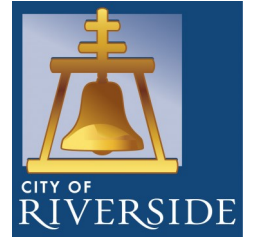




POTENTIAL DEVELOPMENT OPPORTUNITY

VACANT LAND FOR SALE



Adams Street Surplus - Site 1
 NW corner of Mountain View Avenue and Essex Street
 Riverside, CA 92504

Purchase Price:	Subject to fair market value.
APN:	190-021-033
Lot Size:	Approx. 5,823 sf/0.13 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Mountain View Avenue and Essex Street
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Single Family Residential (R-1-7000)
General Plan:	Medium Density Residential (MDR)
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City-owned. Disposition subject to City Council approval to sell.

For more information, please contact Patricia V. Villa at (951) 826-5330 or via e-mail at pvilla@riversideca.gov



Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties, or representations as to the accuracy of the information.