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VALUATION SERVICES RELATIVE TO  
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL  
LAND USES IN JURUPA VALLEY, CA

FINAL REPORT  
NOVEMBER 24, 2015

PREPARED FOR:  
LENNAR HOMES – INLAND EMPIRE



## Memorandum

**To:** Lennar Homes – Inland Empire  
**From:** THE CONCORD GROUP  
**Date:** November 24, 2015  
**Re:** Valuation Services Relative to Residential, Commercial and Industrial Land Uses in Jurupa Valley, CA

### BACKGROUND AND OBJECTIVE

Riverside Public Utilities (“RPU”) is proposing the Riverside Transmission Reliability Project (“RTRP”), which includes the construction of a new 230 kilovolt transmission line that will pass, above ground, through properties in Jurupa Valley, Norco and Riverside. Lennar Homes (“Lennar”) owns and is developing the Riverbend master planned community in Jurupa Valley, a portion of which is on land that the proposed RTRP will occupy.

Given the negative impact that the proposed RTRP will have on Riverbend, Lennar is evaluating an alternative scenario to underground the project in Jurupa Valley. As Lennar analyzes the costs and benefits of such a scenario, management engaged The Concord Group (“TCG”) to assess the market value of properties directly and indirectly impacted by the RTRP as currently planned in Jurupa Valley. Properties “directly” impacted are those that will need to be condemned by the right of way requirements of the RTRP. Properties “indirectly” affected are those that will be adversely impacted by their close proximity to the RTRP (for example, visual impairment, site reconfiguration, etc.). Given the uncertain timing of the RTRP, TCG evaluated direct and indirect impacts under current 2015 and future 2017 and 2020 market conditions.

At the direction of Lennar, TCG evaluated nine properties to be impacted by the RTRP (Exhibits I-1 and I-2). Right of way calculations were provided by Lennar and used in this analysis.

### Scale (Acreage and Lots) of Direct Impacts

Property	Land Use	Current Status	Property Size			RTRP	
			Land AC	Resi Lots	Comm. SF	Direct Impact Num.	Unit
<b>Riverbend MPC</b>	For-Sale Residential	Under Construction/ Models Start Dec-15	---	464	---	106	Lots
<b>Vernola Apartments</b>	Rental Apartments	Fully Entitled / Processing Construction Plans	17.1	397	---	397	Units
<b>SP 266 Retail</b>	Retail Pads	Zoned Retail	8.3	---	---	2.70	AC
<b>Vernola Marketplace</b>	Retail	Existing Shopping Center	---	---	382,963	1.84	AC
<b>Sky Country East</b>	Retail/Industrial	Zoned	64.0	---	---	6.30	AC
	<i>Retail</i>		37.5	---	---	4.60	AC
	<i>Industrial</i>		26.5	---	---	1.70	AC
<b>Vernola Trust PA 13</b>	For-Sale Residential	Zoned	136.3	---	---	37	Lots
<b>Thoroughbred Farms</b>	Business Park	Fully Entitled	108.0	---	---	11.48	AC
<b>Lyon - Crossing</b>	For-Sale Residential	Homes	---	150	---	0	Lots
<b>Stratham Homes</b>	For-Sale Residential	Fully Entitled	---	176	---	0	Lots

### KEY CONCLUSIONS & ASSUMPTIONS

- Close proximity to large transmission lines results in an average 15% loss in residential value (Exhibit I-5)
- Historical performance and the market’s current position in the economic cycle suggests real estate values are likely to appreciate at an annualized rate of 5% over the next five years (Exhibit I-6)
- By year 2017, it is assumed that homes/apartments will be completed on the Riverbend MPC, Vernola Apartments and Stratham Homes properties

- By year 2020, it is assumed that commercial uses will be built and completed on the SP 266 Retail, Sky Country East and Thoroughbred Farms properties and homes will be built on the Vernola Trust PA 13 property
- TCG values the following direct and indirect impacts of the RTRP in the years 2015, 2017 and 2020:

Summary of Values												
Values in MMs	Asset Status	2015			2017			2020				
		Direct	Indirect	Total	Direct	Indirect	Total	Direct	Indirect	Total		
<b>Riverbend MPC</b>	Finished Lots	\$23.0	\$2.8	\$25.8	Homes	\$60.3	\$3.6	\$63.9	Homes	\$69.8	\$4.1	\$74.0
					CFD	\$4.8	---	\$4.8	CFD	\$4.8	---	\$4.8
					Solar	\$1.9	---	\$1.9	Solar	\$1.9	---	\$1.9
<b>Vernola Apartments</b>	Entitled Lots	\$25.0	-\$4.4	\$20.6	Apartments	\$122.6	-\$4.9	\$117.7	Apartments	\$141.9	-\$5.7	\$136.2
<b>SP 266 Retail</b>	Land	\$2.1	---	\$2.1	Land	\$2.3	---	\$2.3	Built	\$10.5	---	\$10.5
<b>Vernola Marketplace</b>	Land	\$0.7	---	\$0.7	Land	\$0.8	---	\$0.8	Land	\$0.9	---	\$0.9
<b>Sky Country East</b>	Land				Land				Built			
	Retail	\$3.5	---	\$3.5		\$3.9	---	\$3.9		\$17.9	---	\$17.9
	Industrial	\$4.5	---	\$4.5		\$4.9	---	\$4.9		\$5.0	---	\$5.0
<b>Vernola Trust PA 13</b>	Entitled Lots	\$5.7	\$3.5	\$9.2	Entitled Lots	\$6.2	\$3.9	\$10.1	Homes	\$26.8	\$13.7	\$40.6
<b>Thoroughbred Farms</b>	Entitled Site Plan	\$6.6	---	\$6.6	Entitled Site Plan	\$7.3	---	\$7.3	Business Park	\$33.5	---	\$33.5
<b>Lyon - Crossing</b>	Homes	---	\$0.4	\$0.4	Homes	---	\$0.4	\$0.4	Homes	---	\$0.5	\$0.5
<b>Stratham Homes</b>	Entitled Lots	---	\$1.6	\$1.6	Homes	---	\$6.5	\$6.5	Homes	---	\$7.5	\$7.5
<b>Total</b>		<b>\$71.0</b>	<b>\$3.9</b>	<b>\$74.9</b>		<b>\$214.9</b>	<b>\$9.5</b>	<b>\$224.3</b>		<b>\$312.9</b>	<b>\$20.2</b>	<b>\$333.1</b>
Share		95%	5%			96%	4%			94%	6%	

The following is a brief summary of our key findings underlying our valuation. The text will refer to supporting tables and graphs in the attached exhibit package.

**SUMMARY OF FINDINGS**

**Direct Impacts**

TCG evaluated direct impacts in two build-out scenarios: (1) current status; and (2) build-out (future). Four real estate classes were analyzed: single family homes (section II), apartments (section III), commercial (section IV) and industrial (section IV). Build-out valuations were based on TCG’s assessment of each property’s competitive positioning in the market. Developer programs were available for Riverbend MPC, Vernola Apartments, Lyon – Crossing (already built) and Stratham Homes. TCG assumed market driven development programs for SP 266 Retail, Sky Country East, Vernola Trust PA 13 and Thoroughbred Farms that are consistent with their zoning. For each land use, TCG conducted a top-down land residual valuation and used relevant land sale transactions to value the properties.

Single Family Home Values (Section II)

TCG surveyed 19 actively selling new home projects in the Jurupa Valley / Eastvale marketplace (Exhibit II-1). Depending on location, lot size and home size, new homes sell from the mid \$400,000s to the high \$600,000s. TCG identified the following market driven home pricing for Riverbend, Vernola Trust PA 13, Lyon – Crossing and Stratham Homes (Exhibit II-4):

Market Driven Home Prices and Land Values								
Project	Lot Size	Home Size	Market Driven Home Price		Finished Lot Value		Finishing Costs	Entitled Lot Value
			\$	\$/sf	Ratio	Value		
<b>Riverbend MPC</b>	5,461	2,870	\$516,239	\$180	42%	\$216,820	\$85,000	\$131,820
<b>Vernola Trust PA 13</b>	7,200	3,400	\$565,000	\$166	42%	\$237,300	\$85,000	\$152,300
<b>Lyon - Crossing</b>	9,000	3,054	\$531,657	\$174	42%	\$223,296	\$85,000	\$138,296
<b>Stratham Homes</b>	4,348	2,115	\$446,719	\$211	42%	\$187,622	\$85,000	\$102,622

Per interviews with brokers and developers in the Jurupa Valley / Eastvale market, finished lot valuations average 42% of top line home price, resulting in finished lot values in the low- to mid-\$200,000s. Finished lot values were confirmed with recent transactions (last one-year) in the market (Exhibit II-3). TCG approximates finishing costs (horizontal land development, fees) at \$85,000 per lot based on interviews with developers in the market, translating to entitled lot values in the low- to mid-\$100,000s.

#### Apartments (Section III)

TCG identified fourteen apartment buildings in the Inland Empire that have transacted since early 2013. The Jurupa Valley / Eastvale marketplace represents a premium opportunity in the Inland Empire context, owing to its location proximate to major employment centers and strong performing schools. Two of the most recent apartment transactions were in Montclair (northwest) and Temecula (south), transacting at a price of \$281,000 and \$255,000 per unit, respectively (Exhibit III-1). TCG estimates a built value of \$280,000 per unit for Vernola Apartments, in line with the top-of-the-market for Class A apartments.

Three entitled unit transactions in neighboring submarkets have transacted in the past two years. In late September, Turner Development closed on entitled apartment land located on the east side of the 71 Freeway, in Chino Hills, at a price of \$52,000 per door. Just under a year ago, Avalon Chino Hills closed at \$50,000 per door (July 2014). Corona MF transacted at a price of \$48,000 per door in September 2013 (Exhibit III-2). Given (1) ongoing improvements to the rental apartment market, in which Inland Empire rents are up 6.6% during the last year (CoStar, 2Q15 versus 2Q14), and (2) a review of the developer pro-forma, TCG estimates an entitled unit value of \$63,000 per door, positioned at the top of the Inland Empire market (Exhibit III-3).

#### Commercial / Industrial (Section IV)

Four commercial and industrial properties are directly impacted by the RTRP: SP 266 Retail, Vernola Marketplace, Sky Country East and Thoroughbred Farms. Vernola Marketplace is an existing big box shopping center anchored by a Lowe's Home Improvement. The right of way required by the RTRP only reaches the backside of the shopping center, not directly impacting either the buildings or parking on-site. The land impacted by the RTRP should not negatively impact the performance of the existing shopping center. Conversely, the RTRP right of way will eliminate the scale of commercial and industrial development potential of the SP 266 Retail, Sky Country East and Thoroughbred Farms properties.

All four properties are attractive for retail and business uses owing to their shared location proximate to Interstate 15 and possess similar value potential. TCG analyzed 25 retail building trades within a 10-mile radius of the RTRP. Building values range from a low of \$170 per square foot ("PSF"), for an older, dated shopping center, to \$500 PSF for a newer 2009 center, with an overall average of approximately \$300 PSF (Exhibit IV-1). In light of the RTRP properties adjacency to I-15 and associated desirable visibility and access, TCG estimates the value of built retail at \$350 PSF (Exhibit IV-4), slightly higher than the surveyed average.

TCG analyzed recent sales of business park and industrial buildings in the local Jurupa Valley / Eastvale / Ontario submarket. Building transactions over the last two years ranged from a low of \$100s PSF to a high of \$100s PSF, with an average value of \$132 PSF (Exhibit IV-2). TCG estimates an average built business park / industrial value of \$150 PSF, slightly below some of the better located buildings in Ontario closer to the Ontario International Airport (Exhibit IV-4), but above the market average owing the properties favorable I-15 proximity.

TCG estimates market driven land values of in the range of \$570,000 to \$760,000 per acre for SP 266 Retail, Sky Country East and Thoroughbred Farms (low end for industrial, high end for retail). TCG's land value assessment is consistent with transaction values in the marketplace over the last two years (Exhibit IV-3). For retail land at Vernola Marketplace, TCG discounted its retail valuation by 50%, as the right of way does not negatively impact of the performance of the current land use, but does diminish the property's redevelopment potential in the future (ie. less land to redevelop).

**Market Driven Building Price (PSF) and Land Values (per Acre)**

Project	Built Value per PSF	Land Value per			
		Ratio	FAR SF	FAR	per Acre
Sky Country East - Industrial	\$150	25%	\$38	0.35	\$571,725
Sky Country East - Retail	\$350	25%	\$88	0.20	\$762,300
Thoroughbred Farms	\$150	25%	\$38	0.35	\$571,725
Vernola Marketplace	---	---	---	---	\$381,150
SP 266 Retail	\$350	25%	\$88	0.20	\$762,300

Ancillary Direct Residential Impacts – Riverbend MPC

Per discussions with Lennar, Riverbend MPC will have a CFD in place to subsidize development, while new homes will also be furnished with solar panels, under a solar lease with SunStreet Energy Group. Should future homes at Riverbend MPC be condemned, both the CFD and solar lease will need to be paid off in full. Based on estimates furnished by Lennar, the pay-off of CFD will cost \$45,000 and the solar lease \$17,500 per home.

**Indirect Impacts**

TCG identified and analyzed three residential neighborhoods, two in Southern California and one in Seattle, that are bisected by large transmission lines similar in scale to the RTRP. Neighborhoods in Santa Clarita (CA), San Gabriel (CA) and Seattle (WA) were surveyed relative to home sale transactions during the last one-year period ending June 2015 (Appendix D). TCG segmented each neighborhood into two groupings – homes proximate (within two blocks) to the transmission lines and those further away. Neighborhoods were pre-screened to ensure that the homes in each group shared a similar vintage (year built).

TCG’s survey of home sales in the three neighborhoods indicate that on average, homes proximate to transmission lines sell for prices that are 15% cheaper than homes further away (Exhibit 9). Based on the 15% price discount generated by the transmission lines, TCG assessed the following residential land and home value impacts for the four residential properties:

Project	Indirect Loss of Value							
	Market Value			Transmission Line Discount	Indirect Loss of Value			
	Home	Finished Lot	Entitled Lot		Home	Finished Lot	Entitled Lot	
Riverbend MPC	\$516,239	\$216,820	\$131,820	x 15%	= \$77,436	\$32,523	\$19,773	
Vernola Trust PA 13	\$565,000	\$237,300	\$152,300	x 15%	= \$84,750	\$35,595	\$22,845	
Lyon - Crossing	\$531,657	\$223,296	\$138,296	x 15%	= \$79,749	\$33,494	\$20,744	
Stratham Homes	\$446,719	\$187,622	\$102,622	x 15%	= \$67,008	\$28,143	\$15,393	

TCG quantified one positive indirect impact resulting from the RTRP. The development of the RTRP would require the condemnation of the entire Vernola Apartments project (see Appendix E for full rationale). Following the condemnation, there is some potential for apartment development on the balance of acreage (12.7-acres, Exhibit I-2). TCG estimates the value of the multi-family development potential of the unentitled acreage (the project would require a new map and poses some entitlement / market exposure risk) at \$350,000 per acre, approximately 25% of the value of entitled/mapped multi-family acreage (Exhibit III-3) and in line with trades (Exhibit III-2).

**Appreciation of Values**

TCG analyzed historical appreciation of home and land values in the Inland Empire and Jurupa Valley / Eastvale marketplace (Exhibit I-6). Over the past twenty years, home prices have appreciated at an annual rate of 5%. Coming out of the recession, recent rates of growth are even higher, with prices rising 7%, 15% and 9% in 2012, 2013 and 2014, respectively. Similarly, post-recession, land prices have been driven up at an accelerated pace, rising 26% in 2013 and 8% in 2014. Current built and land valuations across each of the

four real estate asset classes analyzed have yet to reach their prior cycle peaks. With further growth potential ahead, TCG forecasts annualized real estate appreciation of 5% over the next five years (Exhibit I-8).

**Development Status – 2015, 2017 and 2020**

TCG valued direct and indirect impacts of the RTRP in three timeframes – current 2015 and future 2017 and 2020. Current valuations are based on the as-is condition of each property. Given the large scale of new residential development in the Jurupa Valley / Eastvale marketplace, TCG forecasts that three residential properties will be developed by 2017 – Riverbend MPC, Vernola Apartments and Stratham Homes. Lyon – Crossing has already delivered the five homes projected to be impacted in this analysis.

Of the residential properties, only Vernola Trust PA 13 is unlikely to deliver by 2017, as the other four properties are further along in the development process. In five-years, given the build-out of the adjacent properties, it is likely that Vernola Trust PA 13 will be developed.

<b>Development Status at Valuation</b>			
<b>Property</b>	<b>2015</b>	<b>2017</b>	<b>2020</b>
<b>Riverbend MPC</b>	Finished Lots	Homes	Homes
<b>Vernola Apartments</b>	Entitled Lots	Apartments	Apartments
<b>SP 266 Retail</b>	Land	Land	Built
<b>Vernola Marketplace</b>	Land	Land	Land
<b>Sky Country East</b>	Land	Land	Built
<b>Vernola Trust PA 13</b>	Entitled Lots	Entitled Lots	Homes
<b>Thoroughbred Farms</b>	Entitled Site Plan	Entitled Site Plan	Business Park
<b>Lyon - Crossing</b>	Homes	Homes	Homes
<b>Stratham Homes</b>	Entitled Lots	Homes	Homes

Commercial development typically follows rooftops. Given the ongoing development of residential, it is unlikely for the commercial / business park development to commence until the residential is completed. As such, TCG projects that SP 266 Retail, Sky Country East and Thoroughbred Farms will remain undeveloped in 2017. However, following the completion of the majority of homes in 2017, TCG forecasts all three projects to be developed by 2020.

