

# **ANNUAL DISCLOSURE REPORT**

**YEAR ENDING JUNE 30, 2013**

## **CITY OF RIVERSIDE REDEVELOPMENT SUCCESSOR AGENCY**

**1999 CASA BLANCA REDEVELOPMENT PROJECT**

**1999 TAX ALLOCATION BONDS \$20,395,000**

**DATED MARCH 25, 1999**

**CUSIP NUMBERS: 769045 ND3 through 769045 NW1**

Prepared by  
City of Riverside

Brent A. Mason  
Finance Director/Treasurer  
Finance Department  
951-826-5660

March 7, 2014

RIVERSIDE REDEVELOPMENT AGENCY  
CONTINUING DISCLOSURE INFORMATION -  
1999 CASA BLANCA TAX ALLOCATION BONDS \$20,395,000

FISCAL YEAR ENDED JUNE 30, 2013

CONTINUING DISCLOSURE CERTIFICATE - SECTION 4 - Contents of Annual Report.

(a) Attached are the audited financial statements of the City of Riverside Redevelopment Successor Agency for the year ended June 30, 2013.

(b) The principal amount of the Bonds outstanding at June 30, 2013:

1999 CASA BLANCA TAX ALLOCATION BONDS: Outstanding \$12,995,000

(c) The reserve requirement of the 1999 Casa Blanca Bonds is fully funded:

The Reserve is funded by cash and investments in the amount of \$345,314 and a surety bond provided by AMBAC in the amount of \$1,031,634.

(d) Additional debt was issued by the City of Riverside Redevelopment Agency for the Casa Blanca Redevelopment Project Area; 2007 Series A and Series B Tax Allocation Bonds in the respective amounts of \$7,310,000 (tax-exempt) and \$5,740,000 (taxable).

(e) Current project area information:

Bond coverage ratio: Attachment A

Top ten taxpayers: Attachment B

Assessment appeals: Attachment C

(f) Assessed value of the Project Area as reported by the County of Riverside: Attachment D

(g) December 31, 2013 Account balances:

Reserve Fund	\$ 354,112
Redevelopment Fund	\$ 913
Debt Service Fund	\$ 3,349

(h) There is no outstanding claim or litigation arising out of any disposition and development agreement or owner participation agreement of the Agency within the Casa Blanca Redevelopment Project Area

## CONTINUING DISCLOSURE CERTIFICATE - SECTION 5 - Reporting of Significant Events

There has been no occurrence of the following significant events with respect to the 1999 Casa Blanca Tax Allocation Bonds \$20,395,000 except that relative to item #6, as previously disclosed, Standard and Poor's, Moody's, and Fitch have lowered their ratings of the insurer of the bonds, Ambac Assurance Corp., from AAA, Aaa, and AAA to Withdrawn, Withdrawn, and Withdrawn, respectively.

1. Delinquency in payment when due of any principal of or interest on the Bonds.
2. Occurrence of any Event of default under and as defined in the Trust Agreement (other than as described in clause (1) above).
3. Amendment to the Series A Indenture, the Series B Indenture or the Disclosure Certificate modifying the rights of the holders of the Bonds.
4. Giving a notice of optional or unscheduled redemption of any Bonds.
5. Defeasance of the Bonds or any portion thereof.
6. Any change in the rating, if any, on the Bonds.
7. Adverse tax opinions or events affecting the tax-exempt status of the Bonds.
8. Any unscheduled draw on either Reserve Account reflecting financial difficulties.
9. Any unscheduled draws on any credit enhancement reflecting financial difficulties.
10. Any change or substitution in the provider of any credit enhancement, or any failure by the credit enhancer to perform on the credit enhancement.
11. The release, substitution or sale of property securing repayment of the Bonds (including property leased, mortgaged or pledged as such security).

**FORMER REDEVELOPMENT AGENCY FOR THE CITY OF RIVERSIDE  
ANNUAL STATEMENT OF PROJECTED REVENUES & EXPENSES  
FOR NON-HOUSING DEBT SERVICE CALCULATION  
FISCAL YEAR 2013/2014**

