

Successor Agency: Corona, CA  
 County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)			HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Residential	Sale of Property		12/1/2006	\$ 389,000.00	\$ 19,057.50	Market	8/1/2013	\$ 19,057.50	TBD	Mixed Use Residential/Commercial	316 W. Seventh Street	117-186-002	0.05	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
2	Residential	Sale of Property		3/19/2004	\$ 200,000.00	\$ 64,795.50	Market	8/1/2013	\$ 64,795.50	TBD	Mixed Use Residential/Commercial	319 W. Seventh Street	117-181-003	0.17	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
3	Residential	Sale of Property		9/22/2006	\$ 455,000.00	\$ 41,926.50	Market	8/1/2013	\$ 41,926.50	TBD	Mixed Use Residential/Commercial	322 W. Seventh Street	117-186-001	0.11	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
4	Residential	Sale of Property		11/23/2006	\$ 589,000.00	\$ 64,795.50	Market	8/1/2013	\$ 64,795.50	TBD	Mixed Use Residential/Commercial	323 W. Seventh Street	117-181-002	0.17	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
5	Residential	Sale of Property		10/15/2007	\$ 515,000.00	\$ 45,000.00	Appraised	6/20/2012	\$ 45,000.00		Mixed Use Residential/Commercial	401 S. Belle Avenue	117-142-015	0.17	MFR	\$ 45,000.00	n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	UB approval - w/Developer per Reso 2012-33; currently in escrow.	Adjacent property owner, Watermarke, purchased properties around area for Mixed-Use Dev. Watermarke offered to purchase per MAI appraised value.
6	Residential	Sale of Property		12/8/2006	\$ 488,000.00	\$ 45,000.00	Appraised	6/20/2012	\$ 45,000.00		Mixed Use Residential/Commercial	407 S. Belle Avenue	117-142-018	0.17	SFR	\$ 45,000.00	n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	UB approval - w/Developer per Reso 2012-33; currently in escrow.	Adjacent property owner, Watermarke, purchased properties around area for Mixed-Use Dev. Watermarke offered to purchase per MAI appraised value.
7	Residential	Sale of Property		8/22/2008	\$ 522,850.00	\$ 45,000.00	Appraised	6/20/2012	\$ 45,000.00		Mixed Use Residential/Commercial	411 S. Belle Avenue	117-142-019	0.18	SFR	\$ 45,000.00	n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	UB approval - w/Developer per Reso 2012-33; currently in escrow.	Adjacent property owner, Watermarke, purchased properties around area for Mixed-Use Dev. Watermarke offered to purchase per MAI appraised value.
8	Residential	Sale of Property		12/6/2006	\$ 473,000.00	\$ 20,000.00	Appraised	6/20/2012	\$ 20,000.00		Mixed Use Residential/Commercial	417 S. Belle Avenue	117-142-007	0.08	SFR	\$ 20,000.00	n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	UB approval - w/Developer per Reso 2012-33; currently in escrow.	Adjacent property owner, Watermarke, purchased properties around area for Mixed-Use Dev. Watermarke offered to purchase per MAI appraised value.
9	Residential	Sale of Property		9/14/2006	\$ 572,000.00	\$ 68,607.00	Market	8/1/2013	\$ 68,607.00	TBD	Mixed Use Residential/Commercial	702 S. Belle Avenue	117-186-011	0.18	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
10	Residential	Sale of Property		10/30/2006	\$ 420,000.00	\$ 64,795.50	Market	8/1/2013	\$ 64,795.50	TBD	Mixed Use Residential/Commercial	705 S. Sheridan Street	117-186-003	0.17	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
11	Residential	Sale of Property		11/30/2006	\$ 430,000.00	\$ 64,795.50	Market	8/1/2013	\$ 64,795.50	TBD	Mixed Use Residential/Commercial	706 S. Belle Avenue	117-186-010	0.17	SFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
12	Residential	Sale of Property		10/30/2006	\$ 1,475,000.00	\$ 72,418.50	Market	8/1/2013	\$ 72,418.50	TBD	Mixed Use Residential/Commercial	708 S. Belle Avenue	117-186-012	0.19	MFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
13	Residential	Sale of Property		9/29/2006	\$ 660,000.00	\$ 68,607.00	Market	8/1/2013	\$ 68,607.00	TBD	Mixed Use Residential/Commercial	711 S. Sheridan Street	117-186-004	0.18	MFR		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
14	Commercial	Sale of Property		3/19/2004	\$ 145,000.00	\$ 76,230.00	Market	8/1/2013	\$ 76,230.00	TBD	Mixed Use Residential/Commercial	308 W. Sixth Street	117-181-015	0.2	Comm		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
15	Commercial	Sale of Property		3/12/1998	\$ 300,000.00	\$ 202,009.50	Market	8/1/2013	\$ 202,009.50	TBD	Mixed Use Residential/Commercial	320 W. Sixth Street	117-181-016	0.53	Comm		n/a	n/a	No studies	approx. 1 mile from Multi-Modal Site	Sell to hospital or medical developers	ENA w/hospital developer - ENA terminated as a result of agency dissolution; Adjacent Corona Regional Hospital seeking acquisition for hospital expansion proj.
