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Redevelopment Plan for the
Jurupa Valley Project Area Merger
and Amendment

RIVERSIDE COUNTY REDEVELOPMENT AGENCY

GRC

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Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment

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Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment

TABLE OF CONTENTS

| | |
|--|-----------|
| I. INTRODUCTION | 1 |
| A. Authority | 1 |
| B. Purpose of this Plan | 2 |
| C. Definitions | 2 |
| D. Project Area Boundaries | 4 |
| | |
| II. DEVELOPMENT IN THE MERGED PROJECT AREA..... | 5 |
| A. Project Objectives..... | 5 |
| B. Conformance to the County's General Plan/JCP | 9 |
| C. Conformance to Specific Plans..... | 10 |
| D. Specific Development Objectives | 10 |
| E. Land Uses for the Merged Project Area | 11 |
| F. Public Uses for the Merged Project Area | 11 |
| G. General Development Requirements | 12 |
| H. Development Procedures | 14 |
| | |
| III. REDEVELOPMENT IMPLEMENTATION | 15 |
| A. General | 15 |
| B. Participation by Owners and Tenants..... | 16 |
| C. Property Acquisition and Management..... | 19 |
| D. Relocation of Persons, Families and Businesses..... | 21 |
| E. Demolition, Clearance, Site Preparation, and Public Improvements | 22 |
| F. Rehabilitation and Conservation of Structures | 43 |
| G. Real Property Disposition and Development | 44 |
| | |
| IV. LOW- AND MODERATE-INCOME HOUSING..... | 49 |
| A. 20% Tax Increment Funds Requirement | 49 |
| B. Low- and Moderate-Income Housing and Replacement | 49 |
| C. Provision of Low- and Moderate-Income Housing | 50 |
| D. New or Rehabilitated Dwelling Units Developed within the Merged Project Area | 50 |
| E. Last Resort Housing | 51 |

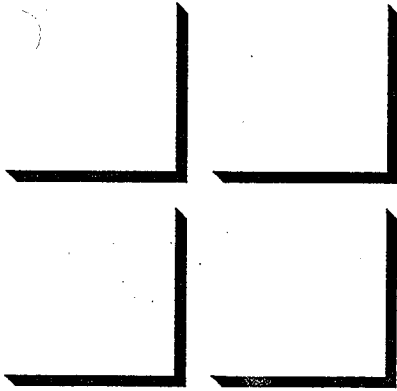
V. PROJECT FINANCING 53

- A. General Description of the Proposed Financing Method 53
- B. Tax Increments 53
- C. Issuance of Bonds and Notes 55
- D. Loans and Grants 56
- E. Financing Limitations 56
- F. Special Provisions Related to Merged Project Areas 58
- G. Low- and Moderate-Income Housing Fund 58
- H. Financial Burden on Taxing Agencies 58
- I. Provisions Related to Incorporations and Annexations 59

VI. ADMINISTRATION 61

- A. Administration and Enforcement of the Plan 61
- B. Duration of this Plan's Development Controls and Limits to Receive Property Taxes 61
- C. Procedure for Amendment 62
- D. Agency/County Cooperation 62
- E. Cooperation with Other Public Jurisdictions 63
- F. Severability 64

APPENDIX A - REDEVELOPMENT PLAN MAPS AND LEGAL DESCRIPTIONS



I. INTRODUCTION

A. (\$100) AUTHORITY

This merged and amended Redevelopment Plan (hereinafter "Plan") for the Jurupa Valley Project Area Merger and Amendment was prepared by the Riverside County Redevelopment Agency (hereinafter "Agency") in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (hereinafter "CRL"), and all applicable laws and ordinances.

The Plan consists of this text, the Redevelopment Plan Maps for the Jurupa Valley Project Area Merger and Amendment and the legal descriptions (Appendix A). The purpose of this Plan is first to merge Redevelopment Project No. 2 (Mira Loma Community), adopted by the Riverside County Board of Supervisors on December 23, 1986 by Ordinance No. 636, and amended by Ordinance No. 667 on December 19, 1988, Ordinance No. 686 on December 19, 1989, Ordinance No. 750 on November 22, 1994, Redevelopment Project No. 2 - 1987 (Glen Avon and Rubidoux Communities) adopted by the Riverside County Board of Supervisors on December 1, 1987 by Ordinance No. 645 and amended by Ordinance No. 750 on November 22, 1994, and Redevelopment Project No. 2 - 1989 (Pedley and Rubidoux Communities) adopted by the Riverside County Board of Supervisors on July 5, 1989 by Ordinance No. 675 and amended by Ordinance No. 750 on November 22, 1994 (hereinafter referred to collectively as the "Merged Project Areas"). This Plan then also adds land (hereinafter, the "Amendment Area") located around the Merged Project Areas and that effectively connects them into a single contiguous redevelopment project area (hereinafter, the "Jurupa Valley Redevelopment Project Area").

B. (§110) PURPOSES OF THIS PLAN

The purposes of this Plan are to:

1. Merge the Existing Project Areas to effectively create a single contiguous redevelopment project area which shall be known as the Jurupa Valley Redevelopment Project Area.
2. Add land located between and contiguous to Redevelopment Project No. 2, Redevelopment Project No. 2 - 1987, and Redevelopment Project No. 2 - 1989.
3. Consolidate into a single redevelopment plan the various provisions pertaining to Redevelopment Project No. 2, Redevelopment Project No. 2 - 1987, and Redevelopment Project No. 2 - 1989 formerly contained in three separate redevelopment plans.
4. Consolidate and amend the list of public improvements which the Agency is authorized to provide in the Jurupa Valley Project Area.
5. Add the authority for the use of eminent domain in selected portions of the Jurupa Valley Project Area.
6. Update the provisions of the merged and amended Plan so that they are in conformance with current law.
7. Specify that certain financial obligations of the Agency shall be considered prior to the transfer of redevelopment authority and project area tax increment revenues in the event that all or portions of the Jurupa Valley Project Area become part of an incorporated area through the incorporation of one or more new cities, or through one or more annexation procedures.

C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Agency** means the Riverside County Redevelopment Agency.
2. (§120.2) **Amendment Area** means the territory added to the Merged Project Area, which addition shall be effectuated by adoption of this Plan by ordinance of the Board of Supervisors.
3. (§120.3) **County** means the County of Riverside, California.
4. (§120.4) **County Board of Supervisors** means the County Board of Supervisors of the County of Riverside, California.
5. (§120.5) **Existing Project Areas** means Redevelopment Project No. 2 (Mira Loma Community), Redevelopment Project No. 2 -

1987 (Glen Avon and Rubidoux Communities), and Redevelopment Project No. 2 - 1989 (Pedley and Rubidoux Communities).

6. (§120.6) **Legal Description** means the descriptions of the land within the Existing Project Areas and the Amendment Area prepared in accordance with map specifications approved by the California State Board of Equalization, and attached to this Plan as Appendix A.
7. (§120.7) **Merged Project Area or Jurupa Valley Project Area** means the Existing Project Areas as defined herein, and the Amendment Area as defined herein, which areas shall be merged upon adoption of this Plan by ordinance of the Board of Supervisors. The boundaries of the Merged Project Area shall be as shown on the Redevelopment Plan Maps and described in the Legal Descriptions included in this Plan as Appendix A.
8. (§120.8) **Person** means any individual or any public or private entity.
9. (§120.9) **Plan or Redevelopment Plan** means this document which upon adoption by the Board of Supervisors, shall be officially designated as "The Redevelopment Plan for the Jurupa Valley Project Area Merger and Amendment".
10. (§120.10) **Planning Commission** means the Planning Commission of the County of Riverside, California.
11. (§120.11) **Project** means those actions necessary to implement the provisions of this Plan, including all public improvements, other improvements, activities, and programs authorized in this Plan or as otherwise permitted pursuant in the CRL.
12. (§120.12) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
13. (§120.13) **Redevelopment Law** means the Community Redevelopment Law (hereinafter "CRL") of the State of California (California Health and Safety Code, Sections 33000 et seq.), as amended to date.
14. (§120.14) **Redevelopment Plan Maps** means the Redevelopment Plan Maps of the Existing Project Areas and of the Amendment Area, attached to this Plan as Appendix A.
15. (§120.15) **Redevelopment Project No. 2 (Mira Loma Community)** means the redevelopment project adopted by the Riverside County Board of Supervisors on December 23, 1986 by Ordinance No. 636, and amended by Ordinance No. 667 on

December 19, 1988, Ordinance No. 686 on December 19, 1989, and Ordinance No. 750 on November 22, 1994.

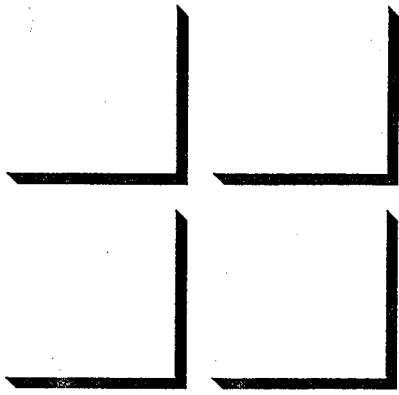
16. (§120.16) **Redevelopment Project No. 2 - 1987 (Glen Avon and Rubidoux Communities)** means the redevelopment project adopted by the Riverside County Board of Supervisors on December 1, 1987 by Ordinance No. 645, and amended by Ordinance No. 750 on November 22, 1994.

17. (§120.17) **Redevelopment Project No. 2 - 1989 (Pedley and Rubidoux Communities)** means the redevelopment project adopted by the Riverside County Board of Supervisors on July 5, 1989 by Ordinance No. 675, and amended by Ordinance No. 750 on November 22, 1994.

18. (§120.18) **State** means any state agency or instrumentality of the State of California.

D. (§130) PROJECT AREA BOUNDARIES

The boundaries of the Merged Project Area are shown and described in Appendix A of this Plan.



II. DEVELOPMENT IN THE MERGED PROJECT AREA

A. (\$200) PROJECT OBJECTIVES

The Merged Project Area includes a number of conditions that are specified in the CRL as characteristic of blight. The objective of this Plan is to provide for the elimination or alleviation of physical and economic conditions of blight. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare.

In eliminating blighting conditions, this Plan will facilitate development as contemplated in the Comprehensive General Plan of the County of Riverside and the Jurupa Community Plan (JCP). The redevelopment goals for the Merged Project Area, including the Amendment Area, include, the following objectives from the JCP:

| Jurupa Community Plan Objective | Agency Programs to Implement |
|--|---|
| 1. The maintenance and improvement of the quality of life in the JCP area and the protection of public health, safety, and welfare. | Encouraging development of lacking commercial facilities, improvement of roads, water systems, drainage and other public facilities, rehabilitation of deteriorated housing units. |
| 2. The attainment of an orderly and efficient pattern of growth through the encouragement of development where public services can be provided and where surrounding land uses are compatible. | Provide for limited development as described in the JCP. Improve roads, water systems, drainage, and other public facilities to serve the Jurupa Valley. Facilitate parcel assembly in urban areas to ensure that sites are of adequate size and shape for development. |

| Jurupa Community Plan Objective | Agency Programs to Implement |
|--|--|
| 3. The development of adequate and attractive schools, parks, libraries, and other public facilities shall be provided throughout the JCP area. | Provide public facilities as needed to serve the JCP area. |
| 4. The retention of open space land containing important natural resources such as scenic beauty, sensitive vegetation, wildlife habitat, and historic or pre-historic sites. | Ensure conformance with and attainment of the Open Space goals of the JCP; provide for the reclamation of quarries and other areas damaged by mining. |
| 5. The retention of open space land for areas subject to environmental hazards, such as seismic impacts, flooding, and unstable slopes, in order to minimize property damage and personal injury. | Ensure conformance with and attainment of the Open Space goals of the JCP. |
| 6. The preservation of the open space characteristics of the JCP area, including the Santa Ana River and the mountains through the careful control of public services, facilities, utilities, and other capital improvements. | Ensure conformance with and attainment of the Open Space goals of the JCP; provide public facilities or improvements in a manner consistent with the Open Space goals of the JCP. Where feasible, focus needed new development in established urbanized areas to relieve development pressure on outlying areas. |
| 7. Establish economic stability and preserve the visual environment of the community through the prevention of deterioration of property. | Work with property owners to ensure that private buildings are well maintained and safe to live or work in. Provide direct financial assistance for housing rehabilitation where needed. |
| 8. Encourage the development of housing which meets the various needs of the people. | Through the use of the Agency's housing set aside funds, provide housing rehabilitation assistance to owners of deteriorated structures. Where housing must be demolished due to severe deterioration, provide replacement housing on a one for one basis. |
| 9. Encourage the cooperation between the county, county service areas, school districts, service districts, and agencies to ensure that the necessary and desirable public facilities and services are available. | Coordinate with other public agencies and service providers to provide needed public improvements and facilities at the highest level of efficiency and at the lowest cost to the taxpayers. |
| 10. Encourage and support policies and progress which implement the concept of extending urbanization contiguously from established urban centers rather than allowing scattered development which infringes upon open space. | Encourage the development of commercial facilities and public facilities in the areas planned for urban development in the JCP. Where feasible, focus needed new development in established urbanized areas to relieve development pressure on outlying areas. |
| 11. Discourage the absorption of recreational lands by non--recreational uses, public or private, but where absorption is unavoidable, replace recreational lands that are absorbed by other uses with similar or improved facilities and programs within the same neighborhood. | Preserve recreational lands and Open Space areas as designated in the JCP. Where deemed feasible, use reclaimed land for recreational purposes. |

| Jurupa Community Plan Objective | Agency Programs to Implement |
|--|---|
| 12. Encourage the improvement of water quality by sound conservation practices in regard to water and watersheds. | Provide for efficient public water delivery systems. Protect underground water supplies by development of adequate wastewater treatment facilities and sewer systems. |
| 13. Recognize good air quality as a prime resource, and promote cooperation among all responsible agencies, both public and private, to protect and sustain air quality. | Reduce vehicular emissions by encouraging the development of local commercial and industrial resources that minimize commute distances while maintaining land use compatibility with the JCP. Monitor future development to ensure that emissions control equipment is installed where warranted. |
| 14. Encourage the use of reclaimed wastewater. | Provide for necessary wastewater treatment facilities and sewer lines to serve the needs of the community. |

In addition to the foregoing, the Agency expects:

1. To eliminate blighting conditions and to prevent the acceleration of blight in and about the Merged Project Area.
2. To effect the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the Merged Project Area in such a manner as to facilitate a higher and better utilization of the land within the Merged Project Area for uses in accordance with the (JCP).
3. To use the redevelopment process and power to promote redevelopment that is consistent with the County's Comprehensive General Plan, the JCP, and the Zoning Ordinance.
4. To encourage the better utilization of real property, and a more efficient and effective circulation system.
5. To provide for adequate parcels and required public improvements to encourage new construction by private enterprise.
6. To promote the rehabilitation of deteriorated residential units, and where deterioration makes rehabilitation infeasible, to demolish and replace such dwellings on a one for one basis.

In implementing the above goals, the Agency expects to institute the following programs or activities:

- Encourage development according to the Riverside County Comprehensive General Plan and the JCP.
- Encourage investment in the Merged Project Area by the private sector.

- Promote the development of new and diverse employment opportunities.
- Enhance and expand shopping facilities in the Merged Project Area by encouraging the development of new commercial uses and rehabilitation of existing commercial uses in conformance with the JCP, the Riverside County Comprehensive General Plan, and the County Zoning Ordinance.
- Promote the improvement and centralization of industrial areas to make the provision of public services more efficient.
- Promote the expansion of the Merged Project Area's industrial and commercial bases and local employment opportunities to provide jobs to unemployed and underemployed workers in the County.
- Consolidate parcels as needed to induce new or expanded, centralized, commercial development in the Merged Project Area.
- Assist economically depressed areas and reverse stagnant or declining assessed valuation trends.
- Protect the health and general welfare of the Merged Project Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the Merged Project Area to improve and preserve the supply of low- and moderate-income housing both inside and outside the Merged Project Area.
- Upgrade the physical appearance of the Merged Project Area.
- Rehabilitate deteriorated residential, commercial and industrial structures to eliminate safety deficiencies and to extend the useful lives of these structures.
- Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.
- Eliminate incompatible, non-conforming land uses from the Merged Project Area.
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise.
- Mitigate potential relocation impacts resulting from changes in Merged Project Area land use from non-conforming and dilapidated uses to development in conformance with the JCP, Riverside County Comprehensive General Plan, and the Zoning Ordinance.
- Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost to the low- or moderate-income housing market as a result of Agency activities.

- Provide relocation assistance to displacees in order to mitigate possible hardships due to relocation activities.
- Provide a broad range of public service infrastructure improvements to induce private investment in the Merged Project Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of streetside landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities.
- Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, a civic center and library, a community/senior center, a sheriff's substation, jail improvements, juvenile and youth center facilities, expansion of court facilities and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare.
- Encourage the cooperation and participation of Merged Project Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Merged Project Area.
- Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

B. (§210) CONFORMANCE TO THE COUNTY'S GENERAL PLAN/JCP

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the JCP as it now exists or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the County's development codes shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Merged Project Area which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Merged Project Area. These controls shall be in addition to, and may not relax the requirements of, the County's development codes.

C. (§220) CONFORMANCE TO SPECIFIC PLANS

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area that may from time to time be adopted, shall be in conformance with the applicable specific plan. Details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area, may deviate from the specific plan to the extent provided for in the Riverside County Zoning Ordinance.

The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific programs for all or any portion of the Merged Project Area that establish additional architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public property. These controls shall be in addition to, and may not relax the requirements of any specific plan.

D. (§230) SPECIFIC DEVELOPMENT OBJECTIVES

Development in the Merged Project Area will be in conformance with this Plan, the JCP, and with the Riverside County Zoning Ordinance. Development in the Merged Project Area shall also be in conformance with any applicable adopted specific plan.

The Agency's development objectives involve encouraging the implementation of development in accordance with the JCP. In doing so, it is the Agency's intent to provide assistance in the following ways:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.
2. Various forms of Agency financial assistance including but not limited to tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
4. Relocation of displaced residents and businesses.
5. Rehabilitation or replacement of housing occupied by persons of very-low-, low-, or moderate-income.

E. (§240) LAND USES FOR THE MERGED PROJECT AREA

In addition to illustrating the location of the Merged Project Area boundaries, the Redevelopment Plan Maps (Appendix A) also illustrate the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Merged Project Area.

1. (§241) INTERIM USES

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Merged Project Area for interim uses not in conformity with the uses permitted in this Plan, provided, however, that approval of any such interim uses shall be subject to compliance with provisions of the Riverside County Zoning Ordinance.

F. (§250) PUBLIC USES FOR THE PROJECT AREA

1. (§251) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS

The public rights-of-way, easements, and principal streets proposed or existing in the Merged Project Area are shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the County as necessary for proper development of the Merged Project Area. Additional public streets, alleys, and easements may be created by the Agency and the County in the Merged Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§252) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the Merged Project Area, the Agency is authorized 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 specific area involved, and shall conform with the JCP.

G. (§260) GENERAL DEVELOPMENT REQUIREMENTS

1. (§261) CONFORMANCE WITH THIS PLAN

All real property in the Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

2. (§262) NEW CONSTRUCTION

All construction in the Merged Project Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, fire, building, electrical, mechanical, grading, plumbing, and development codes of the County of Riverside.

3. (§263) REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Merged Project Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Rehabilitation standards for buildings and site improvements may be established by the Agency. These standards may be amended from time to time and may contain specialized provisions pertaining to portions of the Merged Project Area taking into

consideration historic and cultural variations and the desires of the local population.

4. (§264) SUBDIVISION OR CONSOLIDATION OF PARCELS

No parcels in the Merged Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the County.

5. (§265) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the JCP, any applicable specific plan and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Maps in Appendix A.

6. (§266) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT

Open space and street layout is shown in the Redevelopment Plan Maps included herewith in Appendix A and described in Section 252 of this Plan. Additional open space will be provided through application of County standards for building setbacks. An estimated 8,000 acres will be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way at Project completion. Land that will be available as public natural open space or available for public recreational uses is estimated to total about 2,000 acres.

7. (§267) THE APPROXIMATE NUMBER OF DWELLING UNITS

In accordance with the JCP, there will be approximately 18,000 dwelling units permitted in the Merged Project Area upon Project completion. Planned land uses shall be as indicated on the Redevelopment Plan Maps in Appendix A.

8. (§268) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

Public uses are described in Section 250 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public

right-of-way or on land specifically acquired by the County for such purposes.

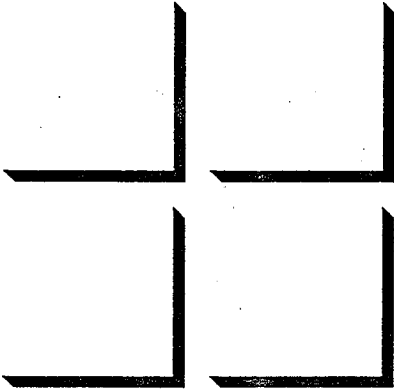
H. (§270) DEVELOPMENT PROCEDURES

1. (§271) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

Upon the adoption of this Plan by the County after public hearing, no permit shall be issued for the construction of any new building or any addition to an existing building in the area covered by this Plan until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be for construction that conforms to the provisions of this Plan. Upon receipt of an application for a building permit, the Building Official of the County shall request the Agency Executive Director or his/her designee to review the application to determine if the proposed improvement will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or designee, shall file with the Building Official a written report setting forth his/her findings of fact, including, but not limited to, the following:

- a) Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan and the design proposed by the Agency;
- b) What modification, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the proposed design of the Agency; and
- c) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

After receipt of said report, or after said fifteen (15) day period, whichever occurs first, the Building Official may issue the permit, with conditions, if any, as required by the Agency Executive Director, or his/her designee, or the Building Official shall withhold the issuance of the permit if the Agency Executive Director or his/her designee has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within seven (7) days after withholding issuance of the permit, the Building Official shall notify the applicant by certified mail of the decision to withhold.



III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

To achieve the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. (§301) Providing for participation by owners and tenants of properties located in the Merged Project Area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property, if necessary, via eminent domain.
3. (§303) Management of property under the ownership and control of the Agency;
4. (§304) Relocation assistance to displaced Project occupants;
5. (§305) Demolition or removal of buildings and improvements;
6. (§306) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
7. (§307) Rehabilitation, development, or construction of low- and moderate-income housing within the County;
8. (§308) Disposition of property for uses in accordance with this Plan;
9. (§309) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
10. (§310) Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

The above implementation actions are discussed in more detail in the following sections.

B. (§311) PARTICIPATION BY OWNERS AND TENANTS

1. (§312) CONFORMING OWNERS

The Agency may in its sole and absolute discretion determine that certain real property within the Merged Project Area presently meets the requirements of this Plan and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided the owner continues to operate and use the real property within the requirements of this Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of issuance thereof.

The Agency may also determine that certain real property within the Merged Project Area is substantially in conformance with the requirements of this Plan, and the owners of such property may be allowed to remain as conforming owners, however, said owners may be required to bring their property, to the extent possible, into greater conformance with this Plan.

In the event any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional real property within the Merged Project Area; then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any real property owned by conforming owners outside of designated conforming parcels within the Merged Project Area shall be considered and treated in the same manner as real property owned by other owners; i.e., may be subject to a participation agreement with the Agency.

2. (§313) PARTICIPATION OPPORTUNITIES FOR OWNERS

Persons who are owners of real property in the Merged Project Area shall be given an opportunity to participate in redevelopment by retaining all or a portion of their properties, acquiring adjacent

or other properties in the Merged Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Merged Project Area, as provided in the owner participation rules adopted by the Agency. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Merged Project Area.

The Agency specifically intends to limit acquisition of real property to those properties which are essential to accomplishing the objectives of this Plan. Persons who own property within the Merged Project Area will be afforded ample opportunities to retain and develop or rehabilitates their properties consistent with the objectives of this Plan.

In the event a participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and/or the participation agreement as an alternate thereto, the real property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

3. (§314) PARTICIPATION PRIORITIES

Participation opportunities will necessarily be subject to and limited by such factors as the land uses designated for the Merged Project Area, the provision of public facilities, realignment of streets, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Merged Project Area. Such opportunities shall be subject to rules and procedures for owner and tenant participation adopted by the Agency.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar adjacent land uses, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Merged Project Area. Secondary participation opportunities shall be granted to owner occupants relocating within the Merged Project Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Merged Project Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the Merged Project Area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property in order to effectuate the purposes of this Plan.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

4. (§315) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Merged Project Area to re-enter in business within the Merged Project Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the Merged Project Area if they otherwise meet the requirements prescribed in this Plan.

5. (§316) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Merged Project Area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

Subject to the limitations set forth in this Section, the Agency may acquire, but is not required to acquire, any real property located in the Merged Project Area, by gift, devise, exchange purchase, or other lawful method, including eminent domain.

Properties that may not be acquired through the use of eminent domain by the Agency include:

Payment for property acquired by the Agency shall be as provided by law. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit may be extended by amendment to this Plan following procedures set forth in the CRL.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are situated. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

1. The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to land development.
2. The buildings and/or structures are substandard as demonstrated by an inspection of the property by the County of Riverside County.
3. The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions.
4. The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
5. The buildings or structures are determined by the County or Agency to be a safety hazard or a public nuisance due to physical deterioration or due to continued use of the structure or property for unlawful activities.

6. The acquisition of the property is allowed by Redevelopment Law and will promote the implementation of the Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. (§322) ACQUISITION OF PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Merged Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in the Merged Project Area, pay directly to any City, County, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the City, County, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES

The following provisions relative to the relocation of persons, families and businesses are required by the CRL to be included in this Plan, and in no way imply a plan, proposal or desire by the Agency to displace or remove a significant number of residential units.

1. (§331) RELOCATION ASSISTANCE

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern that is displaced by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required by the Agency to move from his/her dwelling unit until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) RELOCATION METHOD

The Agency has prepared and adopted a feasible method for relocation entitled "Relocation Method for the Jurupa Valley Project Area Merger and Amendment". The relocation method describes the plan for the relocation of all of the following:

1. Families and persons to be temporarily or permanently displaced from housing facilities in the Merged Project Area.
2. Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Merged Project Area.

The County Board of Supervisors shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) TEMPORARY RELOCATION

The Agency is authorized to provide temporary relocation facilities on cleared sites within the Merged Project Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and business facilities for businesses within the Merged Project Area prior to permanent disposition and development of such cleared sites. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, AND PUBLIC IMPROVEMENTS

The following provisions relative to demolition, clearance and site preparation are required by the CRL, and are in no way intended to imply a plan to displace or remove any housing whatsoever.

1. (§341) DEMOLITION AND CLEARANCE

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Merged Project Area as necessary to carry out the purposes of this Plan.

If, in implementing this Plan, any dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or

construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very-low-income households, lower-income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

2. (§342) BUILDING SITE PREPARATION

The Agency is authorized to prepare, or cause to be prepared as building sites, any real property in the Merged Project Area.

3. (§343) PROJECT IMPROVEMENTS

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, overpasses, underpasses, bridges, and landscaped areas.

4. (§344) PUBLIC IMPROVEMENTS

The Agency may, with the consent and cooperation of the County Board of Supervisors, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Merged Project Area, if each of the County Board of Supervisors and the Agency determines that:

1. That the buildings, facilities, structures, or other improvements are of benefit to the Merged Project Area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent project area of the Agency.

2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the Agency or the County.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Merged Project Area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, and is authorized to install and construct, or to cause to be installed or constructed, any public improvements, including utilities, necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

In addition, the Agency will be authorized to plan, design and construct the following specific improvements to ensure the complete redevelopment of the Merged Project Area.

The following improvements from the Redevelopment Plan for Redevelopment Project No. 2 (Mira Loma Community) as amended:

STREET AND CIRCULATION IMPROVEMENTS

- Curbs, gutters, sidewalks, and street widening throughout the area.
- Street construction throughout the area.
- Traffic signal installation at various locations throughout the area.

MISCELLANEOUS PUBLIC IMPROVEMENTS

- Relocation of railroad lines at various locations throughout the area.
- Provide flood control improvements at San Sevaine and Day Creek Channels.
- Provide or improve water lines at various locations.
- Provide or improve sewer facilities at various locations.

- Provide fire station(s), community center(s), park(s), handicapped facility(ies), school facilities, and child care center(s) at locations to be determined.
- Provide library facilities, San Sevaine Recreation Trail improvements, and offices for various County functions.
- Provide Jurupa Civic Center including sheriff's station.

The following improvements from the Redevelopment Plan for Redevelopment Project No. 2 - 1987 (Glen Avon and Rubidoux Communities):

STREET AND CIRCULATION IMPROVEMENTS

The Agency is authorized to plan, design, and construct street improvements and other facilities as may be identified to fully meet local needs to and ensure the complete redevelopment of the Project area. These street improvements include the following:

- Curb and gutter improvements throughout the Project area, with special emphasis on Mission Boulevard, Rubidoux Boulevard, and Bellegrave Avenue.
- Installation of sidewalks throughout the commercially designated sections of the Project area, with emphasis on those parts of Mission Boulevard, Rubidoux Boulevard, and other streets that have high volumes of pedestrian and/or motor traffic.
- Street widening where additional right-of-way is available and improvements are necessary.
- Installation of streetlights throughout the Project area.
- Bridge improvements to the section of Van Buren Boulevard over the San Sevaine channel, southwest of the Project area, to Mission Boulevard over the Santa Ana River, to Rustic Lane over the Riverside County Flood Control Channel near Pacific Avenue, and to Riverview Drive over the Riverside County Flood Control Channel just south of the Project area in Rubidoux.

