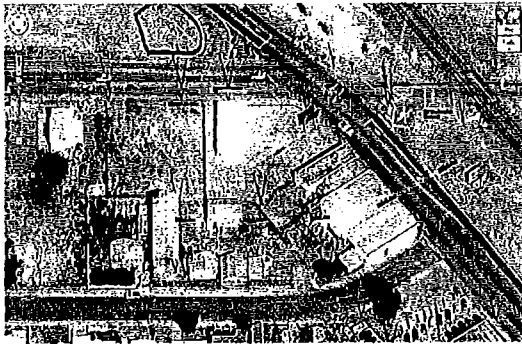
**THERMAL COMMERCIAL PROPERTY**

<b>District</b>	4
<b>APN</b>	757-054-018, 757-054-019, 757-042-008 & 757-041-030
<b>Address</b>	Airport Blvd & Hwy 111, 56105 Hwy 111 & 56027 Hwy 11, Thermal
<b>Lot Size</b>	0.2, 0.01, 0.14 & 0.08 acres
<b>Acquisition Date</b>	7/2/2008, 7/2/2008, 6/20/2008 and 5/22/2008
<b>Cost</b>	\$175,000, \$250,000 and \$140,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. Subarea: Thermal & Jacqueline Cochran Airport
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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 126 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





Dispose/Sell Property

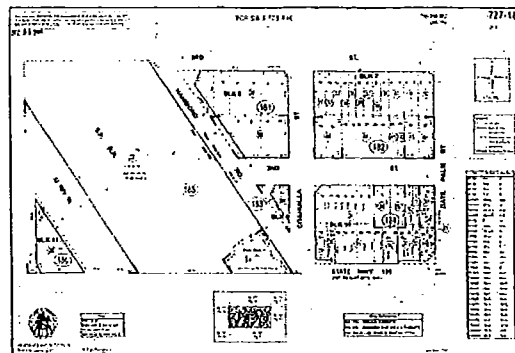
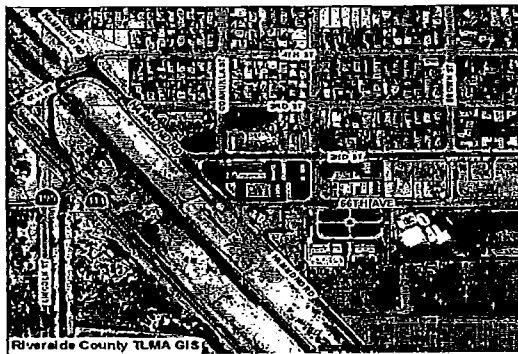
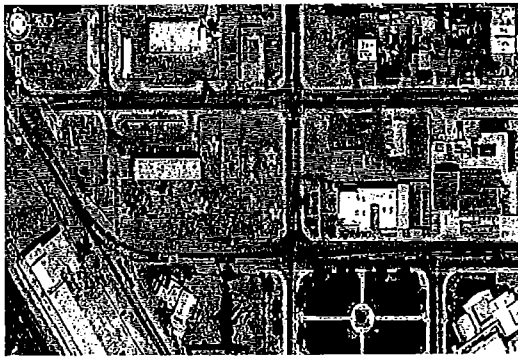
**MECCA SENIOR CENTER SURPLUS PROPERTY**

<b>District</b>	4
<b>APN</b>	724-184-031, 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
<b>Address</b>	91236 1 <sup>ST</sup> St, 91224 1 <sup>ST</sup> St, 91250 Ave 66, 91200 1 <sup>ST</sup> St, 91215 2 <sup>ND</sup> St, Hammond Rd/2 <sup>ND</sup> St/66 <sup>TH</sup> Ave, Mecca
<b>Lot Size</b>	0.12, 0.18/0.06, 0.12, 0.05, 0.07/0.06, 0.4, 0.05, 0.15 & 0.09 acres
<b>Acquisition Date</b>	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
<b>Cost</b>	\$1,232,650, \$360,000, \$120,000, \$110,000, \$159,000, \$170,000, \$280,000, \$155,000, \$150,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Mecca
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	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 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 2<sup>nd</sup> Street and 66<sup>th</sup> 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.