16	Commercial	Sale of Property		3/15/2006	\$ 1,000,000.00	\$ 194,386.50	Market	8/1/2013	\$ 194,386.50	TBD	future redevelopment	514 W. Sixth Street	117-172-001	0.51	Comm		n/a	n/a	No studies	approx. 1 to 1.5 miles from Multi-Modal Site	none	none
17	Commercial	Sale of Property		3/20/2002	\$ 170,000.00	\$ 517,327.27	Market	8/1/2013	\$ 517,327.27	TBD	future redevelopment	1059 W. Sixth Street	118-203-008	0.17	GenComm		n/a	n/a	No studies	n/a	none	none
18	Signage	Governmental Use		9/7/1989	\$ 143,095.00	\$ -	Market	8/1/2013	n/a	n/a	Auto Mall Freeway sign	2590 Wardlow Road	102-040-044	0.38	AutoComm		n/a	n/a	No studies	n/a	partial take for future freeway expansion; remainder of parcel for automall sign per previous agreements.	Agency has existing Sign Covenant Agreement; sign on property for benefit of Auto Dealers and City.
19	Vacant Lot/Land	Sale of Property		6/26/2009	\$ 25,000,000.00	\$ 25,000,000.00	Appraised	5/16/2008	\$ 17,667,326.00	TBD	future redevelopment	no address	107-080-012	53.72	Manufact.		n/a	n/a	Unknown	n/a		Agency issued Bond to acquire prop - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. NOTE: 2 Tenants on property on a month-to-month lease.
20	Commercial	Sale of Property		1/18/2008	\$ 525,000	\$ 121,724.06	Market	8/1/2013	\$ 121,724.06	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	106 E. Sixth Street	117-191-001	0.04	Comm		\$1,312.50 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies	n/a	none	

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		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase			Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
21	Commercial	Sale of Property		12/14/2007	525,000	\$ 121,724.06	Market	8/1/2013	\$ 121,724.06	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	114 E. Sixth Street	117-191-002	0.04	Comm	\$962.5 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.
22	Commercial	Sale of Property		10/31/2007	\$ 630,000.00	\$ 152,155.08	Market	8/1/2013	\$ 152,155.08	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	138 E. Sixth Street	117-191-004	0.05	Comm	n/a		No studies	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority.
23	Commercial	Sale of Property		8/30/2007	3,150,000	\$ 669,482.35	Market	8/1/2013	\$ 669,482.35	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	405 Corona Mall	117-151-002	0.22	Comm	\$5,000 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies; mold and asbestos testing recommended due to age and roof leaks. Roof repairs and HVAC repairs likely needed.	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.
24	Commercial	Sale of Property		12/3/2007	1,555,000	\$ 334,741.18	Market	8/1/2013	\$ 334,741.18	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	415 Corona Mall	117-151-021	0.11	Comm	\$1,800 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 2 Tenants on property on a month-to-month lease.
25	Commercial	Sale of Property		11/30/2007	\$ 787,800.00	\$ 182,586.10	Market	8/1/2013	\$ 182,586.10	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	422 Corona Mall	117-143-031	0.06	Comm	\$795.60 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.
26	Commercial	Sale of Property		11/30/2007	780,000	\$ 182,586.10	Market	8/1/2013	\$ 182,586.10	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	442 Corona Mall	117-143-032	0.06	Comm	\$1,200 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	Abestos and mold remediation conducted in vacant area of property.	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.
27	Commercial	Sale of Property		10/31/2007	2,583,900	\$ 608,620.32	Market	8/1/2013	\$ 608,620.32	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	505 Corona Mall	117-151-004	0.2	Comm	\$2,150 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No Studies; mold and asbestos testing recommended due to age of building. Possibly HVAC and roof repairs needed.	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.
28	Commercial	Sale of Property		2/29/2008	\$ 3,139,500.00	\$ 730,344.38	Market	8/1/2013	\$ 730,344.38	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	508 Corona Mall	117-143-038	0.24	Comm	none		No studies; mold and asbestos testing recommended. Visible mold. Remediation likely needed as well as roof and HVAC repairs.	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority.