**Calculation of Values**

Each property was analyzed to determine the scale/size of direct and indirect impacts (ie. number of homes / lots / square feet or acres impacted), in both as-is and build-out scenarios (Exhibit I-2). Market values were then established for each land use, under current 2015 market conditions (Exhibits I-3 & I-4). TCG then multiplied the scale of each impact by their market driven value to arrive at a total value, in both as-is and build-out conditions (Exhibit I-7). Direct and indirect values (excluding CFD and Solar valuations) were appreciated at an annual growth rate of 5% (Exhibit I-8). Concluded direct and indirect impact valuations in 2015, 2017 and 2020 are summarized in Exhibit I-9.

\* \* \*

The above assignment was completed by Michael Reynolds, Principal, with the assistance of Zachary Melodia, Associate. Should you have any questions regarding the data or conclusions generated by the analysis, feel free to contact us at (949) 717-6450.



## LIST OF EXHIBITS

### **I. SUMMARY**

1. Property Impacts
2. Scale of Impacts
3. Built Valuation
4. Land Valuation
5. Indirect Impact of Utility Lines
6. Price Appreciation
7. Current and Build-Out Valuation
8. Valuation – with Appreciation
9. Valuation Scenarios – Current, 2017 and 2020

### **II. FOR-SALE RESIDENTIAL**

1. Inventory – New
  - A. Location
  - B. Performance
2. Inventory – Resale
3. Land Trades
4. Valuation

### **III. APARTMENTS**

1. Building Trades
2. Land Trades
3. Valuation

### **IV. COMMERCIAL**

1. Retail Trades
2. Office / Flex / Industrial Trades
3. Land Trades
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**APPENDIX**

- A. Survey – New Homes
- B. Survey – Resale Homes
- C. Project Plans
  - 1. Riverbend
  - 2. Vernola Marketplace
  - 3. Sky Country East
  - 4. Vernola Trust
  - 5. Thoroughbed Farms
  - 6. Stratham
- D. Transmission Line Analogs
  - 1. Santa Clarita, CA
  - 2. San Gabriel, CA
  - 3. Seattle, WA
- E. Letter to PUC from David Cosgrove (Rutan)



## **I. SUMMARY**

EXHIBIT I-1

PROPERTY IMPACTS  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015

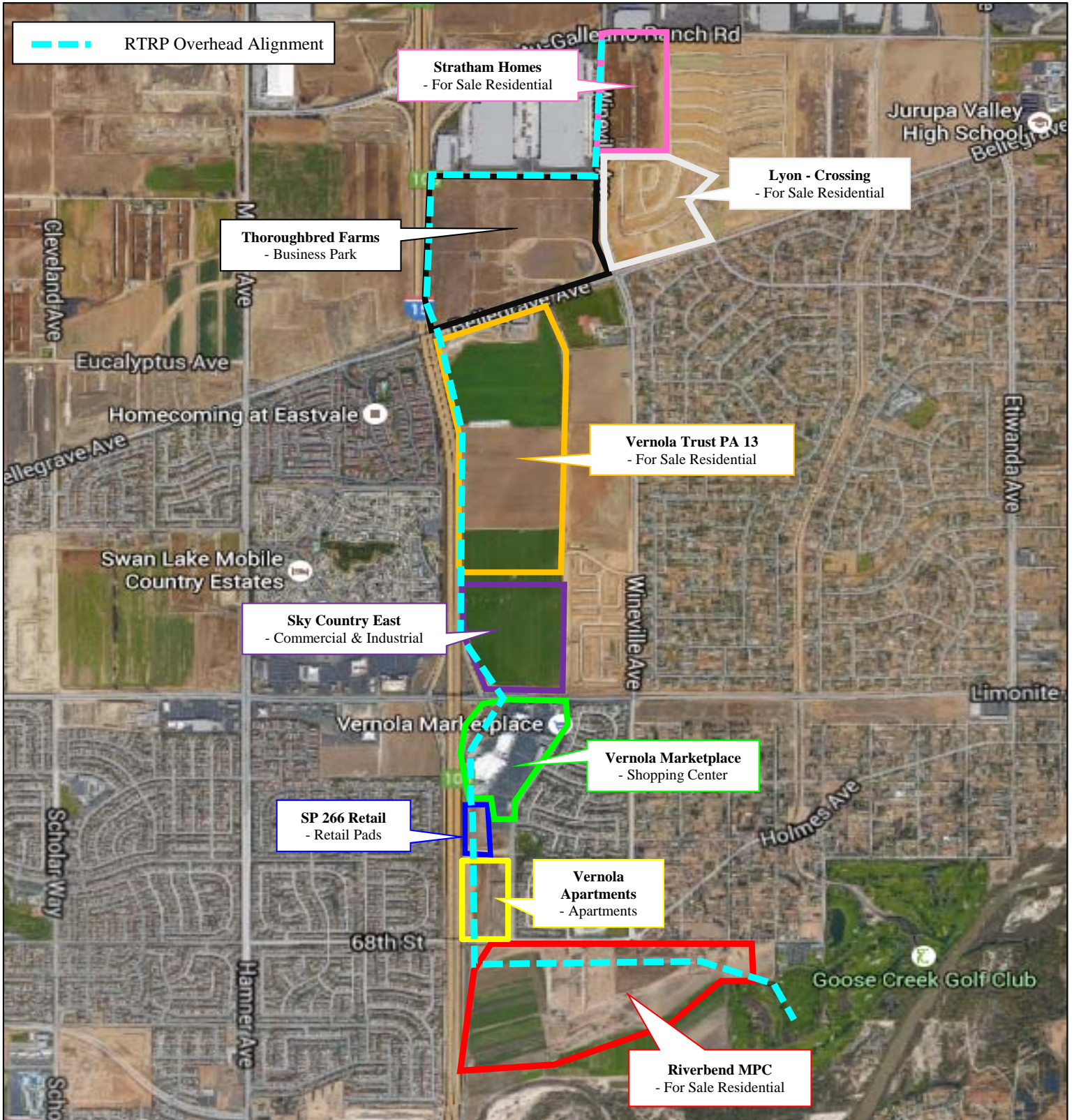


EXHIBIT I-2

SCALE OF IMPACTS  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015

TCG Quantified Two Types of Impacts Generated by the RTRP:

"Direct" - impacts caused by RTRP right of way requirements, necessitating land / building purchase

"Indirect" - for residential uses only - loss of property value due to visual impairment of utility line, site reconfiguration, etc.

Property	Land Use	Current Status	Property Size			RTRP Impact			
			Land AC	Resi Lots	Comm. SF	Type	Num.	Unit	Comment
<b>Riverbend MPC</b>	For-Sale Residential	Under Construction/ Models Start Dec-15	---	464	---	Direct Indirect	106 * 72	Lots Lots	* Assumes 1/5 of remaining lots are visually impacted by alignment (lots on southern edge not impacted). In addition to loss of lots, CFD financing and solar leases (future homes to have solar) impacted as well.
<b>Vernola Apartments</b>	Rental Apartments	Fully Entitled / Processing Construction Plans	17.1	397	---	Direct Indirect	* 397 * 12.7	Units AC	* Direct impact scale sourced from Appendix E - entire project not feasible as currently planned should RTRP move ahead. Indirect impact in this case is positive, as once RTRP is in, there is potential land value for for the remaining 12.7- acres that is zoned, but unentitled for apartments (AC sourced from Lennar)
<b>SP 266 Retail</b>	Retail Pads	Zoned Retail	8.3	---	72,397	Direct	* 2.7	AC	* Direct impact sourced from Lennar
<b>Vernola Marketplace</b>	Retail	Existing Shopping Center	---	---	382,963	Direct	* 1.8	AC	800' length, with 100' depth (Lennar) * Assumes minimal impact on built out scenarios
<b>Sky Country East</b>	Retail/Industrial	Zoned	64.0	---	---	Direct	6.3	AC	Total of 6.3 acres impacted, per Lennar - 4.6 retail and 1.7 industrial
	Retail		37.5	---	326,700	Direct	4.6	AC	
	Industrial		26.5	---	404,019	Direct	1.7	AC	
<b>Vernola Trust PA 13</b>	For-Sale Residential	Zoned	136.3	---	---	Direct Indirect	* 37 127	Lots Lots	* 9.3 AC are impacted, per Lennar - TCG assumes resi density of 4 homes per AC Assumes 1/4 of remaining lots are visually impacted by alignment.
<b>Thoroughbred Farms</b>	Business Park	Fully Entitled	108.0	---	1,646,568	Direct	11.5	AC	5,000' length, with 100' depth (Lennar)
<b>Lyon - Crossing</b>	For-Sale Residential	Homes	---	150	---	Direct Indirect	* 0 5	Lots Lots	* Impacted lot count sourced from Lennar
<b>Stratham Homes</b>	For-Sale Residential	Fully Entitled	---	176	---	Direct Indirect	* 0 88	Lots Lots	* Assumes 1/2 of lots are visually impacted

EXHIBIT I-3

BUILT VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015

Property	Land Use	Size					RTRP Impact			Built Value per:	
		Land AC	Comm. FAR	Resi. Du/AC	Resi. Homes	Comm. SF	Type	Num.	Unit	Home/ Apartment	SF of Building
Riverbend MPC	For-Sale Residential	---	---	---	464	---	Direct	106	Homes	\$516,239	---
							Direct		CFD	\$45,000	---
							Direct		Solar	\$17,500	---
							<b>Subtotal</b>			<b>\$578,739</b>	
						Indirect	72	Homes	\$77,436	---	

Note: Indirect impact - visual discount associated with proximity to overhead alignment - 15% discount off price  
CFD and Solar impact values sourced from Lennar

Vernola Apartments	Rental Apartments	17.1	---	---	397	---	Direct	397	Units	\$280,000	---
							Indirect	12.7	AC	- \$350,000 (per AC)	---

Note: Indirect impact - in this case, the indirect impact is positive - once RTRP is in, there is potential to redevelop 12.7 acres of apartments in a newly reconfigured / rebuilt project (zoned land value presented for indirect impact - new project to require new entitlements)

SP 266 Retail	Retail	8.3	0.20	---	---	72,397	Direct	23,522	SF	---	\$350
---------------	--------	-----	------	-----	-----	--------	--------	--------	----	-----	-------

Vernola Marketplace	Retail	---	---	---	---	382,963	Direct	1.8	AC	---	\$9 (for land square footage)
---------------------	--------	-----	-----	-----	-----	---------	--------	-----	----	-----	----------------------------------

Sky Country East	Retail/Industrial	64.0	---	---	---	730,719	Direct	65,993	SF	---	\$271
	Retail	37.5	0.20			326,700	Direct	40,075	SF	---	\$350
	Industrial	26.5	0.35			404,019	Direct	25,918	SF	---	\$150

Vernola Trust PA 13	For-Sale	136.3	---	4.0	545	---	Direct	37	Lots	\$565,000	---
	Residential						Indirect	127	Lots	\$84,750	---

Note: Indirect impact - visual discount associated with proximity to overhead alignment - 15% discount off price

Thoroughbred Farms	Business Park	108.0	0.35	---	---	1,646,568	Direct	175,000	SF	---	\$150
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Lyon - Crossing	For-Sale	---	---	---	150	---	Direct	0	Homes	\$531,657	---
	Residential						Indirect	5	Homes	\$79,749	---

Note: Indirect impact - visual discount associated with proximity to overhead alignment - 15% discount off price

Stratham Homes	For-Sale	---	---	---	176	---	Direct	0	Homes	\$446,719	---
	Residential						Indirect	88	Homes	\$67,008	---

Note: Indirect impact - visual discount associated with proximity to overhead alignment - 15% discount off price

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EXHIBIT I-4

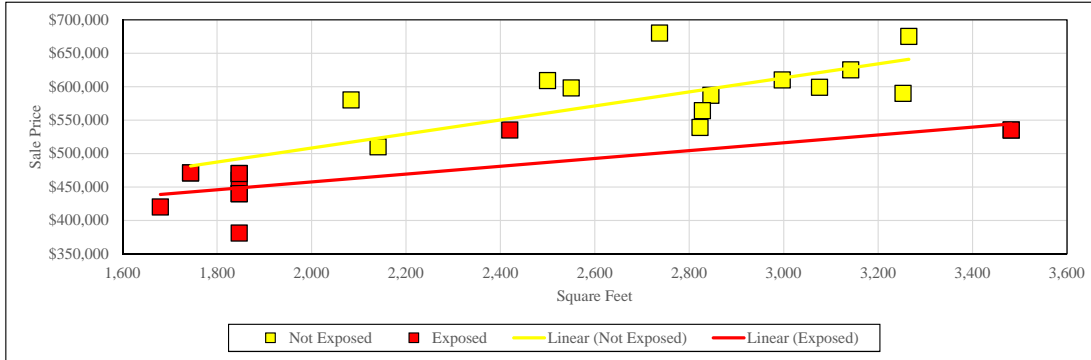
LAND VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015

Property	Land Use	Size					RTRP Impact					Land Value per:			Source
		Land AC	Zone Density		Resi Homes	Comm. SF	Type	Num.	Unit	Status	Home/ Apartment	per			
			Comm. FAR	Resi. Du/AC								SF	SF	AC	
<b>Riverbend MPC</b>	For-Sale Residential	---	---	---	464	---	Direct	106	Lots	Finished	\$216,820	---	---	Exhibit II-4	
							Indirect	72	Lots	Finished	\$39,370	---	---	15% of direct	
							<i>Note: Indirect Impact - visual discount associated with proximity to overhead alignment - 15% discount off price</i>								
<b>Vernola Apartments</b>	Rental Apartments	17.1	---	---	397	---	Direct	397	Units	Entitled	\$63,000	---	---	Exhibit III-4	
							Indirect	12.7	AC	Zoned	---	---	-\$350,000	15% of direct	
							<i>Note: Indirect impact - in this case, the indirect impact is positive - once RTRP is in, there is potential to redevelop 12.7 acres of apartments in a newly reconfigured / rebuilt project (zoned land value presented for indirect impact - new project to require new entitlements)</i>								
<b>SP 266 Retail</b>	Retail	8.3	0.20	---	---	72,397	Direct	2.7	AC	Land	---	\$18	\$762,300	Exhibit IV-4	
<b>Vernola Marketplace</b>	Retail	---	---	---	---	382,963	Direct	1.8	AC	Land	---	\$9	\$380,364	Exhibit IV-4	
<b>Sky Country East</b>	Retail/Industrial	64.0	---	---	---	---	Direct	6.3	AC	Land	---	\$16	\$710,875		
	Retail	37.5	0.20				Direct	4.6	AC	Land	---	\$18	\$762,300	Exhibit IV-4	
	Industrial	26.5	0.35				Direct	1.7	AC	Land	---	\$13	\$571,725	Exhibit IV-4	
<b>Vernola Trust PA 13</b>	For-Sale Residential	136.3	---	4.0	545	---	Direct	37	Lots	Entitled	\$152,300	---	---	Exhibit II-4	
							Indirect	127	Lots	Entitled	\$27,654	---	---	15% of direct	
							<i>Note: Indirect Impact - visual discount associated with proximity to overhead alignment - 15% discount off price</i>								
<b>Thoroughbred Farms</b>	Business Park	108.0	0.35	---	---	1,646,568	Direct	11.5	AC	Land	---	\$13	\$571,725	Exhibit IV-4	
<b>Lyon - Crossing</b>	For-Sale Residential	---	---	---	150	---	Direct	0	Lots	Homes	\$531,657	---	---	Exhibit II-4	
							Indirect	5	Lots	Homes	\$96,537	---	---	15% of direct	
							<i>Note: Indirect Impact - visual discount associated with proximity to overhead alignment - 15% discount off price</i>								
<b>Stratham Homes</b>	For-Sale Residential	---	---	---	176	---	Direct	0	Lots	Entitled	\$102,622	---	---	Exhibit II-4	
							Indirect	88	Lots	Entitled	\$18,634	---	---	15% of direct	
							<i>Note: Indirect Impact - visual discount associated with proximity to overhead alignment - 15% discount off price</i>								

EXHIBIT I-5

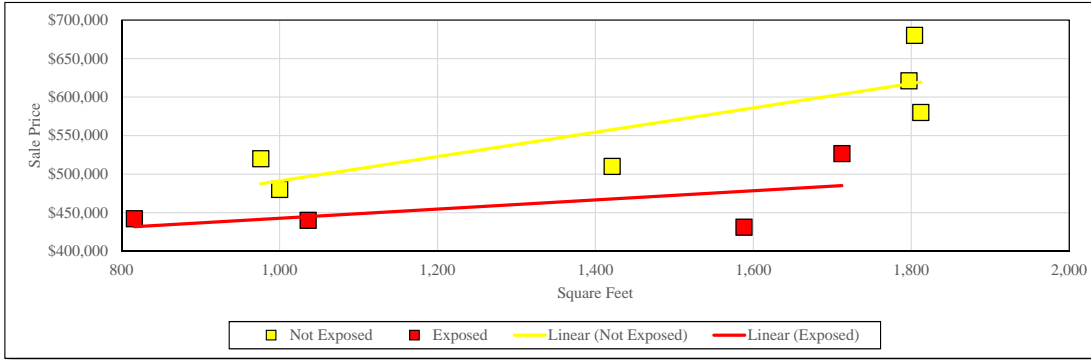
INDIRECT IMPACT OF UTILITY LINES  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
JUNE 2015