# Dispose/Sell Property



Dispose/Sell Property

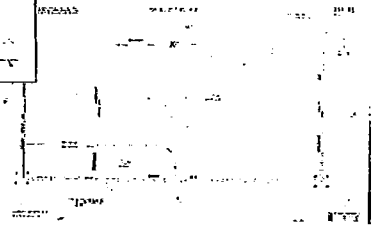
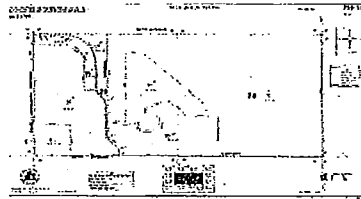
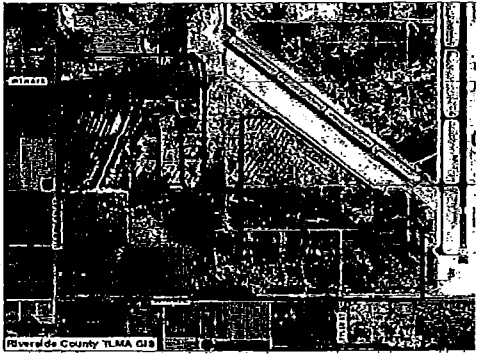
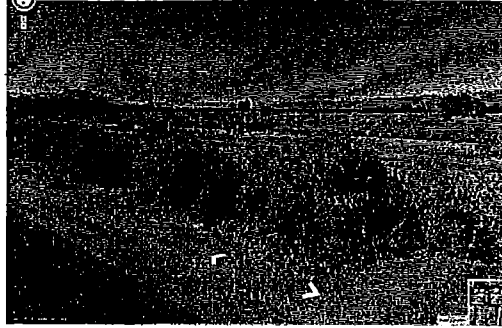
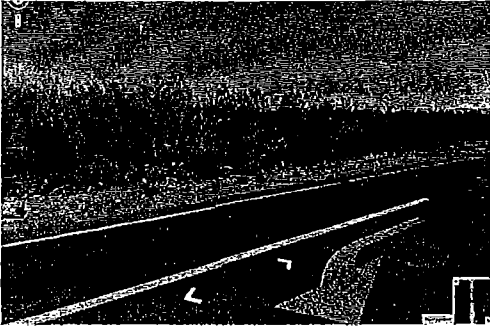
**THERMAL PROPERTY (600 ACRES)**

<b>District</b>	4
<b>APN</b>	759-100-006 thru 011 and 759-050-003
<b>Address</b>	Harrison Street and 60th Ave, Thermal
<b>Lot Size</b>	217.69, 22.22, 17.1, 149.22, 122.23, 17.1 & 22.22 acres
<b>Acquisition Date</b>	4/10/1998
<b>Cost</b>	\$975,000
<b>Property Type</b>	Vacant Land
<b>Current Zoning</b>	M-H (Manufacturing Heavy)
<b>Redevelopment Project Area</b>	Project No. 4 Subarea: Thermal & Jacqueline Cochran Airport
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property. Potential for future development of an Industrial Business Park, Manufacturing and Distribution Center or has the potential for other proposed uses.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 4</b> , 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.

Dispose/Sell Property



Dispose/Sell Property

### TRUMBLE ROAD COMMERCIAL PROPERTY

<b>District</b>	5
<b>APN</b>	329-020-009 & 329-020-022
<b>Address</b>	25351 Trumble Road, Romoland
<b>Lot Size</b>	0.91 & 3.91 acres
<b>Acquisition Date</b>	5/2/2002
<b>Cost</b>	\$1,500,000
<b>Property Type</b>	Vacant Land
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romolad
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property. Potential for future development as retail or motel/service shopping center.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 5-1986 &amp; 5-1987, Merger &amp; Amendment</b> , 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 the property for a mixed use commercial center. The R.C. Hobbs Company proposes a project

## Dispose/Sell Property

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.