<b>Project Areas</b>	<b>Arlington</b>	<b>Casa Blanca</b>	<b>Eastside</b>	<b>Magnolia Center</b>	<b>Univ. Corr./ Syc. Cyn.</b>	<b>Downtown Airport Hunter Park Northside</b>	<b>La Sierra/ Arlanza</b>	<b>Totals</b>
Non-Housing Tax Increment (TI) Projected Revenues <sup>(1)</sup>	4,352,467	3,222,499	98,623	3,118,039	11,898,814	18,991,845	13,790,409	55,472,696
Less: Projected 20% Housing Set-Aside	870,493	644,500	19,725	623,608	2,379,763	3,798,369	2,758,082	11,094,539
Projected Superior Pass-Throughs <sup>(2)</sup>	348,197	-	-	-	-	4,558,043	-	4,906,240
Projected 80% of County Administration Fee	44,743	33,127	1,014	32,053	122,320	195,236	141,765	570,258
Projected TI Available for Bond Debt Service	3,089,033	2,544,872	77,884	2,462,378	9,396,731	10,440,197	10,890,562	38,901,659
Budgeted Non-Housing Bond Debt Service	1,722,079	1,852,778	23,835	1,204,528	2,705,340	4,774,607	3,015,111	15,298,278
Projected Excess TI	1,366,954	692,094	54,049	1,257,850	6,691,391	5,665,590	7,875,451	23,603,381
PROJECTED DEBT SERVICE COVERAGE RATIO	1.79	1.37	3.27	2.04	3.47	2.19	3.61	2.54

<sup>(1)</sup> Tax increment revenues are based on final FY 2012/13 assessed valuation reports provided by the Riverside County Auditor-Controller's Office.

<sup>(2)</sup> Superior pass throughs are based on the following estimated percentages after housing set-aside deduction:

Arlington 10% and Downtown/Airport 30%.

**FORMER REDEVELOPMENT AGENCY FOR THE CITY OF RIVERSIDE  
ANNUAL STATEMENT OF PROJECTED REVENUES & EXPENSES  
FOR HOUSING DEBT SERVICE CALCULATION  
FISCAL YEAR 2013/2014**

<b>Project Areas <sup>(1)</sup></b>	<b>Arlington</b>	<b>Casa Blanca</b>	<b>Magnolia Center</b>	<b>Univ. Corr./ Syc. Cyn.</b>	<b>Downtown Airport Hunter Park Northside</b>	<b>Totals</b>
Projected Housing Tax Increment (TI) Revenues <sup>(2)</sup>	870,493	644,500	623,608	2,379,763	3,798,369	8,316,733
Less: Projected of 20% County Administration Fee	11,186	8,282	8,013	30,580	48,809	106,870
Projected TI Available for Bond Debt Service	859,307	636,218	615,595	2,349,183	3,749,560	8,209,863
Budgeted Housing Bond Debt Service	282,868	398,061	161,299	802,037	1,120,434	2,764,699
Projected Excess TI	576,439	238,157	454,296	1,547,146	2,629,126	5,445,164
PROJECTED DEBT SERVICE COVERAGE RATIO	3.04	1.60	3.82	2.93	3.35	2.97

<sup>(1)</sup> Eastside, Hunter Park/Northside and La Sierra/Arlanza Project Areas are not included in these calculations because no housing bonds have been issued as of this date for these project areas.

<sup>(2)</sup> Tax increment revenues are based on final FY 2012/13 assessed valuation reports provided by the Riverside County Auditor-Controller's Office.

## Attachment B - Top Ten Taxpayers

### Project Area: Arlington

<b>Taxpayer</b>	<b>Description</b>	<b>AV for FYE 2013</b>
1. 3100 Van Buren Apts Investment	Residential	\$37,790,546
2. Riverside Properties	Commercial	\$35,497,501
3. Kienle& Kienle Investment	Commercial	\$22,407,916
4. Lowes	Home Improvement Store./Center	\$16,318,421
5. CTF5-Citrus Park LLC	Industrial	\$14,674,531
6. WalMart	Discount Store/Center	\$14,249,927
7. Aanesson Stonewood Apartments	Multi-Family Residential	\$13,953,344
8. 5700 Van Buren	Commercial	\$13,250,000
9. Davidson Enterprises	Commercial	\$11,590,832
10. REA Riverside General	Industrial	\$10,334,218

### Project Area: Casa Blanca

<b>Taxpayer</b>	<b>Description</b>	<b>AV for FYE 2013</b>
1. E R Carpenter Co Inc	Industrial Processing	\$29,374,592
2. Group Eight	Commercial	\$12,768,100
3. Home Depot USA	Retail – Home Improvement	\$12,544,663
4. Toyota of Riverside	Commercial	\$11,240,544
5. Nineway	Industrial	\$9,510,884
6. Malcom A Smith	Commercial	\$7,647,937
7. Arlington Heights Citrus	Agricultural Processing	\$7,454,443
8. Corona College Heights Orange	Unsecured	\$5,999,080
9. Stater Bros Markets	Commercial	\$5,165,591
10.Dabney Properties	Commercial	\$4,881,048