Santa Clarita, California



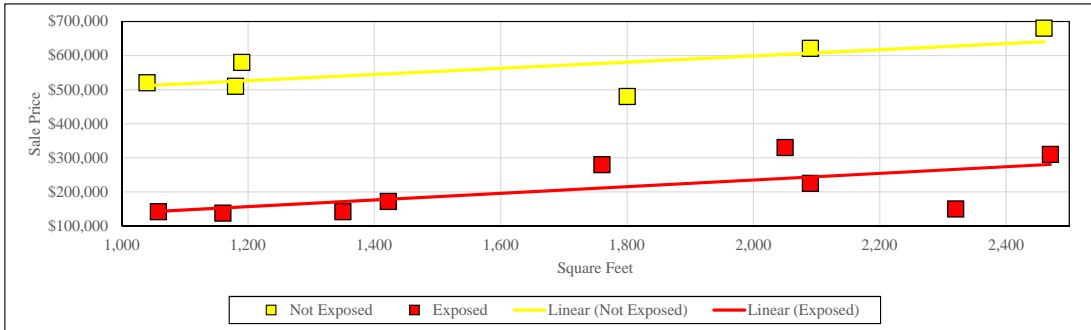
Location	Home Size	Sale Price	
		\$	\$/sf
Exposed	2,244	\$471,906	\$210
Not Exposed	2,605	\$571,688	\$219
Discount		(17.5)%	(4.2)%

San Gabriel, California



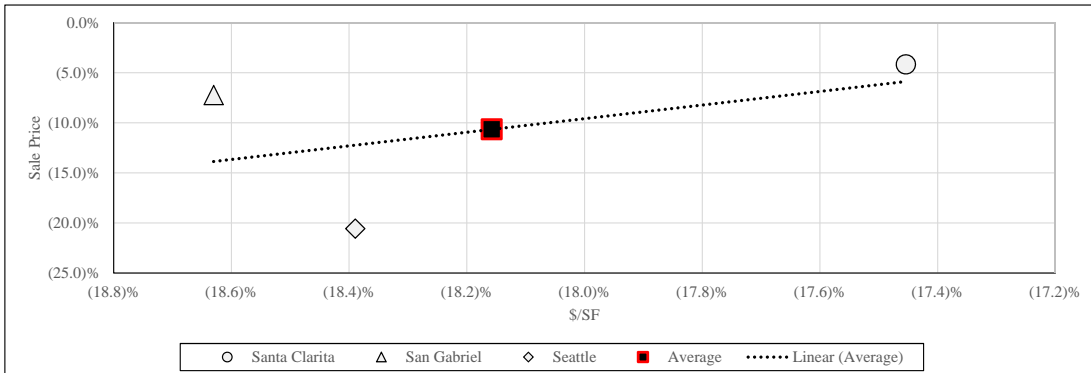
Location	Home Size	Sale Price	
		\$	\$/sf
Exposed	1,288	\$459,875	\$357
Not Exposed	1,468	\$565,167	\$385
Discount		(18.6)%	(7.2)%

Seattle, Washington



Location	Home Size	Sale Price	
		\$	\$/sf
Exposed	1,742	\$209,850	\$120
Not Exposed	1,696	\$257,136	\$152
Discount		(18.4)%	(20.6)%

Concluded Power Line Discount



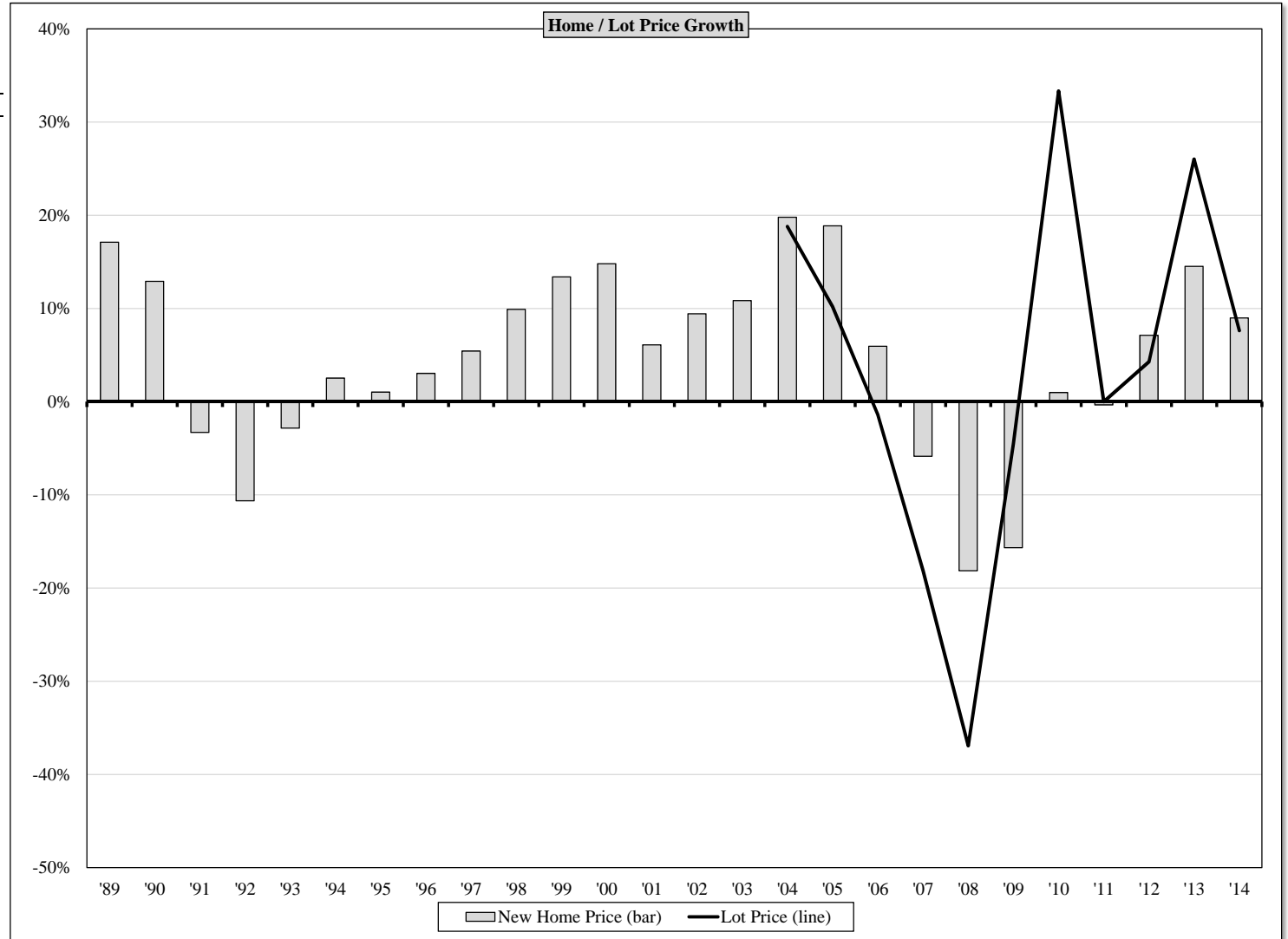
Geography	Discount	
	\$	\$/sf
Santa Clarita	(17.5)%	(4.2)%
San Gabriel	(18.6)%	(7.2)%
Seattle	(18.4)%	(20.6)%
Average	(18.2)%	(10.7)%
TCG Conclusion	(15.0)%	

Source: Appendix D

EXHIBIT I-6

PRICE APPRECIATION  
INLAND EMPIRE AND EASTVALE / JURUPA VALLEY  
1988 THROUGH 2014

Year	New Home Price (1)		Lot Price (2)	
	\$	% Gr.	\$	% Gr.
<b>Historical - Annual</b>				
1988	\$123,031	---	na	---
1989	\$144,079	17%	na	---
1990	\$162,689	13%	na	---
1991	\$157,315	-3%	na	---
1992	\$140,566	-11%	na	---
1993	\$136,555	-3%	na	---
1994	\$140,000	3%	na	---
1995	\$141,427	1%	na	---
1996	\$145,713	3%	na	---
1997	\$153,626	5%	na	---
1998	\$168,853	10%	na	---
1999	\$191,457	13%	na	---
2000	\$219,789	15%	na	---
2001	\$233,199	6%	na	---
2002	\$255,197	9%	na	---
2003	\$282,863	11%	\$206,250	---
2004	\$338,828	20%	\$245,000	19%
2005	\$402,745	19%	\$270,000	10%
2006	\$426,699	6%	\$266,250	-1%
2007	\$401,656	-6%	\$218,000	-18%
2008	\$328,713	-18%	\$137,500	-37%
2009	\$277,193	-16%	\$131,250	-5%
2010	\$279,913	1%	\$175,000	33%
2011	\$278,942	0%	\$175,000	0%
2012	\$298,805	7%	\$182,500	4%
2013	\$342,189	15%	\$230,000	26%
2014	\$372,919	9%	\$247,500	8%
<b>Annual Average</b>				
5-Yr		6%	\$202,000	14%
10-Yr		1%	\$203,300	0%
20-Yr		5%	---	---



(1) New Home Prices are for Inland Empire (aggregate of Riverside and San Bernardino Counties)

(2) Lot Price is for Corona/Eastvale areas

Source: New Home Price - Data Quick; Finished Lot Price - Land Advisors

EXHIBIT I-7

CURRENT AND BUILD-OUT VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015

Project Type	Asset Status	Current									Build-Out										
		Direct				Indirect				Overall		Direct				Indirect				Overall	
		Scale		Cost		Cost		Lots	per Lot	Total	\$	Share	Built Scale		Cost		Cost		\$	Share	
Lots	AC	Per Unit	Total	Lots	per Lot	Total	Units						SF	Per Unit	Total	Unit	per Unit	Total			
<b>Riverbend MPC</b> For-Sale Residential	Finished Lots	106	---	\$216,820	\$22,982,970	72	\$39,370	\$2,818,886	<b>\$25,801,857</b>	34%	Homes	106	---	\$516,239	\$54,721,358	72	\$45,000	\$3,222,000	<b>\$57,943,358</b>	23%	
											CFD	106	---	\$45,000	\$4,770,000						
											Solar	106	---	\$17,500	\$1,855,000						
<b>Vernola Apartments</b> Rental Apartments	Entitled Lots	397	---	\$63,000	\$25,011,000	12.7 AC	-\$350,000 per AC	-\$4,445,000	<b>\$20,566,000</b>	27%	Apartments	397	---	\$280,000	\$111,160,000	12.7 AC	-\$350,000 per AC	-\$4,445,000	<b>\$106,715,000</b>	42%	
<b>SP 266 Retail</b> Retail Pads	Land	---	2.7	\$763,875	\$2,062,463	---	---	---	<b>\$2,062,463</b>	3%	Retail	---	23,522	\$350	\$8,232,840	---	---	---	<b>\$8,232,840</b>	3%	
<b>Vernola Marketplace</b> Retail	Land	---	1.8	\$381,150	\$700,000	---	---	---	<b>\$700,000</b>	1%	Land	1.8 (AC)	---	\$381,150	\$700,000	---	---	---	<b>\$700,000</b>	0%	
<b>Sky Country East</b>	Land										Retail	---	40,075	\$350	\$14,026,320	---	---	---	<b>\$14,026,320</b>	5%	
	Retail	---	4.6	\$763,875	\$3,513,825	---	---	---	<b>\$3,513,825</b>	5%	Industrial	---	25,918	\$150	\$3,887,730	---	---	---	<b>\$3,887,730</b>	2%	
	Industrial	---	6.3	\$712,344	\$4,487,766	---	---	---	<b>\$4,487,766</b>	6%											
<b>Vernola Trust PA 13</b> For-Sale Residential	Entitled Lots	37	---	\$152,300	\$5,665,560	127	\$27,654	\$3,512,108	<b>\$9,177,668</b>	12%	Homes	37	---	\$565,000	\$21,018,000	127	\$84,750	\$10,763,250	<b>\$31,781,250</b>	12%	
<b>Thoroughbred Farms</b> Business Park	Entitled Site Plan	---	11.5	\$572,906	\$6,576,059	---	---	---	<b>\$6,576,059</b>	9%	Business Park	---	175,000	\$150	\$26,250,000	---	---	---	<b>\$26,250,000</b>	10%	
<b>Lyon - Crossing</b> For-Sale Residential	Homes	0	---	\$531,657	\$0	5	\$79,749	\$398,743	<b>\$398,743</b>	1%	Homes	0	---	\$531,657	\$0	5	\$79,749	\$398,743	<b>\$398,743</b>	0%	
<b>Stratham Homes</b> For-Sale Residential	Entitled Lots	0	---	\$102,622	\$0	88	\$18,634	\$1,639,785	<b>\$1,639,785</b>	2%	Homes	0	---	\$446,719	\$0	88	\$67,008	\$5,896,688	<b>\$5,896,688</b>	2%	
<b>Total</b>					<b>\$70,999,642</b>			<b>\$3,924,522</b>	<b>\$74,924,164</b>						<b>\$246,621,248</b>			<b>\$15,835,680</b>	<b>\$255,831,928</b>		
Share					95%			5%							96%			6%			

Source: Exhibit I-3 & I-4



**EXHIBIT I-8  
VALUATION - WITH APPRECIATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
NOVEMBER 2015**

<b>Rate of Appreciation:</b>		5.0%													
<b>Project Type</b>	<b>Asset Status</b>	<b>Current Cost</b>						<b>Build-Out Cost</b>							
		2015	2016	2017	2018	2019	2020	2015	2016	2017	2018	2019	2020		
		<b>Direct Impacts</b>													
<b>Riverbend MPC</b> For-Sale Residential	Finished Lots	\$22,982,970	\$24,132,119	\$25,338,725	\$26,605,661	\$27,935,944	\$29,332,741	Homes CFD* Solar*	\$54,721,358 \$4,770,000 \$1,855,000	\$57,457,426 \$4,770,000 \$1,855,000	\$60,330,297 \$4,770,000 \$1,855,000	\$63,346,812 \$4,770,000 \$1,855,000	\$66,514,152 \$4,770,000 \$1,855,000	\$69,839,860 \$4,770,000 \$1,855,000	
<i>Note: * CFD and Solar costs not inflated</i>															
<b>Vernola Apartments</b> Rental Apartments	Entitled Lots	\$25,011,000	\$26,261,550	\$27,574,628	\$28,953,359	\$30,401,027	\$31,921,078	Apartments	\$111,160,000	\$116,718,000	\$122,553,900	\$128,681,595	\$135,115,675	\$141,871,458	
<b>SP 266 Retail</b> Retail Pads	Land	\$2,062,463	\$2,165,586	\$2,273,865	\$2,387,558	\$2,506,936	\$2,632,283	Built	\$8,232,840	\$8,644,482	\$9,076,706	\$9,530,541	\$10,007,068	\$10,507,422	
<b>Vernola Marketplace</b> Retail	Land	\$700,000	\$735,000	\$771,750	\$810,338	\$850,854	\$893,397	Land	\$700,000	\$735,000	\$771,750	\$810,338	\$850,854	\$893,397	
<b>Sky Country East</b>	Land							Built							
	Retail	\$3,513,825	\$3,689,516	\$3,873,992	\$4,067,692	\$4,271,076	\$4,484,630	Retail	\$14,026,320	\$14,727,636	\$15,464,018	\$16,237,219	\$17,049,080	\$17,901,534	
	Industrial	\$4,487,766	\$4,712,154	\$4,947,762	\$5,195,150	\$5,454,907	\$5,727,653	Industrial	\$3,887,730	\$4,082,117	\$4,286,222	\$4,500,533	\$4,725,560	\$4,961,838	
<b>Vernola Trust PA 13</b> For-Sale Residential	Entitled Lots	\$5,665,560	\$5,948,838	\$6,246,280	\$6,558,594	\$6,886,524	\$7,230,850	Homes	\$21,018,000	\$22,068,900	\$23,172,345	\$24,330,962	\$25,547,510	\$26,824,886	
<b>Thoroughbred Farms</b> Business Park	Entitled Site Plan	\$6,576,059	\$6,904,862	\$7,250,105	\$7,612,610	\$7,993,241	\$8,392,903	Business Park	\$26,250,000	\$27,562,500	\$28,940,625	\$30,387,656	\$31,907,039	\$33,502,391	
<b>Subtotal</b>		<b>\$70,999,642</b>	<b>\$74,549,624</b>	<b>\$78,277,106</b>	<b>\$82,190,961</b>	<b>\$86,300,509</b>	<b>\$90,615,534</b>		<b>\$246,621,248</b>	<b>\$258,621,060</b>	<b>\$271,220,863</b>	<b>\$284,450,656</b>	<b>\$298,341,939</b>	<b>\$312,927,786</b>	
<b>Indirect Impacts</b>															
<b>Riverbend MPC</b> For-Sale Residential	Finished Lots	\$2,818,886	\$2,959,831	\$3,107,822	\$3,263,213	\$3,426,374	\$3,597,693	Homes	\$3,222,000	\$3,383,100	\$3,552,255	\$3,729,868	\$3,916,361	\$4,112,179	
<b>Vernola Apartments</b> Rental Apartments	Entitled Lots	-\$4,445,000	-\$4,667,250	-\$4,900,613	-\$5,145,643	-\$5,402,925	-\$5,673,072	Apartments	-\$4,445,000	-\$4,667,250	-\$4,900,613	-\$5,145,643	-\$5,402,925	-\$5,673,072	
<b>Vernola Trust PA 13</b> For-Sale Residential	Entitled Lots	\$3,512,108	\$3,687,714	\$3,872,099	\$4,065,704	\$4,268,989	\$4,482,439	Homes	\$10,763,250	\$11,301,413	\$11,866,483	\$12,459,807	\$13,082,798	\$13,736,938	
<b>Lyon - Crossing</b> For-Sale Residential	Homes	\$398,743	\$418,680	\$439,614	\$461,594	\$484,674	\$508,908	Homes	\$398,743	\$418,680	\$439,614	\$461,594	\$484,674	\$508,908	
<b>Stratham Homes</b> For-Sale Residential	Entitled Lots	\$1,639,785	\$1,721,774	\$1,807,863	\$1,898,256	\$1,993,169	\$2,092,827	Homes	\$5,896,688	\$6,191,522	\$6,501,098	\$6,826,153	\$7,167,461	\$7,525,834	
<b>Subtotal</b>		<b>\$3,924,522</b>	<b>\$4,120,748</b>	<b>\$4,326,785</b>	<b>\$4,543,125</b>	<b>\$4,770,281</b>	<b>\$5,008,795</b>		<b>\$15,835,680</b>	<b>\$16,627,464</b>	<b>\$17,458,837</b>	<b>\$18,331,779</b>	<b>\$19,248,368</b>	<b>\$20,210,786</b>	
<b>Total</b>		<b>\$74,924,164</b>	<b>\$78,670,372</b>	<b>\$82,603,891</b>	<b>\$86,734,085</b>	<b>\$91,070,790</b>	<b>\$95,624,329</b>		<b>\$262,456,928</b>	<b>\$275,248,524</b>	<b>\$288,679,700</b>	<b>\$302,782,435</b>	<b>\$317,590,307</b>	<b>\$333,138,572</b>	