WATER SYSTEM IMPROVEMENTS

The Agency is authorized to plan, design, and construct water distribution system improvements and other facilities as may be identified to fully meet local water system needs to ensure the complete redevelopment of the Project area including the following:

- Improved fire flow capacity, including a new well, a new reservoir for large capacity storage, and replacement of many substandard fire hydrants.
- New water main along Van Buren Boulevard to serve the existing and future needs of Glen Avon.
- Additional water lines and increased water capacity for the Project area.
- Water lines along Mission Boulevard at the west end of the Project area in Rubidoux.
- Water system improvements in the area north of Highway 60.
- Construction of three water wells near the east end of the Rubidoux portion of the Project area, approximately at the intersection of Daly Avenue and 34th Street.

SEWERAGE IMPROVEMENTS

The Agency is authorized to plan, design, and construct wastewater system improvements and other facilities as may be identified to fully meet local sewer system needs to ensure the complete redevelopment of the Project area, including the following:

- Construct sections of the industrial wastewater conveyor as specified by Santa Ana Watershed Project Authority (SAWPA).
- System improvements at the corner of Florine Street and 34th Street, north of the Rubidoux portion of the Project area.
- System improvements in the Belltown area, north of the Rubidoux portion of the Project area.

DRAINAGE AND FLOOD CONTROL IMPROVEMENTS

The Agency is authorized to plan, design, and construct drainage improvements and other facilities as may be identified to fully meet local drainage and flood control needs to ensure the complete redevelopment of the Project area, including the following:

- Construct Hastings Storm Drain along Hastings Boulevard west of the Riverside Flood Control Channel, north of the Glen Avon community.
- A culvert at the west end of the Rubidoux portion of the Project area just south of Highway 60 to divert water into the Jurupa Channel.

- Storm drain improvements in the Belltown area to remedy conditions in Sub-Area 2 of the Rubidoux portion of the Project area.

OTHER IMPROVEMENTS

The Agency is authorized to plan, design, and construct additional improvements and other facilities as may be identified to ensure the complete redevelopment of the Project area, including the following:

- Fire fighting facilities including construction of new fire stations to service the Project area.
- Remodel the existing Rubidoux library to expand it to 24,000 square feet to serve the projected population in the community.
- Construct a sheriff substation to serve the Project area.
- Rehabilitate the Jensen Alvarado Ranch in the Rubidoux community.

The following improvements are from the Redevelopment Plan for Redevelopment Project No. 2 - 1989 (Rubidoux and Pedley Communities):

STREET AND CIRCULATION IMPROVEMENTS

The Agency is authorized to plan, design, and construct street improvements and other facilities as may be identified to fully meet local street needs to ensure the complete redevelopment of the Project Area, including the following:

- Road reconstruction, including widening, together with curbs, gutters, and sidewalks.
- Traffic signals as needed in locations throughout the Project Area.
- Road construction and extension to serve areas not currently served by paved roadways.
- Grade separation at Limonite and Van Buren Boulevard (Pedley Community).
- Bridge widening for Van Buren Boulevard at the Santa Ana River (Pedley).
- Street lights as needed throughout the Project Area.
- Streetside landscaping.

WATER SYSTEM IMPROVEMENTS

The Agency is authorized to plan, design, and construct water distribution system improvements and other facilities as may be identified to fully meet local water system needs to ensure the complete redevelopment of the Project area including the following:

- Additional water lines and increased water capacity.
- Water mains to support new development and to ensure adequate fire flow.

SEWER SYSTEM IMPROVEMENTS

The Agency is authorized to plan, design, and construct wastewater system improvements and other facilities as may be identified to fully meet local sewer system needs to ensure the complete redevelopment of the Project area, including the following:

- Sewer mains to support new development and to ensure proper sewerage flow.
- Sections of the industrial wastewater conveyor as specified by the Santa Ana Watershed Project Authority (SAWPA).

DRAINAGE AND FLOOD CONTROL IMPROVEMENTS

The Agency is authorized to plan, design, and construct drainage improvements and other facilities as may be identified to fully meet local drainage and flood control needs to ensure the complete redevelopment of the Project area, including the following:

- Construction of the San Sevaine Flood Control Channel, Day Creek Flood Control Channel, and Jurupa Flood Control Channel.

PUBLIC FACILITIES

The Agency is authorized to plan, design, and construct public facilities to ensure complete service and protection for the Project Area including the following:

- Construction of a new senior/community center in or near the Project Area.
- Construction of a Jurupa Civic Center in or near the Project Area.
- Library expansion and construction.

- Construction of a sheriff substation facility in or near the Project Area.
- Construction of park and recreational improvements.
- Rehabilitation of the Jensen Alvarado Ranch (Rubidoux Community).
- School facilities to support Project-related population growth.

Coral Bonds Improvements

As provided in the Redevelopment Plans for the Existing Project Areas, the Agency is authorized to plan, design, and construct the following CORAL Bonds improvements. The CORAL Bonds improvements lists from those Plans are repeated only to the extent necessary maintain consistency between this Plan and the Redevelopment Plans for the Existing Project Areas. Inclusion of the following list in this Plan is not to be construed as an authorization to fund CORAL Bond improvements with tax increment revenues from the Amendment Area as defined herein. In some cases, the improvements listed may already have been constructed or otherwise provided, but are still being paid for by the Agency.

- Headquarters building for County Library System (location to be designated).
- Fire-life safety improvements and a new maximum security facility at the Main County Jail in Riverside.
- Procure additional beds for the Banning Rehabilitation and Counseling Center.
- Procure additional beds for the Hemet Jail.
- Construct new administrative space for the Sheriff Station in Indio.
- Procure additional beds for the Van Horn Youth Center in Riverside.
- Construct a 40-bed security unit and three juvenile courts for the Juvenile Hall in Riverside.
- Construct two new courtrooms for the Riverside Courthouse in Riverside.
- Construct two new courts and offices for administrative staff at the County Administrative Center in Hemet.
- Construct offices for court support staff at the Elsinore County Court.

- Construct expanded facilities for the Desert Superior Court and the Desert Municipal Court.
- Construct courtrooms and related facilities at the Hall of Justice in Riverside.
- Procure additional office space for use by the Social Services Administration in Riverside.
- Procure space for staff programs of the Client Services Building in Riverside.
- Construct a new Health Administration Building in Riverside.
- Construct new offices and warehouse space for the Mental Health Administration Building in Riverside.
- Improve in-patient and out-patient services at the County Mental Health Treatment facilities in Riverside.
- Renovate the existing building at the County Alcohol Detoxification Center in Riverside.
- Procure new office space for the Public Health Clinic in Indio.
- Procure space to centralize County operations and establish a South County Administrative Center.
- Establish a County-wide communications center for the 9-1-1 emergency system.
- Purchase federal land to construct a business park in Mira Loma.
- Make street, parking, and structure improvements to the Date Festival facilities in Indio.
- Renovate and expand the existing facilities at the Riverside General Hospital and construct new facilities.

The Coral Bonds improvements as listed above, may not be funded with tax increment revenues flowing from the Amendment Area.

The Agency is authorized to construct or provide for the following improvements applicable to the Amendment Area:

WATER

1. Install water lines at:
 - Van Buren Boulevard (Etiwanda Avenue east)
 - Lindsay Street from Reservoir Road to Bellegrave Avenue
 - Bellegrave Avenue from Lindsay Street to Hamner Avenue
 - Hamner Avenue from Bellegrave Avenue to 68th Street

- Limonite Avenue from Hamner Avenue to Pedley Tanks
 - Limonite Avenue from Dodd Street to Downey Street
 - Granite Hill Drive from Country Village Road to Pedley Road
 - Granite Hill Drive from Pyrite Street to Camino Real
 - Granite Hill Drive from 56th Street booster to Whitney Drive
2. Construct Mira Loma Reservoir #3
 3. Construct Sunnyslope Reservoir
 4. Construct Lindsay Reservoir
 5. Construct water treatment plant at Lindsay Tank site
 6. Construct desalter in Eastvale
 7. Construct Riverside basin wells and transmission lines
 8. Construct two wells
 9. Replace pipelines at:
 - Wineville Avenue from 63rd Street to 68th Street
 - Frank Avenue from 63rd Street to 68th Street
 - Smith Avenue from 63rd Street to 68th Street
 - Dana Avenue from 63rd Street to 68th Street
 - William Avenue from 63rd Street to 66th Street
 - Charles Avenue from 63rd Street to 66th Street
 - Lorena Avenue from 63rd Street to 68th Street
 - Mann Avenue from Limonite Avenue to its terminus
 - 64th Street from Wineville Avenue to Lucretia Avenue
 - 65th Street from Wineville Avenue to Dana Avenue
 - Holmes Avenue from Wineville Avenue to Frank Avenue
 - Holmes Avenue from Smith Avenue to Ridgeview Avenue
 - Etiwanda Avenue from Bellegrave Avenue to 54th Street
 - Bellegrave Avenue from Etiwanda Avenue and Troth Street
 - Bellegrave Avenue from Marlatt Street and Bain Street
 - Jurupa Avenue from Etiwanda Avenue to Bain Street
 - Marlatt Avenue from Limonite Avenue to 58th Street
 - Limonite Avenue from Ridgeview Avenue to Bain Street
 10. Install 6-inch fire hydrants in 50 locations throughout the Amendment Area
 11. Construct Bellegrave Avenue Reservoir II
 12. Drill and equip two wells
 13. Construct ION Exchange Plant

14. Install water lines on Limonite Avenue from Homestead Street to Bain Street.

COMMUNITY FACILITIES DISTRICT WATER

1. Construct reservoir
2. Construct two wells
3. Install water lines at:
 - Wineville Road from Riverside Drive to Bellegrave Avenue
 - Bellegrave Avenue from Etiwanda Avenue to Hamner Avenue
 - Galena Street from Etiwanda Avenue to Hamner Avenue
4. Replace pipelines along:
 - Skyview Road from the Rubidoux Community Services District boundary and Via Escalante
 - Pontiac Avenue from Mission Boulevard to 34th Street
 - Pioneer Drive from Mission Boulevard to 34th Street
 - Mission Boulevard alley from Pioneer Drive to Rubidoux Boulevard
 - 34th Street from Rubidoux Boulevard and Daly Avenue
 - Packard Avenue from Mission Boulevard to Arbuckle Elementary School
 - Wilcox alley from Packard Avenue to Minter Street
 - Arora Street between Mission Boulevard and 35th Street
 - Mission Boulevard from Wallace Street to Daly Avenue
 - Leigh Street from Tilton Avenue to Mission Boulevard
 - Pontiac Avenue from Tilton Avenue to Mission Boulevard
 - Rubidoux Boulevard from Tilton Avenue to Mission Boulevard
 - Fort Drive from Tilton Avenue to Mission Boulevard
 - Twining Street from Tilton Avenue to Mission Boulevard
 - Molino Way from Briggs Street to Twining Street
 - Fort Fremont alley from Fort Drive to Wallace Street
 - Mission Boulevard from Pacific Avenue to Riverview Drive
 - Sebastian Avenue (entire length)
 - Fort Drive (entire length)
 - Skyview Road from Sharon Way to Avenida Juan Bautista
 - Avenida Juan Bautista from Skyview Road to Avenida De Palma
 - Garces Avenue from Avenida Juan Bautista to its northern terminus
 - Valdez Avenue from Sharon Way to Garces Avenue
 - Riley Way from Golden West Avenue to its southern terminus
 - Opal Street from 45th Street to Mission Boulevard
 - Pacific Avenue from 45th Street to Mission Boulevard

- Mission Boulevard from Golden West Avenue and La Rue Street
 - Mission Boulevard from Riverview Drive to Avalon Street
 - 36th Street from Avalon Street to Riverview Drive
 - Riverview Drive from 36th Street to its northern terminus
 - Smith Street from 36th Street to its southern terminus
 - Vista De Oro from Riverview Drive to De La Vista
 - De La Vista from Riverview Drive to Vista De Oro
 - 30th Street from Rubidoux Boulevard to Hall Avenue
 - Hall Avenue from 30th Street to Wallace Street
5. Install water service along:
- Skyview Road from Via Escalante to Sharon Way
 - Rubidoux Boulevard from Mission Boulevard to the 60 Freeway
 - 37th Street from Crestmore Road to Wallace Street
 - Odell Street from Crestmore Road to Wallace Street
 - Mintern Street from Mission Boulevard to Arbuckle Elementary School
 - Mission Boulevard from Crestmore Road to Daly Avenue
6. Install mainline valves at the intersection of Duncy Lane and Riverview Drive
7. Miscellaneous system improvements including, but not limited to, minor replacement pipelines, valve installations, fire hydrant installations, and water service installations and connections.

SEWER

1. Install sewer lines at:
- Sky Country Drive
 - Bellegrave Avenue
 - East of Campbell Street
 - Galena Street
 - Felspar Street
 - Jurupa Road
 - Pedley Road
2. Install sewer lines on Limonite Avenue from Homestead Street to Bain Street.

COMMUNITY FACILITIES DISTRICT SEWER

1. Install sewer lines at:
- Wineville Road from Riverside Drive to Bellegrave Avenue
 - Riverside Drive
 - Harrel Street from Day Creek to Wineville Road

STREETS

1. Widen and reconstruct Armstrong Road from 34th Street to Sierra Avenue.
2. Install traffic signals at Armstrong Road and 34th Street.
3. Widen and reconstruct Bellegrave Avenue from Wineville Road to Etiwanda Avenue.
4. Widen Bellegrave Avenue overcrossing at the 15 Freeway.
5. Widen Cloverdale Road (Limonite Avenue) from Hamner Avenue to San Bernardino County.
6. Install traffic signals at Etiwanda Avenue and Jurupa Road.
7. Widen and reconstruct Etiwanda Avenue from Bellegrave Avenue to San Bernardino County.
8. Reconstruct freeway ramps Etiwanda Avenue at the 60 Freeway.
9. Install traffic signals at Etiwanda Avenue and 58th Street.
10. Chip seal Etiwanda Avenue from Bellegrave Avenue to 66th Street.
11. Install traffic signals at Felspar Street and Mission Boulevard.
12. Construct Galena Street from Hamner Avenue to Etiwanda Avenue.
13. Construct bridge at Galena Street and Day Creek.
14. Construct interchange and overcrossing of the 15 Freeway at Galena Street.
15. Chip seal Granite Hill Drive from Country Village to Pyrite Street.
16. Widen and reconstruct Hamner Avenue from Harrel Street to Santa Ana River.
17. Widen and reconstruct Jurupa Road from Cedar Street to Poinsetta Place.
18. Resurface Jurupa Road from Etiwanda Avenue to Van Buren Boulevard.
19. Install traffic signals at Jurupa Road and Pedley Road.
20. Install traffic signals at Jurupa Road and Camino Real.
21. Install barrier rail at Jurupa Road and the San Sevaine Channel.
22. Resurface Jurupa Road from Galena Street to Mission Boulevard.
23. Install traffic signals at Limonite Avenue and Riverview Drive.
24. Install traffic signals at Limonite Avenue and Felspar Street.
25. Resurface Limonite Avenue from Beach Street to the 15 Freeway.
26. Install traffic signals at Limonite Avenue and Beach Street.
27. Install traffic signals at Limonite Avenue and Pacific Avenue.
28. Widen and reconstruct Limonite Avenue interchange at the 15 Freeway.
29. Install traffic signals at Market Street and Agua Mansa Road.
30. Reconstruct bridge at Market Street and the Santa Ana River.

31. Chip seal and RMS overlay Mennes Avenue from 42nd Street to Mission Boulevard.
32. Widen and reconstruct Milliken Avenue from Philadelphia Avenue to Harrel Street.
33. Reconstruct Milliken Avenue interchange at the 60 Freeway.
34. Resurface Mission Boulevard from Milliken Avenue to Riverview Drive.
35. Install traffic signals at Mission Boulevard and Lindsay Street.
36. Install traffic signals at Mission Boulevard and Glen Street.
37. Install seven traffic signal modifications, and install emergency pre-emption equipment on Mission Boulevard from Opal Street to Wallace Street.
38. Install two traffic signal interconnections at Mission Boulevard and Van Buren Boulevard.
39. Vacate excess right-of-way on Pedley Road from Limonite grade separation.
40. Resurface Peralta Place from Riverview Drive to Limonite Avenue.
41. Widen and reconstruct Philadelphia Avenue from Milliken Avenue to the 15 Freeway.
42. Widen and reconstruct Philadelphia Avenue from Wineville Road to Etiwanda Avenue.
43. Reconstruct Pontiac Avenue from Mission Boulevard to 34th Street.
44. Widen and reconstruct Riverside Drive from Hamner Avenue to Etiwanda Avenue.
45. Reconstruct and reconfigure ramps Rubidoux Boulevard at the 60 Freeway.
46. Construct and coordinate railroad crossing with traffic signals at Rutile Street and the UPRR.
47. Chip seal Sierra Avenue from Armstrong Road to San Bernardino County.
48. Resurface Valley Way from the 60 Freeway to 34th Street.
49. Reconstruct and improve interchange at Valley Way and the 60 Freeway.
50. Widen and reconstruct Van Buren Boulevard from Etiwanda Avenue to Bain Street.
51. Reconstruct interchange at Van Buren Boulevard and the 60 Freeway.
52. Resurface Van Buren Boulevard from Riverside Drive to Etiwanda Avenue.
53. Install traffic signals at Van Buren Boulevard and Rutile Street.
54. Install barrier rail Van Buren Boulevard at the San Sevaine Channel.
55. Reconstruct bridge at Van Buren Boulevard and the Santa Ana River.
56. Widen and reconstruct Wineville Road from Riverside Avenue to Bellegrave Avenue.

57. Install signals at Pedley Road and the 60 Freeway.
58. Widen ramps and install signals at Pyrite Street and the 60 Freeway.
59. Construct new interchange and ramps, widen undercrossing, and install signals at Camino Real and the 60 Freeway.
60. Reconfigure ramps and install signals at Valley Way and the 60 Freeway.
61. Relocate Granite Hill Drive.
62. Reconfigure ramps and modify signals at Rubidoux Boulevard and the 60 Freeway.
63. Widen 58th Street from Etiwanda Avenue to Beach Street.
64. Widen Jurupa Road from Etiwanda Avenue to Bain Street.
65. Widen Hall Avenue from Market Street to 28th Street.
66. Widen 24th Street from Rubidoux Boulevard to Hall Avenue.
67. Widen 28th Street from Rubidoux Boulevard to Hall Avenue.
68. Widen 34th Street from Rubidoux Boulevard to Crestmore Road.
69. Widen Valley Way/Armstrong Road from Granite Hill Drive to Sierra Avenue.
70. Widen Granite Hill Drive from Conning Street to Pedley Road.
71. Widen Granite Hill Drive from Agate Street Tyrolite Street.
72. Widen Granite Hill Drive from Soto Avenue to Valley Way.
73. Widen Lucretia Avenue from Bellegrave Avenue to Riverside Drive.
74. Widen Felspar Street from Galena Street to Mission Boulevard.
75. Widen Rubidoux Boulevard from the 60 Freeway to Market Street.
76. Widen Campbell Street from Mission Boulevard and Ben Nevis Boulevard.
77. Widen San Sevaine Way from Etiwanda Avenue to Bain Street.
78. Widen Wineville Road from Bellegrave Avenue and Limonite Avenue.
79. Widen Pyrite Street from Galena Street and Granite Hill Drive.
80. Widen Galena Street from Etiwanda Avenue to Marlatt Street.
81. Widen Agua Mansa Road from Market Street and Brown Avenue.
82. Widen Galena Street from Van Buren Boulevard and Pyrite Street.
83. Widen Mission Boulevard from San Sevaine Way to Valley Way.
84. Widen Limonite Avenue from Hamner Avenue to Camino Real.
85. Widen Rubidoux Boulevard from Market Street to El Rivino Road.
86. Widen Market Street from Rubidoux Boulevard to the Santa Ana River.

87. Widen Mission Boulevard from Valley Way to the Santa Ana River.
88. Widen Jurupa Road from Bain Street to Van Buren Boulevard.
89. Widen Mission Boulevard from Hamner Avenue to Etiwanda Avenue.
90. Widen Van Buren Boulevard from Galena Street to 53rd Street.
91. Reconstruct streets in area bound by Hamner Avenue, Philadelphia Avenue, Bain Street, and Bellegrave Avenue.
92. Reconstruct streets in area bounded by Limonite Avenue, Wineville Road, 68th Street, and Ridgeview Avenue.
93. Reconstruct streets in area bounded by Bellegrave Avenue, Etiwanda Avenue, Limonite Avenue, and Bain Street.
94. Reconstruct streets in area bounded by Bain Street, Steve Street, 50th Street, Rutille Street, Van Buren Boulevard, Felspar Street, 58th Street, and Limonite Avenue.
95. Reconstruct streets in area bounded by Downey Street, 61st Street, Van Buren Boulevard, and the Santa Ana River.
96. Reconstruct streets in area bounded by Felspar Street, Jurupa Road, Pedley Road, and 53rd Street.
97. Reconstruct streets in area bounded by Mission Boulevard, the 60 Freeway, and Bellegrave Avenue.
98. Reconstruct streets in area bounded by Pedley Road, Bellegrave Avenue, the 60 Freeway, and Jurupa Road.
99. Reconstruct streets in area bounded by Scenic Drive, Sierra Avenue, Armstrong Road, Granite Hill Road, and Soto Avenue.
100. Reconstruct streets in area bounded by Mission Boulevard, Riverview Drive, 45th Street, and Golden West Avenue.
101. Reconstruct streets in area bounded by Mission Boulevard, Jurupa Road, Armstrong Road, 34th Street, Florine Avenue, Paramount Drive, and La Rue Street.
102. Reconstruct streets in area bounded by Rubidoux Boulevard, El Rivino Road, Brown Avenue, Wilson Street, Hall Avenue, and the 60 Freeway.
103. Reconstruct streets in area bounded by Hall Avenue, Market Street, the Santa Ana River, Mission Boulevard, and Avalon Street.
104. Reconstruct streets in area bounded by Clay Street, Van Buren Boulevard, and Limonite Avenue.
105. Widen and improve Pacific Avenue from Canal Street to Limonite Avenue.
106. Improve Conning Street from the 60 Freeway to its northerly terminus.
107. Improve Lindsay Street from the 60 Freeway to its northerly terminus.
108. Improve Campbell Street from the 60 Freeway to its northerly terminus.
109. Improve Hunter Street from the 60 Freeway to its northerly terminus.

110. Improve Fleming Street from the 60 Freeway to its northerly terminus.
111. Improve Granite Hill Drive from Conning Street to Fleming Street.
112. Widen Hunter Street in front of Granite Hill School.
113. Resurface Peralta Place from Limonite Avenue to Riverview Drive.
114. Construct curbs/gutters/sidewalks from Limonite Avenue to Riverview Drive.
115. Extend Galena Street behind Jurupa Valley High School.
116. Resurface Rustic Lane from Opal Street to Rustic Lane School.
117. Construct sidewalks from Opal Street to Rustic Lane School.
118. Surface dirt strip on Jurupa Road in front of Van Buren School
119. Resurface Riverview Drive from Limonite Avenue to Kern Drive
120. Level pavement and railroad tracks at the intersection of Stone Avenue and Jurupa Road.
121. Install speed bumps or other speed/traffic control devices in front of various schools.
122. Repair/replace security fence between Mission Middle School and the 60 Freeway.
123. Install sound wall between Mission Middle School and the 60 Freeway.
124. Construct sidewalks on west side of Pacific Avenue from 45th Street to Mission Boulevard.
125. Construct sidewalks on east side of Pedley Road from Jurupa Road to Galena Street
126. Construct sidewalks on south side of Galena Street from Pedley Road to Agate Street.
127. Construct sidewalks on east side of Pyrite Street from Mission Boulevard end of Glen Avon Elementary School property line.
128. Construct sidewalk on west side of Camino Real from Mt. Whitney Drive to Jurupa Road.
129. Widen, resurface, and construct curbs on Valley Way from Jurupa Road to Sierra Avenue.
130. Install signals at the Valley Boulevard off ramp of the 60 Freeway.
131. Widen and improve the intersection of Crestmore Road and Mission Boulevard.

FLOOD CONTROL

1. Construct the following lines in Paramount Estates:
 - Line A - Underground storm drain at Canal Street to north of 30th Street.

- A-1 - Underground storm drain along Florine Avenue from 34th Street, to 33rd Street and continuing along 33rd Street to Line A.
 - A-2
 - A-3
 - A-4
 - B - Concrete-lined channel from the northwesterly boundary of Tract 15,047 to Line A.
 - C - Underground storm drain along Wineville from Galena Street to Limonite Avenue.
 - C-1
 - D
2. Construct Line E in Eastvale - Construct underground storm drain along the 15 Freeway.
 3. Construct the following lines in Jurupa/Pyrite:
 - A - Concrete-lined channel from outlet near Van Buren Boulevard and 54th Street to Agate Street.
 - A-1 - Underground storm drain along Agate Street to Kim Lane, continuing west to Pyrite Canyon.
 - A-2 - Underground storm drain from Pyrite Channel to Stone Avenue.
 - A-3
 - B - Concrete-lined channel from Line A to Pyrite Street.
 - C - Concrete-lined channel from Line A to the 60 Freeway, continuing along the Freeway to Formosa Street.
 - D - Underground storm drain from the intersection of Wineville Road and Harrel Street, continuing east and south to Inglenook Street, along Inglenook Street to Mondavi Avenue and Galena Street into Day Creek.
 4. Improve Day Creek Channel from south of Galena Street to existing concrete-lined channel.
 5. Improve San Sevaine Channel from south of Galena Street to existing concrete-lined channel, and from the 60 Freeway to the County line.
 6. Construct underground storm drain along Martin Street from Bellegrave Avenue to 54th Street, continuing along Lucretia Avenue to Day Creek.
 7. Improve drainage in area bound by Hamner Avenue, Philadelphia Avenue, Bain Street, and Bellegrave Avenue.
 8. Improve drainage in area bounded by Limonite Avenue, Wineville Road, 68th Street, and Ridgeview Avenue.
 9. Improve drainage in area bounded by Bellegrave Avenue, Etiwanda Avenue, Limonite Avenue, and Bain Street.
 10. Improve drainage in area bounded by Bain Street, Steve Street, 50th Street, Rutile Street, Van Buren Boulevard, Felspar Street, 58th Street, and Limonite Avenue.
 11. Improve drainage in area bounded by Downey Street, 61st Street, Van Buren Boulevard, and the Santa Ana River.

12. Improve drainage in area bounded by Felspar Street, Jurupa Road, Pedley Road, and 53rd Street.
13. Improve drainage in area bounded by Mission Boulevard, the 60 Freeway, and Bellegrave Avenue.
14. Improve drainage in area bounded by Pedley Road, Bellegrave Avenue, the 60 Freeway, and Jurupa Road.
15. Improve drainage in area bounded by Scenic Drive, Sierra Avenue, Armstrong Road, Granite Hill Road, and Soto Avenue.
16. Improve drainage in area bounded by Mission Boulevard, Riverview Drive, 45th Street, and Golden West Avenue.
17. Improve drainage in area bounded by Mission Boulevard, Jurupa Road, Armstrong Road, 34th Street, Florine Avenue, Paramount Drive, and La Rue Street.
18. Improve drainage in area bounded by Rubidoux Boulevard, El Rivino Road, Brown Avenue, Wilson Street, Hall Avenue, and the 60 Freeway.
19. Improve drainage in area bounded by Hall Avenue, Market Street, the Santa Ana River, Mission Boulevard, and Avalon Street.
20. Improve drainage in area bounded by Clay Street, Van Buren Boulevard, and Limonite Avenue.
21. Improve drainage on Pacific Avenue from Mission Boulevard to Limonite Avenue.
22. Improve drainage on Limonite Avenue from Beech Street and Bain Street.
23. Improve drainage on Conning Street from the 60 Freeway to its northerly terminus.
24. Improve drainage on Lindsay Street from the 60 Freeway to its northerly terminus.
25. Improve drainage on Campbell Street from the 60 Freeway to its northerly terminus.
26. Improve drainage on Hunter Street from the 60 Freeway to its northerly terminus.
27. Improve drainage on Fleming Street from the 60 Freeway to its northerly terminus.
28. Improve drainage on Granite Hill Drive from Conning Street to Fleming Street.
29. Construct underground storm drain at the intersection of Archer Street and 63rd Street, to 64th Street, continuing west to Downey Street, and south to the Santa Ana River.
30. Construct underground storm drain at 60th Street to Scheelite Street, continuing south and west to west of Felspar Street.
31. Construct underground storm drain along 30th Street from the existing Rubidoux basin to Canal Street, continuing northeasterly to 26th Street.
32. Construct concrete-lined channel at the intersection of Market Street and Rubidoux Boulevard to Via Cerro.
33. Install flood control facilities on Limonite Avenue from Homestead Street to Bain Street.