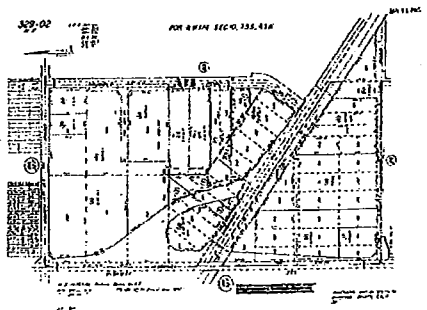
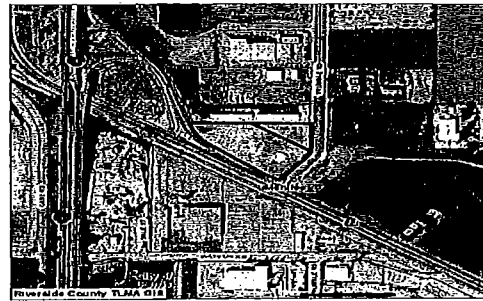
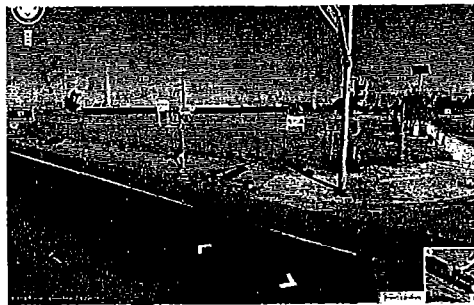
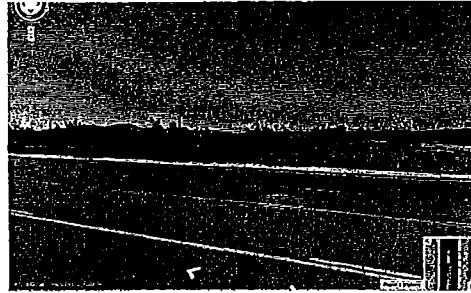
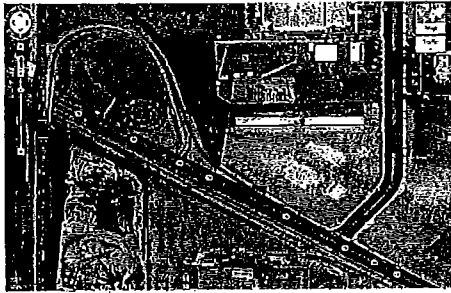
### **ESTIMATE OF ANY LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY; DESCRIPTION OF CONTRACTUAL REQUIREMENTS FOR DISPOSITION OF THOSE REVENUES:**

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.

Dispose/Sell Property



Dispose/Sell Property

**CABAZON/RAMONA COMMERCIAL PROPERTY**

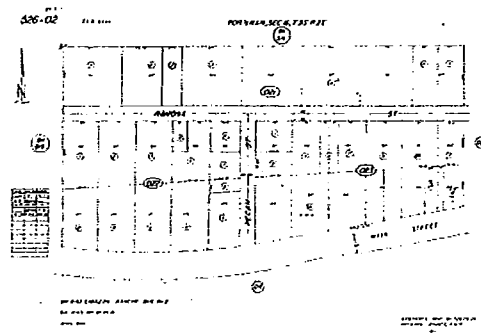
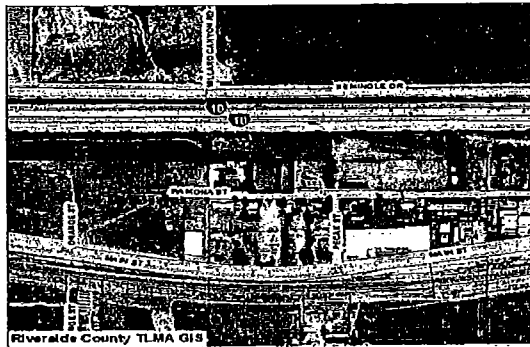
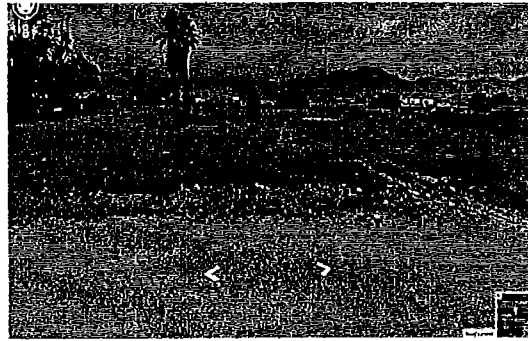
<b>District</b>	5
<b>APN</b>	526-021-006 & 526-021-007
<b>Address</b>	50052 Ramona St, Ramona St/Pecan St, Cabazon
<b>Lot Size</b>	0.29 and 0.29 acres
<b>Acquisition Date</b>	11/30/2000
<b>Cost</b>	\$18,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Mid-County Project Area No. 3 Subarea: Cabazon
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 3</b> , 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