Source: Exhibit I-7

EXHIBIT I-9

VALUATION SCENARIOS - CURRENT, 2017 AND 2020  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
2015, 2017 AND 2020

Project Type	Asset Status	2015 Value			Asset Status	2017 Value			Asset Status	2020 Value		
		Direct	Indirect	Total		Direct	Indirect	Total		Direct	Indirect	Total
<b>Riverbend MPC</b> For-Sale Residential	Finished Lots	\$22,982,970	\$2,818,886	\$25,801,857	Homes CFD* Solar*	\$60,330,297 \$4,770,000 \$1,855,000	\$3,552,255 --- ---	\$63,882,552 \$4,770,000 \$1,855,000	Homes CFD* Solar*	\$69,839,860 \$4,770,000 \$1,855,000	\$4,112,179 --- ---	\$73,952,039 \$4,770,000 \$1,855,000
					<i>Note: * CFD and Solar costs not inflated</i>				<i>Note: * CFD and Solar costs not inflated</i>			
<b>Vernola Apartments</b> Rental Apartments	Entitled Lots	\$25,011,000	-\$4,445,000	\$20,566,000	Apartments	\$122,553,900	-\$4,900,613	\$117,653,288	Apartments	\$141,871,458	-\$5,673,072	\$136,198,387
<b>SP 266 Retail</b> Retail Pads	Land	\$2,062,463	---	\$2,062,463	Land	\$2,273,865	---	\$2,273,865	Built	\$10,507,422	---	\$10,507,422
<b>Vernola Marketplace</b> Retail	Land	\$700,000	---	\$700,000	Land	\$771,750	---	\$771,750	Land	\$893,397	---	\$893,397
<b>Sky Country East</b> Retail Industrial	Land	\$3,513,825 \$4,487,766	--- ---	\$3,513,825 \$4,487,766	Land	\$3,873,992 \$4,947,762	--- ---	\$3,873,992 \$4,947,762	Built	\$17,901,534 \$4,961,838	--- ---	\$17,901,534 \$4,961,838
<b>Vernola Trust PA 13</b> For-Sale Residential	Entitled Lots	\$5,665,560	\$3,512,108	\$9,177,668	Entitled Lots	\$6,246,280	\$3,872,099	\$10,118,379	Homes	\$26,824,886	\$13,736,938	\$40,561,823
<b>Thoroughbred Farms</b> Business Park	Entitled Site Plan	\$6,576,059	---	\$6,576,059	Entitled Site Plan	\$7,250,105	---	\$7,250,105	Business Park	\$33,502,391	---	\$33,502,391
<b>Lyon - Crossing</b> For-Sale Residential	Homes	---	\$398,743	\$398,743	Homes	---	\$439,614	\$439,614	Homes	---	\$508,908	\$508,908
<b>Stratham Homes</b> For-Sale Residential	Entitled Lots	---	\$1,639,785	\$1,639,785	Homes	---	\$6,501,098	\$6,501,098	Homes	---	\$7,525,834	\$7,525,834
<b>Total</b> Share		<b>\$70,999,642</b> 95%	<b>\$3,924,522</b> 5%	<b>\$74,924,164</b>		<b>\$214,872,950</b> 96%	<b>\$9,464,453</b> 4%	<b>\$224,337,404</b>		<b>\$312,927,786</b> 94%	<b>\$20,210,786</b> 6%	<b>\$333,138,572</b>

Source: Exhibit I-8

## **II. FOR-SALE RESIDENTIAL**

EXHIBIT II-1A

INVENTORY - NEW - LOCATION  
 JURUPA VALLEY AND EASTVALE  
 JUNE 2015

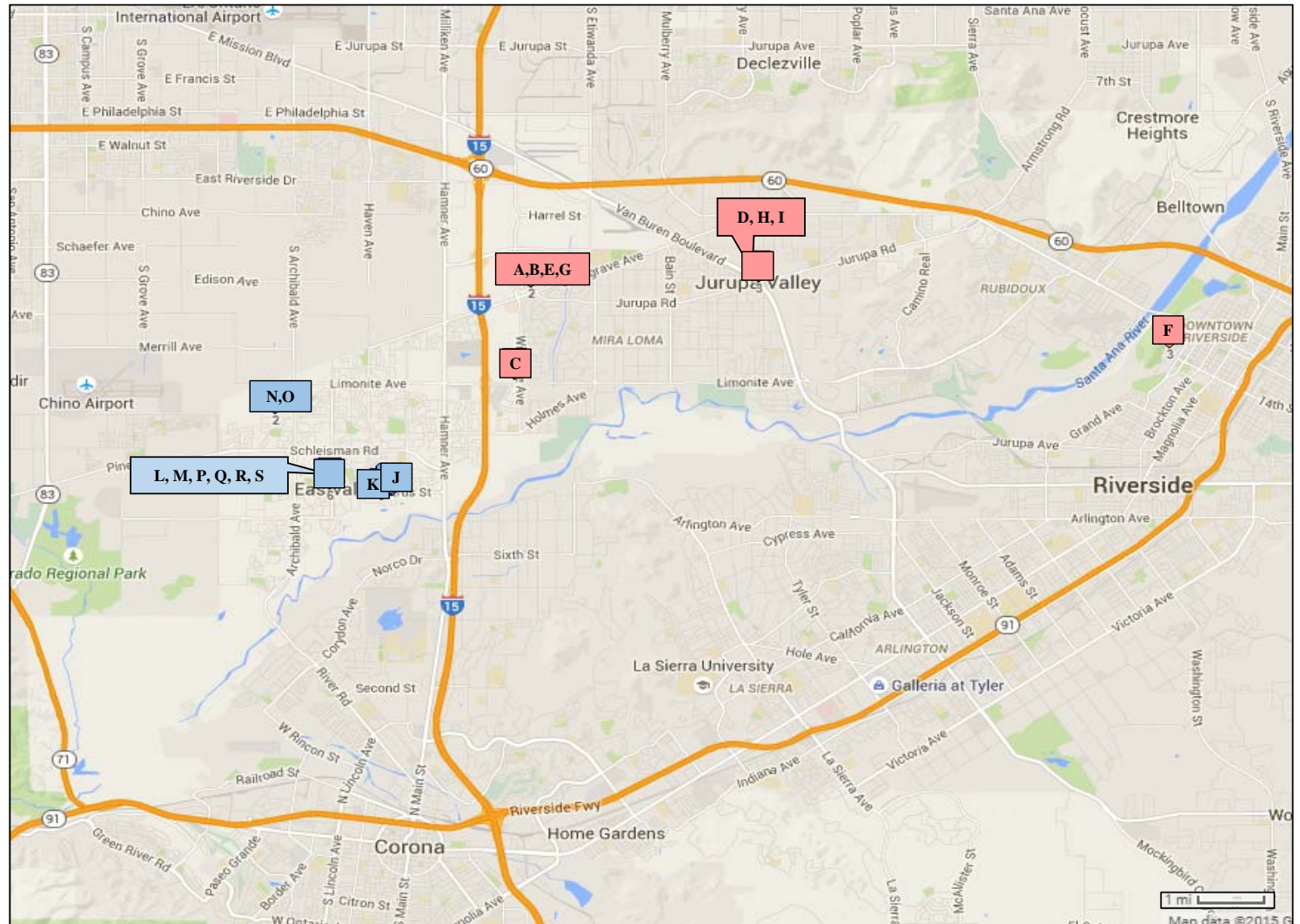
Map Key Project Name

**Jurupa Valley**

- A** Turnleaf - Coventry
- B** Turnleaf - Crossing
- C** Harvest Villages
- D** Vintage
- E** Rancho Del Sol - Cielo
- F** Sage Pointe
- G** Rancho Del Sol - Estrella
- H** Traditions
- I** Sierra Pointe

**Eastvale**

- J** Estancia - East
- K** Estancia - West
- L** Mill Creek Crossing
- M** Lodge - Serene
- N** The Trails - Symphony
- O** The Trails - Brio
- P** Copper Sky - Luna
- Q** Lodge - Elation
- R** Copper Sky - Estrella
- S** Lodge - Harmony



Source: Appendix A

**EXHIBIT II-1B**

**INVENTORY - NEW - PERFORMANCE  
JURUPA VALLEY AND EASTVALE  
JUNE 2015**



*Note: Projects Sorted by Absolute Base Price*

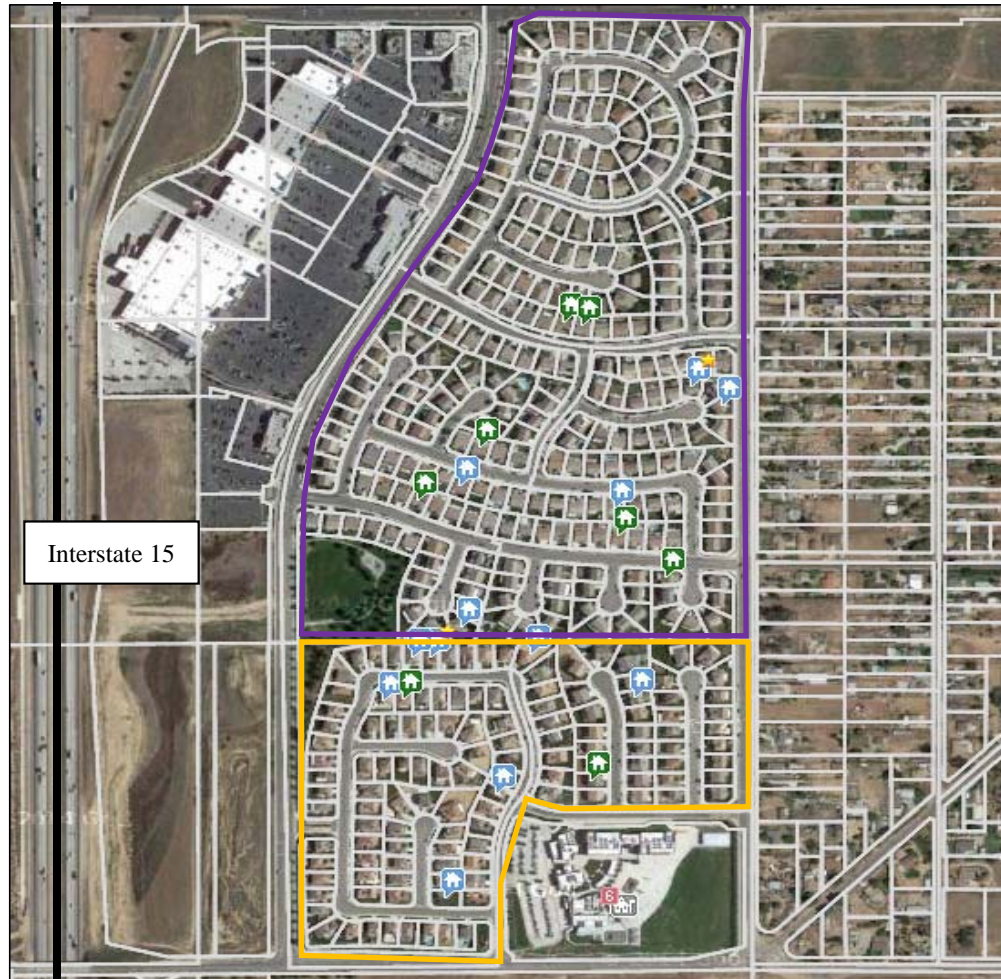
Map Key	Project Name	Developer	City	Lot Size	Units		Sales		Home Size	Base Price	
					Pln'd	Sold	Start	Rate		\$	\$/sf
<b>Jurupa Valley</b>											
<b>A</b>	Turnleaf - Coventry	William Lyon	Jurupa Valley	10,000	150	15	2Q14	---	3,627	\$554,323	\$153
<b>B</b>	Turnleaf - Crossing	William Lyon	Jurupa Valley	9,000	150	23	2Q14	---	3,054	\$531,657	\$174
<b>C</b>	Harvest Villages	Lennar	Jurupa Valley	7,500	138	99	May-14	8.1	3,309	\$515,223	\$156
<b>D</b>	Vintage	DR Horton	Jurupa Valley	8,500	109	13	1Q15	---	3,309	\$510,058	\$154
<b>E</b>	Rancho Del Sol - Cielo	Lennar	Jurupa Valley	7,200	102	56	1Q14	---	2,592	\$468,990	\$181
<b>F</b>	Sage Pointe	Express Homes	Jurupa Valley	7,500	108	15	1Q15	---	2,723	\$455,857	\$167
<b>G</b>	Rancho Del Sol - Estrella	Lennar	Jurupa Valley	7,200	101	60	1Q14	---	2,609	\$454,440	\$174
<b>H</b>	Traditions	DR Horton	Jurupa Valley	8,000	77	25	Dec-14	4.4	2,908	\$427,632	\$147
<b>I</b>	Sierra Pointe	DR Horton	Jurupa Valley	7,500	87	37	Nov-14	5.5	2,517	\$383,823	\$153
<b>Eastvale</b>											
<b>J</b>	Estancia - East	Lennar	Eastvale	7,200	74	40	1Q14	---	3,454	\$692,298	\$200
<b>K</b>	Estancia - West	Lennar	Eastvale	7,200	103	49	1Q14	---	3,299	\$608,707	\$185
<b>L</b>	Mill Creek Crossing	Lennar	Eastvale	7,000	122	30	4Q14	---	2,938	\$556,886	\$190
<b>M</b>	Lodge - Serene	KB Home	Eastvale	5,000	60	23	Aug-14	---	2,801	\$497,880	\$178
<b>N</b>	The Trails - Symphony	DR Horton	Eastvale	4,500	113	29	Apr-14	2.1	2,739	\$497,492	\$182
<b>O</b>	The Trails - Brio	DR Horton	Eastvale	4,500	111	31	Apr-14	2.3	2,413	\$465,235	\$193
<b>P</b>	Copper Sky - Luna	DR Horton	Eastvale	3,600	72	28	Apr-14	2.0	2,375	\$451,096	\$190
<b>Q</b>	Lodge - Elation	KB Home	Eastvale	4,000	54	19	Aug-14	---	2,284	\$434,547	\$190
<b>R</b>	Copper Sky - Estrella	DR Horton	Eastvale	2,925	152	26	Apr-14	1.9	1,983	\$406,990	\$205
<b>S</b>	Lodge - Harmony	KB Home	Eastvale	4,000	92	28	Aug-14	---	1,836	\$394,547	\$215

Source: Appendix A



**EXHIBIT II-2**  
**INVENTORY - RESALE**  
**JURUPA VALLEY**  
**LAST THREE MONTHS ENDING LATE JUNE 2015**

Map Key	Community Name	Year Built	City	Product		Listings				Sales			
				Type	Lot Size	#	Home Size	List Price \$	List Price \$/sf	#	Home Size	Sale Price \$	Sale Price \$/sf
	Township Place	2010	Jurupa Valley	SFD	7,903	2	3,138	\$489,450	\$156	7	2,566	\$451,714	\$176
	Mira Loma	2004	Jurupa Valley	SFD	7,405	6	3,845	\$506,115	\$132	4	2,674	\$444,000	\$166