34. Repair/replace fences around the flood control channel on Pacific Avenue.
35. Improve drainage along 42nd Street to Rubidoux High School.

FIRE DEPARTMENT

1. Upgrade fire hydrants
2. Upgrade fire flow
3. Construct fire station - Agua Mansa area.
4. Construct fire station - Limonite Avenue and Hamner Road.

PARKS AND RECREATION

1. Construct regional trails, community trails, multi-purpose trails, and bikeways as shown in the Jurupa Community Plan Trail Plan Element.1
2. Improve Rancho Jurupa Regional Park.
3. Improve Regional Park and Open-Space Headquarters.
4. Improve Louis Rubidoux Nature Center.
5. Improve Jensen Alvarado Historic Ranch and Museum.
6. Construct pedestrian trail along Riverview Drive from Limonite Avenue to Kern Drive.
7. Develop park adjacent to Sky Country Elementary School.
8. Construct sports complex in the flood control basin at the intersection of Camino Real and Jurupa Road.
9. Develop park on Rustic Lane campus.
10. Construct stadium on Etiwanda Avenue across from Jurupa Valley High School.
11. Construct community theater at Rubidoux High School.
12. Update and remodel the following parks/facilities:
 - Wineville
 - Rancho Mira Loma
 - Paramount
 - Memorial
 - Laramore Arena
 - Knowles Field
 - Jurupa Community Center
 - Harvey Field
 - Felspar Arena
 - Clay 1001 Ranch
 - Circle J Arena
 - Avalon
 - Agate

¹Adopted by the Board in December 1994 and incorporated herein by reference.

MISCELLANEOUS FACILITIES OR IMPROVEMENTS

1. Acquire legal access to, and construct road, water, and sewer improvements as necessary to allow for the development and provision of services for the following parcels:
 - 179-320-017
 - 179-320-018
 - 179-320-019
 - 179-320-020
 - 179-320-021
 - 179-320-022
 - 179-270-010
 - 179-270-011
 - 179-270-012
 - 179-270-013
 - 179-270-014
 - 179-270-015
 - 179-270-016
2. (Re)locate all water meters to curbside, adjacent to the properties served.
3. Repair/replace safety fence on La Rue Street.
4. Make safety improvements as needed in the former Jensen Quarry in Sunnyslope.
5. Construct library and recreation center in Mira Loma.

ADDITIONAL FACILITIES OR IMPROVEMENTS

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency is authorized to finance the construction of additional improvements in the Merged Project Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.

Changes in circumstances or designs may alter the location of the facilities described above in this chapter, or may require other related facilities.

5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES

1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Merged Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Merged Project Area not owned by the Agency.

The Agency and the County may conduct a rehabilitation program to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with County codes and standards. The Agency and the County may develop a program for making low interest loans for the rehabilitation of properties in the Merged Project Area. Properties may be rehabilitated under an Agency low interest loan program, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§352) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Merged Project Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE AND OTHER CULTURAL, HISTORIC OR SCENIC RESOURCES

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration

State and County guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) GENERAL REQUIREMENTS

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

In the manner required and to the extent permitted by law, before any interest in real property acquired by the Agency in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the County Board of Supervisors after public hearing. The Agency shall lease or sell all real property acquired by it in the Merged Project Area, except property conveyed by it to the County.

Where required by the CRL, all real property acquired by the Agency in the Merged Project Area shall be sold or leased for development at prices which shall not be less than fair market value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

All purchasers or lessees of Agency-owned property in the Merged Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by lease or sale by negotiation without public bidding. Real property may be conveyed by the Agency to the County or any other public body without charge.

2. (§362) DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following obligations and nondiscrimination clauses.

1. Refrain from restricting the rental, sale or lease of property on the basis of race, ethnicity, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. The Agency, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.
2. In accordance with CRL Section 33436, leases and contracts that the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Merged Project Area shall include the following provisions:
 - a) In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, ethnicity, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants,

lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

- b) In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, ethnicity, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

- c) In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Merged Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) DESIGN FOR DEVELOPMENT

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Merged Project Area. Such controls may not relax the requirements of the Riverside County Zoning Ordinance, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Merged Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Merged Project Area. The Agency will not approve any plans that do not comply with this Plan.

4. (§364) DEVELOPMENT BY PARTICIPANTS

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall, as appropriate in accordance with those rules, offer real property in the Merged Project Area for purchase and development by owner participants and tenant participants who have appropriately expressed an interest in participating not later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the Merged Project Area.

5. (§365) DEVELOPMENT BY AGENCY

To the extent now or hereafter permitted by law, the Agency is authorized 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. During the period of development in the Merged Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Merged Project Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Community facilities
- Curbs, gutters, sidewalks, landscaping, and streetscaping
- Open Space

- Parks and playgrounds
- Public buildings (but not including County administration buildings)
- School facilities (but not including privately owned schools)
- Sidewalks
- Site improvements for new development, including foundations and parking structures
- Sound barriers or other physical improvements along a freeway or railroad right-of-way within the Merged Project Area boundaries.
- Storm drains and flood control facilities
- Street furniture
- Street lighting
- Street rights-of-way
- Streets
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan.
- Utilities
- Water and sewer lines and facilities, including treatment facilities

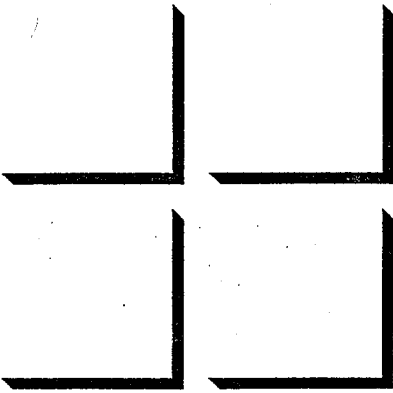
The Agency shall require that development plans be submitted to it for review and approval. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

6. (\$366) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Merged Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

7. (\$367) PERSONAL PROPERTY DISPOSITION

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



IV. LOW- AND MODERATE-INCOME HOUSING

A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing and improving the County's supply of housing for persons and families of low- or moderate-income.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

In carrying out the activities contemplated in this Plan, it may become necessary for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low- or moderate-income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation or rehabilitation housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by other public agencies and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. When dwelling units are destroyed or removed, seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very-low-income households, lower-income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

C. (\$420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING

The Agency may, to the extent permitted by law and land use designations, inside or outside the Merged Project Area, acquire 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. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County.

D. (\$430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA

Pursuant to CRL Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the Merged Project Area, particularly by the rehabilitation of existing housing stock is of benefit to the Merged Project Area. In encouraging the development of such dwelling units, the Agency shall comply with CRL Sections 33334.2(g) and 33413(b).

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the Merged Project Area by the Agency shall be for persons and families of low- and moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income households.

At least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Merged Project Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the Merged Project Area for each unit that otherwise would have had to be available inside the Merged Project Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing whether or not in the Merged Project Area.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Merged Project Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Merged Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

E. (§440) LAST RESORT HOUSING

If sufficient suitable housing units are not available in the County for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development or rehabilitation of low- and moderate-income housing units within the County, both inside and outside of the Merged Project Area.

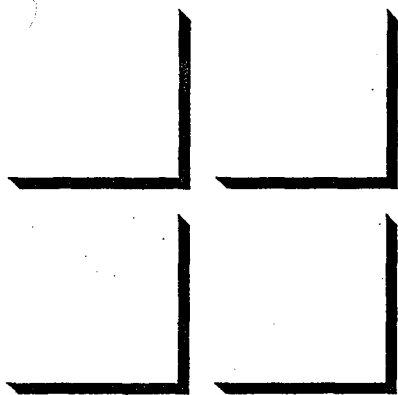
The first part of the document discusses the current state of the agency and the need for a strategic plan. It highlights the challenges faced by the agency and the importance of having a clear vision and mission statement to guide its operations.

The second part of the document outlines the agency's goals and objectives for the next five years. It includes a detailed analysis of the agency's strengths and weaknesses, and identifies the key areas for improvement. The plan also includes a budget and a timeline for implementation.

The third part of the document discusses the agency's financial situation and the need for a sound financial plan. It includes a detailed analysis of the agency's revenue and expenses, and identifies the key areas for improvement.

The fourth part of the document discusses the agency's human resources and the need for a sound HR plan. It includes a detailed analysis of the agency's current staff and identifies the key areas for improvement.

The fifth part of the document discusses the agency's information technology and the need for a sound IT plan. It includes a detailed analysis of the agency's current IT systems and identifies the key areas for improvement.



V. PROJECT FINANCING

A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The Agency, if it deems appropriate and with approval of the County Board of Supervisors, is authorized to finance this Project with assistance from Riverside County, State of California, United States Government, any other public agency, through the use of property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The County may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between Riverside County and the Riverside County Redevelopment Agency.

B. (§510) TAX INCREMENTS

Nothing whatsoever in this Plan shall be construed as changing the base year assessment roll, as that term is defined in the CRL, for any of the Existing Project Areas. No portion or section of this Plan shall be construed in any way whatsoever, as limiting or reducing the Agency's ability to pay any indebtedness of the Agency existing as of the date of adoption of this Plan.

Pursuant to CRL Section 33670, for a period not to exceed ten (10) years longer than the duration of this Plan's effectiveness (see Section 610), or such longer time as is provided by CRL Section 33333.6 (g) and (h), all taxes levied upon taxable property within the Merged Project Area each year by or for the benefit of the State of California, County of Riverside, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective

date of the ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Merged Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Merged Project Area on said effective date); and,
2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Merged Project Area. Unless and until the total assessed value of the taxable property in the Merged Project Area exceeds the total assessed value of the taxable property in the Merged Project Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, (as to the original Project Area No. 2, FY1986/87; as to Project Area No. 2, Amendment No. 1, FY1988/89; as to Project Area No. 2, Amendment No. 2, FY1988/89; as to Project Area No. 2-1987, FY1986/87; as to Project Area No 2-1989, FY1988/89; and, as to the Amendment Area, FY1995/96) all of the taxes levied and collected upon the taxable property in the Merged Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Merged Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to

make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, or to the extent such levy is imposed, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in a Merged Project Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Merged Project Area.

C. (\$530) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

The following limitation applies to Redevelopment Project No. 2 (Mira Loma Community) only: The Agency may issue bonds and notes to finance its activities, including bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Eighty Million Dollars (\$80,000,000).

The following limitation applies to Redevelopment Project No. 2 - 1987 (Glen Avon and Rubidoux Communities) only: The Agency may issue bonds and notes to finance its activities, including bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Sixty-Two Million Dollars (\$62,000,000).

The following limitation applies to Redevelopment Project No. 2 - 1989 (Pedley and Rubidoux Communities) only: The Agency may issue bonds and notes to finance its activities, including bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed One Hundred Eighty Million Dollars (\$180,000,000).

The following limitation applies to the Amendment Area only: The Agency may issue bonds and notes to finance its activities, including bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Five Hundred Million Dollars (\$500,000,000). Tax increment funds from the Amendment Area may not be used to pay for any of the so-called CORAL Bonds improvements listed in the Redevelopment Plans for the Existing Project Areas.

D. (\$540) LOANS AND GRANTS

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

E. (\$550) FINANCING LIMITATIONS

1. As to the Amendment Area as defined herein, no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established

or incurred by the Agency beyond twenty (20) years from the effective date of the ordinance adopting this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

2. As to Redevelopment Project No. 2 (Mira Loma Community), no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond December 19, 2009. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

Also as to Redevelopment Project No. 2, taxes, as defined in Section 33670 of the CRL, shall not be divided and shall not be allocated to the Agency in excess of Six Hundred Fifty Million Dollars (\$650,000,000) except by amendment of this Plan.

3. As to Redevelopment Project No. 2 - 1987 (Glen Avon and Rubidoux Communities), no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond December 1, 2007. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

Also as to Redevelopment Project No. 2 - 1987, taxes, as defined in Section 33670 of the CRL, shall not be divided and shall not be allocated to the Agency in excess of Four Hundred Ninety-Five Million Dollars (\$495,000,000) except by amendment of this Plan.

4. As to Redevelopment Project No. 2 - 1989 (Pedley and Rubidoux Communities), no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond July 5, 2009. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 550) or

establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

Also as to Redevelopment Project No. 2 - 1989, taxes, as defined in Section 33670 of the CRL, shall not be divided and shall not be allocated to the Agency in excess of Five Hundred Thirty-Five Million Dollars (\$535,000,000) except by amendment of this Plan.

F. (§560) SPECIAL PROVISIONS RELATED TO MERGED PROJECT AREAS

Taxes as may be allocated to the Agency from any constituent project area of the Merged Project Area may be allocated, subject to the limitations set forth in this Section 560, to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project Area.

If the Agency, prior to the adoption of this Plan, has incurred any indebtedness on account of a constituent project area of the Merged Project Area, taxes attributable to that constituent project area which are allocated to the Agency pursuant to Section 33670 of the CRL, shall first be used to comply with the terms of any bond resolution or other agreement pledging the taxes from the constituent project area.

G. (§570) LOW- AND MODERATE-INCOME HOUSING FUND

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 510 of this Plan shall be held in a separate low- and moderate-income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in CRL Section 50093, and very-low-income households, as defined in CRL Section 50105.

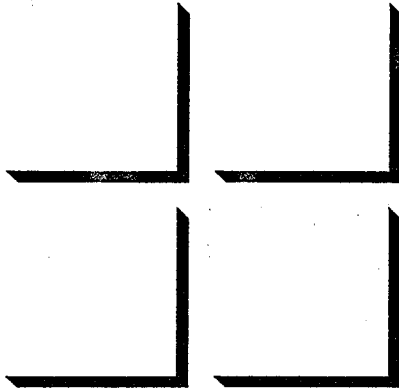
H. (§580) FINANCIAL BURDEN ON TAXING AGENCIES

The Agency may pay to any taxing agency with territory located within the Existing Project Areas, other than the County, any amounts of money which the Agency determines is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project, if an agreement to pay to such taxing agency amounts of money to alleviate such burdens was first entered into prior to January 1, 1994.

I. (\$590) PROVISIONS RELATED TO INCORPORATIONS AND ANNEXATIONS

Sections 33215 and 33216 of the CRL set forth certain procedures that may be followed regarding the transfer of territorial jurisdiction over the Merged Project Area, or portions thereof to a city, in the event that all or portions of the Merged Project Area are included in a city either through a new incorporation proceeding or through an annexation proceeding. In accordance with these sections of the CRL, the Agency may enter into any agreement with the redevelopment agency of a newly incorporated city or that of a city that has annexed all or portions of the Merged Project Area as may be necessary and desirable, to facilitate the transfer of territorial jurisdiction of that portion of the Merged Project Area that may be included within the corporate boundaries of a city.

In any agreement between the Agency and the redevelopment agency of the city acquiring territorial jurisdiction over all or part of the Merged Project Area, the Agency may reserve the right to continue to receive certain tax increment funds pursuant to Section 510 from the transferred territory as the Agency may deem necessary to pay for public improvements or facilities, either existing in, or proposed to be constructed in, the Merged Project Area, which benefit the transferred territory. Said public improvements may include improvements both inside and outside the corporate limits of any city to which territory would or has been transferred.



VI. ADMINISTRATION

A. (\$600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Merged Project Area may be enforced by such owners.

All provisions of the CRL as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (\$610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND TIME LIMITS TO RECEIVE PROPERTY TAXES

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity the following time limits shall apply: Except as provided by CRL Section 33333.6 subdivisions (a)(1), (a)(2), (f)(2), (g), and (h), or other provisions of the CRL, and as further stated herein, the time limitations as to the effectiveness of this Plan shall be as follows: December 19, 2029 with respect to Redevelopment Project No. 2; December 1, 2027 with respect to Redevelopment Project No. 2-1987; July 5, 2029 with respect to Redevelopment Project No. 2-1989 and, as to the Amendment Area, 20 years from the

effective date of the ordinance adopting this Plan. Except to the extent a longer period of time may be allowed pursuant to CRL Section 33333.6 subdivisions (a)(1), (a)(2), (f)(2), (g), and (h), or other provisions of the CRL, and as further stated herein, the time limitations to receive property taxes to pay indebtedness or to receive property taxes pursuant to CRL Section 33670 shall be as follows: December 19, 2039 with respect to Redevelopment Project No. 2; December 1, 2037 with respect to Redevelopment Project No. 2-1987; July 5, 2039 with respect to Redevelopment Project No. 2-1989, and, as to the Amendment Area, 45 years from the effective date of the ordinance adopting this Plan.

The following table summarizes the above information:

| Applicable Area | Time Limit on Plan's Effectiveness | Time Limit to Receive Tax Increment |
|----------------------|------------------------------------|-------------------------------------|
| Project No. 2 | December 19, 2029 | December 19, 2039 |
| Project No. 2 - 1987 | December 1, 2027 | December 1, 2037 |
| Project No. 2 - 1989 | July 5, 2029 | July 5, 2039 |
| Amendment Area | 20 Years from Adoption | 45 Years from Adoption |

C. (§620) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent administrative interpretation.

D. (§630) AGENCY/COUNTY COOPERATION

Subject to any limitation in law, the County will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Merged Project Area. Actions by the County may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Merged Project Area. Such action by the County may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.

2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Merged Project Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Merged Project Area to ensure their proper development and use.
4. Provision for administration and enforcement of this Plan by the County after development.
5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Merged Project Area to be commenced and carried to completion without unnecessary delays.
6. The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

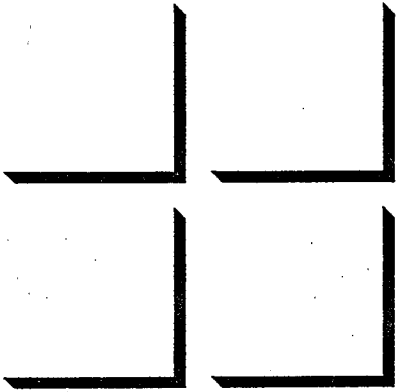
E. (§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Merged Project Area. Any public body that owns or leases property in the Merged Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

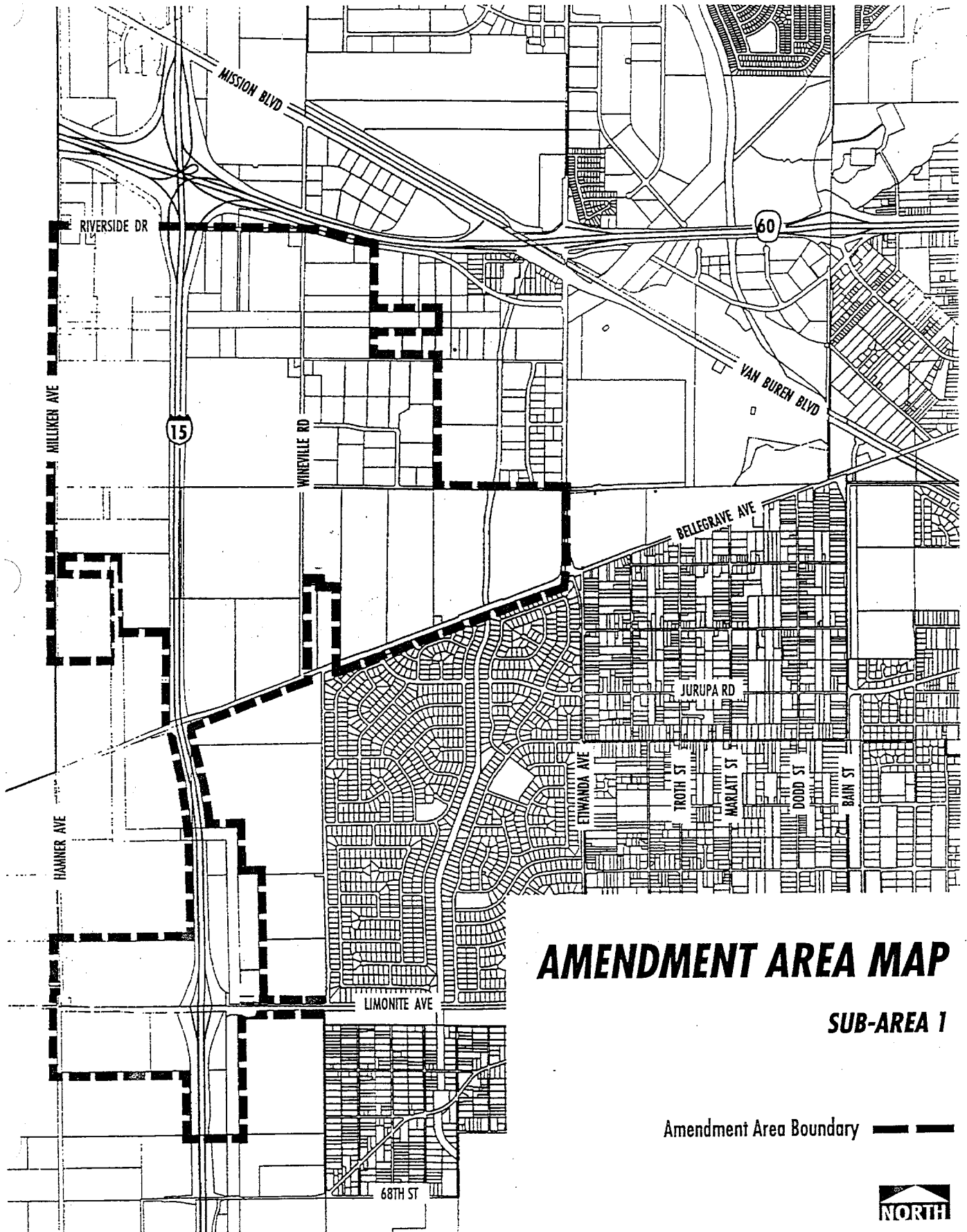
F. (§650) SEVERABILITY

By adoption of this Plan, it is the intent of the Board of Supervisors to merge the Existing Project Areas into an area defined herein as the Merged Project Areas, and to add territory defined herein as the Amendment Area to the Merged Project Areas. If any portion or aspect of either the merger of the Existing Project Areas, the addition of the Amendment Area to the Merged Project Areas, or the procedures relating thereto are invalidated by a court of competent jurisdiction, then the remaining actions of the Board of Supervisors as to the adoption of this Plan and the remaining portions of this Plan not affected by the court's decision to invalidate, shall be severable from the invalidated portion(s) or aspect(s) and shall remain in full force and effect.