Dispose/Sell Property

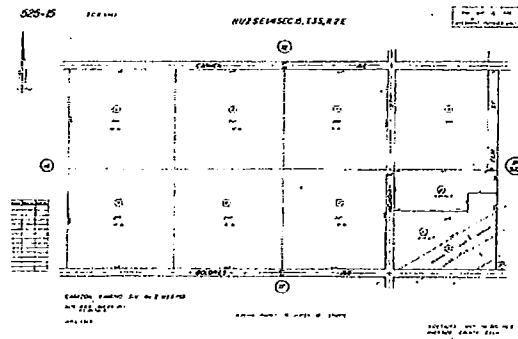
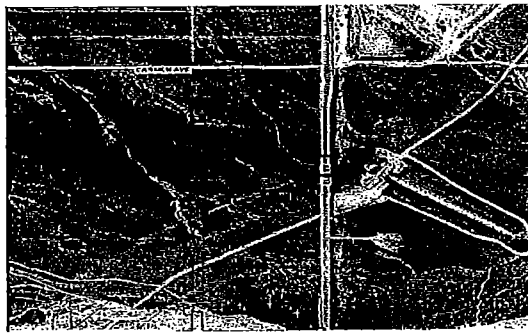
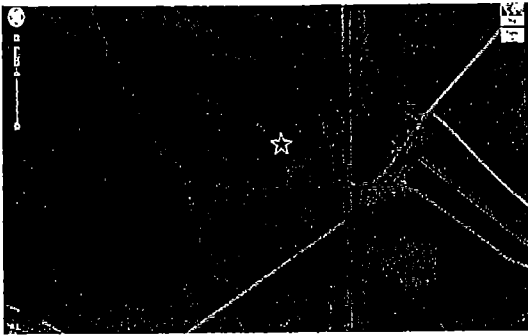
**CABAZON SEWER PROJECT**

<b>District</b>	5
<b>APN</b>	525-150-012
<b>Address</b>	Elm St & Carmen Ave, Cabazon
<b>Lot Size</b>	3.44 acres
<b>Acquisition Date</b>	12/7/2010
<b>Cost</b>	\$141,198
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-A-5 (Residential Agricultural)
<b>Redevelopment Project Area</b>	Mid-County Project Area No. 3 Subarea: Cabazon
<b>Purpose of Acquisition</b>	This property was acquired for the purpose of assisting the Agency in carrying out the goal of constructing a proposed sewer trunk station.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 3</b> , 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 Carmen 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



Dispose/Sell Property

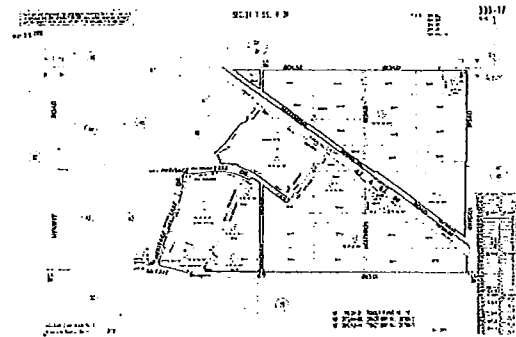
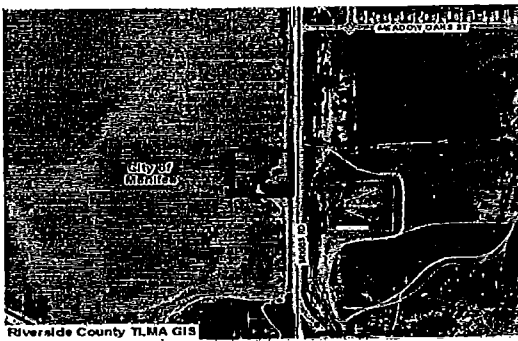
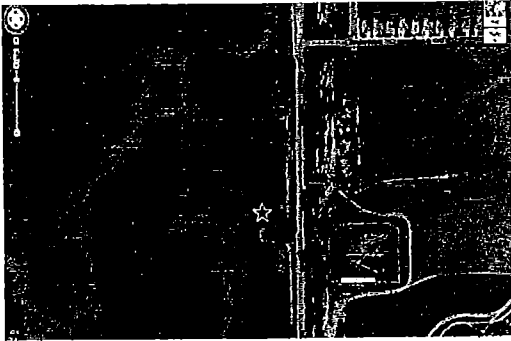
**ROMOLAND PROPERTY**