Source:  
Appendix B

## EXHIBIT II-3

**FOR-SALE RESIDENTIAL - LAND TRADES  
MARKET AREA  
2010 THROUGH 2015**

*Note: Sales Sorted by Status and Sale Date*

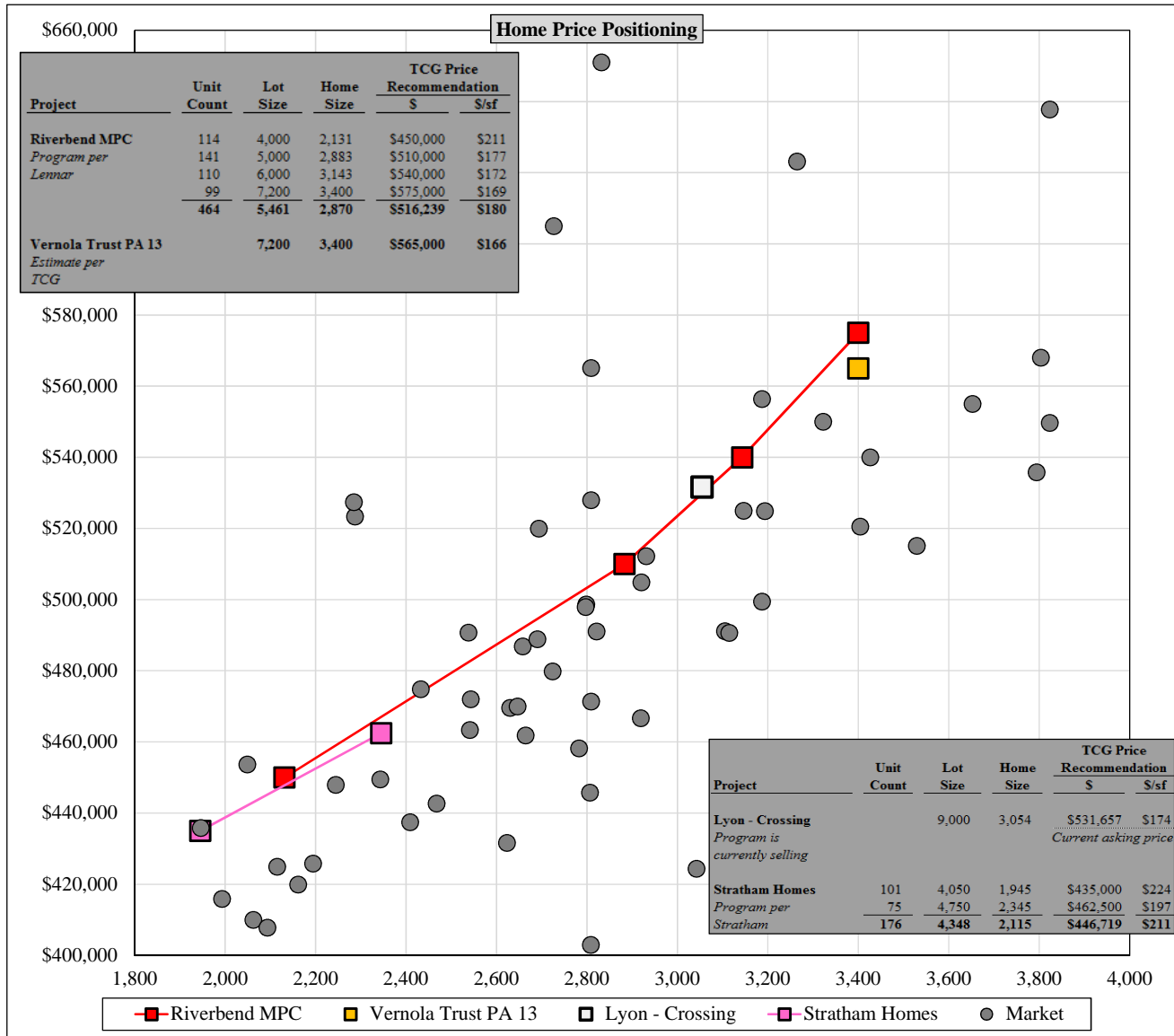
Property	City	Street Address	Buyer	Seller	Status	Size			Sale Price			Sale Date
						AC	Lots	du/AC	\$	\$/AC	\$/Lot	
<b>Finished / Partially Finished Lots</b>												
Park Place NMC-PA 6	Ontario	Park Place MPC	TriPointe	Stratham/Lewis	Finished Lots	8	67	8.7	\$16,884,000	\$2,199,960	\$252,000	Jan-14
Park Place NMC-PA 7	Ontario	Park Place MPC	Woodside	Stratham/Lewis	Finished Lots	9	65	6.9	\$18,395,000	\$1,960,786	\$283,000	Jan-14
Park Place NMC-PA 8	Ontario	Park Place MPC	Ryland	Stratham/Lewis	Finished Lots	4	46	10.3	\$10,948,000	\$2,444,400	\$238,000	Jan-14
Park Place NMC-PA 12	Ontario	Park Place MPC	KB Home	Stratham/Lewis	Finished Lots	5	53	11.4	\$11,872,000	\$2,556,235	\$224,000	Jan-14
Park Place NMC-PA 10	Ontario	Park Place MPC	KB Home		Finished Lots	5	69	13.9	\$13,593,000	\$2,729,857	\$197,000	Jan-14
Park Place NMC-PA 13	Ontario	Park Place MPC	Woodside		Finished Lots		81		\$14,499,000		\$179,000	Jan-14
Park Place NMC	Ontario	Park Place MPC	TriPointe		Finished Lots	5	57	11.2	\$13,110,000	\$2,574,231	\$230,000	Jan-14
<b>Blue Top</b>												
Park City Dr	Eastvale	Park City Dr	Pulte	Lennar	Blue Top Lots	51	204	4.0	\$20,012,000	\$392,161	\$98,098	Nov-10
<b>Entitled Lots</b>												
Harvest II*	Jurupa Valley	Limonite & Wineville	Lennar	APV Inv.	Entitled Lots	32	106	3.3	\$12,508,000	\$389,172	\$118,000	May-15
Riverbend	Jurupa Valley	68th and Wineville	Lennar	CV Communities	Entitled Lots	211	466	2.2	\$72,081,000	\$341,616	\$154,680	Jan-15
Brio/Symphony The Trail	Eastvale	6301 Archibald St	DR Horton	Richland	Entitled Lots	53	224	4.2	\$33,000,000	\$622,642	\$147,321	Jun-13
Copper Sky	Eastvale	Schleisman & Scholar Way	DR Horton	Van Daele	Entitled Lots	40	324	8.1	\$33,796,000	\$844,900	\$104,309	Jun-13
Cleveland Square	Eastvale	NWC Limonite & Cleveland	KB Home	Stratham	Entitled Lots	40	207	5.2	\$26,961,000	\$674,025	\$130,246	Jul-13
IDI Property	Jurupa Valley	12953 Cantu-Galleano Ranch	Wheelock Street	IDI Gazeley	Entitled Lots	132	425	3.2	\$24,000,000	\$181,818	\$56,471	Dec-12

Note: \* Lot value is considered low due to structure of the transaction which includes profit participation

Source: CoStar; Hoffman Company

EXHIBIT II-4

FOR-SALE RESIDENTIAL - VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
JUNE 2015



**A. Per Unit Valuations**

**B. Aggregated Valuation**

**Riverbend MPC**

<b>Home Price</b>	<b>\$516,239</b>
x Lot to Home Ratio	42%
<b>= Finished Lot</b>	<b>\$216,820</b>
- Finishing Costs/Fees	\$85,000
<b>= Entitled Lot</b>	<b>\$131,820</b>

Impacted Lots	106
<b>Valuation</b>	
Homes	\$54,721,358
Finished Lots	\$22,982,970
Entitled Lots	\$13,972,970

**Vernola Trust PA 13**

<b>Home Price</b>	<b>\$565,000</b>
x Lot to Home Ratio	42%
<b>= Finished Lot</b>	<b>\$237,300</b>
- Finishing Costs/Fees	\$85,000
<b>= Entitled Lot</b>	<b>\$152,300</b>

Impacted Lots	32
<b>Valuation</b>	
Homes	\$18,147,800
Finished Lots	\$7,622,076
Entitled Lots	\$4,891,876

**Lyon - Crossing**

<b>Home Price</b>	<b>\$531,657</b>
-------------------	------------------

Impacted Lots	0
<b>Valuation</b>	
Homes	\$0
Finished Lots	\$0
Entitled Lots	n/a

**Stratham Homes**

<b>Home Price</b>	<b>\$446,719</b>
x Lot to Home Ratio	42%
<b>= Finished Lot</b>	<b>\$187,622</b>
- Finishing Costs/Fees	\$85,000
<b>= Entitled Lot</b>	<b>\$102,622</b>

Impacted Lots	0
<b>Valuation</b>	
Homes	\$0
Finished Lots	\$0
Entitled Lots	\$0



### **III. APARTMENTS**

## EXHIBIT III-1

**APARTMENTS - BUILDING TRADES  
INLAND EMPIRE  
LAST TWO AND A HALF YEARS ENDING JULY 2015**

*Note: Sales Sorted in Descending Order of Price per Unit*

Project	City	Street Address	Buyer	Seller	Year Built	Units	Sale Price		Cap Rate	Sale Date
							\$	\$/Unit		
Paseos @ Montclair	Montclair	4914 Olive St	GH Palmer	Canyon Partners LLC	2013	385	\$108,500,000	\$281,818	4.9%	Apr-15
Foothills @ Old Town	Temecula	28845 Pujol St	Sentinel RE	Invesco Advisor Inc.	2009	274	\$70,000,000	\$255,474	4.7%	May-15
Vineyards at Paseo Del Sol	Temecula	31901 Campanula	Praedium Group	Dinerstein	2014	288	\$69,700,000	\$242,014		Jul-15
Village Oaks	Chino Hills	15773 High Knoll Dr	Jackson Square Pro	Invesco	1988	280	\$66,100,000	\$236,071	5.0%	Jun-15
Park Central	Upland	524 N Central Ave	Matteson Co.	The Matteson Companies	2005	128	\$26,450,000	\$206,641		May-13
Village Crossing	Chino Hills	4200 Village Dr.	Decron Prop.	Invesco	1987	440	\$82,250,000	\$186,932	4.9%	Aug-14
Mission Grove Park	Riverside	7450 Northrop Dr	UBS Realty	BRE Propersties Inc.	2001	432	\$76,370,000	\$176,782	5.5%	Nov-13
Tuscany	Temecula	41995 Margarita Rd	MG Properties	Gables Residential	2000	220	\$38,850,000	\$176,591		Jan-15
Solana Ridge	Temecula	41754 Margarita Rd	Fairfield	Gables GP Inc.	1999	312	\$54,850,000	\$175,801	4.6%	Dec-14
Broadstone Vesada	Riverside	3390 Country Village Rd	Weidner Apts	Alliance Residential Co.	2008	261	\$45,600,000	\$174,713		Jul-14

Source: CoStar

**EXHIBIT III-2**

**APARTMENTS - LAND TRADES  
WEST INLAND EMPIRE  
2013 THROUGH 2015**

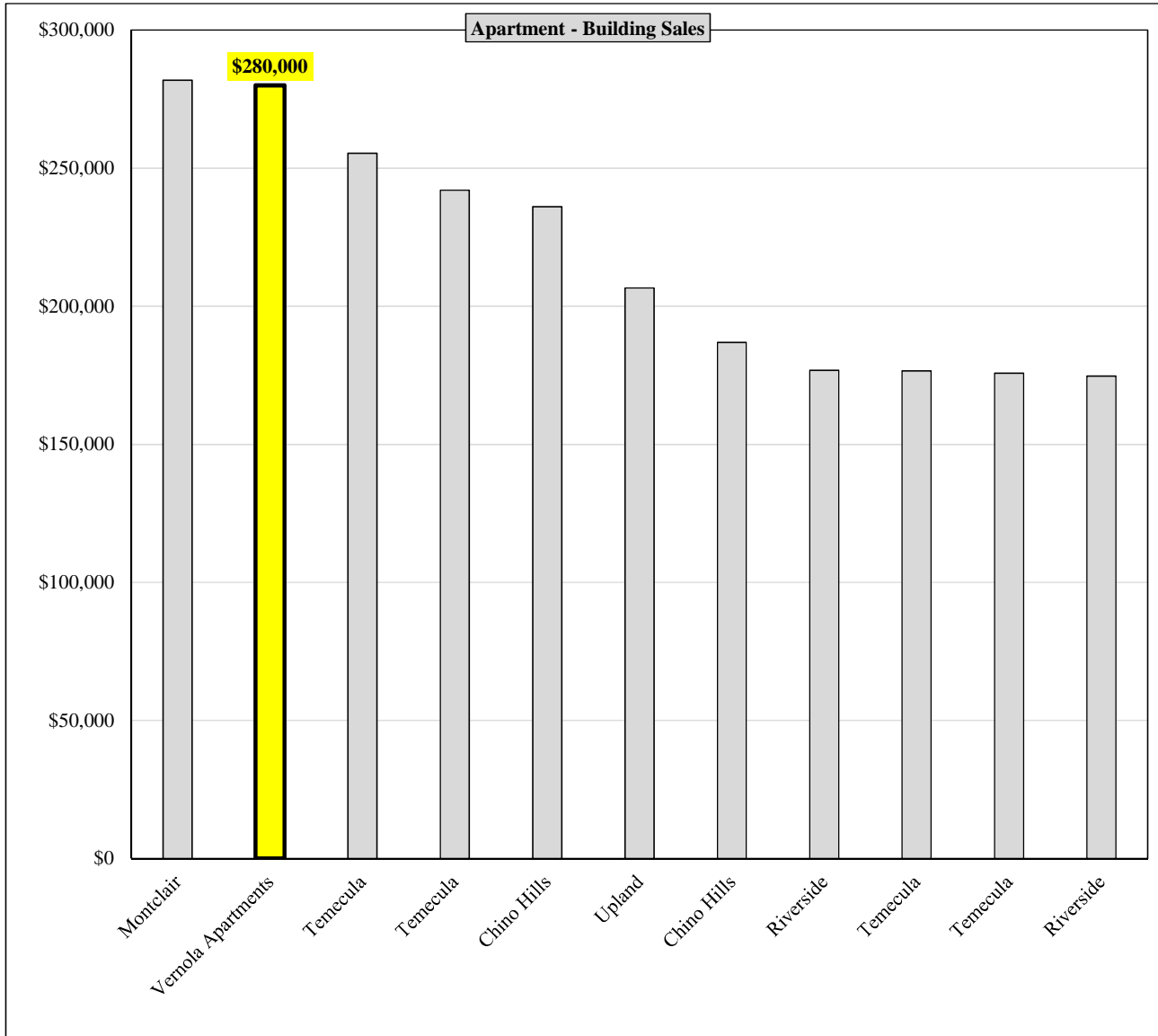
**Sales Sorted by Status and per Lot Sale Price**

Property	City	Street Address	Buyer	Seller	Size			Sale Price			Sale Date
					AC	Lots	du/AC	\$	\$/AC	\$/Lot	
<b>Finished Pad</b>											
Village at Balamaria	Ontario	Riverside & Euclid	Frontier Enterprises	Joseph Borba	15	198	13.3	\$14,500,000	\$975,118	\$73,232	Nov-13
<b>Fully-Entitled</b>											
Monte Vista Ave	Chino Hills	71 Freeway & Chino Hills Pkwy	Turner Dev.	Van Klavern Family	15	346	23.1	\$18,015,000	\$1,201,000	\$52,066	Sep-15
Avalon Chino Hills	Chino Hills	Butterfield Ranch & Slate Dr	Avalon Bay	Overton Moore Prop.	17	331	20.0	\$16,550,000	\$1,001,210	\$50,000	Jul-14
Corona MF	Corona	2700 Palisades Dr	MBK Real Estate	Turner Dev.	8	288	36.1	\$13,900,000	\$1,744,040	\$48,264	Sep-13
Tuscana Village	Ontario	E Riverside Dr	Ontario Tuscana	Panayiotis	20	176	8.8	\$6,000,000	\$300,000	\$34,091	Oct-13
Shearwater Creek	Temecula	29015 Pujol St.	ColRich	Ambient Comm.	7	140	19.8	\$4,700,000	\$663,842	\$33,571	Oct-14
Capriana @ Chino Hills	Chino Hills	16228 Butterfield Ranch Rd	Fairfield Prop.	Equity Residential	16	286	18.0	na	---	---	Jul-13
<b>Zoned Multi-Family</b>											
17728 Foothill Blvd	Fontana	17728 Foothill Blvd.	Kosmo Holdings	George Bittar	5	na	---	\$1,880,000	\$363,636	---	Sep-15
Harrington St	Corona	Harrington St	West Coast Dev.	Corona Housing Auth.	7	na	---	\$2,500,000	\$338,295	---	Oct-13
Lofts @ Dominion Hill	Riverside	Dominion Ave & Division St	Rock Pointe Homes	Kimmel Family Trust	4	115	30.7	\$1,265,000	\$337,333	\$11,000	Mar-14
4826 Van Buren Blvd	Riverside	4826 Van Buren Blvd	Pacific Oasis	Progressive Realty	4	98	23.0	\$1,300,000	\$304,450	\$13,265	Jan-15

Source: CoStar

EXHIBIT III-3

APARTMENTS - VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
LAST TWO YEARS ENDING JUNE 2015



**A. Per Unit Valuations**

**B. Aggregated Valuation**

**Vernola Apartments**

Apartment Sale Price	\$280,000
x Lot to Home Ratio	35.0%
<b>= Finished Lot</b>	<b>\$98,000</b>
- Finishing Costs/Fees	\$35,000
<b>= Entitled Lot</b>	<b>\$63,000</b>
x Entitlement Risk	25.0%
<b>= Zoned Lot</b>	<b>\$15,750</b>

Impacted Lots	397
<b>Valuation</b>	
Apartments	\$111,160,000
Finished Lots	\$38,906,000
Entitled Lots	\$25,011,000
Zoned Lot	\$6,252,750