APPENDIX A

REDEVELOPMENT PLAN MAP AND LEGAL DESCRIPTION

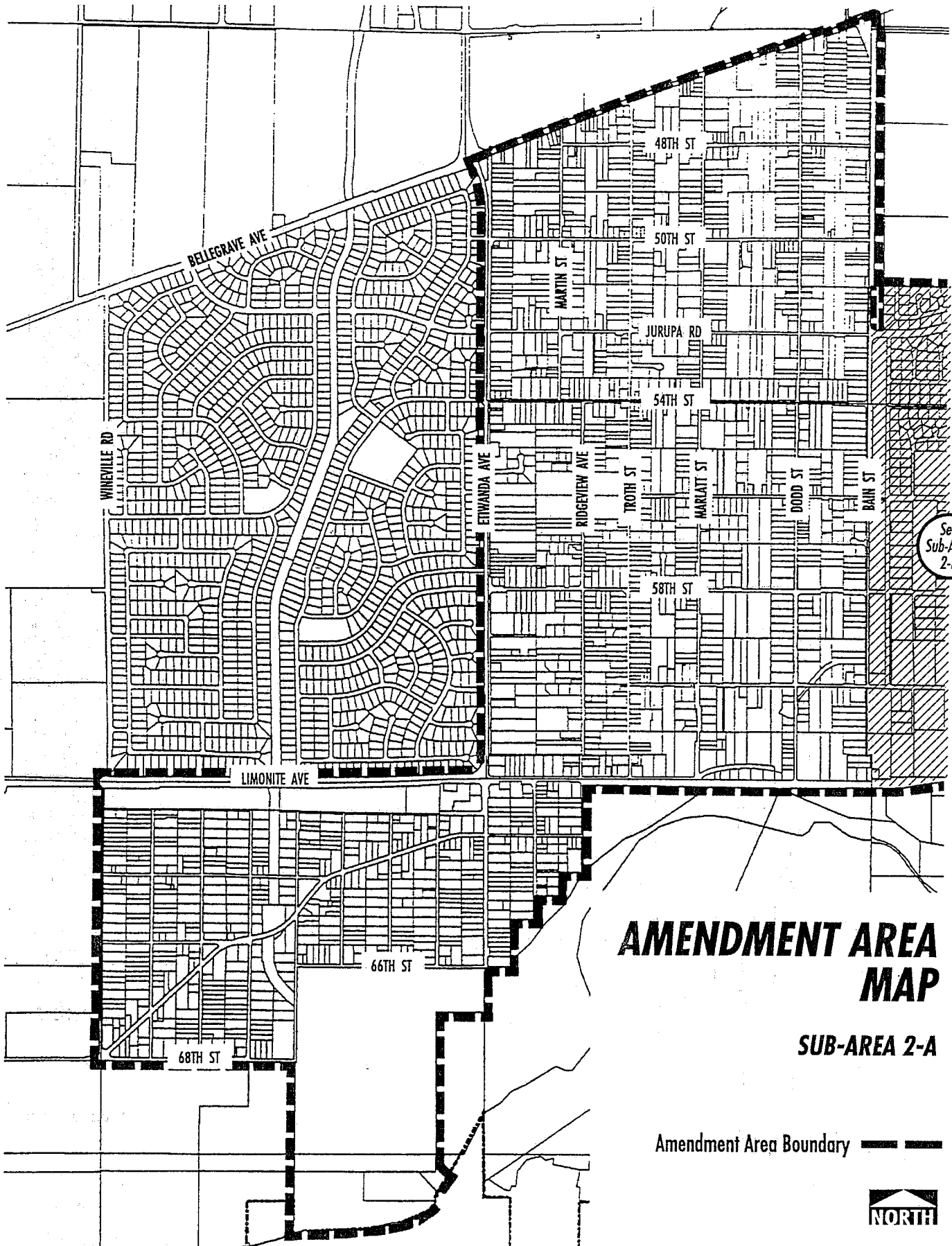


AMENDMENT AREA MAP

SUB-AREA 1

Amendment Area Boundary 



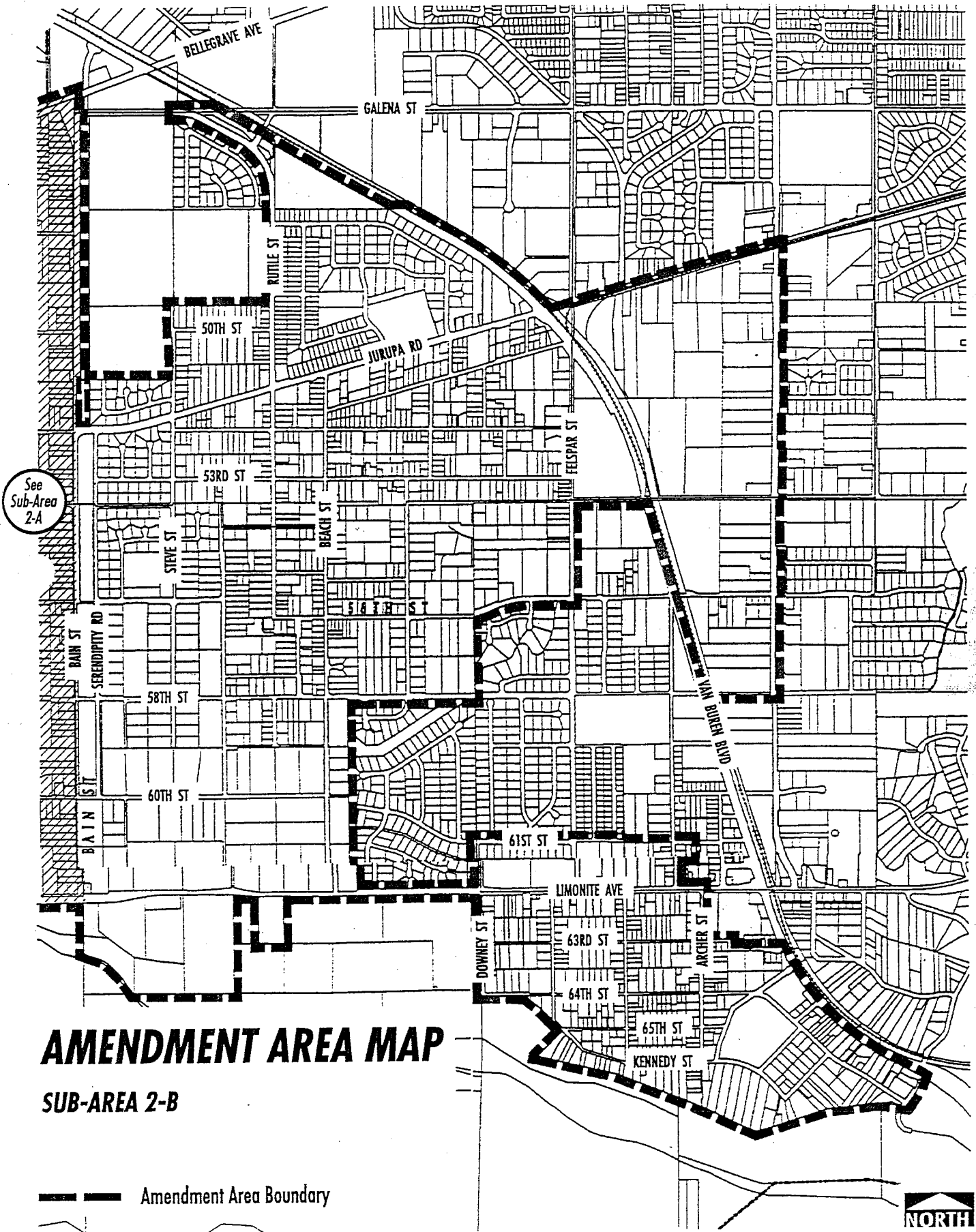


AMENDMENT AREA MAP

SUB-AREA 2-A

Amendment Area Boundary 



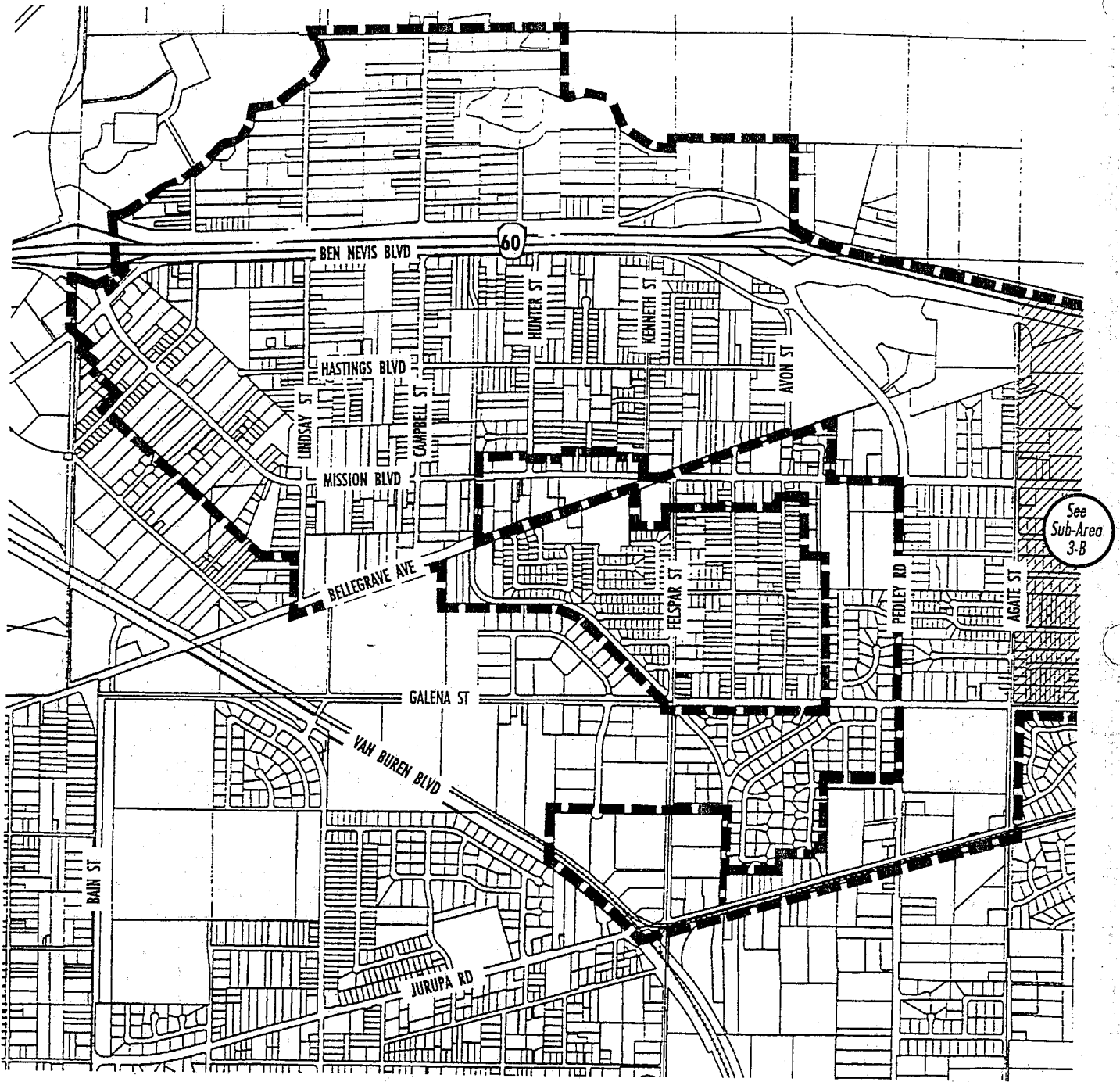


AMENDMENT AREA MAP

SUB-AREA 2-B

— — — — — Amendment Area Boundary



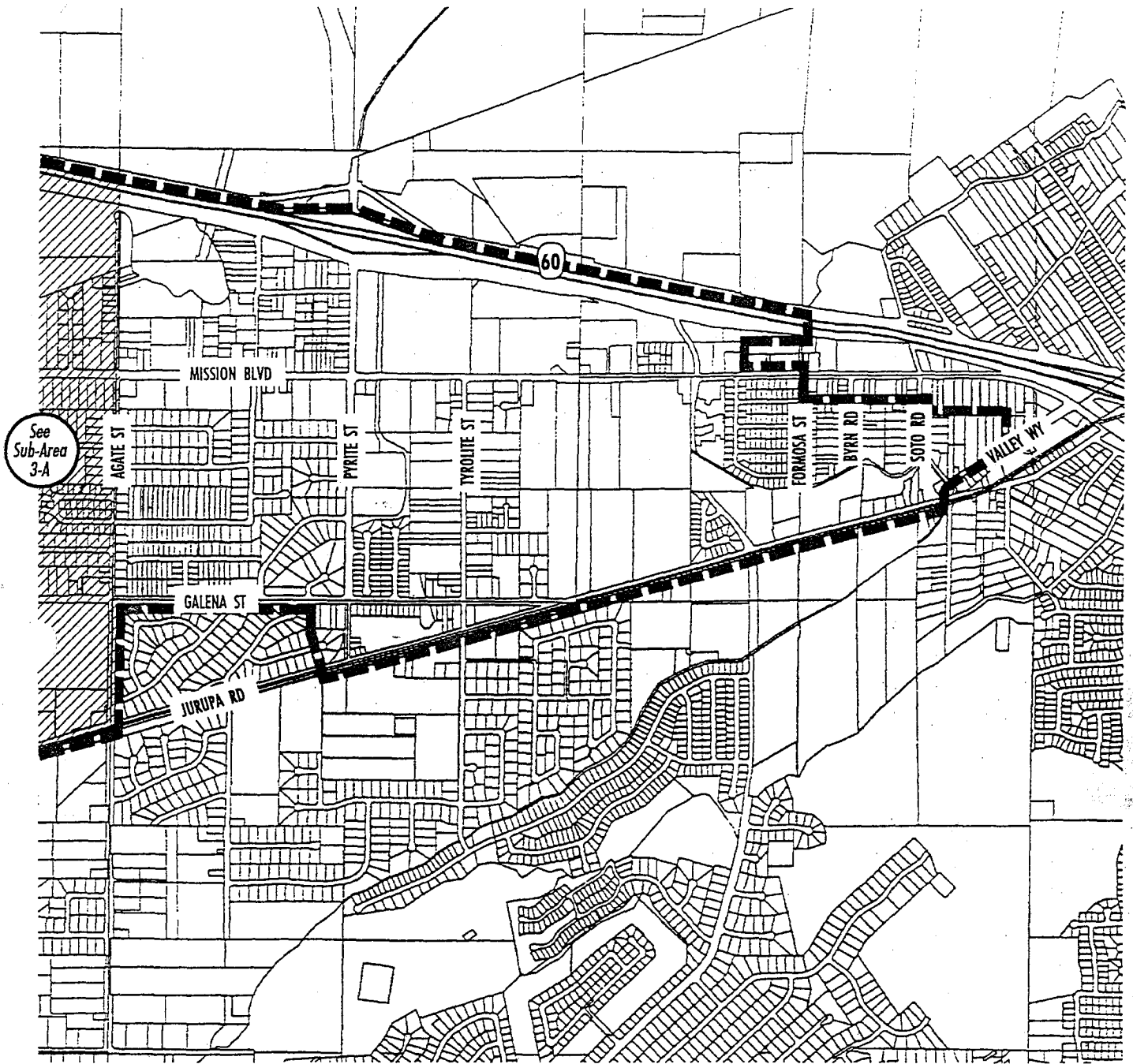


AMENDMENT AREA MAP

SUB-AREA 3-A

 Amendment Area Boundary



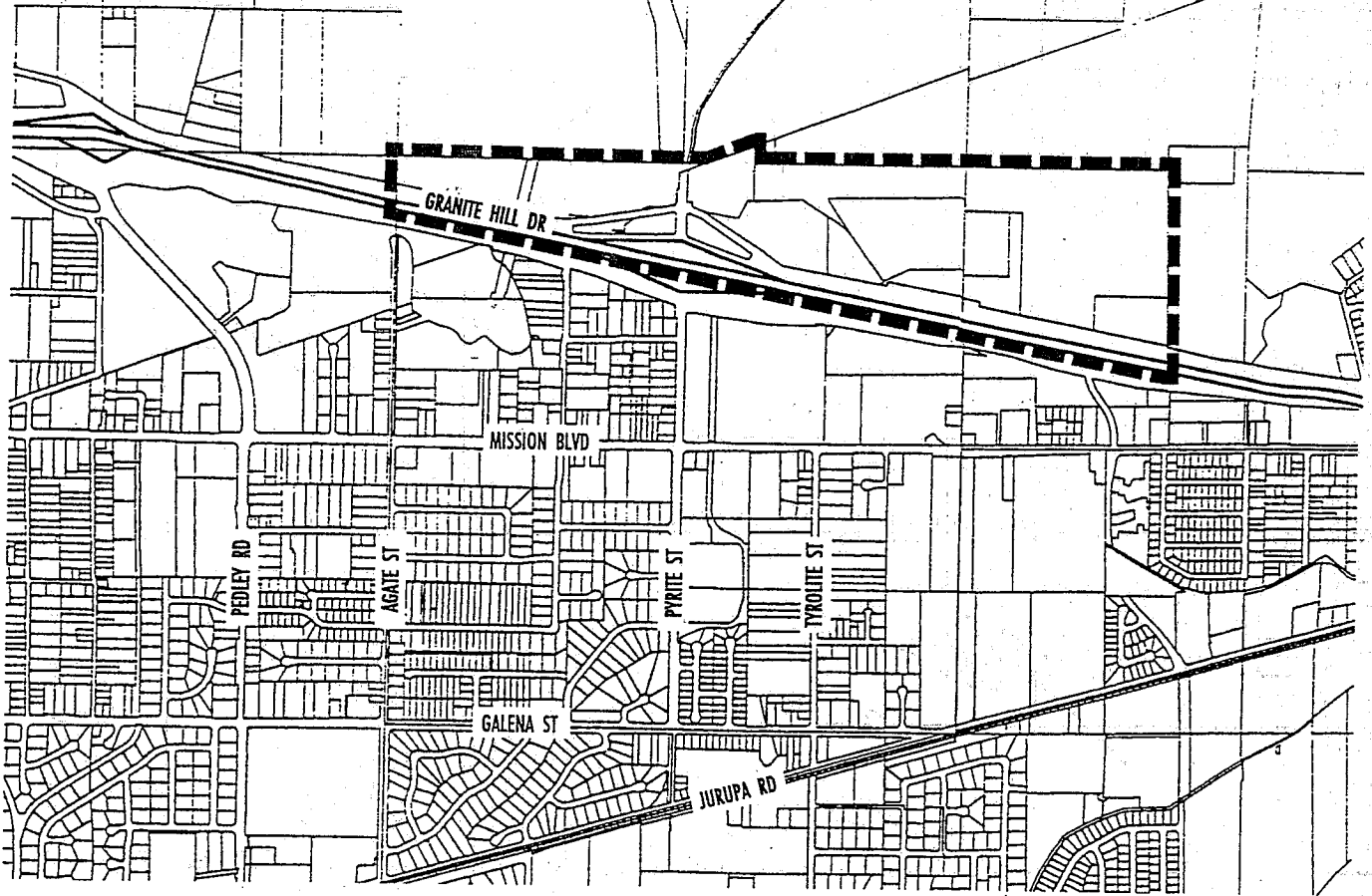


AMENDMENT AREA MAP

SUB-AREA 3-B

 Amendment Area Boundary





AMENDMENT AREA MAP

SUB-AREA 4

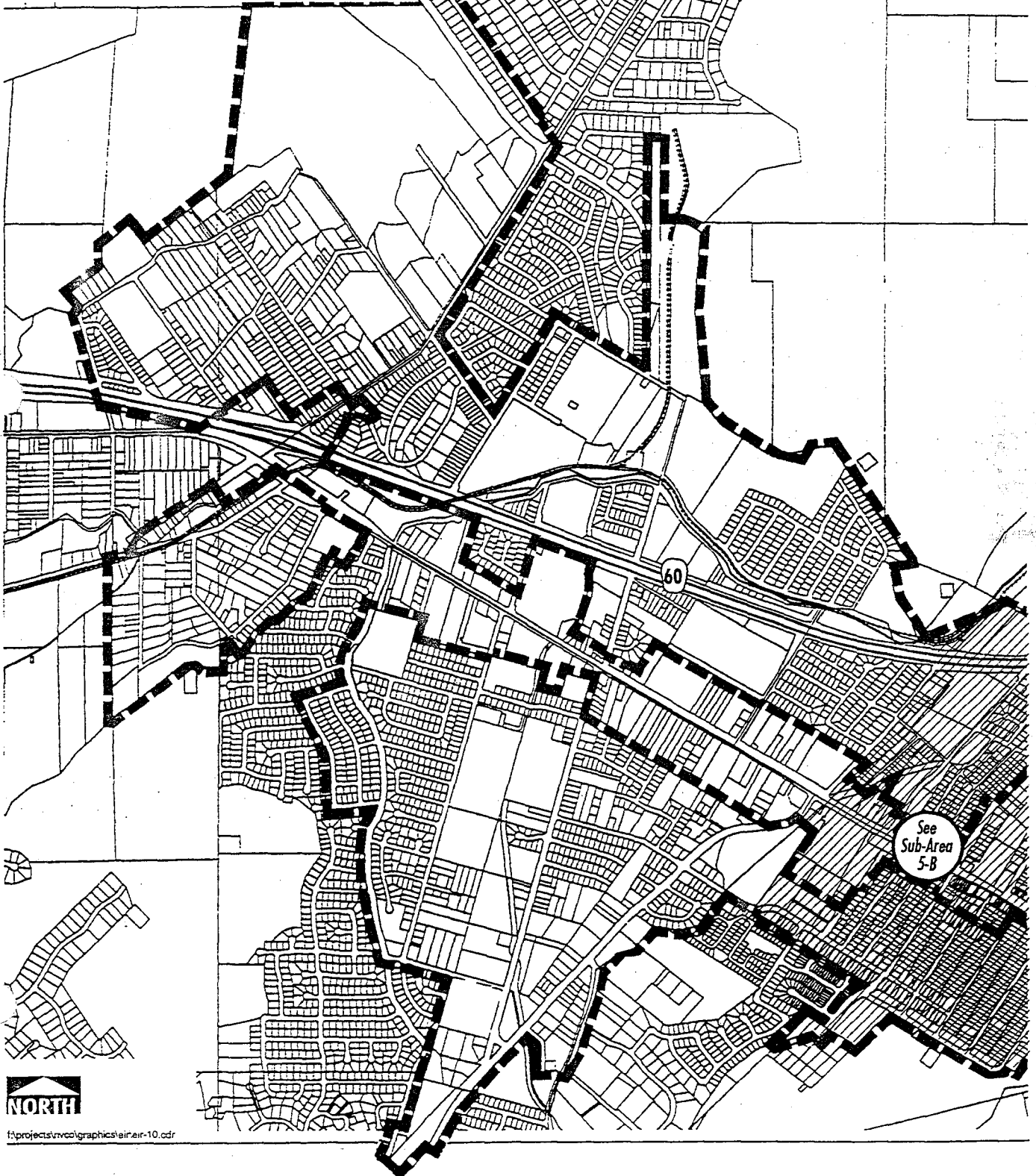
 Amendment Area Boundary



AMENDMENT AREA MAP

SUB-AREA 5-A

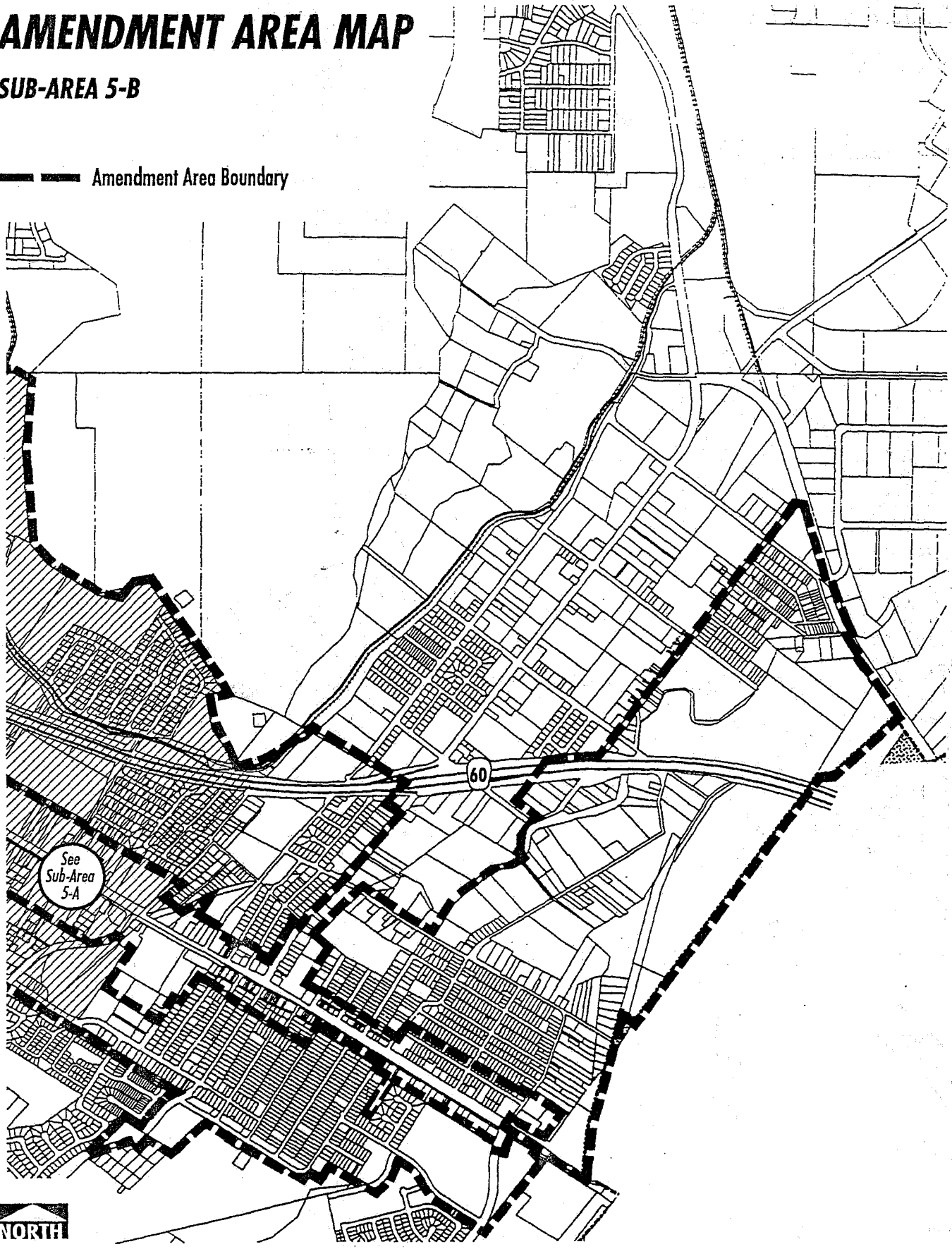
— Amendment Area Boundary

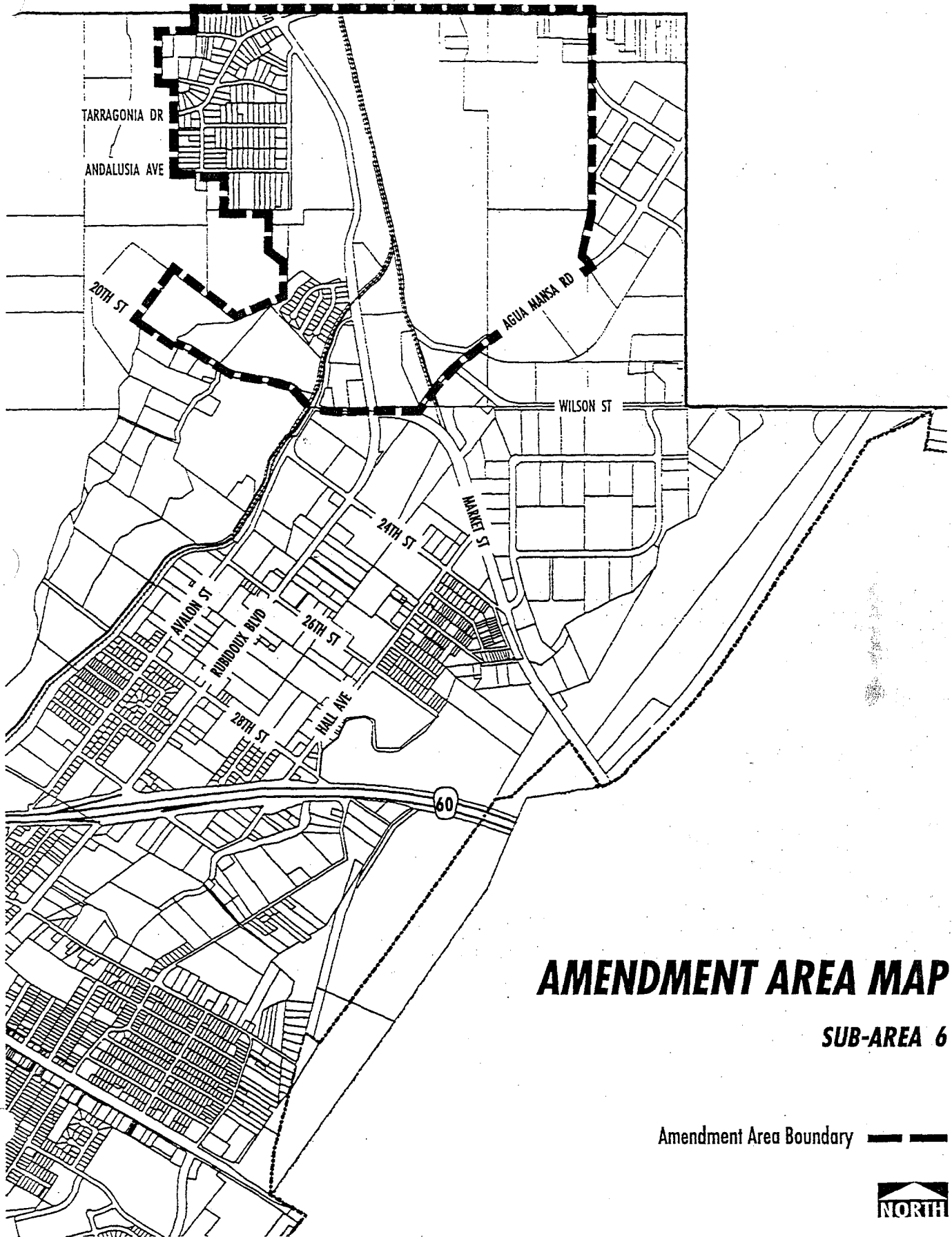


AMENDMENT AREA MAP

SUB-AREA 5-B

 Amendment Area Boundary



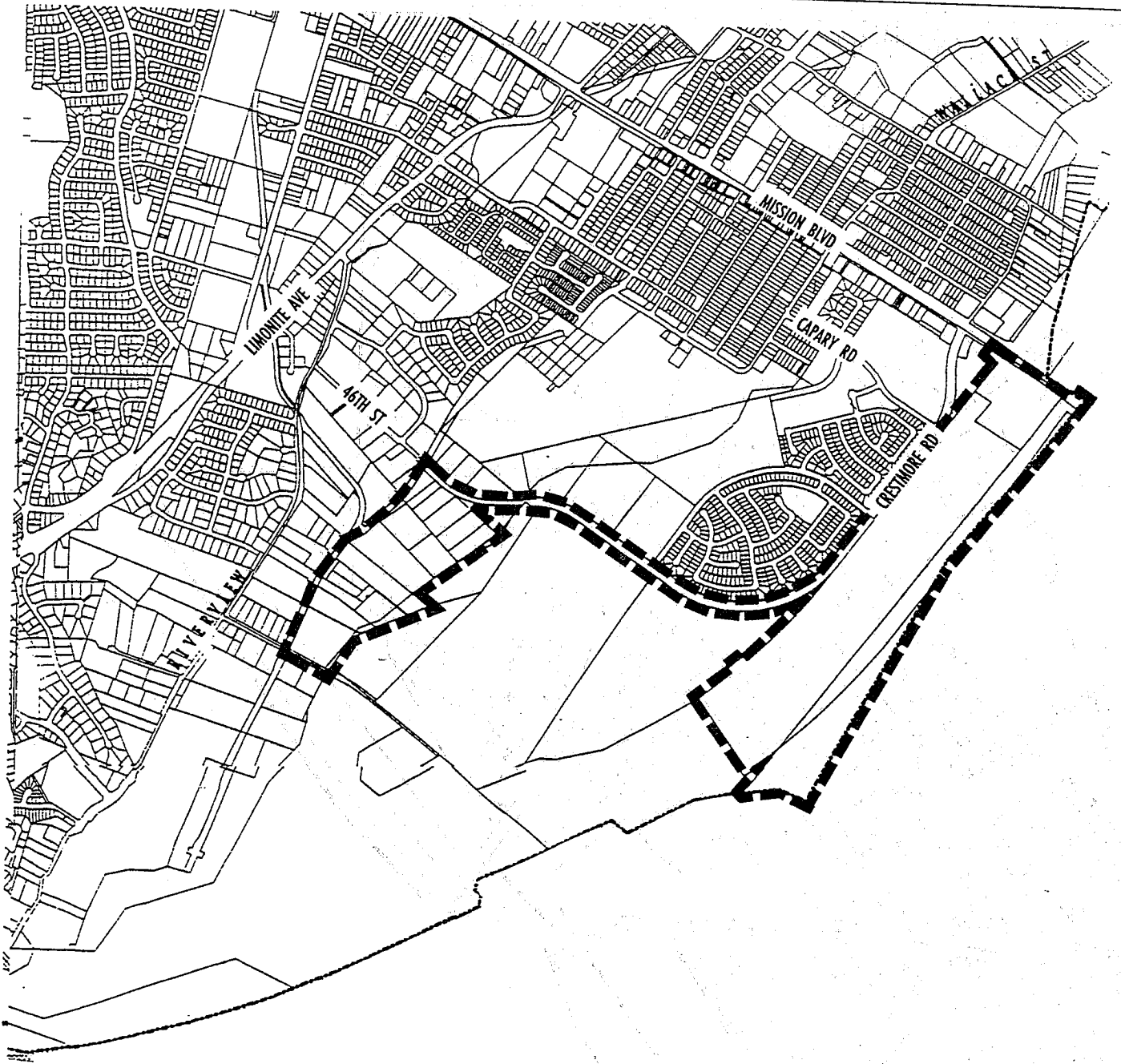


AMENDMENT AREA MAP

SUB-AREA 6

Amendment Area Boundary 





AMENDMENT AREA MAP

SUB-AREA 7

Amendment Area Boundary 



LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
JURUPA VALLEY MERGER AND AMENDMENT

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Jurupa Valley Merger and Amendment. The course numbers on the description correspond with the course number shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

SUB AREA 1

P.O.B.