<b>District</b>	5
<b>APN</b>	333-170-013
<b>Address</b>	Briggs Road & Meadow Oaks St, Menifee
<b>Lot Size</b>	2.1 acres
<b>Acquisition Date</b>	12/1/2005
<b>Cost</b>	\$360,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	R-R (Rural Residential)
<b>Redevelopment Project Area</b>	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romoland
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 5-1986 &amp; 5-1987, Merger &amp; Amendment</b> , 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



Dispose/Sell Property

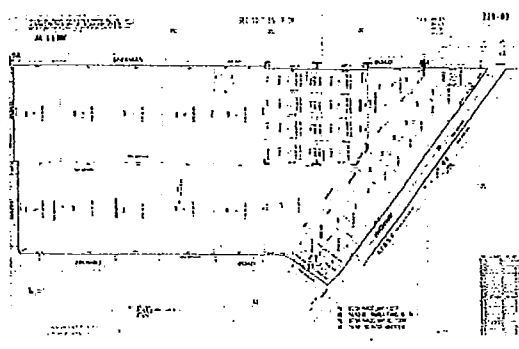
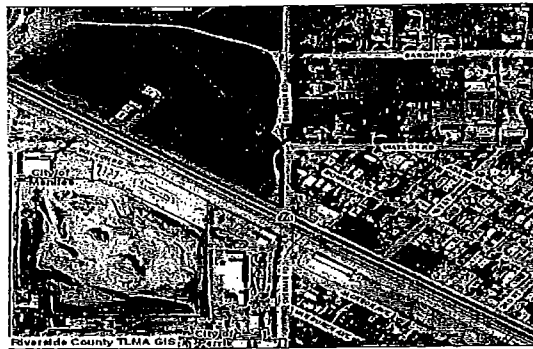
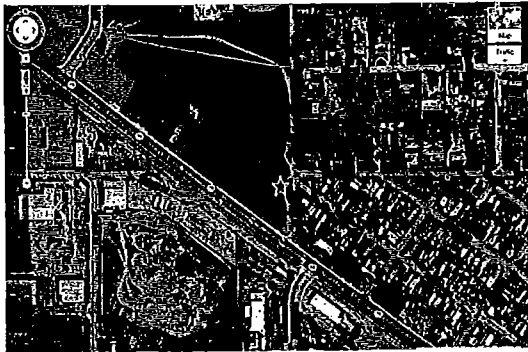
**HWY 74 SURPLUS PROPERTY**

<b>District</b>	5
<b>APN</b>	329-030-011
<b>Address</b>	Hwy 74 & Sherman Road, Menifee
<b>Lot Size</b>	1 acre
<b>Acquisition Date</b>	11/16/2009
<b>Cost</b>	\$200,000
<b>Property Type</b>	Vacant Land/Lot
<b>Current Zoning</b>	C-P-S (Scenic Highway Commercial)
<b>Redevelopment Project Area</b>	Project No. 5-1986 & 5-1987, Merger & Amendment Subarea: Romoland
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	Dispose/Sell Property
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for Project No. 5-1986 &amp; 5-1987, Merger &amp; Amendment</b> , 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

<b>District</b>	2
<b>APN</b>	181-020-039 and 181-020-040
<b>Address</b>	5696-5770 Mission Boulevard, Jurupa Valley
<b>Lot Size</b>	1.81, 0.4, 1.64, 8.45, 2.95 acres
<b>Acquisition Date</b>	8/1/2008
<b>Cost</b>	\$11,440,000
<b>Property Type</b>	Vacant Land
<b>Current Zoning</b>	R-VC, West (Rubidoux Village Commercial)
<b>Redevelopment Project Area</b>	Jurupa Valley Project Area Merger and Amendment (JVPA) Subarea: Rubidoux
<b>Purpose of Acquisition</b>	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.
<b>Proposed Disposition</b>	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.
<b>Advancement of Planning Objectives</b>	Pursuant to the <b>Redevelopment Plan for the Jurupa Valley Project Area</b> , 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 chemical/biological methods. All remediation work must be approved by the County Department



Retain for Enforceable Obligation

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. Tatha	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