## **IV. COMMERCIAL**

## EXHIBIT IV-1

**RETAIL TRADES  
TEN-MILE RADIUS FROM RTRP PROPERITES  
LAST TWO YEARS ENDING JUNE 2015**

*Note: Sales Sorted in Descending Order of Price per Square Foot*

Project	City	Street Address	Buyer	Seller	Year Built	Leasable SF	Sale Price		Cap Rate	Sale Date
							\$	\$/SF		
Mission Village	Chino Hills	3280 Chino Hills Pky	Nukunthorn Darakananda		2009	11,200	\$5,600,000	\$500	5.5%	Sep-15
Shoppes On Central	Montclair	8950 Central Ave	JI Wang		1977	8,507	\$4,125,000	\$485		Jul-15
	Chino Hills	14808 Pipeline Ave	William Kahng		1983	6,500	\$3,110,000	\$478		Aug-14
Fairfield Ranch Retail Center	Chino Hills	15463 Fairfield Ranch Rd	Gupta Family Trust		2007	8,651	\$3,950,000	\$457	6.5%	Dec-13
The Shoppes at Chino Hills	Chino Hills	13920 City Center Dr	Dunhill Partners, Inc.		2008	377,966	\$147,208,500	\$389	5.5%	Sep-15
Norco Freeway Retail	Norco	3699 Hamner Ave	Barrett Heritage LLC	Norco Estate Inv.	2004	12,954	\$4,410,000	\$340	8.0%	Oct-13
Montclair Entertainment Plaza	Montclair	9335-9337 Monte Vista Ave	Teng H & Kiok G Khoe Living Trust		1983	10,083	\$3,294,696	\$327	6.5%	Dec-14
24 Hour Fitness	Mira Loma	12354 Limonite Ave	Lindley Terr LLC	Lewis Commercial	2013	44,010	\$13,772,000	\$313	na	Sep-13
	Chino Hills	15942 Los Serranos Country Club D	Huicheng Development LLC		2000	16,260	\$4,395,000	\$270	6.0%	Jan-14
Mountain Village Retail Center	Ontario	1515 N Mountain Ave	Dong H Kim & Mira Lee		2004	8,817	\$2,300,000	\$261	4.6%	Aug-14
	Ontario	425 N Vineyard Ave	Demoreno Enterprises LLC		1988	5,251	\$1,325,000	\$252		Jan-15
14230-14270 Chino Hills Pky	Chino Hills	14230-14270 Chino Hills Pky	Kimco Realty Corporation		2002	63,977	\$16,000,000	\$250		Jun-15
	Chino	12206 Central Ave	Raymond Mak		1980	6,328	\$1,575,000	\$249		Oct-14
Rancho del Chino	Chino	14671-14683 Ramona Ave	Viken Ghanimian		2007	12,071	\$2,875,000	\$238	5.5%	Aug-15
Vernola Marketplace	Jurupa Valley	6301 Pats Ranch Rd	Merlone Geier Mng.	Vernola Marketplace LLC	2007	210,963	\$49,000,000	\$232	7.0%	Jan-14
	Ontario	2680 E Riverside Dr	Vanessa P Ho		2000	6,580	\$1,469,020	\$223		May-15
Driftwood Village	Ontario	2238-2250 S Euclid Ave	Phillips Edison Grocery Center REIT I, Inc.		1982	90,671	\$19,500,000	\$215	6.3%	Aug-14
Plaza Continental	Ontario	3700 Inland Empire Blvd	Coastline Real Estate Investments		1990	122,335	\$24,800,000	\$203	6.0%	Sep-15
Rancho del Chino	Chino	14521-14529 Ramona Ave	Jim Franchino		2007	15,470	\$3,100,000	\$200		Apr-14
Montclair Plaza	Montclair	5060 Montclair Plaza Ln	CIM Group		1968	849,752	\$170,000,000	\$200		Feb-14
Arlington Plaza	Riverside	6100 Van Buren Blvd	MAS Realty LLC	Maxxam Enterprises	1984	125,666	\$24,500,000	\$195	6.0%	Aug-14
Piemonte at Ontario Center	Ontario	4120-4190 E 4th St	IDS Real Estate Group		2008	113,865	\$21,700,000	\$191		Oct-14
Vineyard Village	Ontario	2403-2411 S Vineyard Ave	Deba Shyam		1988	93,520	\$17,220,000	\$184	5.8%	Feb-15
Ontario Gateway Plaza	Ontario	920-1050 N Mountain Ave	Retail Opportunity Investments Corp.		1998	118,525	\$20,998,097	\$177		Dec-14
Mountain Village Plaza	Chino	12835 Mountain Ave	Chan Family Living Trust		1980	90,804	\$15,500,000	\$171	6.1%	Apr-14
					<b>Average</b>	<b>1995</b>		<b>\$280</b>		
					<b>Built Post 2000</b>	<b>2006</b>		<b>\$297</b>		

Source: CoStar; REIS

## EXHIBIT IV-2

**OFFICE / FLEX / INDUSTRIAL TRADES**  
**CHINO, MIRA LOMA, ONTARIO & RIVERSIDE CITIES**  
**LAST TWO YEARS ENDING JUNE 2015**

*Note: Sales Sorted By Product and Descending Order of Price per Square Foot*

Project	City	Street Address	Buyer	Seller	Year Built	Leasable SF	Sale Price		Cap Rate	Sale Date
							\$	\$/SF		
<b>Office</b>										
R&D Building	Chino	14850 Central Ave	Curtis Nixon	Tony Peich	2005	6,362	\$1,145,160	\$180		Oct-14
Building F	Chino	15316 Central Ave	McDermott Revocable Trust	Skukut Property	2005	8,933	\$1,563,275	\$175		Jul-14
Haven	Ontario	2151 S Haven Ave	RCWRF Invest.	ARI Haven LLC	2007	27,092	\$4,655,000	\$172		Feb-15
<b>Industrial / Flex</b>										
Gove A	Ontario	200 S Grove Ave	Golden Bull Invest.	South Grove Avenue	2003	31,900	\$6,200,000	\$194	7.2%	Sep-14
Chino Central Business Park	Chino	13951 Central Ave	Moonwish USA, Inc.		2007	7,500	\$1,325,000	\$177		Jun-14
Chino Central Business Park	Chino	13955 Central Ave	M & M Lu Llc		2007	6,913	\$1,220,000	\$176		Mar-15
1181 E Belmont St	Ontario	1181 E Belmont St	Godfrey C Shyr		2015	21,726	\$3,585,000	\$165		Aug-15
Chino Ranch Business Park	Chino	14270-14272 Euclid Ave	Chung Tuo Wu		2006	5,570	\$886,000	\$159		Dec-14
Yorba Business Center - Ph 1	Chino	14746 Yorba Ct	Andy Lo		2008	11,206	\$1,760,000	\$157		Jul-15
Chino Ranch Business Park	Chino	14269 Fern Ave	Poseidon Ferrari Business Center, LLC		2006	7,940	\$1,200,000	\$151		Jul-14
Chino Ranch Business Park	Chino	14181 Fern Ave	Peter Choy		2006	9,390	\$1,400,000	\$149		Sep-15
14636 Central Ave	Chino	14636 Central Ave	Feng-Ching Tu		2003	8,000	\$1,186,000	\$148		Nov-14
13863 Redwood Ave	Chino	13863 Redwood Ave	Ching-Ying Cheng & Yanbin Qi		2005	9,149	\$1,253,413	\$137		Mar-14
Redwood Business Center	Chino	13863 Redwood St	Dyna Group LLC		2005	9,149	\$1,253,413	\$137		Mar-14
Building One	Ontario	1801 S Excise Ave	ACCO Airport Center	Old Republic National	2004	46,521	\$6,250,000	\$134	5.0%	Jan-15
Grove Ave Bus Park	Ontario	1219 Locust Ave	David Gang Liu & Lisa Fang Zhou		2005	32,998	\$4,407,000	\$134		Aug-14
Safari Business Center	Ontario	1175 Del Rio Pl	East Los Angeles Community Union		2000	13,567	\$1,775,000	\$131		May-15
Central Park	Chino	14750 Central Ave	Robert & Terri Brown		2001	6,154	\$800,000	\$130		Mar-14
Airport Wineville Commerce Center	Ontario	600 S Wineville Ave	AP Express/Champion Logistics Group		2006	8,515	\$1,085,000	\$127		Oct-14
1840 S Baker Ave	Ontario	1840 S Baker Ave	Arnold Kalsians		2007	8,867	\$1,126,109	\$127		Apr-15
Building 8	Ontario	2134 Green Privado	Lee & Associates	Key Methid Inv.	2000	40,793	\$5,160,000	\$126		May-15
Vineyard Commerce Center	Ontario	1770 S Vineyard Ave	IHome Products, Inc.		2002	28,005	\$3,525,000	\$126		May-15
Airport Wineville Commerce Center	Ontario	800 S Wineville Ave	Jiuzhen Xu & Liping Zhao		2006	11,425	\$1,430,000	\$125		Mar-14
Montclair Cliffwood Business Park	Montclair	5200 Cliffwood Dr	PAK Investment Group LLC		2002	13,284	\$1,650,000	\$124		Feb-14
Grove Ave Bus Park	Ontario	1259 Locust Ave	David Gang Liu & Lisa Fang Zhou		2005	25,418	\$3,152,000	\$124		Oct-14
5911 Schaefer Ave	Chino	5911 Schaefer Ave	Chengliang Tang		2004	59,041	\$7,262,500	\$123		Jul-15
Campus Court	Ontario	1909 Campus Ave	ZD Pharma LLC		2003	27,538	\$3,387,174	\$123		Jul-15
Building 2	Ontario	2775 E Philadelphia St	Tracy Industries	Virginia T Kite	2000	48,329	\$5,900,000	\$122	6.7%	Dec-14
Francis Business Park	Ontario	1180 E Francis St	PCC Global Trading, Inc.		2004	12,978	\$1,500,000	\$116		Mar-14
Mission Industrial Park	Ontario	699 E Maitland St	Taejin Song		2005	15,640	\$1,800,000	\$115		Dec-14
5227 Cliffwood Dr	Montclair	5227 Cliffwood Dr	Zhenyun Li		2006	11,999	\$1,380,000	\$115		Aug-14
Delta Business Park	Chino	5731 Waco St	Po Ming Huang		2000	10,800	\$1,240,000	\$115		Jan-14
Bellgrave 16	Mira Loma	10211 Bellgrave Ave	Yubo Ho	Cornerstone Real Estate	2010	13,848	\$1,564,000	\$113		May-14
2235 E Francis St	Ontario	2235 E Francis St	C & M Management LLC		2001	35,767	\$4,013,000	\$112		Apr-14
Shaw Building F	Mira Loma	3281 Grapevine St	89 Golden East Prop.	C.A. Guy LLC	2004	15,965	\$1,788,500	\$112		Mar-15
Hofer Ranch	Ontario	2925 Jurupa St	United Parcel Service, Inc.		2015	416,640	\$46,655,000	\$112		Jan-15
Rochester 6	Ontario	760 S Rochester Ave	Tyner Investments	Baycap LLC	2003	6,936	\$770,000	\$111		Dec-14
Brooks Business Center	Montclair	5525 Brooks St	Bo Zhu		2001	25,841	\$2,843,000	\$110		May-14
Etiwanda Freeway Center	Ontario	5794 E Ontario Mills Pky	Max Tool		2014	100,348	\$10,436,500	\$104		Nov-14
Airport Distribution Center	Ontario	1500 Milliken Ave	Guthrie Development Company		2000	196,843	\$20,250,000	\$103		Aug-14

Source: CoStar

## EXHIBIT IV-3

**COMMERCIAL - LAND TRADES  
JURUPA VALLEY, MIRA LOMA, ONTARIO & RIVERSIDE CITIES  
2010 THROUGH 2015**

*Note: Sales Sorted By Land Use and Descending Order of Price per Acre*

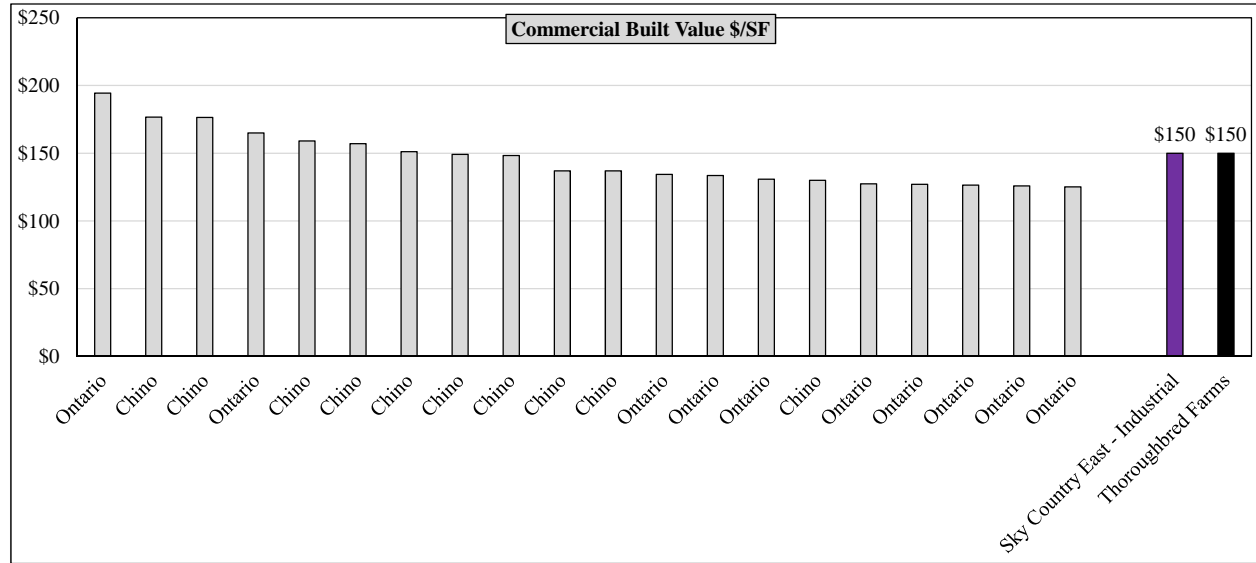
Property	City	Street Address	Buyer	Seller	Status	Size (AC)	Sale Price		Sale Date	Comments
							\$	\$/AC		
<b>Commercial</b>										
In-N-Out Burgers, Inc.	Ontario	1885 E G St	In-N-Out Burgers, Inc.		Pad Sites	1.0	\$1,150,000	\$1,150,000	Feb-14	In-N-Out
Eastvale Gateway S	Eastvale	12508 Limonite Ave.	Nu-Way Industries	Lewis Commercial	Pad Sites	3.3	\$3,679,419	\$1,125,205	Dec-13	Pad Sites
Panda Express Site	Eastvale	12486 Limonite Ave.	Panda Restaurant	Lewis Commercial	Pad Site	1.3	\$1,150,000	\$864,662	Oct-11	Pad Site
Rancho Springs	Eastvale	Limonite Ave (Eastvale GW S)	Rancho Springs Med.	Lewis Commercial	Entitled	5.4	\$3,800,000	\$703,704	Aug-12	Med Ctr
SWC Mission & Palmetto	Ontario	SWC Mission & Palmetto Ave	Linda Liu		Entitled	1.9	\$1,170,000	\$629,032	Sep-14	
4157 Wineville Rd	Mira Loma	4157 Wineville Rd	Jurupa CSD	Unknown	Entitled	2.3	\$889,929	\$392,039	Sep-10	
Orangewood Dr	Riverside	7380 Orangewood Dr	Sargis Martirosyan	Michael Noreikas	Entitled	0.9	\$315,000	\$350,000	Apr-14	
SWC S Haven	Ontario	S Haven Ave @ E Riverside Dr	Premier Investment	GM Ontario Inv.	Raw	10.3	\$3,146,000	\$304,845	Aug-12	
<b>Industrial</b>										
Oaks Ave	Chino	Oaks Ave	Chengliang Tang			1.1	\$910,500	\$820,270	May-15	
11033 Harrel St	Jurupa Valley	110033 Harrel St	Marten Transport	CR England & Sons	Yard/Truck Terminal	22.9	\$17,500,000	\$763,525	Jun-14	Former yard
Yorba Ave	Chino	Yorba Ave	O'Tasty Foods, Inc.			10.9	\$7,802,888	\$714,550	Jul-14	
Industrial/Cold Storage	Mira Loma	Dulles Dr	Golden Solar LLC	CBRE Global Invest.	Raw	20.5	\$14,500,000	\$708,354	May-13	Future Storage
1153 Blemont St	Ontario	1153 Blemont St	FP Management Corp.			1.4	\$875,000	\$634,058	Aug-14	
5242 F St (5 Properties)	Chino	5242 F St (5 Properties)	3 Way Thrift Store, Inc.			3.1	\$1,916,500	\$612,300	Aug-13	
N Ponderosa Ave	Ontario	N Ponderosa Ave	Arrimus Capital			6.3	\$3,800,000	\$605,096	Apr-15	
4603-4613 Chino Ave	Chino	4603-4613 Chino Ave	Lawrence & Esther Fu			1.8	\$1,060,000	\$595,506	Nov-13	
1351 S Campus Ave	Ontario	1351 S Campus Ave	Dependable Logistics			9.9	\$5,800,000	\$586,451	Mar-14	
1368 W Mission Blvd	Ontario	1368 W Mission Blvd	Richmore Realty, Inc.			1.9	\$1,072,727	\$576,735	Apr-14	
10635 Ramona Ave	Montclair	10635 Ramona Ave	William Fox			5.7	\$3,000,000	\$525,394	Sep-14	
1124-1170 E Holt Blvd	Ontario	1124-1170 E Holt Blvd	M.L.R.C.E. Group LLC			2.9	\$1,500,000	\$522,648	Apr-14	
1501 Hellman Ave	Ontario	1501 Hellman Ave	Newcastle Partners, Inc.			5.1	\$2,341,783	\$457,379	Sep-14	
10850 W Monte Vista Bl	Montclair	10850 W Monte Vista Blvd	Bearings 200 Sales Co.			3.2	\$1,406,990	\$435,601	May-13	
Ontario Innovation Ctr	Ontario	5153 E. Philadelphia St	Trammell Crow	3M Company	Raw	17.9	\$7,642,128	\$426,696	Jun-14	Bld = \$24M
535 S Palmetto Ave	Ontario	535 S Palmetto Ave	MYWI Fabricators			2.0	\$825,000	\$423,077	Sep-14	
Parcels 1-6	Ontario	4th Street	Sares-Regis Group			98.7	\$39,472,000	\$399,919	Jul-15	
Parcel 7	Ontario	Inland Empire Blvd / Del Rio Pl.	JP Morgan			41.9	\$16,274,500	\$388,413	Jul-15	
1388 W Mission Blvd (2)	Ontario	1388 W Mission Blvd (2 Properties)	Xebec Realty Partners			3.8	\$1,294,545	\$341,569	Apr-14	