Beginning at the intersection of the northerly Right-of-Way line of Limonite Avenue with the easterly Right-of-Way line of Hamner Avenue, 90 feet wide; thence

1. northerly along said easterly Right-of-Way line to its intersection with a line 1319.67 feet northerly and parallel with the southerly line of Section 19, Township 2 South, Range 6 West of San Bernardino Bench and Meridian; thence
2. easterly along said parallel line to its intersection with the westerly Right-of-Way line of State Highway 15; thence
3. northerly along said westerly Right-of-Way line to its intersection with a line 1583.24 feet southerly and parallel with the southerly line of Government Lot 1 of Section 18, Township 2 South, Range 6 West, thence
4. westerly along said parallel line to its intersection with a line 245 feet easterly and parallel with the easterly line of Parcel 1 of parcel Map No. 14348 recorded in Book 74, pages 11 and 12 of Parcel Maps, Records of said County; thence

May 30, 1996

5. northerly along said parallel line to its intersection with the easterly prolongation of the northerly line of Parcel 1 of said Parcel Map 14348; thence
6. westerly along said prolongation and said northerly line to its intersection with the westerly line of said Parcel Map No. 14348 being also the easterly Right-of-Way line of Hamner Avenue; thence
7. southerly along said easterly Right-of-Way line to its intersection with the southerly line of said Parcel 1; thence
8. easterly along said southerly line to its intersection with the easterly line of said Parcel Map 14348; thence
9. southerly along said easterly line to its intersection with the southerly line of said Parcel Map 14348; thence
10. westerly along said southerly line to its intersection with the centerline of Hamner Avenue, said line also being the Riverside County Boundary line; thence
11. northerly along said centerline to its intersection with the southerly Right-of-Way line of Riverside Drive; thence

**FOLLOWING THE BOUNDARY OF MIRA LOMA AMENDMENT NO. 2
ADOPTED OCT. 11, 1989 AND MIRA LOMA COMMUNITY ADOPTED
NOV. 26, 1986**

12. easterly along said southerly Right-of-Way line to its intersection with the westerly line of Lot 47 of West Coast Dev. Co's. Subdivision as shown on map recorded in Book 8, page 60 of Maps, Records of San Bernardino County; thence
13. southerly along said westerly line to its intersection with a line 330 feet northerly and parallel with the northerly line of Lot 45 of said West Coast Dev. Co.'s Subdivision; thence

14. easterly along said parallel line to its intersection with the easterly line of Lot 35 of said West Coast Dev. Co.'s Subdivision; thence
15. southerly along said easterly line to its intersection with the northerly line of Lot 36 of said West Coast Dev. Co.'s Subdivision; thence
16. westerly along said northerly line and its westerly prolongation to its intersection with the westerly line of Lot 45 of said West Coast Dev. Co.'s Subdivision; thence
17. southerly along said westerly line to its intersection with the southerly line of said Lot 45; thence
18. easterly along said southerly line and its easterly prolongation to its intersection with the easterly line of Parcel Map No. 25317 as shown on map recorded in Book 175, pages 10 through 15, inclusive of Parcel Maps, Records of said County; thence

LEAVING THE BOUNDARY OF MIRA LOMA AMENDMENT NO. 2

19. southerly along said easterly line to its intersection with the northerly line of Section 17, Township 2 South, Range 6 West; thence

FOLLOWING THE BOUNDARY OF MIRA LOMA AMENDMENT NO. 2

20. easterly along said northerly line to its intersection with the westerly Right-of-Way line to Etiwanda Avenue, 100 feet wide; thence
21. southerly along said westerly Right-of-Way line to its intersection with the centerline of Belle Grave Avenue; thence
22. southwesterly along said centerline to its intersection with the easterly line of Parcel Map No. 6969 as shown on map recorded in Book 24, Pages 25 and 26 of Parcel Maps, Records of said County; thence

LEAVING THE BOUNDARY OF MIRA LOMA AMENDMENT NO. 2

23. northerly along said easterly line to its intersection with a line 1886.57 feet southerly and parallel with the northerly line of said Parcel Map No. 6969; thence
24. westerly along said parallel line to its intersection with a line 415.41 feet easterly and parallel with the easterly Right-of-Way line of Wineville Road, 60 feet wide, thence
25. northerly along said parallel line to its intersection with a line 1,744.99 feet southerly and parallel with the northerly line of said Parcel Map No. 6969; thence
26. westerly along said parallel line to its intersection with the centerline of Wineville Road; thence
27. southerly along said centerline to its intersection with the centerline of Belle Grave Avenue; thence
28. southwestery along said centerline to its intersection with the easterly Right-of-Way line of State Highway 15; thence
29. southerly along said easterly Right-of-Way line to its intersection with a line 3660 plus or minus feet northerly and parallel with the of centerline of Limonite Avenue, said line also being the northerly Right-of-Way line of Southern California Edison Company as shown on State Board of Equalization Map 148-33-20 as por. parcel 1, 145 feet wide; thence
30. easterly along said northerly line to its intersection with a line 1720 feet westerly and parallel with the centerline of Wineville Avenue, 40 feet wide, also being the easterly Right-of-Way line of said Southern California Edison Company; thence
31. southerly along said easterly Right-of-Way line to its intersection with the north line of the south one half of Section 19, Township 2 South, Range 6 West; thence

32. easterly along said north line to its intersection with a line 1320 feet westerly and parallel with the centerline of Wineville Avenue, 40 feet wide; thence
33. southerly along said parallel line to its intersection with the centerline of Limonite Avenue; thence
34. easterly along said centerline to its intersection with the centerline of Etiwanda Avenue; thence

**FOLLOWING THE BOUNDARY LINE OF MIRA LOMA COMMUNITY
ADOPTED NOV. 26, 1986**

35. northerly along said centerline to its intersection with the southeasterly Right-of-Way line of Belle Grave Avenue; thence
36. northeasterly along said southeasterly Right-of-Way line to its intersection with the centerline of Bain Street; thence

LEAVING THE BOUNDARY LINE OF MIRA LOMA COMMUNITY

37. southerly along said centerline to its intersection with the centerline of Jurupa Road; thence
38. easterly along said centerline to its intersection with the westerly line of Tract No. 5037 as shown on map recorded in Book 77, pages 1 and 2 of Maps, Records of said County; thence
39. northerly along said westerly line to its intersection with the northerly line of said Tract No. 5037; thence
40. easterly along said northerly line to its intersection with the centerline of Steve Avenue, being also the westerly line of Sparrland Unit No. 2 as shown on map recorded in Book 15, page 2 of Maps, Records of said County; thence

41. northerly along said centerline and its northerly prolongation to its intersection with the northerly line of said Sparrland Unit No. 2 ; thence
42. easterly along said northerly line to its intersection with the centerline of Rutile Street; thence
43. northerly and northwesterly along said centerline and the centerline of Galena Street to its intersection with the westerly line of Tract No. 12409-1 as shown on map recorded in Book 114, pages 84 through 87 inclusive, of Maps, Records of said County; thence
44. easterly along the centerline of Galena Street to its intersection with the centerline of Van Buren Street and southeasterly along said centerline to its intersection with the southerly prolongation of the westerly line of Parcel Map No. 23429 as shown on map recorded in Book 154, pages 71 through 74, inclusive, of Maps, Records of said County; thence
45. northerly along said prolongation and said westerly line to its intersection with the northerly line of Parcel 16 of said Parcel Map No. 23429; thence
46. easterly along said northerly line to its intersection with the westerly Right-of-Way line of BrookHollow Circle; thence
47. southerly, easterly and northerly along said Right-of-Way line to its intersection with the southerly line of Parcel 9 of said Parcel Map No. 23429; thence
48. easterly along said southerly line, the southerly line of Parcel 4 of said Parcel Map 23429, its easterly prolongation, the southerly line of Parcel Map No. 25990 as shown on map recorded in Book 171, pages 60 through 62, inclusive of Parcel Maps, Records of said County and its easterly prolongation to its intersection with the easterly Right-of-Way line of Riverside County Flood Control Channel; thence
49. southerly along said easterly Right-of-Way line to its intersection with the southerly line of Lot 9, of Jurupa Road as shown on map recorded in Book 9, Page 26 of Maps , Records of San Bernardino County; thence

50. easterly along said southerly line to its intersection with the westerly line of La Bonita Tract as shown on map recorded in Book 1, page 12 of Maps, Records of said County; thence
51. northerly along said westerly line to its intersection with the southerly line of Tract 5084 as shown on map recorded in Book 79, pages 93 through 96, inclusive of Maps, Records of said County; thence
52. easterly along said southerly line to its intersection to its intersection with the westerly line of said Tract 5084; thence
53. southerly along said westerly line to its intersection with the centerline of Jurupa Road; thence
54. northeasterly along said centerline to its intersection with the easterly line of said Tract No. 5084; thence
55. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Thorobred Lane; thence
56. easterly along said centerline to its intersection with the centerline of Pedley Road; thence
57. northerly along said centerline to its intersection with the centerline of Galena Street; thence
58. westerly along said centerline to its intersection with the easterly line of Tract 8928 as shown on map recorded in Book 99, Pages 93 and 94 of Maps, Records of said County; thence
59. northerly along said easterly line to its intersection with the southerly line of Lot 37 of said Tract 8928; thence
60. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of Pedley Road; thence
61. northerly along said centerline to its intersection with the easterly prolongation of the northerly line of Lot 34 of said Tract 8928; thence

62. westerly along said prolongation and said northerly line to its intersection with the easterly line of Lot 33 of said Tract 8928; thence
63. northerly along said easterly line and its northerly prolongation to its intersection with the southerly line of Lot 19 of said Tract 8928; thence
64. easterly along said southerly line and its easterly prolongation to its intersection with the centerline of Pedley Road; thence
65. northerly along said centerline to its intersection with the northerly line of said Tract 8928; thence

**FOLLOWING THE BOUNDARY OF GLEN AVON COMMUNITY
ADOPTED NOV. 18, 1987**

66. easterly along the easterly prolongation of said northerly line to its intersection with the easterly Right-of-Way line of Pedley Road; thence
67. northerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of Mission Boulevard, 80 feet wide; thence
68. westerly along said northerly Right-of-Way line to its intersection with the southerly prolongation of the easterly line of Tract 2574 as shown on map recorded in Book 46, Page 5 of Maps, records of said County; thence
69. northerly along said prolongation, said easterly line and its northerly prolongation to its intersection with the northeasterly prolongation of the northwesterly line of said Tract 2574; thence
70. southwesterly along said prolongation and said northwesterly line to its intersection with the easterly Right-of-Way line of Avon Street, 60 feet wide; thence
71. northerly along said easterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Bell Grave Avenue; thence

72. southwesterly along said northwesterly Right-of-Way line and the northerly Right-of-Way line of Mission Boulevard to its intersection with the easterly Right-of-Way line of Kenneth Street, 60 feet wide; thence
73. northerly along said easterly Right-of-Way line to its intersection with the easterly prolongation of the southerly line of Parcel Map 15962 as shown on map recorded in Book 94, Page 35 of Parcel Maps, records of said County; thence
74. westerly along said prolongation and said southerly line to its intersection with the westerly line of said Parcel Map 15962; thence
75. northerly along said westerly line to its intersection with a line 330 feet northerly and parallel with the centerline of Mission Boulevard, 60 feet wide; thence
76. westerly along said parallel line to its intersection with a line 284.7 feet westerly and parallel with the westerly Right-of-Way line of Stanton Street, 60 feet wide; thence
77. southerly along said parallel line to its intersection with a line 246 feet northerly and parallel with the centerline of Mission Boulevard; thence
78. westerly along said parallel line to its intersection with the easterly Right-of-Way line of Hunter Street, 60 feet wide; thence
79. northerly along said easterly Right-of-Way line to its intersection with the easterly prolongation of the southerly line of Tract No. 13167 as shown on map recorded in Book 131, Pages 47 and 48 of Maps, records of said County; thence
80. westerly along said prolongation and said southerly line to its intersection with the westerly line of said Tract 13167, also being the easterly Right-of-Way line of Riverside County Flood Control Channel; thence
81. southerly along said easterly Right-of-Way line and its southerly prolongation to its intersection with the southeasterly Right-of-Way line of Bell Grave Avenue; thence

82. northeasterly along said southeasterly Right-of-Way line to it's intersection with a line 478.28 feet westerly and parallel with the westerly Right-of-Way line of Felspar Street; thence
83. southerly along said parallel line to it's intersection with the southerly Right-of-Way line of Signature Street, 60 feet wide; thence
84. easterly along said southerly Right-of-Way line to it's intersection with the easterly line of Lot 17 of Tract No. 24682-3 as shown on map recorded in Book 254, pages 1 through 3 inclusive of Maps, Records of said County; thence
85. southerly along said easterly line to it's intersection with the southerly line of Lot 16 of said Tract No. 24682-3; thence
86. easterly along said southerly line to it's intersection with the easterly line of Lot 15 of Tract No. 24682-2 as shown on map recorded in Book 245, pages 33 through 35-inclusive of Maps, Records of said County; thence
87. southerly along said easterly line to it's intersection with the northerly Right-of-Way line of Pleasant Hurst Court; thence
88. easterly southerly and westerly along said Right-of-Way line to it's intersection with the easterly line of Lot 20 of said Tract No. 24682-2; thence
89. southerly along said easterly line to it's intersection with the northerly line of Lot 23 of Tract No. 24682-1 as shown on map recorded in Book 234, pages 66 through 69 inclusive of Maps, Records of said County; thence
90. westerly along said northerly line to it's intersection with the westerly line of said Lot 23; thence
91. southerly along said westerly line and it's southerly prolongation and the westerly line of Lot 7 of said Tract No. 24682-1 to it's intersection with the southerly line of said Tract No. 24682-1; thence

92. easterly along said southerly line to it's intersection with the easterly Right-of-Way line of Felspar Street; thence
93. northerly along said easterly Right-of-Way line to it's intersection with a line 356 feet southerly and parallel to the southerly Right-of-Way line of Mission Boulevard, 80 feet wide; thence
94. easterly along said parallel line to it's intersection with the easterly Right-of-Way line of Avon Street, 40 feet wide; thence
95. northerly along said easterly Right-of-Way line to it's intersection with a line 220 feet plus or minus southerly and parallel with the southerly Right-of-Way line of Mission Boulevard, 80 feet wide; thence
96. easterly along said parallel line to it's intersection with a line 165 easterly and parallel with the easterly Right-of-Way line of Avon Street, 40 feet wide; thence
97. southerly along said parallel line to it's intersection with a line 270 feet northerly and parallel with the southerly line of Subdivision of Jurupa Ranch as shown on map recorded in Book 9 page 26 of Maps, Records of San Bernardino County; thence
98. easterly along said parallel line to it's intersection with the westerly Right-of-Way line of Riverside County Flood Control District; thence
99. southerly along said westerly Right-of-Way line to it's intersection with the southerly line of subdivision of Jurupa Ranch; thence
100. easterly along said southerly line and it's easterly prolongation to it's intersection with the easterly Right-of-Way line of Riverside County Flood Control District; thence

LEAVING THE BOUNDARY OF GLEN AVON COMMUNITY

101. southerly along said easterly Right-of-Way line to its intersection with the centerline of Galena Street; thence

102. westerly along said centerline to its intersection with the southeasterly prolongation of the southwesterly Right-of-Way line of Riverside County Flood Control District, said line also being the northeasterly line of Parcel Map 23124 as shown on map recorded in Book 168, Pages 19 through 22 inclusive of Parcel Maps, Records of said County; thence
103. northwesterly and westerly along said prolongation, the northeasterly line of said Parcel Map 23124 and the northerly line of Record of Survey recorded in Book 81, page 98 of Record of Surveys, Records of said County to its intersection with the westerly line of MA Murphy's Subdivision as shown on map recorded in Book 8, page 91 of Maps, Records of San Bernardino County; thence
104. northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Bell Grave Avenue; thence
105. southwesterly along said centerline to its intersection with the centerline of Lindsay Street, 60 feet wide; thence
106. northerly along said centerline to its intersection with the southerly line of Lot 90 of Resubdivision of Glen Avon Heights as shown on map recorded in Book 10 page 100 of Maps, Records of said County; thence
107. easterly along said southerly line to its intersection with the southwesterly line of said Lot 90; thence
108. northwesterly along said southwesterly line and its northwesterly prolongation to its intersection with the centerline of Conning Street; thence
109. northeasterly along said centerline to its intersection with the southeasterly prolongation of the northeasterly line of Parcel Map No. 9298 as shown on map recorded in Book 49, page 54 of Parcel Maps, records of said County; thence
110. northwesterly along said prolongation and said northeasterly line to its intersection with the southeasterly line of Parcel 2 of said Parcel Map No. 9298; thence

111. northeasterly along said southeasterly line to its intersection with the northeasterly line of said Parcel 2; thence
112. northwesterly along said northeasterly line and its northwesterly prolongation to its intersection with the northwesterly line of said Parcel Map No. 9298; thence
113. northeasterly along the northeasterly prolongation of said northwesterly line of said Parcel Map No. 9298 to its intersection with a line 230 feet southwesterly and parallel with the northerly line of Lot 40 of said Resubdivision of Glen Avon Heights; thence
114. northwesterly along said parallel line to its intersection with the centerline of Bain Street; thence
115. northerly along said centerline and its northerly prolongation to its intersection with the northeasterly Right-of-Way line of State Highway 60; thence
116. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly line of Lots 16 & 17 of said Resubdivision of Glen Avon Heights; thence
117. northeasterly along said northwesterly line to its intersection with the southeasterly line of Document # 153852 recorded December 1975; thence
118. northeasterly along said southeasterly line and its northeasterly prolongation with the northwesterly Right-of-Way line of Canal Street; thence
119. northeasterly along said northwesterly Right-of-Way line to its intersection with the northerly line of said Resubdivision of Glen Avon Heights; thence
120. easterly along said northerly line and the northerly line of Parcel Map No. 9756 as shown on map recorded in Book 43, page 21, of Parcel Maps, Records of said County; to its intersection with the easterly line of said Parcel Map No. 9756; thence

121. southerly along said easterly line and its southerly prolongation, to its intersection with the northeasterly line of Lot 1 of said Glen Avon Heights Addition as shown on map recorded in Book 14, page 98 of Maps, Records of said County; thence
122. southeasterly along said northeasterly line its southeasterly prolongation and the northeasterly line of Parcel Map No. 5784 as shown on map recorded in Book 12, Page 99 of Parcel Maps, Records of said County; to its intersection with the easterly line of said Parcel Map No. 5784; thence
123. northerly along the northerly prolongation of the easterly line of said Parcel Map No. 5784 to its intersection with the westerly prolongation of the northerly line of Record of Survey recorded in Book 42, Page 30 of Records of Surveys, Records of said County; thence
124. easterly along said prolongation to its intersection with the westerly line of said Record of Survey; thence
125. southerly along said westerly line and the westerly line of the Record of Survey Map as shown in Book 19, Page 49 of Record of Surveys, records of said County and its southerly prolongation to its intersection with the center line of State Highway 60; thence
126. southeasterly along said centerline to its intersection with the westerly line of Section 12, Township 2 South, Range 6 West; thence
127. northerly along said westerly line to its intersection with the southerly line of Section 1 of said Township 2 South, Range 6 West; thence
128. easterly along said southerly line to its intersection with the northwesterly line of Jurupa Rancho line; thence
129. northeasterly along said northwesterly line to its intersection with the westerly line of JR Johnston Estates Company as shown on map recorded in Book 7, Page 63 of Maps, Records of said County; thence
130. southerly along said westerly line to its intersection with the southerly line of said Section 1; thence

131. easterly along said southerly line and the southerly line of Section 6 Township 2 South, Range 5 West to its intersection with the east line of said J.R. Johnston Estates Company; thence
132. southerly along said east line to its intersection with the centerline of State Highway 60; thence
133. southeasterly along said centerline to its intersection with the southwesterly prolongation of the southeasterly Right-of-Way line of Edge Hill Drive (Jurupa Road), 60 feet wide, thence

**FOLLOWING THE BOUNDARY OF RUBIDOUX 1987 COMMUNITY
ADOPTED NOV. 18, 1987**

134. northeasterly along said prolongation and said southeasterly Right-of-Way line to its intersection with the southerly Right-of-Way line of 36th Street, 60 feet wide; thence
135. easterly along said southerly Right-of-Way line to its intersection with a line radial with 36th Street and running through the most southerly corner of Lot 47 of Sunnyslope Heights as shown on map recorded in Book 22, pages 45 and 46 of Maps, Records of said County; thence
136. northeasterly along said radial line to its intersection with the most southerly corner of said Lot 47; thence
137. northeasterly along the southeasterly line of Lot 47 and northwesterly along the northeasterly line of Lot 47 and its northwesterly prolongation to its intersection with the northwesterly Right-of-Way line of Valley Way; thence
138. southwesterly along said northwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of 36th Street, 60 feet wide; thence
139. northwesterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Parcel Map

No. 6224 as shown on map recorded in Book 15, page 1 of Parcel Maps, Records of said County; thence

140. southwesterly along said prolongation, and northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of 37th Street; thence
141. southeasterly along said southwesterly Right-of-Way line to its intersection with a line 270 feet northwesterly and parallel with the centerline of Valley Way; thence
142. southwesterly along said parallel line to its intersection with the northeasterly line of Resubdivision of Unit No. 2, Sunny Slope Rancho as shown on map recorded in Book 13, page 78 of Maps, Records of said County; thence
143. northwesterly along said northeasterly line to its intersection with a line 818.70 feet northwesterly and parallel with the centerline of Valley Way; thence
144. southwesterly along said parallel line to its intersection with the northeasterly Right-of-Way line of 38th Street; thence
145. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of State Highway 60; thence

LEAVING THE BOUNDARY OF RUBIDOUX 1987 COMMUNITY

146. northwesterly along said northeasterly Right-of-Way line to its intersection with the centerline of Sota Avenue; thence
147. northwesterly along said centerline to its intersection with the northwesterly line of Resubdivision of AC Armstrong Estate as shown on map recorded in Book 6, page 31 of Maps, Records of said County; thence

148. northeasterly along said northwesterly line to its intersection with the southeasterly prolongation of the southwesterly line of Parcel Map 12431 as shown on map recorded in Book 65, page 47 of Parcel Maps, Records of said County; thence
149. northwesterly along said prolongation and said southwesterly line to its intersection with the northwesterly line of said Parcel Map No. 12431; thence
150. northeasterly along said northwesterly line and the northwesterly line of Parcel Map No. 9179 as shown on map recorded in Book 39, pages 27 and 28 of Parcel Maps, Records of said County to its intersection with the westerly line of Parcel 3 of said Parcel Map 9179; thence
151. northerly along said westerly line and the westerly line of Parcel 2 of said Parcel Map 9179 to its intersection with the northwesterly line of said Parcel 2; thence
152. northeasterly along said northwesterly line to its intersection with the northeasterly line of said Parcel 2; thence
153. southeasterly along said northeasterly line to its intersection with the northwesterly line of said Parcel 2; thence
154. northeasterly along said northwesterly line to its intersection with the northeasterly line of said Parcel 2; thence
155. southwesterly along said northeasterly line to its intersection with the northwesterly line of Ray's Scenic Terrace as shown on map recorded in Book 22, page 36 of Maps, Records of said County; thence
156. northeasterly along said northwesterly line to its intersection with the east line of the west one-half of the west one-quarter of Section 5, Township 2 South, Range 5 West; thence
157. northerly along said east line to its intersection with the north line of the south one-half of said Section 5; thence

158. easterly along said northerly line to its intersection with the centerline of Sierra Avenue; thence
159. southeasterly along said centerline to its intersection with the centerline of Armstrong Road; thence
160. southwesterly along said centerline to its intersection with the centerline of 34th Street; thence
161. southeasterly along said centerline to its intersection with the centerline of Florine Avenue; thence
162. northeasterly along said centerline to its intersection with the centerline of 30th Street; thence
163. southeasterly along said centerline to its intersection with the easterly line of Tract No. 18596-7 as shown on map recorded in Book 178, pages 89 through 91, inclusive of Maps, Records of said County; thence
164. northerly along said easterly line and its northerly prolongation to its intersection with the southerly Right-of-Way line of Laramore Lane; thence
165. easterly along said southerly Right-of-Way line to its intersection with the westerly line of Section 4, Township 2 South, Range 5 West; thence
166. southerly along said westerly line to its intersection with the southerly line of said Section 4; thence
167. easterly along said southerly line to its intersection with the northwesterly corner of Loma Alta Tract as shown on map recorded in Book 6, page 8 of Maps, Records of said County; thence
168. southeasterly, southerly, southeasterly, southwesterly, and southeasterly along the westerly line of said Loma Alta Tract to its intersection with the northwesterly line of Arthur Parks Tract as shown on map recorded in Book 1, page 21 of Maps, Records of said County; thence

169. southwesterly along said northwesterly line to its intersection with the southerly Right-of-Way line of Union Pacific Railroad Right-of-Way; thence
170. easterly and northeasterly along said southerly Right-of-Way line to its intersection with the northeasterly line of said Arthur Parks Tract, also being the southwesterly Right-of-Way line of Alta Street; thence

**FOLLOWING THE BOUNDARY OF RUBIDOUX-1989 ADOPTED
JUNE 14, 1989**

171. southeasterly along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Avalon Street, said line being 20 feet northwesterly and parallel with the centerline of said Avalon Street; thence
172. southwesterly along said parallel line to its intersection with the northwesterly Right-of-Way line of State Highway US 60; thence
173. northeasterly along said northwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Hall Street; thence
174. northeasterly along said southeasterly Right-of-Way line to its intersection with the centerline of Market Street; thence

LEAVING THE BOUNDARY OF RUBIDOUX-1989

175. southeasterly along said centerline to its intersection with the southeasterly line of Riverside City Limits; thence
176. southwesterly along said southeasterly line of Riverside City Limits, approximately 1400 feet, to its intersection with the Old southeasterly Riverside City Limits line; thence
177. northeasterly along said southeasterly line to its intersection with the southeasterly Right-of-Way line of the Santa Ana River; thence

178. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of said Santa Ana River; thence
179. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of said Santa Ana River; thence
180. northeasterly along said northwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Crestmore Drive; thence
181. southwesterly along said centerline to its intersection with the southeasterly line of Lot 14 of Delta Farms as shown on map recorded in Book 12 page 20 of Maps, Records of said County; thence
182. southwesterly along said southeasterly line to its intersection with the northeasterly line of Lot 8 of said Delta Farms, thence
183. southeasterly along said northeasterly line and the northeasterly line of Lot 9 of said Delta Farms to its intersection with the southeasterly line of said Lot 9; thence
184. southwesterly along said southeasterly line and the northwesterly line of Lot 10 of said Delta Farms to its intersection with the southwesterly line of said Lot 10; thence
185. southeasterly along said southwesterly line to its intersection with northwesterly line of Lot 25 of Rubidoux Ranch M & N Survey as shown on map recorded in Book 7 page 36 of Maps, Records of San Bernardino County; thence
186. southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with the centerline of Rio Road; thence
187. northwesterly along said centerline to its intersection with the northwesterly Right-of-Way line of Riverside Flood Control Right-of-Way line; thence
188. northeasterly along said northwesterly Right-of-Way line to its intersection with the centerline of Crestmore Road; thence

189. northeasterly along said centerline to its intersection with the centerline of Capary Street; thence
190. northwesterly along said centerline to its intersection with the northwesterly Right-of-Way line of Riverside County Flood Control Channel; thence
191. southwestly along said northwesterly Right-of-Way line to its intersection with the southwestly line of Tract No. 23395-1 as shown on map recorded in Book 243, pages 1 through 9, inclusive of Maps, Records of said County; thence

FOLLOWING THE BOUNDARY LINE OF REDEVELOPMENT PROJECT-AIRPORTS 1988 ADOPTED NOV. 15, 1988

192. northwesterly along said southwestly line to its intersection with the southeasterly Right-of-Way line of Wallace Street; thence
193. southwestly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwestly line of Assessor Map 10 as shown on Book 1, Page 10 of Assessor Map Book, Records of said County; thence
194. northwesterly along said prolongation, said southwestly line and its northwesterly prolongation to its intersection with the centerline of Mennes Avenue; thence
195. southwestly along said centerline to its intersection with the southwestly Right-of-Way line of 42nd Avenue; thence
196. northwesterly along said southwestly Right-of-Way line to its intersection with the northwesterly line of Evans Rio Rancho as shown on map recorded in Book 10, Pages 52 through 54 inclusive of Maps, Records of said County; thence
197. southwestly along said northwesterly line to its intersection with the northeasterly line of Lot 5 of Jensen's Subdivision as shown on map recorded in Book 1, page 21 of Record of Surveys, Records of said County; thence

**LEAVING THE BOUNDARY OF REDEVELOPMENT
PROJECT-AIRPORTS-1988**

198. northwesterly along said northeasterly line to its intersection with a line 368.74 northwesterly and parallel with the southeasterly line of said Jensen's Subdivision; thence
199. southwesterly along said parallel line to its intersection with a line 528.32 northeasterly and parallel with the southwesterly line of said Jensen's Subdivision; thence
200. northwesterly along said parallel line to its intersection with the southeasterly Right-of-Way line of Riverside County Flood Control Channel; thence
201. southwesterly along said southeasterly Right-of-Way line to its intersection with the northwesterly line of Lot 5, of said Jensen's Subdivision; thence
202. northeasterly along said northwesterly line to its intersection with the northeasterly line of said Lot 5; thence
203. southeasterly along said northeasterly line to its intersection with the centerline of Rubidoux Boulevard; thence
204. northeasterly along said centerline to its intersection with the southeasterly prolongation of the northeasterly line of Tract No. 18268 as shown on map recorded in Book 125, pages 94 and 95 of Maps, Records of said County; thence
205. northwesterly along said prolongation, said northeasterly line and its northwesterly prolongation to its intersection with the northwesterly line of Lot 24 of Tract No. 11201 as shown on map recorded in Book 111, pages 99 through 102 inclusive of Maps, Records of said County; thence
206. southwesterly along said northwesterly line to its intersection with the northeasterly line of said Tract No. 10201; thence