29	Commercial	Sale of Property		2/29/2008	\$ 1,188,000.00	\$ 304,310.16	Market	8/1/2013	\$ 304,310.16	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	514 S. Main Street	117-143-039	0.1	Comm	\$990 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies; mold and asbestos testing recommended due to age and roof leaks. Roof and HVAC repairs possible.	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deemed to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)			
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase			Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
30	Commercial	Sale of Property		2/29/2008	\$ 1,865,500.00	\$ 517,327.27	Market	8/1/2013	\$ 517,327.27	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	518 S. Main Street	117-143-040	0.17	Comm	\$1,914 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies; mold and asbestos testing recommended due to age and roof leaks. Roof and HVAC repairs possible.	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. <b>NOTE:</b> 2 Tenants on property, 1 tenant on a month-to-month lease. 1 tenant is City art program provider (City program) - no income.	
31	Commercial	Sale of Property		10/31/2007	\$ 1,841,400.00	\$ 426,034.22	Market	8/1/2013	\$ 426,034.22	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	525 Corona Mall	117-151-005	0.14	Comm	\$4,150.25 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	No studies. Mold/asbestos testing recommended; property needs new HVAC and possibly roof repairs.	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. <b>NOTE:</b> 3 Tenants on property on a month-to-month lease.	
32	Commercial	Sale of Property		4/9/2009	\$ 914,062.87	\$ 213,017.11	Market	8/1/2013	\$ 213,017.11	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	577 Corona Mall	117-151-015	0.07	Comm	\$1,116 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	Mold/asbestos remediated in portion of prop; mold/asbestos testing recommended on remaining area; roof/HVAC improvements may be needed in remaining area.	n/a	none	Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. <b>NOTE:</b> 1 Tenants on property on a month-to-month lease.	
33	Commercial	Sale of Property		2/29/2008	\$ 1,500,000.00	\$ 334,741.18	Market	8/1/2013	\$ 334,741.18	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	579 Corona Mall	117-151-016	0.11	Comm	no income	no income	no studies	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority.	
34	Commercial	Sale of Property		10/19/2007	\$ 1,700,000.00	\$345,000/375,000	Appraised	6/10/2012	\$ 350,000.00	Currently in Escrow pending LRPMP approval.	Agency purchased for Phase III of the Watermark OPA.	580 N. Main Street	119-261-010	0.46	Comm	\$345,000/375,000	no income	no studies	To be part of a TAD project.	OB approved PSA per Reso2012-30. In escrow.	Property purchased by RDA in partnership with adjacent developer, Watermark, to incorporate into its existing development. Watermark offer to purchase per MAI appraised value.	
35	Commercial	Sale of Property		8/31/2007	\$ 914,700.00	\$ 213,017.11	Market	8/1/2013	\$ 213,017.11	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	591 Corona Mall	117-151-007	0.07	Comm	\$2,550 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	no studies	n/a	none	economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. <b>NOTE:</b> 1 Tenant on property on a month-to-month lease. <b>NOTE:</b> Tenant interested in acquiring property. Letter on file from Healthon Management.	
36	Commercial	Sale of Property		1/16/2008	\$ 1,008,000.00	\$ 213,017.11	Market	8/1/2013	\$ 213,017.11	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	675 S. Main Street	117-191-021	0.07	Comm		No contract; income going to 'Other Funds' for redistribution to taxing agencies.	no studies; asbestos/mold testing recommended; vandalism; recommend roof, electrical and HVAC improvements; remediation may be needed.			Agency issued Bond to acquire props - economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement, now under BID. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority.	
37	Commercial	Sale of Property		12/14/2007	\$ 3,000,000.00	\$ 669,482.35	Market	8/1/2013	\$ 669,482.35	TBD	ENA w/Developer to assemble properties in a commercial center with 75+ separate parcels and over 40 owners for redevelopment of Downtown area	683 S. Main Street	117-191-022	0.22	Comm	\$6,480 monthly	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	no studies; asbestos/mold testing recommended; vandalism; recommend roof, electrical and HVAC improvements; remediation may be needed.			economic downturn caused Developer to terminate development activities. PARKING for this property provided under a former Parking Authority arrangement. Property does not have its own parking facilities. City quitclaimed parking/common areas to RDA for redevelopment purposes - Agency deeded to Corona Housing Authority. <b>Note:</b> 4 tenants on property, 3 on month-to-month and 1 lease active through 9/30/2014.	