Source: CoStar

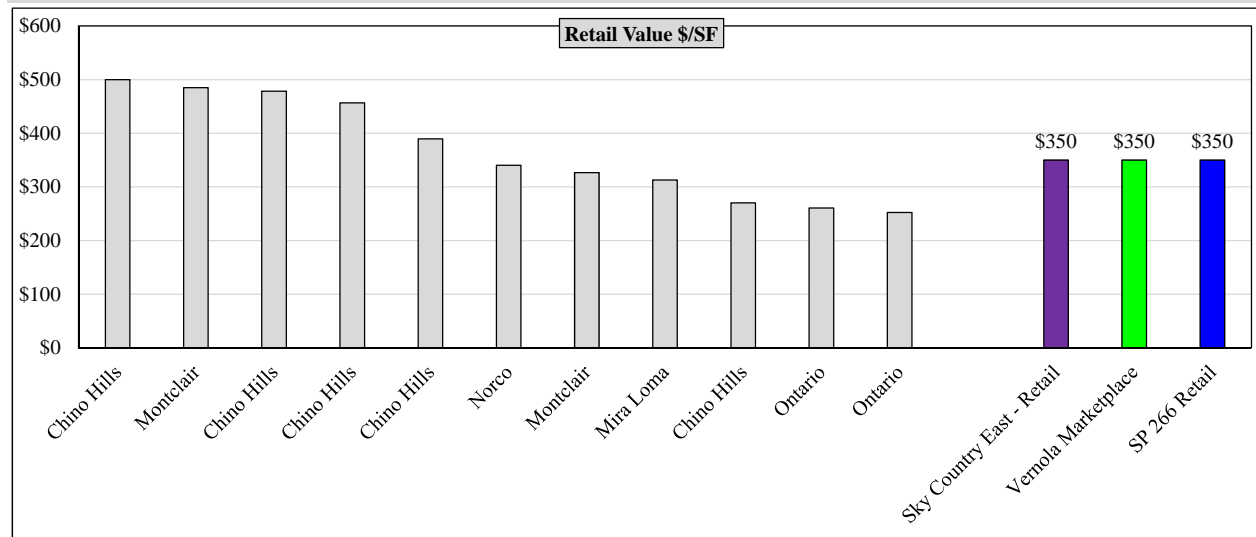


**EXHIBIT IV-4  
COMMERCIAL - VALUATION  
RTRP OVERHEAD ALIGNMENT - JURUPA VALLEY  
2010 THROUGH 2015**

**Business Park Valuation**



**Commercial Retail Valuation**



**A. Per FAR SF Valuation**

**Sky Country East - Industrial**

<b>Biz Park Sale Price (psf)</b>	<b>\$150</b>
x Land Ratio	25%
<b>= Land FAR SF</b>	<b>\$38</b>
FAR	0.35
per Acre Value	\$571,725
per SF Value	\$13.13

**B. Aggregated Valuation**

<b>Scale of Impact</b>	
Acreage	1.7
Resulting Built SF	25,918
<b>Valuation</b>	
Built	\$3,887,730
Land	\$971,933

**Sky Country East - Retail**

<b>Retail Sale Price (psf)</b>	<b>\$350</b>
x Land Ratio	25%
<b>= Land FAR SF</b>	<b>\$88</b>
FAR	0.20
per Acre Value	\$762,300
per SF Value	\$17.50

<b>Scale of Impact</b>	
Acreage	4.6
Resulting Built SF	40,075
<b>Valuation</b>	
Built	\$14,026,320
Land	\$3,506,580

**Thoroughbred Farms**

<b>Biz Park Sale Price (psf)</b>	<b>\$150</b>
x Land Ratio	25%
<b>= Land FAR SF</b>	<b>\$38</b>
FAR	0.35
per Acre Value	\$571,725
per SF Value	\$13.13

<b>Scale of Impact</b>	
Acreage	11.5
Resulting Built SF	175,000
<b>Valuation</b>	
Built	\$26,250,000
Land	\$6,562,500

**Vernola Marketplace**

<b>Retail Sale Price (psf)</b>	<b>---</b>
x Land Ratio	---
<b>= Land FAR SF</b>	<b>---</b>
FAR	---
per Acre Value	\$381,150
per SF Value	\$8.75

<b>Scale of Impact</b>	
Acreage	1.8
Resulting Built SF	---
<b>Valuation</b>	
Built	---
Land	\$700,000

**SP 266 Retail**

<b>Retail Sale Price (psf)</b>	<b>\$350</b>
x Land Ratio	25%
<b>= Land FAR SF</b>	<b>\$88</b>
FAR	0.20
per Acre Value	\$762,300
per SF Value	\$17.50

<b>Scale of Impact</b>	
Acreage	2.7
Resulting Built SF	23,522
<b>Valuation</b>	
Built	\$8,232,840
Land	\$2,058,210

## **APPENDIX**

## APPENDIX A

**SURVEY - NEW HOMES  
JURUPA VALLEY AND EASTVALE  
JUNE 2015**

Project Name/ Builder	City/ Street	Lot Size	Units Plan'd/ Sold	Sales Start/ Pace	Home Size	Base Price	
						\$	\$/sf
<b>Jurupa Valley</b>							
Harvest Villages Lennar	Jurupa Valley 11915 Berlyn Dove Ct.	7,500	138 99	May-14 8.1	2,821	\$491,090	\$174
					3,187	\$499,490	\$157
					3,404	\$520,590	\$153
					3,823	\$549,721	\$144
Rancho Del Sol - Cielo Lennar	Jurupa Valley 11429 Camino Miramontes	7,200	102 56	1Q14	1,946	\$435,890	\$224
					2,724	\$479,890	\$176
					3,105	\$491,190	\$158
Rancho Del Sol - Estrella Lennar	Jurupa Valley 11429 Camino Miramontes	7,200	101 60	1Q14	2,409	\$437,490	\$182
					2,809	\$471,390	\$168
Sage Pointe Express Homes	Jurupa Valley 11337 Camino Miramontes	7,500	108 15	1Q15	2,467	\$442,690	\$179
					2,782	\$458,190	\$165
					2,919	\$466,690	\$160
Sierra Pointe DR Horton	Jurupa Valley 7766 Isaac St.	7,500	87 37	Nov-14 5.5	2,234	\$363,990	\$163
					2,508	\$384,490	\$153
					2,808	\$402,990	\$144
Traditions DR Horton	Jurupa Valley 7766 Isaac St.	8,000	77 25	Dec-14 4.4	2,623	\$431,625	\$165
					2,806	\$445,775	\$159
					2,955	\$398,405	\$135
					3,042	\$424,365	\$140
					3,114	\$437,990	\$141
Turnleaf - Coventry William Lyon	Jurupa Valley 5016 Violas Ct.	10,000	150 15	2Q14	3,426	\$539,990	\$158
					3,652	\$554,990	\$152
					3,803	\$567,990	\$149
Turnleaf - Crossing William Lyon	Jurupa Valley 5016 Violas Ct.	9,000	150 23	2Q14	2,693	\$519,990	\$193
					3,146	\$524,990	\$167
					3,322	\$549,990	\$166
Vintage DR Horton	Jurupa Valley 11267 Conner Cir.	8,500	109 13	1Q15	2,798	\$498,660	\$178
					3,114	\$490,661	\$158
					3,529	\$515,130	\$146
					3,794	\$535,780	\$141
<b>Eastvale</b>							
Copper Sky - Estrella DR Horton	Eastvale 12996 Diamond Dust Ct.	2,925	152 26	Apr-14 1.9	1,727	\$390,990	\$226
					2,062	\$409,990	\$199
					2,161	\$419,990	\$194
Copper Sky - Luna DR Horton	Eastvale 12996 Diamond Dust Ct.	3,600	72 28	Apr-14 2.0	2,115	\$424,990	\$201
					2,244	\$447,964	\$200
					2,343	\$449,501	\$192
					2,541	\$463,395	\$182
					2,630	\$469,629	\$179

## APPENDIX A

**SURVEY - NEW HOMES  
JURUPA VALLEY AND EASTVALE  
JUNE 2015**

Project Name/ Builder	City/ Street	Lot Size	Units Plan'd/ Sold	Sales Start/ Pace	Home Size	Base Price		
						\$	\$/sf	
Estancia - East Lennar	Eastvale 13225 Berts Wy	7,200	74	1Q14	2,726	\$605,000	\$222	
					40	2,832	\$650,990	\$230
						3,615	\$715,000	\$198
						4,644	\$798,200	\$172
Estancia - West Lennar	Eastvale 7542 Cabrillo Wy	7,200	103	1Q14	2,809	\$565,121	\$201	
					49	3,264	\$623,200	\$191
						3,823	\$637,800	\$167
Lodge - Elation KB Home	Eastvale 13060 Irisbend Ave	4,000	54	Aug-14	1,993	\$415,880	\$209	
					19	2,194	\$425,880	\$194
						2,664	\$461,880	\$173
Lodge - Harmony KB Home	Eastvale 13060 Irisbend Ave	4,000	92	Aug-14	1,666	\$382,880	\$230	
					28	1,748	\$392,880	\$225
						2,093	\$407,880	\$195
Lodge - Serene KB Home	Eastvale 13060 Irisbend Ave	5,000	60	Aug-14	2,432	\$474,880	\$195	
					23	2,658	\$486,880	\$183
						2,920	\$504,880	\$173
						3,193	\$524,880	\$164
Mill Creek Crossing Lennar	Eastvale 14820 Shelburne Ct	7,000	122	4Q14	2,287	\$523,390	\$229	
					30	2,284	\$527,372	\$231
						2,809	\$527,990	\$188
						3,187	\$556,390	\$175
						4,121	\$649,290	\$158
The Trails - Brio DR Horton	Eastvale 14350 Symphony Dr	4,500	111	Apr-14	2,049	\$453,724	\$221	
					31	2,543	\$471,992	\$186
						2,646	\$469,990	\$178
The Trails - Symphony DR Horton	Eastvale 14276 Symphony Ct	4,500	113	Apr-14	2,538	\$490,783	\$193	
					29	2,690	\$488,941	\$182
						2,797	\$497,978	\$178
						2,931	\$512,264	\$175

Source: TCG

## APPENDIX B

**SURVEY - RESALE HOMES  
JURUPA VALLEY  
LAST THREE MONTHS ENDING LATE JUNE 2015**

Street Address	City	Zip Code	Product	Year Built	Lot Size	Bed/Bath	Home Size	List Price		Sale Price		Sale vs. List	Sale Date	DOM	List or Sale
								\$	\$/sf	\$	\$/sf				
<b>Township Place</b>															
12073 Geode St	Jurupa Valley	91752	SFD	2010	7,405	3/3.5	2,351	\$499,000	\$212					15	Listing
6695 Ametrine Ct	Jurupa Valley	91752	SFD	2007	7,841	4/3.5	3,924	\$479,900	\$122					105	Listing
6632 Ametrine Ct	Jurupa Valley	91752	SFD	2007		4/2.5	3,924	\$475,000	\$121	\$470,000	\$120	-1%	3/31/15		Sale
12010 Geode St	Jurupa Valley	91752	SFD	2010		3/2.5	2,540	\$474,999	\$187	\$468,000	\$184	-1%	4/30/15		Sale
6697 Carnelian St	Jurupa Valley	91752	SFD	2010	7,405	3/2.5	2,540	\$464,888	\$183	\$462,000	\$182	-1%	5/22/15		Sale
12060 Geode St	Jurupa Valley	91752	SFD	2010	7,841	3/2.5	2,351	\$461,900	\$196	\$457,000	\$194	-1%	4/17/15		Sale
6756 Morganite Ct	Jurupa Valley	91752	SFD	2012	8,276	3/2.5	2,030	\$459,000	\$226	\$440,000	\$217	-4%	5/7/15		Sale
12083 Geode St	Jurupa Valley	91752	SFD	2010	8,712	3/2.5	2,030	\$449,000	\$221	\$440,000	\$217	-2%	6/19/15		Sale
12070 Geode St	Jurupa Valley	91752	SFD	2010	7,841	3/2.5	2,546	\$425,000	\$167	\$425,000	\$167	0%	5/12/15		Sale
<b>Mira Loma</b>															
11894 64Th St	Jurupa Valley	91752	SFD	2004	6,970	6/3	4,485	\$539,900	\$120					17	Listing
6563 Kunzite Ct	Jurupa Valley	91752	SFD	2005	6,970	4/2	2,375	\$459,900	\$194					40	Listing
11850 65Th St	Jurupa Valley	91752	SFD	2005	7,841	5/3	3,746	\$478,000	\$128					71	Listing
11884 64Th St	Jurupa Valley	91752	SFD	2004	6,534	5/3.25	4,693	\$598,988	\$128					88	Listing
11960 65Th St	Jurupa Valley	91752	SFD	2005	7,405	3/2	2,375	\$439,900	\$185					127	Listing
11976 Turquoise Way	Jurupa Valley	91752	SFD	2004	7,841	5/3.5	5,398	\$520,000	\$96					319	Listing
11828 Amethyst Ct	Jurupa Valley	91752	SFD	2004	6,970	4/2.5	3,060	\$465,000	\$152	\$450,000	\$147	-3%	6/4/15		Sale
11808 Amethyst Ct	Jurupa Valley	91752	SFD	2004	8,276	4/2.5	2,885	\$450,000	\$156	\$445,000	\$154	-1%	5/11/15		Sale
11899 Turquoise Way	Jurupa Valley	91752	SFD	2005	7,841	4/2	2,375	\$442,000	\$186	\$442,000	\$186	0%	6/8/15		Sale
11979 Turquoise Way	Jurupa Valley	91752	SFD	2004	7,405	4/2	2,375	\$439,000	\$185	\$439,000	\$185	0%	5/29/15		Sale