207. northwesterly along said northeasterly line to its intersection with the southeasterly line of Vista De Oro as shown on map recorded in Book 24, pages 66 of Maps, Records of said County; thence
208. southwesterly along said southeasterly line to its intersection with the southwesterly corner of Lot 17 of said Vista De Oro; thence
209. South 40° West 302 plus or minus feet; thence
210. South 42° 47' West 72 feet; thence
211. South 76° 36' West 215 feet; thence
212. South 30° West 55 feet; thence
213. South 58° 41' West 240 feet; thence
214. North 16° 28' East to its intersection with the centerline of Riverview Drive; thence
215. southerly along said centerline to its intersection with a line running through a point on the northwesterly Right-of-Way line of Riverview Drive 75.26 feet southwesterly of the southwesterly end of a curve concave northwesterly having a radius of 970 feet, said line connecting with the easterly end of a line 125 long being perpendicular and easterly from a point in the easterly Right-of-Way line of Plaza Lane said point being 46 feet northerly of the beginning of the cul-de-sac at the south end of said Plaza Lane; thence
216. following said line to its intersection with the easterly end of said perpendicular line; thence
217. northerly 123 feet along a line 125 feet easterly and parallel with the easterly Right-of-Way line of said Plaza Lane; thence
218. westerly perpendicular to said parallel line to its intersection with the centerline of Plaza Lane; thence

219. northwesterly along said centerline to its intersection with the centerline of Limonite Avenue; thence
220. southwestly along said centerline to its intersection with the westerly line of Riverside Tract as shown on map recorded in Book 4 page 58 of Maps, Records of said County; thence
221. northerly along said westerly line 230 feet \pm to its intersection with a line 180 feet northerly and parallel with the radial line of the north end of that certain curve concave northwesterly on the centerline of Golden West Avenue having a radius of 300 feet and an arc length of 242.32 feet; thence
222. westerly along said parallel line to its intersection with the easterly Right-of-Way line of Golden West Avenue; thence
223. northerly along said easterly Right-of-Way line to its intersection with a line 230 feet northerly and parallel with said Radial line; thence
224. easterly along said parallel line to its intersection with the westerly line of said Riverview Tract; thence
225. northerly along said westerly line to its intersection with the centerline of 45th Street; thence
226. northwesterly along said centerline to its intersection with the centerline of Golden West Avenue; thence
227. northerly along said centerline to its intersection with the southerly line of Rubidoux Woods No. 2 as shown on map recorded in Book 34, pages 96 and 97 of Maps, Records of said County; thence
228. westerly along said southerly line and its westerly prolongation to its intersection with the centerline of Sunnysage Drive; thence
229. northerly along said centerline to its intersection with the centerline of Sundown Avenue; thence

230. easterly along said centerline to its intersection with the centerline of Golden West Avenue; thence
231. northerly along said centerline and the centerline of Canal Street to its intersection with a line 105' northerly and parallel with the southerly line of Lot 1 of West Riverside as shown on map recorded in Book 9, page 34 of Maps, Records of San Bernardino County; said line also being the westerly prolongation of the southerly line of Rubidoux Community 1987 adopted Nov. 18, 1987; thence
232. easterly along said prolongation **THEN FOLLOWING THE BOUNDARY LINE OF THE RUBIDOUX COMMUNITY 1987-ADOPTED NOV. 18, 1987 THROUGH ITS VARIOUS COURSES** leaving said boundary line at a point along the southerly Right-of-Way line of Mission Avenue at its intersection with the northwesterly line of Tract No. 20420 as shown on map recorded in Book 239, pages 1 through 5 inclusive of Maps, Records of said county; thence
233. southwesterly along said northwesterly line to its intersection with the northeasterly line of Lot 52 of said Tract No. 20420; thence
234. northwesterly along said northeasterly line to its intersection with the northwesterly line of said Lot 52, also being the westerly line of said Tract No. 20420; thence
235. southwesterly along said northwesterly line to its intersection with the southeasterly prolongation of the northeasterly line of Lot 24 of said Tract No. 20420; thence
236. northwesterly along said prolongation, said northeasterly line and its northwesterly prolongation to its intersection with the centerline of Sedona Drive; thence
237. southwesterly along said centerline to its intersection with the easterly line of Section 7, Township 2 South, Range 5 West; thence
238. southerly along said easterly line and the easterly line of Section 18 of Township 2 South, Range 5 West to its intersection with the southerly line

May 30, 1996

of Assessor's Map No. 44 as shown on map recorded in Book 2, page 9 of Assessor's Map Book, Records of said County; thence

239. westerly and southwesterly along said southerly line to its intersection with the southerly prolongation of the westerly line of Sunnyslope Rancho, Unit No. 3, as shown on map recorded in Book 15, page 17 of Maps, Records of said County; thence
240. northerly along said prolongation, said westerly line and its northerly prolongation to its intersection with the centerline of Jurupa Avenue; thence
241. southwestery along said centerline to its intersection with the southerly prolongation of the westerly line of Lot 33 of Tract No. 10921 as shown on map recorded in Book 100, page 27 of Maps, Records of said County; thence
242. northwesterly along said prolongation to its intersection with the southeasterly line of said tract No. 10921; thence
243. northeasterly and northerly along said southeasterly line to its intersection with the northerly line of said Tract No. 10921; thence
244. westerly along said northerly line to its intersection with the easterly line of said Tract No. 10921; thence
245. northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Galena Street; thence
246. westerly along said centerline to its intersection with the centerline of Agate Street; thence
247. southerly along said centerline to its intersection with the centerline of Jurupa Road; thence
248. southwestery along said centerline to its intersection with the centerline of Pedley Road; thence

249. southerly along said centerline to its intersection with the centerline of 58th Street; thence
250. westerly along said centerline to its intersection with the centerline of Van Buren Blvd; thence
251. northerly along said centerline to its intersection with the centerline line of 54th Street; thence
252. westerly along said centerline to its intersection with the centerline of Felspar Street; thence
253. southerly along said centerline to its intersection with the centerline of 56th Street; thence
254. westerly and southwesterly along said centerline to its intersection with the easterly line of Sparrland, Unit No. 5 as shown on map recorded in Book 15, page 34 of Maps, Records of said County; thence
255. southerly along said easterly line to its intersection with the centerline of 58th Street; thence
256. westerly along said centerline to its intersection with a line 299.80 feet easterly and parallel with the centerline of Beach Street; thence
257. southerly along said parallel line to its intersection with the northerly Right-of-Way line of Limonite Avenue; thence
258. easterly along said northerly Right-of-Way line to its intersection with the centerline of Downey Street; thence
259. northerly along said centerline to its intersection with the westerly prolongation of the southerly line at Tract No. 5527-2 as shown on map recorded in Book 88, pages 49 and 50 of Maps, Records of said County; thence

May 30, 1996

260. easterly along said prolongation of said southerly line and the southerly line of Tract No. 5527 as shown on map recorded in Book 89, pages 35 and 36 of Maps, Records of said County to its intersection with the centerline of Felspar Avenue; thence
261. northerly along said centerline to its intersection with the northerly line of Lot 17 of Fairhaven Farms as shown on map recorded in Book 6, Page 2 of Maps, Records of said County; thence
262. easterly along said northerly line, the northerly line of Lots 18, 19 and 20 of said Fairhaven Farms and its easterly prolongation being the centerline of Main Street to its intersection with the northerly prolongation of the easterly line of Lot 164 of said Fairhaven Farms; thence

**FOLLOWING THE BOUNDARY OF PEDLEY COMMUNITY ADOPTED
JUNE 14, 1989**

263. southerly along said prolongation, said easterly line and its southerly prolongation to its intersection with the northerly line of Lot 159 of said Fairhaven Farms; thence
264. westerly along said northerly line and its westerly prolongation to its intersection with the westerly Right-of-Way line of Hudson Street; thence
265. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Limonite Avenue; thence
266. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Archer Street; thence
267. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of 63rd Street; thence
268. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Collins Street; thence

269. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of 63rd Street; thence
270. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Van Buren Boulevard; thence
271. southerly and southeasterly along said Right-of-Way line to its intersection with the southeasterly line of Parcel Map No. 9300 as shown on map recorded in Book 45, page 100 of Parcel Maps, Records of said County; thence
272. southwesterly along said southeasterly line through its various courses and the southeasterly line of Parcel 2 of said Parcel Map 9300 to its intersection with the southwesterly line of Parcel 2 of said Parcel Map 9300; thence
273. northwesterly along said southwesterly line to its intersection with the northwesterly Right-of-Way line of Pedley Road; thence
274. southwesterly along said northwesterly Right-of-Way line to its intersection with the most southerly corner of Lot 1 of Sparmland Unit No. 6 as shown on map recorded in Book 15, pages 64 and 65 of Maps, Records of said County; thence
275. North 80° 27' 16" West 258.29 feet to its intersection with the southerly line of said Lot 1; thence

LEAVING THE BOUNDARY OF PEDLEY COMMUNITY

276. westerly, southwesterly and northwesterly along the southerly line of said Sparmland unit No.6 and Sparmland Poultry Colony as shown map recorded in Book 11, page 63 of Maps, Records of said County to its intersection with the centerline of 64th Street; thence
277. westerly along said centerline to its intersection with the centerline of Downey Road; thence

278. northerly along said centerline to its intersection with the centerline of Limonite Street; thence
279. westerly along said centerline to its intersection with the easterly line of the northwest one quarter of Section 27 , Township 2 South, Range 6 West; thence
280. southerly along said easterly line to its intersection with a line 659.70 feet southerly and parallel with the northerly line of said Section 27; thence
281. westerly along said parallel line to its intersection with a line 329.78 feet westerly and parallel with the east line of said northwest one quarter of said Section 27; thence
282. northerly along said parallel line to its intersection with the centerline of Limonite Street; thence
283. westerly along said centerline to its intersection with a line 660 feet westerly and parallel with the east line of said northwesterly one quarter Section 27; thence
284. southerly along said parallel line to its intersection with south line of the north one-half of the northwest one-quarter of said Section 27; thence
285. westerly along said south line to its intersection with the northeasterly Right-of-Way line of Santa Ana River; thence
286. northwesterly along said northeasterly Right-of-Way line to its intersection with the westerly line of said Section 27; thence
287. northerly along said westerly line to its intersection with the centerline of Limonite Street; thence
288. westerly along said centerline to its intersection with the centerline of Ridgeview Avenue; thence

289. southerly along said centerline to its intersection with the southerly line of Riverdale Acres as shown on map recorded in Book 13, page 76 through 77 of Maps, Records of said County; thence
290. westerly along said southerly line to its intersection with the northerly prolongation of the easterly line of Parcel Map 8301 as shown on map recorded in Book 70, page 3 of Maps, Records of said County; thence
291. southerly along said prolongation and said easterly line to its intersection with the southerly line of said Parcel Map; thence
292. westerly along said southerly line and its westerly prolongation to its intersection with the centerline of Mann Avenue; thence
293. southerly along said centerline to its intersection with the easterly prolongation of said southerly line of Lot 498 of said Riverdale Acres; thence
294. westerly along said southerly line to its intersection with the easterly line of lot 493 said Riverdale Acres; thence
295. southerly along said easterly line and its southerly prolongation to its intersection with the southerly line of said Riverdale Acres; thence
296. westerly along said southerly line and the centerline of 66th Street to its intersection with the easterly line of Section 29, Township 2 South, Range 6 West; thence
297. southerly along said easterly line to its intersection with a line 659.5 feet southerly and parallel with the centerline of 66th Street; thence
298. westerly along said parallel line to its intersection with a line 659.62 feet westerly and parallel with the easterly line of said Section 29; thence
299. southerly along said parallel line to its intersection with the northeasterly Right-of-Way line of So. California Edison Company as shown on State Board of Equalization Map 144-3-42A as Parcel 1, 200 feet wide; thence

300. southeasterly along said northeasterly Right-of-Way line to its intersection with the Norco City Limits line; thence
301. southwesterly along said City Limits line to its intersection with the westerly line at the easterly one-half of Section 32, Township 2 South, Range 6 West; thence
302. northerly along said westerly line to its intersection with the centerline of 68th Street; thence
303. westerly along said centerline to its intersection with the centerline of Wineville Avenue; thence
304. northerly along said centerline to its intersection with the southerly Right-of-Way line of Limonite Avenue; thence
305. westerly along said southerly Right-of-Way line to its intersection with a line 1,727.03 feet westerly and parallel with the centerline of Wineville Avenue; thence
306. southerly along said parallel line to its intersection with a line 1,308.67 feet northerly and parallel with south line of the north one-half, of Section 30 Township 2 South, Range 6 West; thence
307. westerly along said parallel line to its intersection with the easterly Right-of-Way line of Hamner Avenue; thence
308. northerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Limonite Avenue; thence
309. easterly along said southerly Right-of-Way line to its intersection with a line 250 feet easterly and parallel with the centerline of Hamner Street; thence
310. northerly along said parallel line to its intersection with a line 280.5 feet plus or minus northerly and parallel with the centerline of Limonite Avenue; thence

May 30, 1996

311. westerly along said parallel line to its intersection with a line 210 feet easterly and parallel with the centerline of Hamner Street; thence
312. southerly along said parallel line to its intersection with the northerly Right-of-Way line of Limonite Avenue; thence
313. westerly along said northerly Right-of-Way line to the Point of Beginning.

SUB AREA 2

P.O.B.

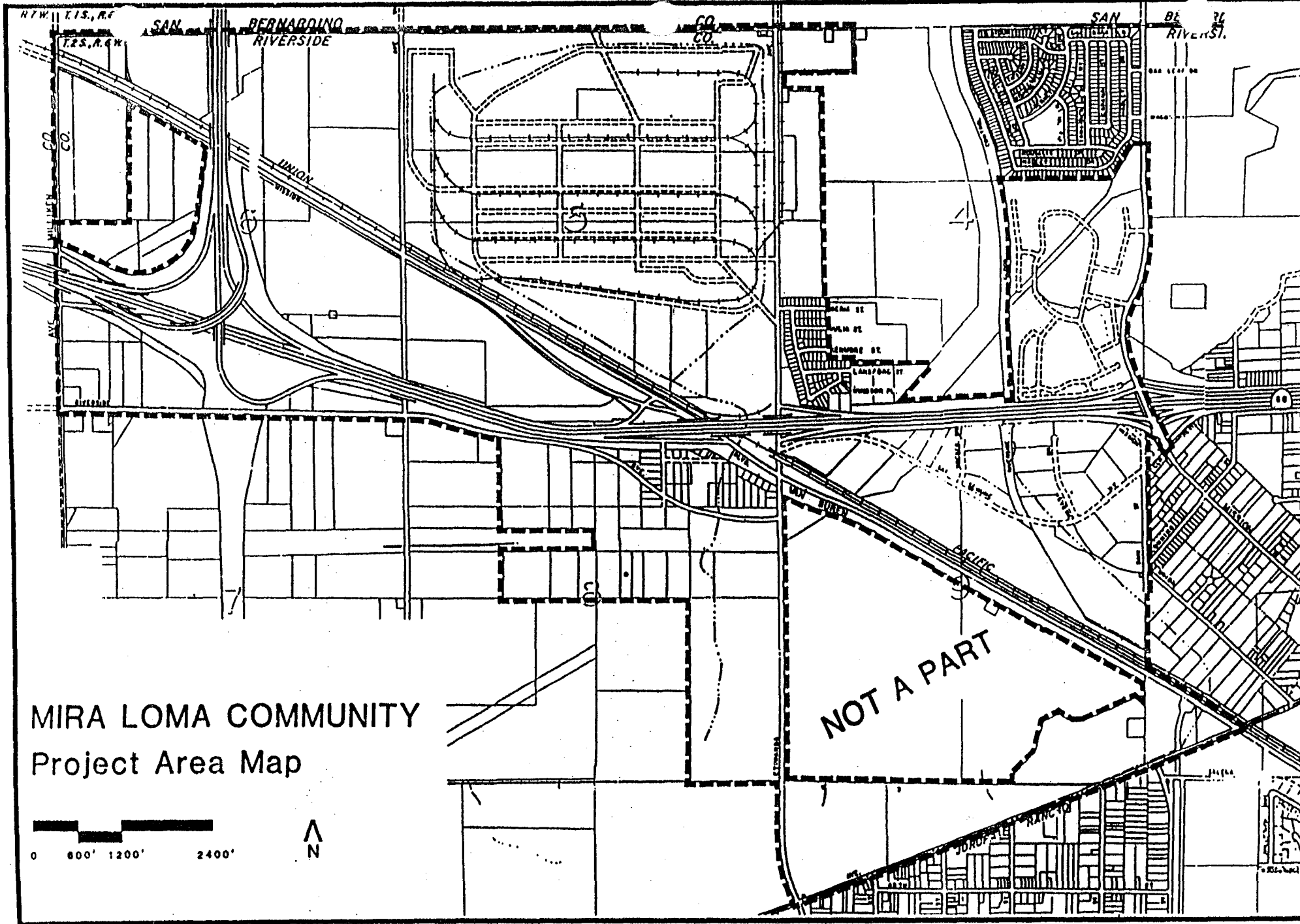
Beginning at the intersection of the northerly Right-of-Way line of 20th Street with a line measured at right angles to said northerly line and passing through the most northerly point of La Rancheria Esplendida as shown on map recorded in Book 4, pages 77 of Maps, Records of said County; thence

1. easterly along said northerly Right-of-Way line and the northerly Right-of-Way line of Market Street to its intersection with the northwesterly Right-of-Way line of Agua Manza Road; thence
2. northeasterly along said northwesterly Right-of-Way line to its intersection with the centerline of vacated Hall Avenue; thence
3. northerly along said centerline to its intersection with the centerline of El Ravino Road, also being the northerly Riverside County Line; thence
4. westerly along said Riverside County Line to its intersection with the westerly line of Lot 93 of Biggars Crestmore Heights No. 2, as shown on map recorded in Book 16, pages 21 and 22 of Maps, Records of said County; thence
5. southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Elicanta Avenue; thence
6. westerly along said centerline and its westerly prolongation to its intersection with a line 435.6 feet westerly and parallel with the westerly line of Lot 36 of said Biggars Crestmore Heights No. 2; thence
7. southerly along said parallel line to its intersection with the westerly prolongation of the northerly line of Lot 32 of said Biggars Crestmore Heights, No. 2; thence
8. easterly along said prolongation to its intersection with the westerly line of said Biggars Crestmore Heights No. 2; thence

9. southerly along said westerly line to its intersection with the centerline of Andalusia Avenue; thence
10. easterly along said centerline to its intersection with the northerly prolongation of the westerly line of Lot 1 of Biggars Crestmore Heights, as shown on map recorded in Book 14, page 8 of Maps, Records of said County; thence
11. southerly along said prolongation and said westerly line to its intersection with the southerly line of said Biggars Crestmore Heights; thence
12. easterly along said southerly line to its intersection with a line 200 feet plus or minus westerly and parallel with the easterly line of the west one-half of Section 3, Township 2 South, Range 5 West; thence
13. southerly along said parallel line to its intersection with the northwesterly prolongation of the northeasterly line of Parcel Map No. 22866 as shown on map recorded in Book 166, pages 12 through 15 inclusive of Parcel Maps, Records of said County, shown as having a bearing North $53^{\circ} 14' 22''$ West; thence
14. southeasterly along said prolongation to its intersection with the northerly prolongation of the westerly line of said Parcel Map No. 22866 as shown as having a bearing North $0^{\circ} 04' 05''$ West; thence
15. southerly along said prolongation and said westerly line to its intersection with the northwesterly line of said Parcel Map 22866; thence
16. southwestly along said northwesterly line and its southwestly prolongation to its intersection with the northeasterly line of A.C. Armstrong Estates as shown on map recorded in Book 1, pages 30 and 31 of Maps, Records of said County; thence
17. northwesterly along said northeasterly line to a point on said line distance 658 feet southeasterly of the most northerly corner of said A.C. Armstrong Estate; thence
18. South $33^{\circ} 26'$ West 243.50 feet; thence

May 30, 1996

19. North $56^{\circ} 34'$ West 30 feet; thence
20. South $33^{\circ} 26'$ West 30 feet; thence
21. South $56^{\circ} 34'$ East 30 feet; thence
22. South $33^{\circ} 26'$ West to the Point of Beginning.



MIRA LOMA COMMUNITY
Project Area Map



NOT A PART

LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2
MIRA LOMA COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No. 2 Mira Loma Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

Beginning at the point of intersection of the westerly Right-of-Way line of Wineville Road, 60 feet wide, with the northerly line of Section 5, Township 2 South, Range 6 West, San Bernardino Bench and Meridian, said line also being the northerly line of Riverside County; thence

1. easterly along said northerly line to its intersection with its easterly Right-of-Way line of Etiwanda Avenue, 60 feet wide; then
2. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Mira Loma Village No.1, as shown on map recorded in Book 29, pages 62 and 63 of Maps, Records of Said County; thence
3. easterly along said northerly line to its intersection with the easterly line of said Mira Loma Village No.1; thence
4. southerly along said easterly line to the northerly line of said Mira Loma Village No.1; thence
5. easterly along said northerly line to its intersection with the easterly line of said Mira Loma Village No. 1; thence
- * 6. southerly along said easterly line to its intersection with the northerly Right-of-Way line of State Highway 60 ; thence

- *7. westerly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue; thence
8. southerly along said easterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of the Union Pacific Railroad; thence
9. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Parcel 8 as shown on Map 156 page 20 of Riverside County Tax Assessor's Maps (latest revision December 1984); thence
- *10. northeasterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of San Sevaine Way; thence
- *11. southeasterly along said northeasterly Right-of-Way line to its intersection with the southwesterly line of Parcel 37 as shown on Book 156 page 21 of Riverside County Tax Assessor's Maps, (latest revision April 1985); thence
12. southeasterly along said southwesterly line to its intersection with the westerly Right-of-Way line of Bain Street; thence
13. southerly along said westerly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Van Buren Boulevard; thence
- *14. northwesterly along said southwesterly Right-of-Way line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue, 100 feet wide; Thence
- *15. omitted
16. southerly along said easterly Right-of-Way line to its intersection with the southerly line of Section 9, Township 2 South, Range 6 West, San Bernardino Bench and Meridian; thence
17. easterly along said southerly line to its intersection with the southeasterly Right-of-Way line of Belle Grave Avenue, 60 feet wide; thence

18. southwesterly along said southeasterly Right-of-Way line to its intersection with the westerly Right-of-Way line of Etiwanda Avenue; thence
19. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line fo Riverside Avenue 100 feet wide; thence
20. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Wineville Road, 60 feet wide; thence
21. northerly along said westerly Right-of-Way line to the point of beginning.

LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
AMENDMENT NO. 1 TO
REDEVELOPMENT PROJECT NO. 2
MIRA LOMA COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Amendment No. 1 to Redevelopment Project No. 2, Mira Loma Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

Subarea 1

P.O.B.

Beginning at the most southerly corner of Parcel 37 as shown in Book 156 Page 21 of the Riverside County Tax Assessor's Maps, latest revision February 1988, said corner being on the westerly Right-of-Way line of Baine Street; thence

1. southeasterly along the southeasterly prolongation of the southwesterly line of said Parcel 37 to its intersection with the easterly Right-of-Way line of Baine Street; thence
2. northerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of State Highway 60; thence
3. southeasterly along said southerly Right-of-Way line to its intersection with the centerline of County Village Road; thence
4. northerly along said centerline to its intersection with the easterly prolongation of the southerly line of Lot 9 of Tract No. 15104-1 as shown on map recorded in Book 119 Pages 22 through 25 inclusive of maps, records of said County; thence
5. westerly along said prolongation and said southerly line to its intersection with the most easterly corner of lot 10 of said Tract No. 15104-1; thence
6. southwestery along the southeasterly line of lots 10 through 17 of said Tract No. 15104-1 to its intersection with the southerly line of said Tract No. 15104-1; thence
7. westerly along said southerly line and its westerly prolongation to its intersection with the westerly line of Riverside County Flood Control Right-of-Way, 150 feet wide; thence

8. southerly along said westerly Right-of-Way line to its intersection with the northerly Right-of-Way line of State Highway 60; thence
9. westerly along said northerly Right-of-Way line to its intersection with the northwesterly line of Southern California Edison Company Right-of-Way, 260 feet wide; thence
10. northeasterly along said northwesterly Right-of-Way line to its intersection with the northerly line of Parcel 7 as shown in Book 156 Page 17 of Riverside County Tax Assessor's Maps, dated August 1983; thence
11. westerly along said northerly line and the southerly line of Tract 3741-R as shown on map recorded in Book 59 Pages 43 and 44 of Maps, records of said County, to its intersection with the easterly line of Mira Loma Village No. 1 as shown on map recorded in Book 29 Pages 62 and 63 of Maps, records of said County; thence
12. southerly along said easterly line to its intersection with the northerly Right-of-Way line of State Highway 60; thence
13. westerly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue; thence
14. southerly along said easterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of the Union Pacific Railroad; thence
15. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Parcel 8 as shown on Map 156 Page 20 of Riverside County Tax Assessor's Maps, latest revision December 1984; thence
16. northeasterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of San Sevaine Way; thence
17. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Parcel 37 as shown in Book 156 Page 21 of Riverside County Tax Assessor's Maps, latest revision April 1985; thence
18. southeasterly along said southwesterly line to its intersection with the Point of Beginning

Subarea 2

P.O.B.

Beginning at the intersection of the westerly line of Etiwanda Avenue with the southerly line of lot 4 of West Coast Development Company Subdivision as shown on map recorded in Book 8 Page 60 of Map, records of San Bernardino County; thence

1. westerly along the southerly line of said lot 4 and the southerly line of lots 5 and 12 of said West Coast Development Company Subdivision to its intersection with the westerly line of said lot 12; thence
2. northerly along said westerly line to its intersection with the northerly line of lot 13 of said West Coast Development Company Subdivision; thence
3. westerly along said northerly line to its intersection with the westerly line of said lot 13; thence
4. northerly along the northerly prolongation of the westerly line of said lot 13 to its intersection with the southerly Right-of-Way line of Riverside Avenue; thence
5. easterly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Etiwanda Avenue; thence
6. southerly along said westerly Right-of-way line to the Point of Beginning.

LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
AMENDMENT NO. 2 TO REDEVELOPMENT PROJECT NO. 2
MIRA LOMA COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Amendment No. 2 to Redevelopment Project No. 2, Mira Loma Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

SUBAREA 1

Beginning at the intersection of the westerly Right-of-Way line of Milliken Avenue and the northerly Right-of-Way line of Philadelphia Avenue, said point being also the northwest corner of section 6, Township 2 South, Range 6 West of the San Bernadino Meridian; thence

1. easterly along said northerly Right-of-Way line to its intersection with the center line of Wineville Road; thence
2. Deleted
3. Deleted
4. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Riverside Avenue; thence
5. easterly along said southerly Right-of-Way line to its intersection with the easterly line of lot 19 of West Coast Development Companies Subdivision as shown on map recorded in book 8, page 60 of Maps, Records of San Bernadino County; thence
6. southerly along said easterly line and its southerly prolongation to its intersection with the northerly line of lot 13 of said West Coast Development Companies Subdivision; thence
7. easterly along said northerly line to its intersection with easterly line of said lot 13; thence
8. southerly along said easterly line to its intersection with the southerly line of said West Coast Development Companies Subdivision; thence
9. easterly along said southerly line to its intersection with the westerly Right-of-Way line of Etiwanda Avenue; thence
10. southerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Belle Grave Avenue; thence

11. westerly along said southerly Right-of-Way line to its intersection with the westerly line of Government lot 2 of section 17, Township 2 South, Range 6 West, of San Bernardino Meridian; thence
12. northerly along said westerly line and its northerly prolongation and the westerly line of the easterly one half of said section 8, Township 2 South, Range 6 West of San Bernadino Meridian to its intersection with the northerly line of the southerly one half of said section 8; thence
13. westerly along said northerly line to its intersection with the westerly Right-of-Way line of one Wineville Road; thence
14. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Riverside Avenue; thence
15. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Milliken Avenue; thence
16. northerly along said westerly Right-of-Way line to the Point of Beginning.