38	Commercial	Sale of Property		12/12/2006	\$ 754,034.00	\$ 300,000.00	Appraised	4/5/2012	\$ 300,000.00	Currently in Escrow pending LRPMP approval.	Historic Train Depot purchased to relocate and preserve.	150 Depot Drive	119-320-039	1.09	Comm	\$ 300,000.00	No contract; income going to 'Other Funds' for redistribution to taxing agencies.	vandalism; recommend roof, electrical, plumbing and HVAC improvements; remediation may be needed.		OB approved PSA per Reso2012-31. In escrow.	Agency purchased in partnership with RCTC and RTA to relocate and rehabilitate; project did not materialize. Tenant offered to purchase per MAI appraised value.	
39	Commercial	Sale of Property		12/30/2000	\$ 680,000.00	\$ 120,000.00	Appraised	6/30/2012	\$ 120,000.00	Currently in Escrow pending LRPMP approval.	Located in a commercial center with multiple ownership. RDA looking to assemble or partner with owners. Many attempts to redevelop made since 1998, none materialized.	829 N. Main Street	122-120-015	1.93	Comm	\$ 120,000.00	n/a	n/a	asbestos/mold present; building severely dilapidated	n/a	OB approved PSA per Reso2012-32. In escrow.	Adjacent property owner, Frontera LLC, offered to purchase for future development for MAI appraised value.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)		
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase			Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
40	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -	Market	8/1/2013	n/a	n/a	*City quitclaimed to Agency for future redevelopment. City did not charge a purchase price.				0	no income	n/a	no environmental issues	none	The commercial center, Corona Mall was subdivided in the 70s under the Urban Renewal movement and a parking authority was established under the PBA of 1949. Property owners invested in the downtown by purchasing commercial parcels and City agreed to provide these common area facilities to the business (i.e. pedestrian breezeways and parking facilities) to mitigate their investment, and for their sole use. Publically owned, but not a public parking lot.	
41	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
42	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
43	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
44	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
45	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
46	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
47	Roadway/Walkway	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above				0	no income	n/a	no environmental issues	none	** same as above	
48	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	350 S. Main	117-103-028	0.88	MUD	0	no income	n/a	no environmental issues	none	** same as above
49	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -			no comps avail.	TBD	* same as above	351 S. Main	117-114-012	0.26	MUD	0	no income	n/a	no environmental issues	none	** same as above - NOTE: this parking lot is 1 of 5 'Corona Mall' parking lots. The exception is that it's the only parking lot where only one commercial property owner benefits from the parking lot. Therefore, Property Owner wishes to purchase the parking lot. Letter on file from Ken & Sharon Tressen to purchase.
50	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	480 Corona Mall	117-143-015	2.37	MUD	0	no income	n/a	no environmental issues	none	** same as above
51	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	599 Corona Mall	117-151-022	3.49	MUD	0	no income	n/a	no environmental issues	none	** same as above
52	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	655 S. Main	117-183-004	0.67	MUD	0	no income	n/a	no environmental issues	none	** same as above
53	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	710 S. Main	117-184-009	0.28	MUD	0	no income	n/a	no environmental issues	none	** same as above
54	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	714 S. Main	117-184-010	0.08	MUD	0	no income	n/a	no environmental issues	none	** same as above
55	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	715 S. Main	117-191-019	2.27	MUD	0	no income	n/a	no environmental issues	none	** same as above
56	Parking Lot/Structure	Governmental Use		12/31/2007	\$ -	\$ -		n/a	n/a	n/a	* same as above	735 S. Main	117-191-020	0.4	MUD	0	no income	n/a	no environmental issues	none	** same as above
57	Public Building	Governmental Use		4/14/2010	\$ 1,500,000.00	\$ -		n/a	n/a	n/a	Educational/redevelopment of area	152 E. Sixth	117-191-014	0.34	MUD	0	no income	n/a	no environmental issues	transferred to City as government property to continue providing educational programs	Property purchased by City for future redevelopment of area. As part of redeveloping the area, RDA partnered with Riverside Community College District to relocate its Economic Development program/classes.
58	Other	Governmental Use		11/14/1997	\$ 400,000.00	\$ -		n/a	n/a	n/a	Homeless Shelter and homeless services	420 W. Harrison	119-290-049	0.65	M1	0	no income	n/a	no environmental issues	n/a	Existing lease with homeless operator, Corona Norco Rescue Mission. NOTE: Lease term through October 2020
59	Other	Sale of Property		4/2/2003	\$ 200,000.00	\$86,985.60		n/a	n/a	n/a	Additional Parking for Community facilities	511 Vicentia	117-340-023	0.32	MU/CS	0	no income	n/a	no environmental issues	n/a	additional parking to patrons of the community facilities. As a result of the new city hall, the historic civic center was vacated (and available for lease), new child care center constructed, new community room and outdoor venues created. This property improved with a historic home which is temporarily used as a storage facility by the Settlement House.
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