Source: MLS

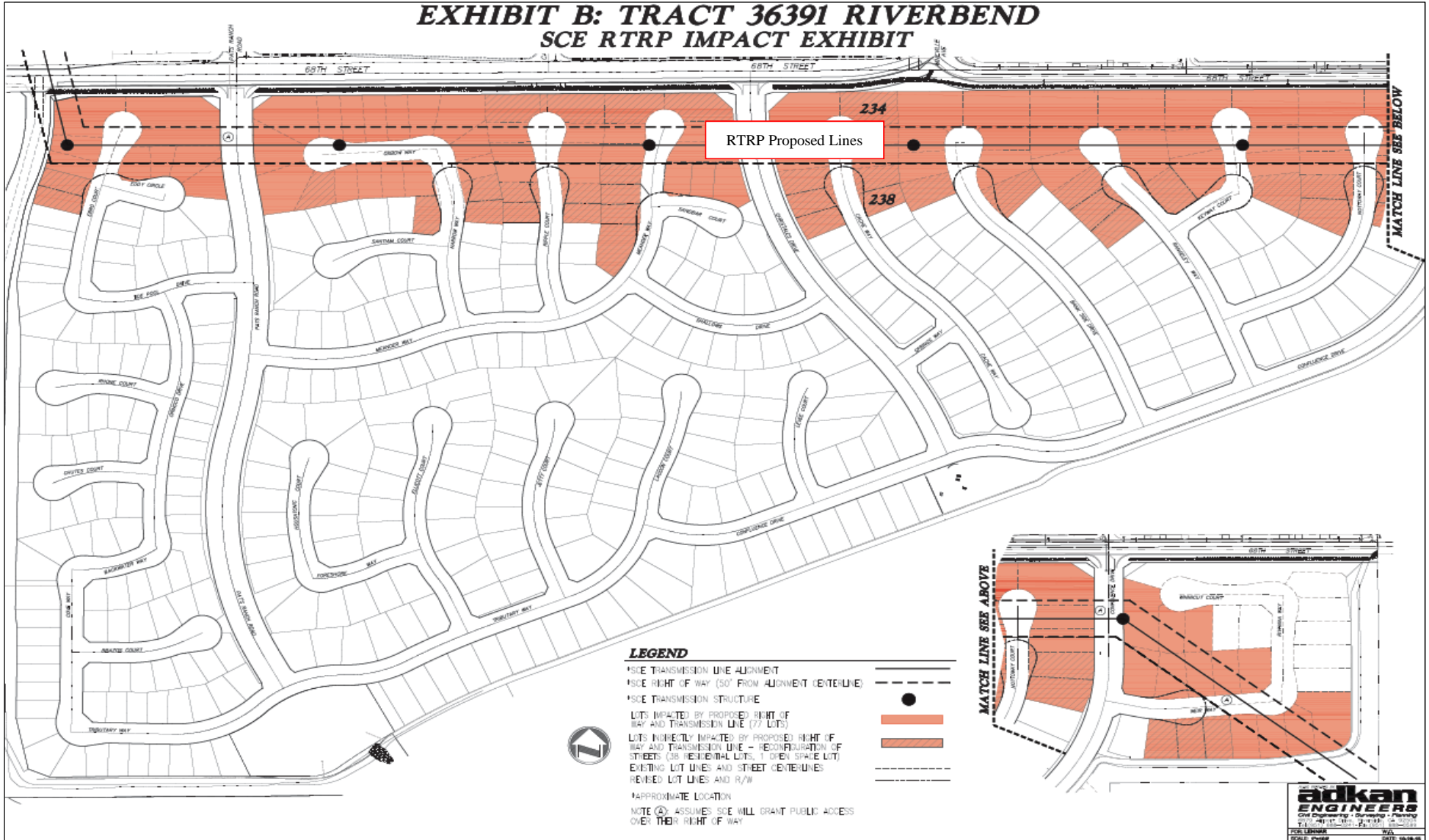
15257.00 Rec: Resale

THE CONCORD GROUP

APPENDIX C-1

PROJECT PLANS - RIVERBEND  
 JURUPA VALLEY  
 JUNE 2015

**EXHIBIT B: TRACT 36391 RIVERBEND  
 SCE RTRP IMPACT EXHIBIT**





APPENDIX C-2

PROJECT PLANS - VERNOLA MARKETPLACE  
JURUPA VALLEY  
JUNE 2015



**APPENDIX C-3**

**PROJECT PLANS - SKY COUNTRY EAST  
JURUPA VALLEY  
JUNE 2015**

**Project Site Forthcomming**



**APPENDIX C-4**

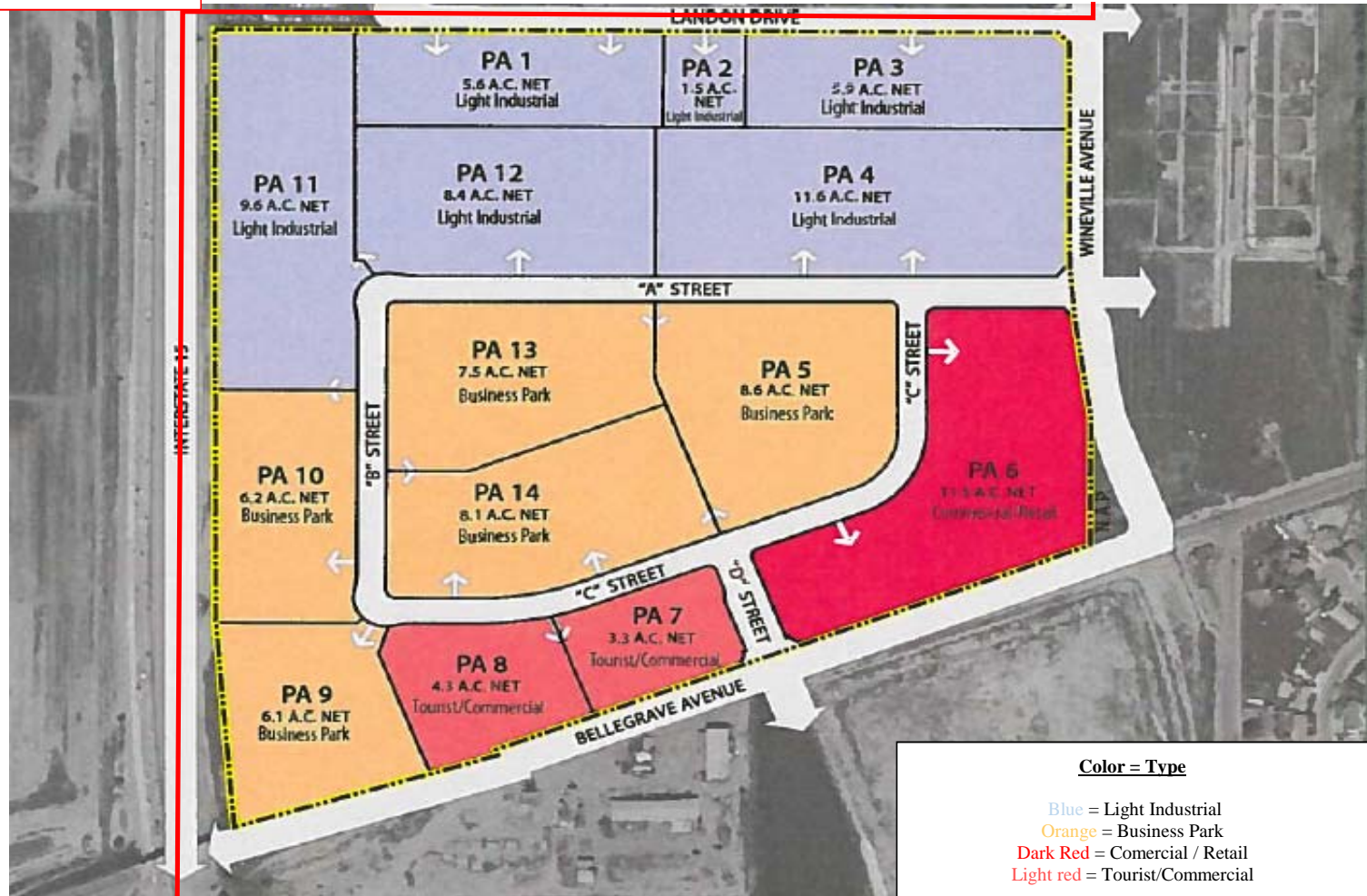
**PROJECT PLANS - VERNOLA TRUST  
JURUPA VALLEY  
JUNE 2015**

**Project Site Forthcomming**

APPENDIX C-5

PROJECT PLANS - THOROUGHBED FARMS  
 JURUPA VALLEY  
 JUNE 2015

RTRP Proposed Lines

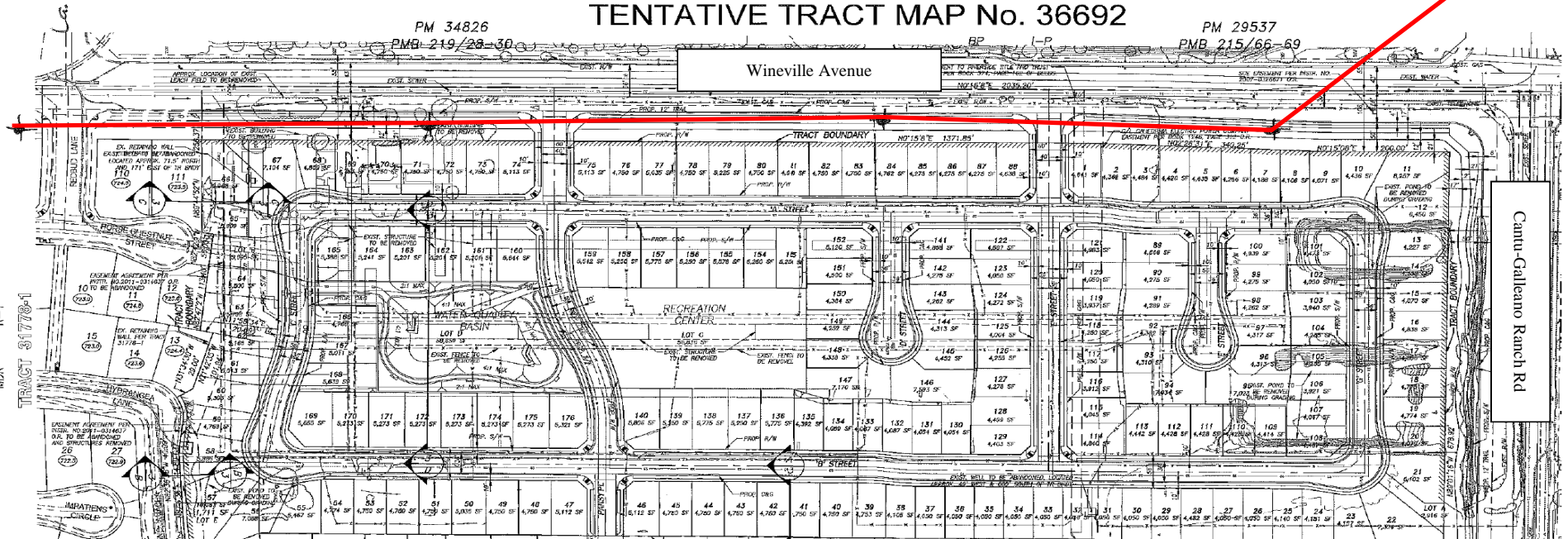


APPENDIX C-6

PROJECT PLANS - STRATHAM  
JURUPA VALLEY  
JUNE 2015

TENTATIVE TRACT MAP No. 36692

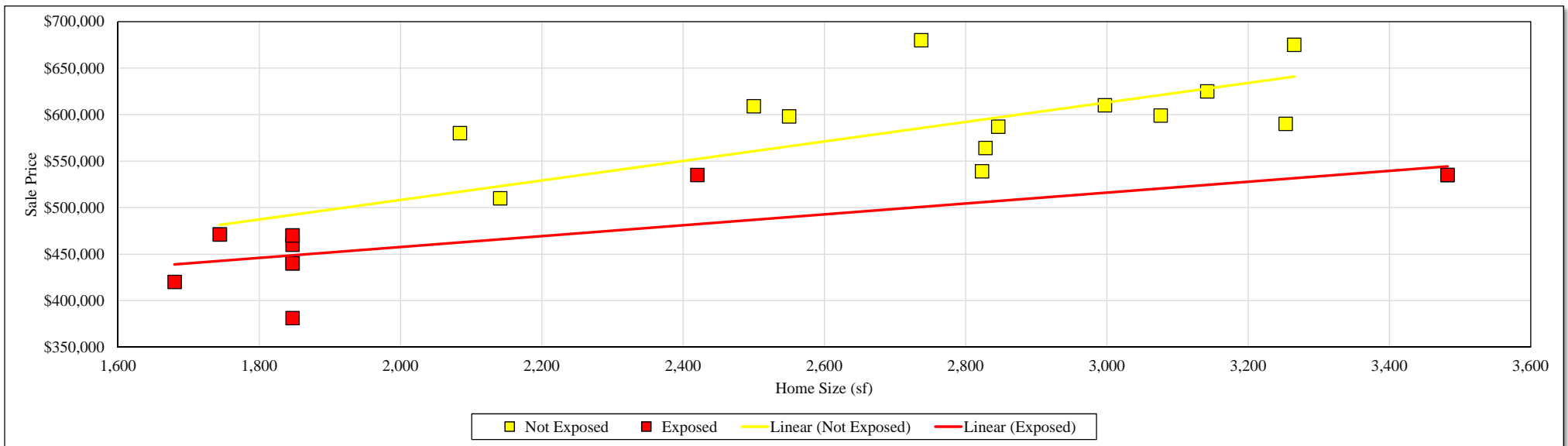
RTRP Proposed Lines



APPENDIX D-1

TRANSMISSION LINE ANALOGS  
SANTA CLARITA, CA  
LAST ONE YEAR ENDING JUNE 2015

Location	Sales	Year Built	Lot Size	Home Size	Sale Price	
					\$	\$/sf
Exposed	9	2000	5,508	2,244	\$471,906	\$210
Not Exposed	16	2000	9,639	2,605	\$571,688	\$219
Discount					(17.5)%	(4.2)%

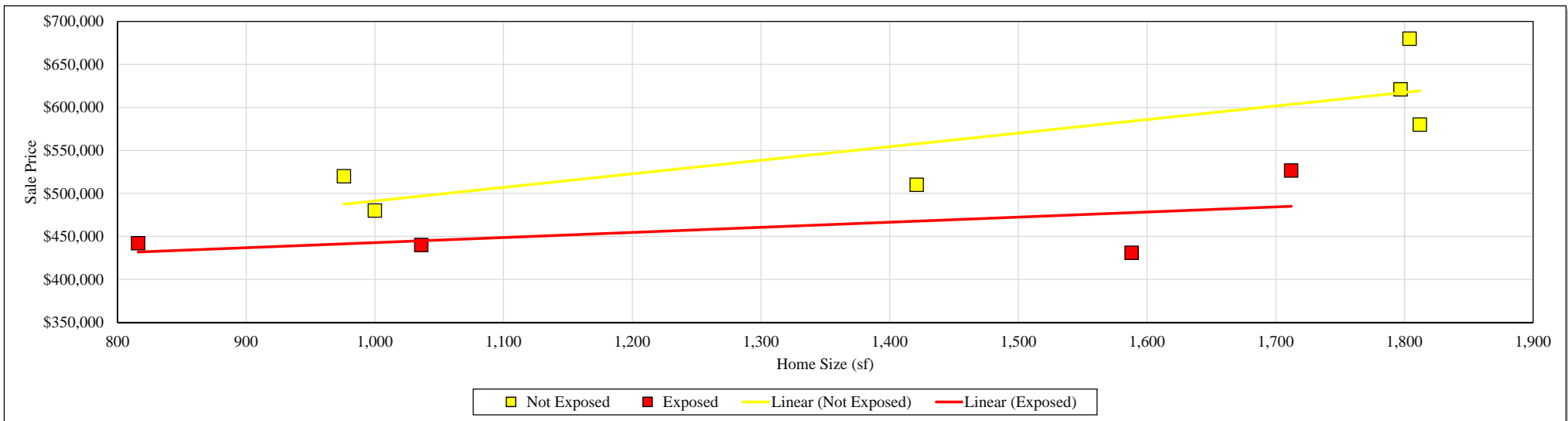




APPENDIX D-2

TRANSMISSION LINE ANALOGS  
 SAN GABRIEL, CA  
 LAST ONE YEAR ENDING JUNE 2015

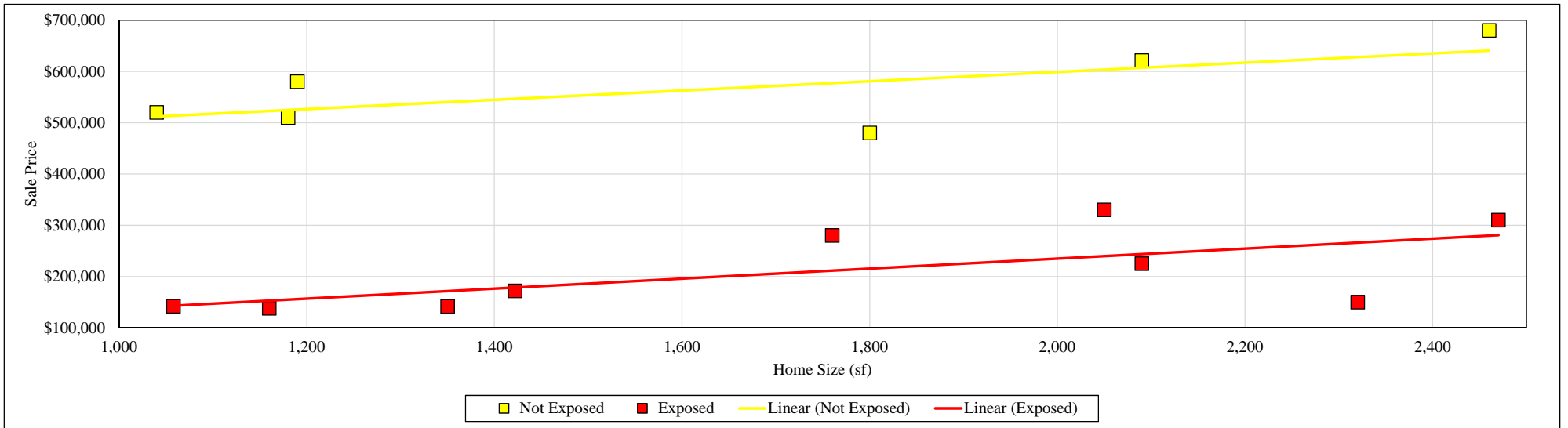
Location	Sales	Year Built	Lot Size	Home Size	Sale Price	
					\$	\$/sf
Exposed	4	1947	6,364	1,288	\$459,875	\$357
Not Exposed	6	1939	7,474	1,468	\$565,167	\$385
Discount					(18.6)%	(7.2)%



APPENDIX D-3

TRANSMISSION LINE ANALOGS  
SEATTLE, WA  
LAST ONE YEAR ENDING JUNE 2015

Location	Sales	Year Built	Lot Size	Home Size	Sale Price	
					\$	\$/SF
Exposed	9	1946	6,743	1,742	\$209,850	\$120
Not Exposed	7	1951	8,012	1,696	\$257,136	\$152
Discount					(18.4)%	(20.6)%





## APPENDIX E

### Memorandum

To: Rick Bondar  
From: Jason Ardery  
Date: August 5, 2015  
Re: Vernola Marketplace Apartment Community RTRP Conflict Areas

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Rick,

Based on the alignment of the RTRP project, depicted in the attached exhibit, there will be significant impacts to the approved Vernola Marketplace Apartment Community project:

1. The proposed alignment, at a minimum, would require the loss of 8 Buildings (Building 1, 3, 5, 7, 8, 24, 25, & Clubhouse) due to conflicts with the proposed alignment and easement area as shown in Attachment 4 - SCE Visual Simulations – Page 3 “Vernola Marketplace and Riverbend Communities Conflict Areas”.
2. The alignment is located over the storm water quality treatment facilities (underground infiltration) proposed for the project. Redesign of the site would be necessary to locate the proposed storm water quality treatment facilities outside of the easement area that will result in loss of additional buildings.
3. 68<sup>th</sup> Street is in the vicinity of Caltrans right-of-way, and permission from Caltrans to allow access to 68<sup>th</sup> Street may be required, and does not appear to have been addressed in the RTRP alignment. Even if the access is allowed, there is a significant change in elevation from 68<sup>th</sup> Street to the project site. Providing access to the proposed SCE easement from 68<sup>th</sup> Street would require significant grading on the Vernola Marketplace Apartment Community project site, which does not appear to have been taken into consideration.
4. Based on the alignment provided, the easement overlaps with the existing storm drain easement for the Day Creek Master Drainage Plan Line J Stage 2 storm drain line, a 12’ wide by 6’ high Reinforced Concrete Box (RCB) owned and operated by Riverside County Flood Control and Water Conservation District (RCFC&WCD). This existing storm drain facility is located in a 38’ wide easement running parallel to Caltrans right-of-way with an offset of 2’ on Vernola Marketplace Apartment Community project site. The easement deeded to RCFC&WCD does not allow any structures within their easement area. Additionally, the alignment may interfere with operations and maintenance of the storm drain facility. This does not appear to have been taken into consideration in the RTRP alignment proposed.
5. Vernola Marketplace Apartment Community project site drains to Day Creek Master Drainage Plan Line J Stage 2 storm drain line. Drainage facilities would need to cross the proposed RTRP alignment. It is not clear if drainage facilities can be located within the easement area depicted. Without a

drainage connection to Day Creek Master Drainage Plan Line J Stage 2, the project does not have an adequate drainage outlet, and development of the project would be infeasible.

6. Based on the alignment provided, encroachment into the easement area would likely be needed for a water line to provide fire protection to the apartment buildings. This would likely be both a perpendicular and parallel encroachment into the RTRP easement area. It is not clear if these encroachments are allowed or have been taken into consideration in the RTRP alignment.
7. The alignment is located over proposed parking stalls (covered & open) required for the project. It is not clear if parking (covered or open) can be located within the proposed easement area of the alignment. If parking (including covered parking) cannot be located in the easement area of the alignment, redesign of the site would be necessary, potentially resulting in the loss of additional buildings to meet minimum parking requirements.

Without construction drawings for the RTRP alignment, final impacts to the Vernola Marketplace Apartment Community cannot be determined.