SUBAREA 2

Beginning at the intersection of the easterly Right-of-Way line of Etiwanda Avenue with the northerly line of section 4, Township 2 South, Range 6 West of the San Bernadino Meridian; thence

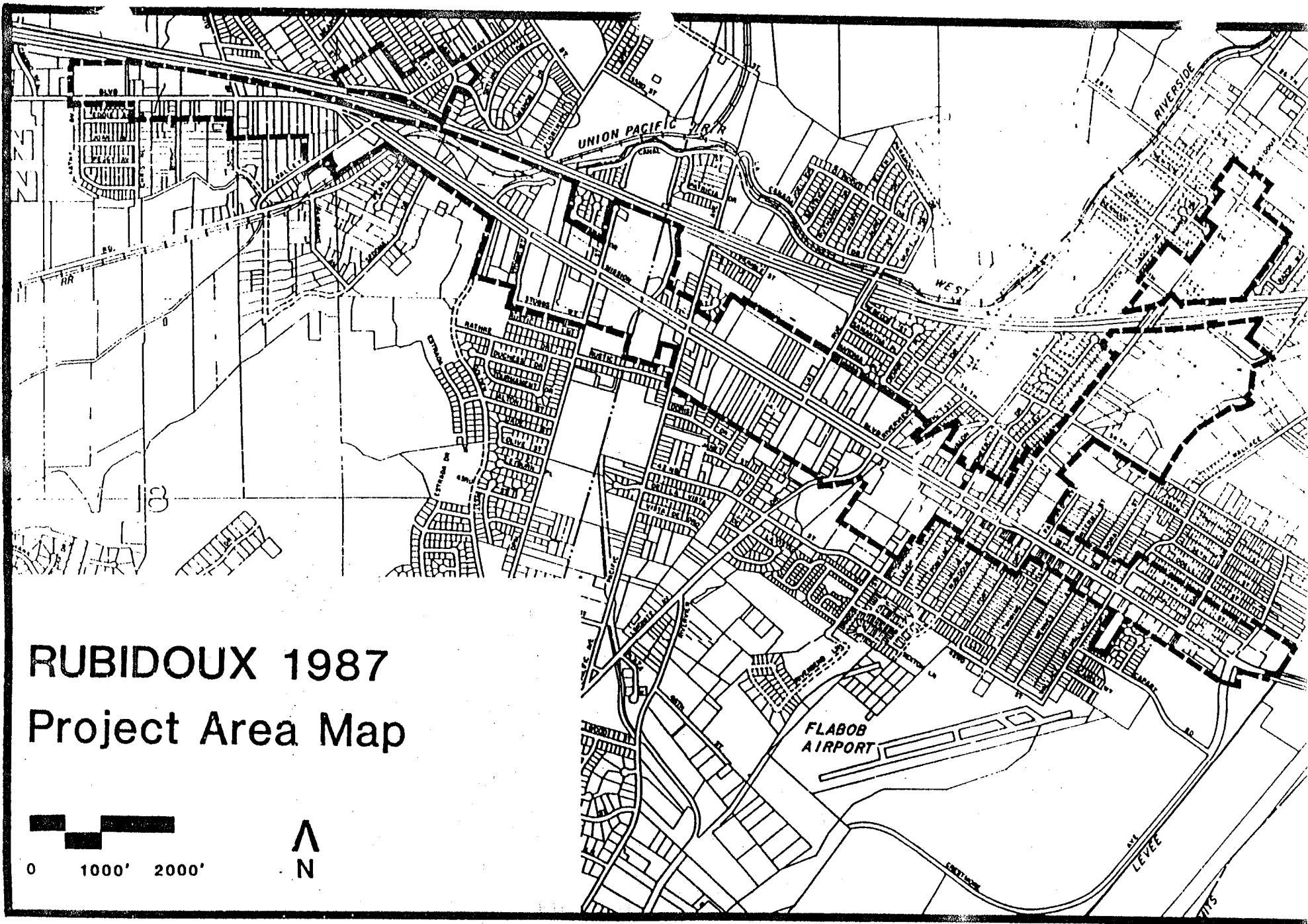
1. easterly along said northerly line to its intersection with the easterly Right-of-Way line of Riverside County flood control Right-of-Way; thence
2. southerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of State Highway 60; thence
3. westerly along said northerly Right-of-Way line to its intersection with the southeasterly line of parcel 7 as shown on Book 156, page 17 of Riverside County Tax Assessors Maps (latest revision August 1983); thence
4. northeasterly along said southeasterly line to its intersection with the northerly line of said parcel 7; thence
5. westerly along said northerly line and the southerly line of Tract No. 3741-R, as shown on map recorded in Book 59, pages 43 and 44 of Maps, Records of Said County, to its intersection with the westerly line of said Tract No. 3741-R; thence

6. northerly and westerly along the westerly and northerly lines of said Tract No. 3741-R and the westerly line of parcel 12 as shown on A.P.M. 156-17 to its intersection with the southerly line of parcel 1 as shown on said A.P.M. 156-17; thence
7. westerly along said southerly line to its intersection with the easterly Right-of-Way line of Etiwanda Avenue; thence
8. northerly along said easterly Right-of Way line to the Point of Beginning.

SUBAREA 3

Beginning at the intersection of the westerly Right-of-Way line of Bain Street with the northeasterly Right-of-Way line of Van Buren Boulevard; thence

1. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Belle Grave Avenue; thence
2. southwestery along said southeasterly Right-of-Way line to its intersection with the southerly line of section 9, Township 2 South, Range 6 West of San Bernadino Meridian; thence
3. westerly along said southerly line to its intersection with the southeasterly line of parcel 8 as shown on Book 156, page 21 of Riverside County Tax Assessors Maps (latest revision February 1988); thence
4. northeasterly along said southeasterly line to its intersection with the westerly Right-of-Way line of Bain Street; thence
5. northerly along said westerly Right-of-Way line to the Point of Beginning.



RUBIDOUX 1987 Project Area Map

0 1000' 2000'



LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2
RUBIDOUX COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No. 2, Rubidoux Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

SUBAREA 1

P.O.B.

Beginning at the northwest corner of Parcel 2 as shown on Book 174 Page 18 of the Riverside County Tax Assessor's Maps, latest revision December 1984; thence

1. easterly along the northerly line of said Parcel 2 to its intersection with the westerly line of Parcel 3 as shown on said Book 174 Page 18; thence
2. northerly along said westerly line to its intersection with the southerly Right-of-Way line of State Highway 60; thence
3. easterly along said southerly Right-of-Way line to its intersection with the westerly prolongation of the southerly line of West Riverside and Addition as shown on map recorded in Book 9 Page 34 of Maps, Records of San Bernadino County; thence
4. easterly along said prolongation and said southerly line to its intersection with the easterly line of Parcel Map 11714 as shown on map recorded in Book 58 Page 61 of Parcel Maps, Records of said County; thence
5. southerly along said easterly line to its intersection with the northeasterly line of Parcel 1 as shown on Book 177 Page 16 of the Riverside County Tax Assessor's Maps, latest revision August 1975; thence
6. southeasterly along said northeasterly line and the northeasterly line of Parcels 3, 5 and 7 of said Book 177 Page 16 to its intersection with the northwesterly Right-of-Way line of Opal Street 60 feet wide; thence
7. northeasterly along said northwesterly Right-of-Way line to its intersection with the southerly Right-of-Way line of State Highway 60; thence

8. easterly along said southerly Right-of-Way line to its intersection with the easterly line of Parcel 2 as shown on Book 177 Page 17 of Riverside County Tax Assessor's Maps, latest revision July 1979 said Parcel being a 60 foot wide Flood Control Right-of-Way; thence
9. southerly along said easterly line to its intersection with the southerly line of Parcel 20 as shown on said Book 177 Page 17; thence
10. easterly along said southerly line and the southerly line of Parcel 9 as shown on said Book 177 Page 17 and its easterly prolongation to its intersection with the easterly Right-of-Way line of Pacific Avenue 80 feet wide; thence
11. southerly along said easterly Right-of-Way line to its intersection with the southerly line of Lot 6 of the Morey Tract as shown on map recorded on Book 23 Page 34 of Maps, Records of said County; thence
12. easterly along said southerly line and the southerly line of Lot 7 of said Morey Tract to its intersection with the easterly line of said Lot 7; thence
13. northerly along said easterly line to its intersection with the southerly line of Lot 8 of said Morey Tract; thence
14. easterly along said southerly line to its intersection with the westerly line of West Riverside as shown on Book 9 Page 34 of Maps, Records of San Bernadino; thence
15. northerly along said westerly line to its intersection with the southerly line of Parcel 16 Block 221 as shown on Book 177 Page 22 of the Riverside County Tax Assessor's Maps, dated February 1975; thence
16. easterly along said southerly line to its intersection with the easterly line of said Parcel 16; thence
17. northerly along said easterly line to its intersection with the northeasterly Right-of-Way line of Mustang Lane 66 feet wide; thence
18. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of La Rue Street 60 feet wide; thence
19. southwesterly along said southeasterly Right-of-Way line to its intersection with the northeasterly line of Parcel 1 as shown on Book 179 Page 4 of the Riverside County Tax Assessor's Maps, dated April 1983; thence

20. southeasterly along said northeasterly line and the northeasterly line of Parcels 3, 5, 11, 8 and 12 and its southeasterly prolongation all as shown on said Book 179 Page 4 to its intersection with the northwesterly prolongation of the southwesterly line of Parcel 9 as shown on Book 179 Page 7 of the Riverside County Tax Assessor's Maps, latest revision July 1979; thence
21. southeasterly along said southwesterly line to its intersection with the northwesterly line of Map of Portion Rubidoux Rancho as shown on map recorded in Book 4 Page 103 of Maps, Records of said County; thence
22. southwesterly along said northwesterly line to its intersection with the northeasterly line of Parcel 5 as shown on said Book 179 Page 7; thence
23. southeasterly along said northeasterly line to its intersection with the northwesterly Right-of-Way line of Smith Street; thence
24. southwesterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Smith Street; thence
25. southeasterly along said southwesterly Right-of-Way line to its intersection with the northerly line of Parcel 4 as shown on said Book 179 Page 7; thence
26. easterly along said northerly line and the northerly line of Parcel 2 as shown on said Book 179 Page 7 to its intersection with the southeasterly line of said Parcel 2; thence
27. southwesterly along said southeasterly line to its intersection with the northeasterly line of Parcel 4, Block 111 as shown on Book 179 Page 11 of the Riverside County Tax Assessor's Maps, dated December 1974; thence
28. southeasterly along said northeasterly line to its intersection with the southeasterly Right-of-Way line of Avalon Street, 60 feet wide; thence
29. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Parcel 2, Block 112 as shown on said Book 179 Page 11 of the Riverside County Tax Assessor's Maps; thence
30. southeasterly along said southwesterly line to its intersection with the northwesterly line of Sycamore Tract as shown on map recorded in Book 22 Page 49 of Maps, Records of said County; thence
31. northeasterly along said northwesterly line to its intersection with the southwesterly line of Lot 7 of said Sycamore Tract; thence

32. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Pioneer Drive 50 feet wide; thence
33. northeasterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 24 of Skotty Tract as shown on map recorded in Book 22 Page 48 of Maps, Records of said County; thence
34. southeasterly along said southwesterly line and the southwesterly line of Lot 5 of said Skotty Tract to its intersection with the northwesterly Right-of-Way line of Pontiac Avenue 50 feet wide; thence
35. northeasterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Lot 5 of Daly Rancho Tract as shown on map recorded in Book 21 Page 10 of Maps, Records of said County; thence
36. southeasterly along said prolongation and said southwesterly line to its intersection with the southeasterly line of said Lot 5; thence
37. northeasterly along said southeasterly line and the southeasterly line of Lots 6, 7, 8 and 9 of said Daly Rancho Tract to its intersection with the northeasterly line of said Lot 9; thence
38. northwesterly along said northeasterly line to its intersection with a line 74 feet southeasterly and parallel with the southeasterly Right-of-Way line of Pontiac Avenue 50 feet wide; thence
39. northeasterly along said parallel line to its intersection with the southwesterly line of Lot 11 of said Daly Rancho Tract; thence
40. southeasterly along said southwesterly line to its intersection with the southeasterly line of said Lot 11; thence
41. northeasterly along said southeasterly line and the northwesterly line of Lot 13 of said Daly Rancho Tract and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Thirty-Sixth Street; thence
42. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Rubidoux Boulevard; thence
43. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly line of Parcel 16 Block 083 as shown on Book 179 Page 8 of the Riverside County Tax Assessor's Maps, latest revision March 1980; thence

44. northwesterly along said southwesterly line to its intersection with the southeasterly line of Rubidoux Village Tract No.2 as shown on map recorded in Book 31 Page 43 of Maps, Records of said County; thence
45. northeasterly along said southeasterly line to its intersection with the southerly Right-of-Way line of State Highway 60; thence
46. easterly along said southerly Right-of-Way line to its intersection with the southeasterly line of Parcel 1 Block 262 as shown on Book 178 Page 26 of the Riverside County Tax Assessor's Maps, dated December 1974; thence
47. southwesterly along said southeasterly line to its intersection with the northeasterly line of Parcel 2 Block 262 as shown on said Book 178 Page 26; thence
48. southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the southerly Right-of-Way line of Hall Avenue 66 feet wide; thence
49. westerly along said southerly Right-of-Way line and the easterly line of Parcel 2 Block 261 as shown on said Book 178 Page 26 to its intersection with the northeasterly line of Parcel 3 as shown on Book 179 Page 17 of the Riverside County Tax Assessor's Maps, dated December 1974; thence
50. southeasterly along said northeasterly line to its intersection with the southeasterly line of said Parcel 3; thence
51. southwesterly along said southeasterly line and the southeasterly line of Parcel 4, 2, and 5 and its southeasterly prolongation as shown on said Book 179 Page 17 to its intersection with the southwesterly Right-of-Way line of Thirty-Fourth Street (Wilson Street) 40 feet wide; thence
52. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly line of Parcel 6 Block 104 as shown on Book 179 Page 10 of the Riverside County Tax Assessor's Maps, latest revision January 1985;
53. southwesterly along said southeasterly line the southeasterly line of Parcel 3 Block 104 of said Book 179 Page 10 its southwesterly prolongation and the southeasterly line of Parcel 2 Block 104 of said Book 179 Page 10 to its intersection with the southwesterly line of Arthur Parks Tract as shown on map recorded on Book 1 page 21 of Maps, Records of said County; thence
54. southeasterly along said southwesterly line to its intersection with the southeasterly line of Parcel 4 as shown on Book 179 Page 16 of the Riverside County Tax Assessor's Maps, latest revision May 1982; thence

55. southwesterly along said southeasterly line and the southeasterly line of Parcel 20 as shown on said Book 179 Page 16 to its intersection with the northeasterly line of Parcel 17 as shown on said Book 179 Page 16; thence
56. southeasterly along said northeasterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Packard Street 60 feet wide; thence
57. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 36 Block A of Wilcox Square as shown on map recorded in Book 15 Page 86 of Maps, Records of said County; thence
58. southeasterly along said southwesterly line to its intersection with the southeasterly line of said Lot 36; thence
59. northeasterly along said southeasterly line to its intersection with a line 10 feet northeasterly and parallel with the northeasterly line of Lot 14 Block A of said Wilcox Square; thence
60. southeasterly along said parallel line to its intersection with the southeasterly Right-of-Way line of Mintern Street 60 feet wide; thence
61. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 37 Block B of said Wilcox Square; thence
62. southeasterly along said southwesterly line the southwesterly line of Lot 15 Block B of said Wilcox Square, its southeasterly prolongation and the southwesterly line of Lot 37 Block C of said Wilcox Square to its intersection with the southeasterly line of said Lot 37; thence
63. northeasterly along said southeasterly line to its intersection with the southwesterly line of Lot 15 Block C of said Wilcox Square; thence
64. southeasterly along said southwesterly line to its intersection with the northwesterly Right-of-Way line of Wallace Street 60 feet wide; thence
65. northeasterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Lot 93 of Rubidoux Vista Tract as shown on map recorded in Book 13 Page 27 of Maps, Records of said County; thence

66. southeasterly along said southwesterly line, the southwesterly line of Lots 94 through 110 inclusive of said Rubidoux Vista Tract, its southeasterly prolongation and the southwesterly line of Lots 111 through 123 inclusive of said Rubidoux Vista Tract to its intersection with the northwesterly Right-of-Way line of Crestmore 40 feet wide; thence
67. northeasterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Parcel 2 as shown on Book 179 Page 33 of the Riverside County Tax Assessor's Maps, dated December 1974; thence
68. southeasterly along said prolongation and said southwesterly line to its intersection with the southeasterly line of Parcel 6 as shown on said Book 179 Page 33; thence
69. southwesterly along said southeasterly line to its intersection with the southwesterly line of said Parcel 6; thence
70. northwesterly along said southwesterly line to its intersection with the southwesterly line of Parcel 4 as shown on said Book 179 Page 33; thence
71. northwesterly along said southwesterly line to its intersection with the southerly line of said Parcel 4; thence
72. westerly along said southerly line and the southerly line of Parcel 5 as shown on said Book 179 Page 33 to its intersection with the southeasterly line of Crestmore Street, 40 feet wide; thence
73. southwesterly along said southeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Mission Boulevard; thence
74. southeasterly along said northeasterly Right-of-Way line to its intersection with the southwesterly prolongation of the southeasterly line of Parcel 4 as shown on said Book 179 Page 33; thence
75. southwesterly along said prolongation to its intersection with the southwesterly Right-of-Way line of Mission Boulevard; thence
76. northwesterly along said southwesterly Right-of-Way line to its intersection with the easterly line of Parcel 1 as shown on Book 181 Page 22 of the Riverside County Tax Assessor's Maps, latest revision March 1985; thence
77. southerly along said easterly line to its intersection with the southerly line of said Parcel 1; thence

78. westerly along said southerly line and its westerly prolongation to its intersection with the northeasterly line of Parcel 5 as shown on Book 181 Page 13 of the Riverside County Tax Assessor's Maps, latest revision September 1980; thence
79. northwesterly along said northeasterly line and its northwesterly prolongation to its intersection with the northwesterly line of Tract 11918 as shown on map recorded in Book 114 Pages 48 and 50 of Maps, Records of said County; thence
80. southwesterly along said northwesterly line to its intersection with the northeasterly line of Carol Chatt Tract as shown on map recorded in Book 21 Page 91 of Maps, Records of said County; thence
81. northwesterly along said northeasterly line to its intersection with the southeasterly line of said Carol Chatt Tract; thence
82. northeasterly along said southeasterly line to its intersection with the northeasterly line of Lot 1 Block B of said Carol Chatt Tract; thence
83. northwesterly along said northeasterly line to its intersection with the southeasterly Right-of-Way line of Wallace Street;
84. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the northeasterly line of Lot 17 of Assessor's Map 10 as shown on map recorded in Book 1 Page 10 of Assessor Map Book, Records of said County; thence
85. northwesterly along said prolongation, said northeasterly line, the northeasterly line of Lot 76 of said Assessor Map 10 and its northwesterly prolongation to the northwesterly Right-of-Way line of Mennes Avenue 50 feet wide; thence
86. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Fremont Avenue 20 feet wide; thence
87. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Twining Street 40 feet wide; thence
88. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Fort Street 20 feet wide; thence
89. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Fort Drive 40 feet wide; thence

90. southwesterly along said southeasterly Right-of-way line to its intersection with the southwesterly Right-of-Way line of Molino Way 40 feet wide; thence
91. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Rubidoux Boulevard 50 feet wide; thence
92. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 56 of Freemount Tract as shown on map recorded in Book 13 Page 93 of Maps, Records of said County; thence
93. northwesterly along said southeasterly prolongation, said southwesterly line, the southwesterly line of Lot 20 of said Freemount Tract and its northwesterly prolongation to its intersection with the northwesterly Right-of-Way line of Pontiac Avenue 50 feet wide; thence
94. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Molino Way; thence
95. northwesterly along said southwesterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Hunter Subdivision Unit No.2 as shown on map recorded in Book 23 Page 71 of Maps, Records of said County; thence
96. southwesterly along said prolongation and said northwesterly line to its intersection with the northeasterly line of Lot 14 of said Hunter Subdivision Unit No.2; thence
97. northwesterly along said northeasterly line to its intersection with the southeasterly Right-of-Way line of Briggs Street 76 feet wide; thence
98. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 2 of Mayfair Square as shown on map recorded in Book 39 Pages 50 and 51 of Maps, Records of said County; thence
99. northwesterly along said prolongation and said southwesterly line to its intersection with the northwesterly line of said Lot 2; thence
100. northeasterly along said northwesterly line to its intersection with the southwesterly line of Parcel 2 Block 041 as shown on Book 181 Page 4 of the Riverside County Tax Assessor's Maps, latest revision September 1979; thence
101. northwesterly along said southwesterly line and the southwesterly line of Parcel 2 as shown on Book 181 Page 3 of the Riverside County Tax Assessor's Maps, latest revision April 1978 to its intersection with the southeasterly line of Parcel 1 as shown on said Book 181 Page 3; thence

102. northeasterly along said southeasterly line to its intersection with the northeasterly line of said Parcel 1; thence
103. northwesterly along said northeasterly line to its intersection with the northwesterly line of T.M. Parson Subdivision as shown on map recorded in Book 1 Page 68 of Maps, Records of San Bernadino County; thence
104. northeasterly along said northwesterly line to its intersection with the westerly line of Parcel 23 as shown on Book 181 Page 2 of the Riverside County Tax Assessor's Maps, latest revision June 1982; thence
105. northwesterly along said southwesterly line to its intersection with the southerly Right-of-Way line of Riverview Drive 88 feet wide; thence
106. westerly along said southerly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Parcel Map recorded in Book 8 Page 60 of Parcel Maps, Records of said County; thence
107. northerly along said prolongation to its intersection with the northerly Right-of-Way line of Riverview Drive; thence
108. northwesterly along the southeasterly prolongation of the southwesterly line of said Parcel Map recorded in Book 8 Page 60 and its northwesterly prolongation to its intersection with the westerly Right-of-Way line of Pacific Avenue 80 feet wide; thence
109. northerly along said westerly Right-of-Way line to its intersection with the northerly line of Parcel 14 Block 151 as shown on Book 182 Page 15 of the Riverside County Tax Assessor's Maps, latest revision March 1980; thence
110. westerly along said northerly line to its intersection with the westerly line of said Parcel 14; thence
111. southerly along said westerly line to its intersection with the northerly line of Woodlark Park No.2 as shown on map recorded in Book 34 Page 10 of Maps, Records of said County; thence
112. westerly along said northerly line to its intersection with the easterly line of Riverside County Flood Control Right-of-Way; thence
113. northerly along said easterly Right-of-Way line to its intersection with the northerly line of Parcel 2 Block 053 as shown on Book 182 Page 5 of the Riverside County Tax Assessor's Maps, dated February 1975; thence

114. westerly along said prolongation and said northerly line to its intersection with the easterly Right-of-Way line of Opal Street 60 feet wide; thence
115. southerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Stobbs Way 60 feet wide; thence
116. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Stobbs Way; thence
117. northerly along said westerly Right-of-Way line to its intersection with the southerly line of Parcel 12 Block 021 as shown on Book 182 Page 2 of the Riverside County Tax Assessor's Maps, latest revision March 1977; thence
118. westerly along said southerly line and the southerly line of Parcels 5, 3, and 15 of said Block 021 to its intersection with the easterly Right-of-Way line of Canal Street (Golden West Avenue) 50 feet wide; thence
119. northerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Mission Boulevard; thence
120. westerly along said southerly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of the Union Pacific Railroad; thence
121. southwesterly along said northwesterly Right-of-Way line to its intersection with the westerly line of Parcel 53 Block 112 as shown on Book 183 Page 11 of the Riverside County Tax Assessor's Maps, latest revision August 1978; thence
122. northerly along said westerly line to its intersection with the southeasterly Right-of-Way line of Valley Way 55 feet wide; thence
123. southwesterly along said southeasterly Right-of-Way line to its intersection with the easterly line of Parcel 3 Block 101 as shown on Book 183 Page 10 of the Riverside County Tax Assessor's Maps, latest revision June 1979; thence
124. northerly along said easterly line to its intersection with the northerly line of said Parcel 3; thence
125. westerly along said northerly line and the northerly line of Parcels 2 and 1 of said Block 101 and the northerly line of Parcels 8, 9, 10 and 11 as shown on Book 183 Page 9 of the Riverside County Tax Assessor's Maps, latest revision March 1986 and its easterly prolongation to its intersection with the westerly line of Soto Avenue; thence

126. northerly along said westerly Right-of-Way line to its intersection with the northerly line of Parcel 10 Block 062 as shown on Book 183 Page 6 of the Riverside County Tax Assessor's Maps, latest revision April 1986; thence
127. westerly along said northerly line, the northerly line of Parcels 20 and 19 of said Block 062 and its westerly prolongation the northerly line of Parcel 7 Block 061 of said Book 183 Page 6 and the northerly line of Parcel 3 Block 044 as shown on Book 183 Page 4 of the Riverside County Tax Assessor's Maps, dated February 1975 and its westerly prolongation to its intersection with the westerly Right-of-Way line of Formosa Street 60 feet wide; thence
128. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Mission Boulevard 80 feet wide; thence
129. westerly along said southerly Right-of-Way line to its intersection with the southerly prolongation of the westerly line of Parcel 2 as shown on Book 174 Page 18 of the Riverside County Tax Assessor's Maps, latest revision December 1984; thence
130. northerly along said prolongation and said westerly line to the point of beginning.

SUBAREA 2

P.O.B.

Beginning at the most northerly corner of Parcel 3 Block 213 as shown on Book 178 Page 21 of the Riverside County Tax Assessor Maps, dated December 1974; thence

1. southeasterly along the northeasterly line of said Parcel 3 and the northeasterly line of Parcel 5 of said Block 213 to its intersection with the northwesterly Right-of-Way line of Rubidoux Boulevard, 77 feet wide; thence
2. northeasterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the northeasterly line of Parcel 9 Block 222 as shown on Book 178 Page 22 of the Riverside County Tax Assessor's Maps, latest revision April 1977; thence
3. southeasterly along said prolongation and said northeasterly line to its intersection with the southeasterly line of said Parcel 9; thence
4. southwesterly along said southeasterly line to its intersection with the northeasterly Right-of-Way line of Twenty-Eighth Street (Second Street), 77 feet wide; thence
5. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the southeasterly line of Parcel 7 Block 221 as shown on said Book 178 Page 22; thence
6. southwesterly along said prolongation and said southeasterly line the easterly line of Parcel 2 of said Block 221 and the southeasterly line of Parcel 1 Block 251 as shown on Book 178 Page 25 of the Riverside County Tax Assessor's Maps, latest revision September 1976 to its intersection with the northerly Right-of-Way line of State Highway 60; thence
7. westerly along said northerly Right-of-Way line to its intersection with the northwesterly line of Parcel 11 Block 201 as shown on Book 178 Page 20 of the Riverside County Tax Assessor's Maps, dated December 1974; thence
8. northeasterly along said northwesterly line to its intersection with the southwesterly Right-of-Way line of Thirtieth Street, 66 feet wide; thence
9. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the southeasterly line of Rubidoux Manor as shown on map recorded in Book 30 Pages 41 and 42 of Maps, Records of said County; thence

10. northeasterly along said prolongation and said southeasterly line to its intersection with the southwesterly line of Lot 37 of said Rubidoux Manor; thence
11. southeasterly along said southwesterly line and the southwesterly line of Lots 36 through 32 inclusive of said Rubidoux Manor to its intersection with the northwesterly Right-of-Way line of Rubidoux Boulevard (Bloomington Street), 77 feet wide; thence
12. northeasterly along said northwesterly Right-of-Way line to its intersection with the northeasterly line of Lot 21 as shown on said Rubidoux Manor; thence
13. northwesterly along said northeasterly line and the northeasterly line of Lots 20, 19, and 18 of said Rubidoux Manor to its intersection with the southeasterly line of Lot 16 of said Rubidoux Manor; thence
14. northeasterly along said southeasterly line and the southeasterly line of Lots 15, 14, 13 and 1 of said Rubidoux Manor to its intersection with the southwesterly Right-of-Way line of Twenty-Eighth Street (Second Street), 77 feet wide; thence
15. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Parcel 3 Block 213 as shown on said Book 178 Page 21; thence
16. northeasterly along said prolongation and said northwesterly line to the point of beginning.

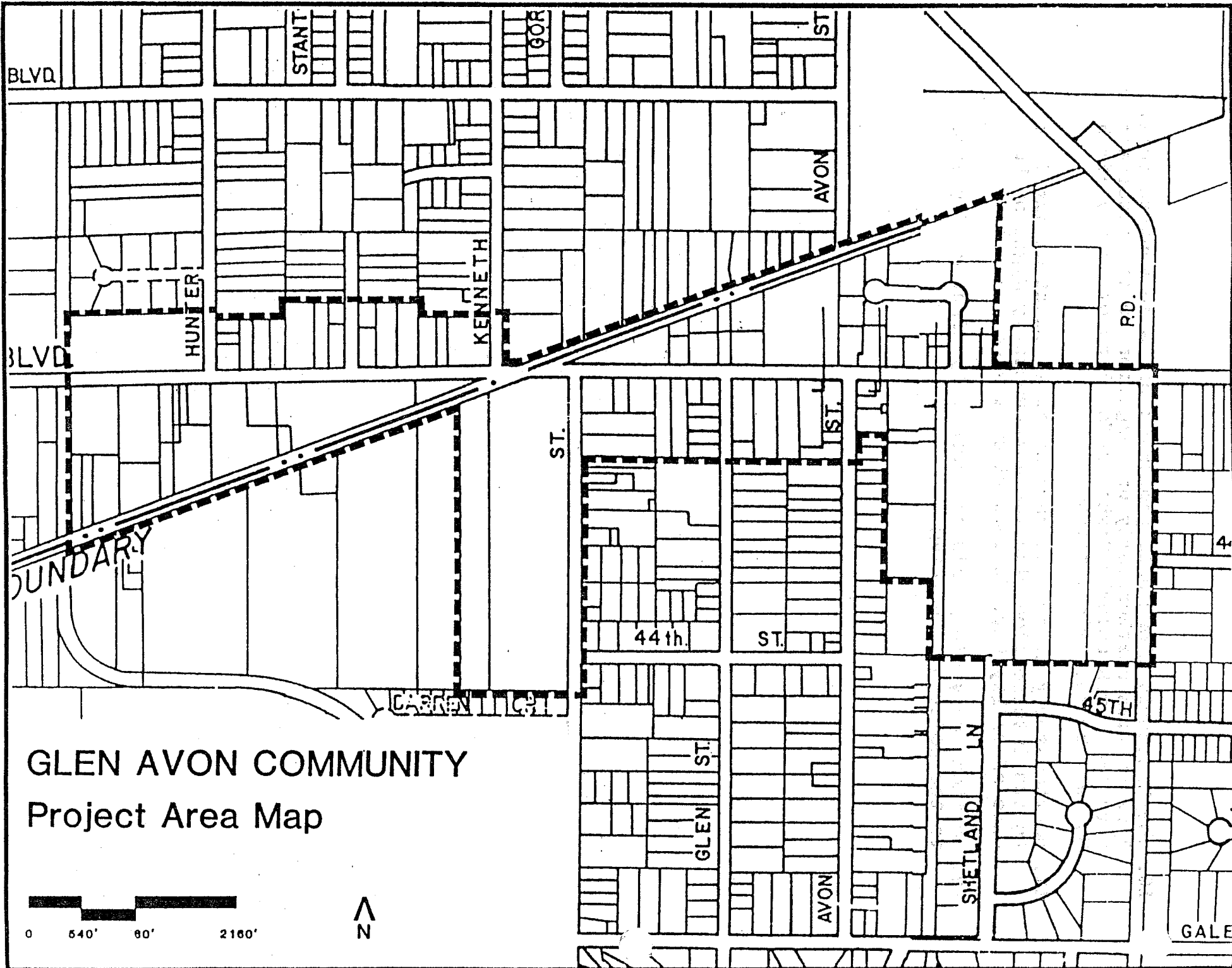
SUBAREA 3

P.O.B.

Beginning at the intersection of the northwesterly Right-of-Way line of Valley Way with the northwesterly prolongation of the northeasterly line of Lot 46 of Sunnyslopes Heights as shown on map recorded on Book 22 Pages 45 and 46 of Maps, Records of said County; thence

1. southeasterly along said prolongation and northeasterly line and the northeasterly line of Lot 47 of said Sunnyslopes Heights to its intersection with the southeasterly line of said Lot 47; thence
2. southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Thirty-Sixth Street, 60 feet wide; thence
3. northwesterly along said southwesterly Right-of-Way line to its intersection with the easterly Right-of-Way line of Edgehill Drive (Jurupa Road), 60 feet wide; thence
4. southerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of State Highway 60; thence
5. westerly along said northerly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Parcel 18 as shown on Book 174 Page 29 of Riverside County Tax Assessor's Maps, latest revision April 1984; thence
6. northeasterly along said prolongation, said northwesterly line and the northwesterly line of Parcel 19, 22, 23, 24 and 13 of said Book 174 Page 29 to its intersection with the northeasterly line of said Parcel 13; thence
7. southeasterly along said northeasterly line to its intersection with the southeasterly line of Parcel 15 Block 302 as shown on Book 174 Page 30 of Riverside County Tax Assessor's Maps, latest revision January 1983; thence
8. northeasterly along said southeasterly line to its intersection with the southwesterly Right-of-Way line of Thirty-Seventh Street, 60 feet wide; thence
9. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the southeasterly line of Parcel 13 Block 301 as shown on said Book 174 Page 30; thence

10. northeasterly along said prolongation, said southeasterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Thirty-Sixth Street, 60 feet wide; thence
11. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Valley Way, 55 feet wide; thence
12. northeasterly along said northwesterly Right-of-Way line to the point of beginning.



GLEN AVON COMMUNITY
Project Area Map



LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2
GLEN AVON COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No.2, Glen Avon Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

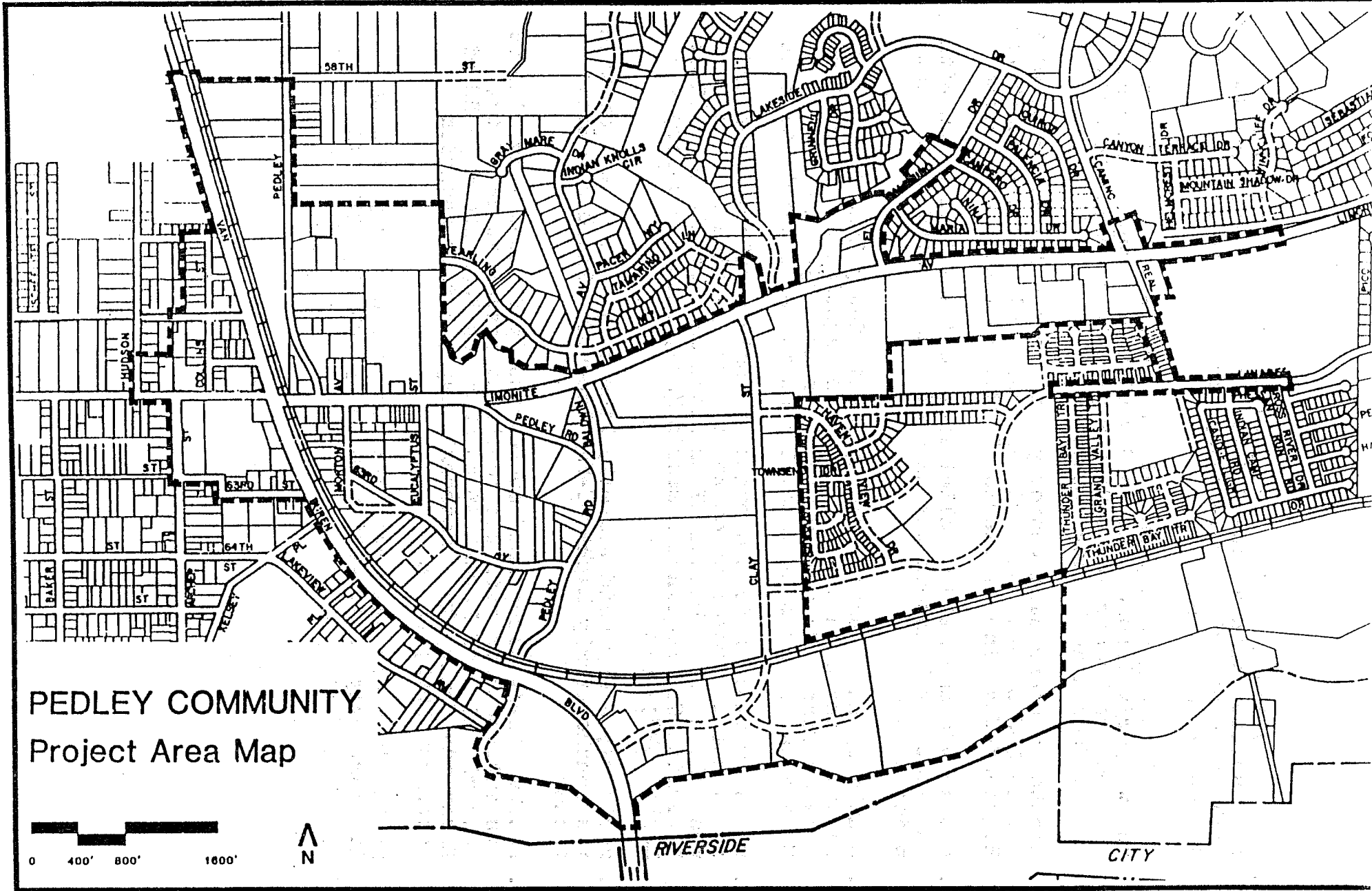
Beginning at the southwest corner of Tract No. 13167 as shown on map recorded in Book 131 pages 47 and 48 of Maps, Records of said County. Said point being also on the easterly line of the Riverside County Flood Control Right-of-Way; thence

1. easterly along the southerly line of said Tract No. 13167 and its easterly prolongation to its intersection with the easterly Right-of-Way line of Hunter Street, 60 feet wide; thence
2. southerly along said easterly Right-of-Way line to its intersection with a line 246 feet northerly and parallel with the center line of Mission Blvd.; thence
3. easterly along said parallel line to its intersection with a line 284.7 feet westerly and parallel with the westerly Right-of-Way line of Stanton Street, 60 feet wide; thence
4. northerly along said parallel line to its intersection with a line 330 feet northerly and parallel with the center line of Mission Blvd.; thence
5. easterly along said parallel line to its intersection with the westerly line of Parcel Map No. 15962 as shown on Parcel Map recorded in Book 94 page 35 of Parcel Maps, Records of said County; thence
6. southerly along said westerly line to its intersection with the southerly line of said Parcel Map No. 15962; thence
7. easterly along said southerly line and its easterly prolongation to its intersection with the easterly Right-of-Way line of Kenneth Street, 60 feet wide; thence
8. southerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of Mission Blvd.; thence

Glen Avon, July 2, 1987

9. easterly along said northerly Right-of-Way line and the northwesterly Right-of-Way line of Belle Grave Ave. to its intersection with the easterly Right-of-Way line of Avon Street, 60 feet wide; thence
10. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Tract No. 2574 as shown on map recorded in Book 46 page 5 of Maps, Records of said County; thence
11. northeasterly along said northwesterly line and its north-easterly prolongation to its intersection with the northerly prolongation of the easterly line of said Tract Map No. 2574; thence
12. southerly along said prolongation said easterly line and its southerly prolongation to its intersection with the northerly Right-of-Way line of Mission Blvd., 80 feet wide; thence
13. easterly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Pedley Road; thence
14. southerly along said easterly Right-of-Way line to its intersection with the easterly prolongation of the southerly line of Parcel 4 as shown on Book 169 page 17 of Riverside County Tax Assessor's Maps, latest revision October 1978; thence
15. westerly along said prolongation, said southerly line and its westerly prolongation to its intersection with the westerly Right-of-Way line of Riverside County Flood Control District; thence
16. northerly along said westerly Right-of-Way line to its intersection with the northerly line Parcel 19 as shown on Book 169 page 15 of the Riverside County Tax Assessor's Maps, dated February 1975; thence
17. westerly along said northerly line to its intersection with a line 165 feet easterly and parallel with the easterly Right-of-Way line of Avon Street, 40 feet wide; thence
18. northerly along said parallel line to its intersection with the northerly line of Parcel 5 as shown on Book 169 page 15 of the Riverside County Tax Assessor's Maps, dated February 1975; thence
19. westerly along said northerly line to its intersection with the easterly Right-of-Way line of Avon Street, 40 feet wide; thence

20. southerly along said easterly Right-of-Way line to its intersection with a line 356 feet southerly and parallel with the southerly Right-of-Way line of Mission Blvd., 80 feet wide; thence
21. westerly along said parallel line to its intersection with the westerly line of the Subdivision of Jurupa Rancho as shown on map recorded in Book 9 page 26 of Maps, Records of San Bernadino County; thence
22. northerly along said westerly line to its intersection with a line 355.5 feet southerly and parallel with the southerly Right-of-Way line of Mission Blvd., 80 feet wide; thence
23. westerly along said parallel line to its intersection with the easterly Right-of-Way line of Felspar Street, 60 feet wide; thence
24. southerly along said easterly Right-of-Way line to its intersection with the easterly prolongation of the southerly line of Parcel 26 as shown on Book 170 page 31 of Riverside County Tax Assessor's Maps, latest revision March 1977; thence
25. westerly along said prolongation, said southerly line and its westerly prolongation to its intersection with the westerly line of Parcel 27 as shown on Book 170 page 31 of Riverside County Tax Assessor's Maps, latest revision March 1977; thence
26. northerly along said westerly line to its intersection with the southeasterly Right-of-Way line of Belle Grave Ave.; thence
27. southwesterly along said southeasterly Right-of-Way line to its intersection with the southerly prolongation of the easterly line of Parcel 28 as shown on Book 170 page 26 of Riverside County Tax Assessor's Maps, latest revision September 1985; thence
28. northerly along said prolongation said easterly line and its northerly prolongation to the point of beginning.



PEDLEY COMMUNITY Project Area Map



LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2 - 1989 PEDLEY COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No. 2, Pedley Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

Point of Beginning

Beginning at the intersection of the westerly Right-of-Way line of Van Buren Boulevard with the northerly Right-of-Way line of Stearns Street.

1. easterly along said northerly Right-of-Way line to its intersection with the center line of Van Buren Boulevard; thence
2. southerly along center line to its intersection with the westerly prolongation of the northerly line of Parcel 8 as shown on Book 165, Page 14 of Riverside County Tax Assessors Maps (latest revision April 1988); thence
3. easterly along said prolongation of said northerly line and its easterly prolongation to its intersection with the easterly Right-of-Way line of Pedley Road; thence
4. southerly along said easterly Right-of-Way line to its intersection with the northerly line of Parcel Map 12241 as shown on map recorded in Book 65, Page 93, of Parcel maps, Records of said county; thence
5. easterly along said northerly line to its intersection with the easterly line of said Parcel Map 12241; thence
6. southerly along said easterly line and its easterly prolongation to its intersection with the northerly line of Parcel 33 as shown in Book 166, Page 21 of the Riverside County Tax Assessors maps (latest revision March 1979); thence
7. easterly along said northerly line through its various courses to its intersection with the northerly line of Parcel 4 as shown in said Book 166, Page 21; thence
8. easterly along said northerly line through its various courses to its intersection with the northerly line of Liminote Avenue; thence
9. easterly along said northerly Right-of-Way line to its inter-

section with the easterly line of Tract No. 11885 as shown on Map recorded in Book 110, Pages 8 through 12, inclusive of Maps, Records of said County: thence

10. northerly along said easterly line to its intersection with the northeasterly line of said Tract No. 11885; thence
11. southeasterly on the southeasterly prolongation of said northeasterly line to its intersection with the easterly line of Parcel 18 as shown in Book 166, Page 22 of Riverside County Tax Assessors Maps (latest revision October 1987); thence
12. southerly along said easterly line to its intersection with the northerly Right-of-Way of Limonite Avenue; thence
13. easterly along said northerly Right-of-Way line to its intersection with the westerly line of Tract No. 11579 as shown on map recorded in Book 111, Pages 2 and 4, thence
14. northerly along said westerly to its intersection with the northerly line of Parcel 24 as shown in said Book 166, Page 22 of Riverside County Tax Assessors Maps; thence
15. easterly along said northerly line to its intersection with the easterly line of said Parcel 24; thence
16. southerly along said easterly line to its intersection with northerly Right-of-Way line of El Palomino Drive; thence
17. easterly along said northerly Right-of-Way line to its intersection with the westerly line of Lot 26 of said Tract No. 11579; thence
18. northerly along said westerly line to its intersection with the northwesterly line of said Lot 26; thence
19. northeasterly along said northwesterly line and the northwesterly line of Lots 25, 24, 23 and 22 to its intersection with the northeasterly line of said Lot 22; thence
20. southeasterly along said northeasterly line and its southeasterly prolongation to its intersection of the southeasterly Right-of-Way line of El Palomino Drive; thence
21. southwesterly along said southeasterly Right-of-Way line to its intersection with the northerly Right-of-Way line of Limonite Avenue; thence
22. easterly along said northerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Camino Real; thence

23. northerly along said westerly Right-of-Way line to its intersection with the westerly prolongation of the northerly line of Parcel 35 as shown in Book 185, Page 17 of the Riverside County Tax Assessors maps (latest revision April 1983); thence
24. easterly along said prolongation and the northerly line of said Parcel 35 to its intersection with the easterly line of said Parcel 35; thence
25. southerly along said easterly to its intersection with the northerly Right-of-Way line of Limonite Avenue; thence
26. easterly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way of Windcliff Drive; thence
27. southerly along said easterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Limonite Avenue; thence
28. westerly along said southerly Right-of-Way line to its intersection with the easterly line of Parcel 8 as shown in Book 185, Page 17 of the Riverside County Tax Assessors Maps (latest revision April 1983); thence
29. southerly along said easterly line to its intersection with the southerly line of said Parcel 8; thence
30. westerly along southerly line to its intersection with the easterly Right-of-Way line of Camino Real; thence
31. southerly along said easterly Right-of-Way line to its intersection with the northerly Right-of-Way line of Linares Avenue; thence
32. easterly along said northerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Cross River Drive; thence
33. southerly along said easterly Right-of-Way line to the southerly Right-of-Way line of Linares Avenue; thence
34. westerly along said southerly Right-of-Way line to its intersection with the westerly line of Tract No. 10850-1 as shown on map recorded in Book 107, Page 51-53 inclusive of maps, records of said County; thence
35. northerly along said westerly line and its northerly prolongation to its intersection with the northerly Right-of-Way line of Linares Avenue; thence.

36. easterly along said northerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Camino Real; thence
37. northerly along said westerly Right-of-Way line to its intersection with the southerly line of Parcel Map 12017 as shown in Book 60, Pages 50-51 of Parcel Maps, records of said County; thence
38. westerly along said southerly line to its intersection with the southeasterly line of Parcel Map No. 16673 as shown on Map recorded in Book 93, Pages 88-89 of parcel maps, records of said County; thence
39. southwesterly along said southeasterly line to its intersection with the southerly line of said Parcel Map No. 16673; thence
40. westerly along said southerly line and the southerly line of Parcel Map No. 21359 as shown on map recorded in Book 139, Pages 97-98 of Parcel Maps records of said County to its intersection with the easterly line of El Palomino Drive; thence
41. southerly along said easterly Right-of-Way line to its intersection with the souther Right-of-Way line of Limonite Avenue; thence
42. westerly along said southerly Right-of-Way line to its intersection with the easterly line of Parcel Map No. 19519 as shown on map recorded in Book 127, Pages 95 and 96 of Parcel Map, records of said County; thence
43. southerly along said easterly line and the easterly line of Parcel Map No. 16858 as shown on map in Book 133, Pages 98 & 99 to its intersection with the northerly Right-of-Way line of Union Pacific Railroad; thence
44. easterly along said northerly Right-of-Way line to its intersection with the easterly line of Section 25, Township 2 South, Range 6 West, of San Bernardino Meridian; thence
45. southerly along said easterly line to its intersection with the centerline of the Santa Ana River being also the Riverside County limits (Tract 918); thence
46. westerly along said centerline to its intersection with the westerly Right-of-Way line of Van Buren Boulevard; thence
47. northerly along said westerly Right-of-Way to its intersection with the south-westerly line of Parcel 2 as shown in Book 163 Page 30 of the Riverside County Tax Assessors Maps (latest revision July 1986; thence

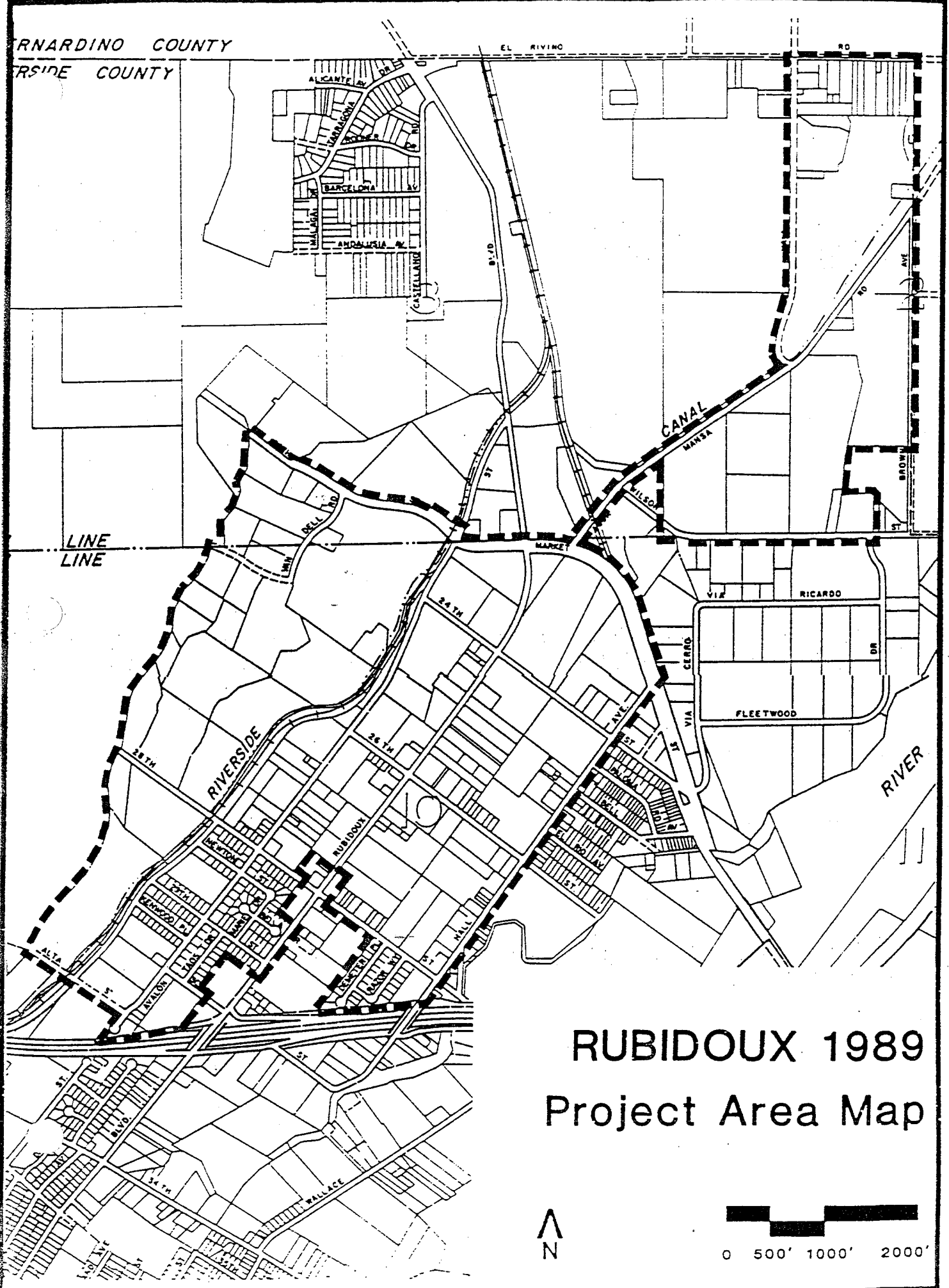
48. northwesterly along said southwesterly line to its intersection with the southeasterly end of Right-of-Way of Pedley Road; thence
49. southerly along said Right-of-Way line to its intersection with the southwesterly Right-of-Way line of said Pedley Road; thence
50. westerly and northerly and easterly along said Right-of-Way line to its intersection with the easterly line of Parcel 16 as shown in Book 163, Page 23 of the Riverside County Tax Assessors Maps (latest revision May 1982); thence
51. northerly along said easterly line to its intersection with the southwesterly line of VanBuren Boulevard; thence
52. northwesterly along said southwesterly Right-of-Way line to its intersection with southerly Right-of-Way line of 63rd Street; thence
53. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Collins Street; thence
54. northerly along said westerly Right-of-Way line to its intersection with the souther Right-of-Way line of 63rd Street; thence
55. westerly along said southerly Right-of-Way line to its intersection with the westerly Right-of-Way line of Archer Street; thence
56. northerly along said westerly Right-of-Way line to its intersection with the southerly Right-of-Way line of Limonite Avenue; thence
57. westerly along said southerly Right-of-Way line to its intersection with the easterly Right-of-Way line of Hudson Street; thence
58. northerly along said easterly Right-of-Way line to its intersection with the southerly line of Parcel 16 as shown in Book 165, Page 17 of the Riverside County Tax Assessors maps (latest revision August 1986); thence
59. easterly along said southerly to its intersection with the easterly line of said parcel 16; thence
60. northerly along said easterly line and its northerly prolongation to its intersection with the southerly line of Lot 164 of Fairhaven Farms as shown on map recorded in Book 6, Page 2 of

Maps, records of said County: thence

61. easterly along said southerly line and the southerly line of Lot 163 of said Fairhaven Farms to its intersection with the easterly line of said Lot 163: thence
62. northerly along said easterly line to its intersection with the center-line of Main Street; thence
63. easterly along said center-line to its intersection with the westerly Right-of-Way line of Van Buren Boulevard; thence
64. northerly along said westerly Right-of-Way line to the Point of Beginning.

SNYDER COUNTY

RIVERSIDE COUNTY



RUBIDOUX 1989 Project Area Map



LEGAL DESCRIPTION
RIVERSIDE COUNTY REDEVELOPMENT AGENCY
REDEVELOPMENT PROJECT NO. 2 - 1989
RUBIDOUX COMMUNITY

This Legal Description is to be used in conjunction with the Boundary Map of the Riverside County Redevelopment Agency, Redevelopment Project No. 2, 1989, Rubidoux Community. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Riverside, State of California described as follows:

P.O.B.

Beginning at the intersection of the northerly prolongation of the westerly line of La Rancheria Esplendida as shown on map recorded in the Book 4, Page 77 of Maps, Records of said County and with the northerly Right-of-Way line of Twentieth Street; thence

1. easterly along said northerly Right-of-Way line and the northerly Right-of-Way line of Market Street to its intersection with the northwesterly Right-of-Way line of Agua Manza Road; thence
2. northerly along said northwesterly Right-of-Way line to its intersection with the westerly Right-of-Way line of Hall Avenue; thence
3. northerly along said westerly Right-of-Way line to its intersection with the westerly prolongation of the northerly line of Rivino Orchards as shown on map recorded in Book 15 Page 14 of Maps, Records of Said County; thence
4. easterly along said prolongation and said northerly line to its intersection with the easterly line of said Rivino Orchards; thence
5. southerly along said easterly line to its intersection with the northerly line of Parcel 5 as shown in Book 175, Page 19 of the Riverside County Tax Assessors Maps (latest revision map 1988); thence
6. westerly along said northerly line to its intersection with the westerly line of said Parcel 5; thence
7. southerly along said westerly line to its intersection with the southerly line of said Parcel 5; thence
8. easterly along said southerly line to its intersection with the easterly line of Parcel 7 as shown in said Book 175, Page 19 of Riverside County Tax Assessors Maps; thence

9. southerly along said easterly line and its southerly prolongation to its intersection with the southerly Right-of-Way line of 20th Street; thence
10. westerly along said southerly Right-of-Way line to its intersection with the westerly line of Section 2, Township 2 South, Range 5 West, San Bernardino Meridian; thence
11. northerly along said westerly line to its intersection with the southeasterly Right-of-Way of Agua Mansa Road; thence
12. southwesterly along said southeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Market Street; thence
13. southeasterly along said northeasterly Right-of-Way line to its intersection with southeasterly Right-of-Way line of Hall Street; thence
14. southwesterly along said southeasterly Right-of-Way line to its intersection with northerly Right-of-Way line of State Highway U.S. 60; thence
15. westerly along said northerly Right-of-Way line to its intersection with the northwesterly line of Tract No. 4083 as shown on map recorded in Book 72, Pages 87 and 88 of Maps Records of said County; thence
16. northeasterly along said northwesterly line to its intersection with the northeasterly Right-of-Way at 28th Street; thence
17. northwesterly along said easterly Right-of-Way line to its intersection with the southeasterly line of Parcel 9 as shown in Book 178, Page 22, Riverside County Tax Assessors Map, (latest Revision April 1977); thence
18. northeasterly along said southeasterly line to its intersection with the northeasterly line of said parcel 9; thence
19. northwesterly along said northeasterly line to its intersection with the southeasterly Right-of-Way line with Rubidoux Boulevard; thence
20. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the northeasterly line Parcel 5 as shown in Book 178, Page 21, Riverside County Tax Assessors Maps (latest revision December 1974); thence
21. northwesterly along said prolongation, said easterly line and the northeasterly line of Parcel 3, as shown in said Book 178, Page 21

to its intersection with the northwesterly line of said Parcel 3; thence

- * 22. southwesterly along said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of 28th Street; thence
- * 23. southeasterly along said southwesterly Right-of-Way line with its intersection with southeasterly line of Rubidoux Manor as shown on map recorded in Book 30 Pages 41 and 42, of maps records of Riverside County; thence
- * 24. southwesterly along said southeasterly line to its intersection with the northeasterly line of said Rubidoux Manor; thence
- 25. southeasterly along said northeasterly line to its intersection with the northwesterly Right-of-Way line of Rubidoux Boulevard; thence
- 26. southwesterly along said northwesterly Right-of-Way line at the intersection with the southwesterly line of said Rubidoux Manor; thence
- 27. northwesterly along said southwesterly line to its intersection with the southeasterly line of said Rubidoux Manor; thence
- * 28. southwesterly along said southeasterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of 30th Street; thence
- * 29. southeasterly along said southwesterly Right-of-Way line to its intersection with the northwesterly line of Parcel 11, Block 201, as shown in Book 178, Page 20, of Riverside County Tax Assessors Map dated December 1974; thence
- 30. southwesterly along said northwesterly line to its intersection with the northly Right-of-Way line of State Highway, U.S. 60; thence
- 31. westerly along said northly Right-of-Way line to its intersection northwesterly Right-of-Way line of Avalon Street; thence
- 32. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Alta Street; thence
- 33. northwesterly along said southwesterly Right-of-Way line to its intersection southeasterly Right-of-Way line of Montana Avenue; thence
- 34. northeasterly along said southeasterly Right-of-Way line and along the northwesterly line of said Rancheria Esplendida the Point of Beginning.