### Project Area: Magnolia Center

<b>Taxpayer</b>	<b>Description</b>	<b>AV for FYE 2013</b>
1. Vestar Riverside Plaza LLC	Shopping Center	\$69,554,331
2. Riverside Clinic Inv IV	Medical Clinic	\$37,647,989
3. Autozone West Inc	Commercial	\$21,425,639
4. Sears Roebuck & Company	Department Store	\$15,726,874
5. WPI Arcal	Commercial	\$13,760,215
6. Community Convalescent Center	Commercial	\$11,269,980
7. B H Central	Shopping Center	\$9,958,143
8. Westminster Arlington	Commercial	\$9,440,112
9. Von's Company Inc	Commercial	\$9,245,608
10. Arlington Square	Commercial	\$8,386,994

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1. State Street Bank & Trust Co	Food Distr. Facility	\$89,839,217
2. Pepsi/Bottling Group	Manufacturing	\$59,903,968
3. Edgemont Community Svc Dist	Industrial	\$59,032,844
4. Riverside Sycamore	Industrial	\$50,987,939
5. HSRE-PEP Riverside LLC	Commercial	\$44,972,195
6. Fresh & Easy Market Inc	Industrial	\$44,716,316
7. Riverside Partners	Residential	\$41,496,553
8. Riverside Village	Commercial	\$40,323,594
9. University Village Towers	Residential	\$38,578,290
10. Town Square Shopping Center	Commercial	\$37,079,040

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<b>Vczrc{gt''</b>	<b>F guet lr vkqp''</b>	<b>CX'hqt 'H  G'4235''</b>
1. Riverside Healthcare Systems	Commercial	\$113,254,235
2. ROHR	Industrial	\$112,324,701
3. Press Enterprise Company	Commercial	\$50,937,373
4. Koll Per Riverside	Industrial	\$44,311,564
5. Columbia Business Center	Industrial	\$41,988,781
6. Carbonlite Industries LLC	Industrial	\$39,943,351
7. NNN Mission Square	Commercial	\$37,918,767
8. Historic Mission Inn	Commercial	\$28,111,051
9. MSP Market Street LLC	Industrial	\$25,900,000
10. Troy Coolidge	Commercial	\$25,851,808

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<b>Vczrc{gt''</b>	<b>F guet lr vkqp''</b>	<b>CX'hqt 'H  G'4235''</b>
1. Red Robin International Inc	Commercial	\$141,205,341
2. La Sierra University	Residential	\$100,079,578
3. JSP Corona Pointe LLC	Residential	\$76,159,297
4. Tyler Mall Ltd Partnership	Commercial	\$49,279,019
5. Riverside Waterstone Owner	Residential	\$32,587,390
6. GRAE La Sierra	Commercial	\$30,033,287
7. Davenport Riverwalk Partners	Commercial	\$27,144,000
8. J C Penney Properties Inc	Commercial	\$26,263,786
9. Cambria of Heritage 55 LLC	Residential	\$25,910,056
10. Stremicks Heritage Foods LLC	Commercial	\$25,151,959

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# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT PENDING APPEALS IMPACT PROJECTIONS

Potential AV Loss Based On Prior Success Rates On Current Average Appeals

CASA BLANCA REDEVELOPMENT PROJECT Appeals History:

Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2007/08	[1]*	[1]*	0	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
2008/09	15	12	3	2	16.67%	\$1,311,593	\$346,593	26.43%
2009/10	16	14	2	5	35.71%	\$12,774,620	\$3,619,107	28.33%
2010/11	16	12	4	6	50.00%	\$4,683,257	\$961,257	20.53%
2011/12	19	4	15	1	25.00%	\$151,129	\$51,129	33.83%
2012/13	[18]*	[0]*	18	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
<b>Totals:</b>	<b>66</b>	<b>42</b>	<b>42</b>	<b>14</b>	<b>33.33%</b>	<b>\$18,920,599</b>	<b>\$4,978,086</b>	<b>26.31%</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

CASA BLANCA REDEVELOPMENT PROJECT Pending Appeals Impact Projection Based On Annual

Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2007/08	0	0.00%*	\$351,900	0.00%*	\$0	1.004521	\$0
2008/09	3	16.67%	\$1,118,769	26.43%	\$147,819	1.004322	\$1,485
2009/10	2	35.71%	\$2,196,838	28.33%	\$444,553	1.004300	\$4,465
2010/11	4	50.00%	\$1,642,913	20.53%	\$674,429	1.003780	\$6,770
2011/12	15	25.00%	\$2,006,498	33.83%	\$2,545,596	1.003700	\$25,550
2012/13	18	33.33%*	\$2,140,288	26.31%*	\$3,378,711	1.000000	\$33,787
<b>Totals:</b>	<b>42</b>		<b>\$1,826,095**</b>		<b>\$7,191,108</b>		<b>\$72,056</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals. \*\*Combined Average value per appeal is based on 85 appeals in the years 2007/08 to 2012/13 with a total value of \$155,218,094

**THE CITY OF RIVERSIDE  
CASA BLANCA REDEVELOPMENT PROJECT  
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

**2) GROUP EIGHT**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
231-250-008	12,768,100	1,857,821	7,900,000	2,500,000	3,999,000	7,999,000
5 Appeals On 1 Parcel(s)	12,768,100	1,857,821	7,900,000	2,500,000	3,999,000	7,999,000

**3) HOME DEPOT DEVELOPMENT OF MARYLAND INC**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-370-021	9,791,976				8,429,000	
1 Appeals On 1 Parcel(s)	9,791,976				8,429,000	

**14) INDIANA AVENUE PROPERTIES**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-210-023	272,827				95,000	175,000
230-210-025	320,214				210,000	235,000
230-210-026	284,313				105,000	175,000
230-210-029	895,517				525,000	700,000
230-370-022	1,499,454					1,100,000
9 Appeals On 5 Parcel(s)	3,272,325				935,000	2,385,000

**15) PB INCOME FUND**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-210-039	3,572,693			2,259,703		
1 Appeals On 1 Parcel(s)	3,572,693			2,259,703		

**16) KIENLE 7979**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
231-240-014	3,354,346				1,500,000	
1 Appeals On 1 Parcel(s)	3,354,346				1,500,000	

**17) WE RANCHO**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-200-020	3,279,987					1,000,000
1 Appeals On 1 Parcel(s)	3,279,987					1,000,000

**18) INDIANA AND MADISON REALTY CORPORATION**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-370-015	2,544,000				1,792,000	1,526,000
2 Appeals On 1 Parcel(s)	2,544,000				1,792,000	1,526,000

**20) JEFFREY ALAN DARROW**

Parcel/Bill Number	2012/13 AV	Owners Opinion Value				
		2008/09	2009/10	2010/11	2011/12	2012/13
230-210-028	1,201,590				730,000	800,000

Data Source: Riverside County Assessor 2012/13 Combined Tax Rolls, the SBE Non Unitary Tax Roll, & Most Recent Appeals Roll

**THE CITY OF RIVERSIDE  
CASA BLANCA REDEVELOPMENT PROJECT  
2012/13 TOP OWNER PENDING APPEALS**

**Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13**

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2 Appeals On 1 Parcel(s)	1,201,590			730,000	800,000
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**22) MCDONALDS CORPORATION**

**Owners Opinion Value**

<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>Owners Opinion Value</b>				
		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
230-370-018	2,037,507				0	
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1 Appeals On 1 Parcel(s)	2,037,507				0	

**25) MADISON LAND HOLDINGS**

**Owners Opinion Value**

<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>Owners Opinion Value</b>				
		<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
230-370-020	1,609,779			1,051,000		
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1 Appeals On 1 Parcel(s)	1,609,779			1,051,000		

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT PENDING APPEALS

Pending Appeals Listing - 2008 Through 01/18/2013 - In Appeal Number Order

<b>2008 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
231-250-008	08-27607	11/28/08	Teyssier Leonard & Monica Family Tr	7980 Auto Dr	\$12,209,521	\$1,857,821
230-253-002	08-29321	08/29/08	Soria Josefa C Estate Of		\$54,121	\$195,000
230-253-003	08-29324	08/29/08	Soria Josefa C Estate Of	7539 Evans St	\$324,729	\$195,000
<b>2008 Totals</b>			<b>3 Appeals Pending</b>		<b>\$12,588,371</b>	<b>\$2,247,821</b>

<b>2009 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
231-250-008	09-28723	11/30/09	Teyssier Leonard E	7980 Auto Dr	\$12,453,711	\$7,900,000
231-250-016	09-28724	11/30/09	Atomic Inv Inc	3218 Jefferson St	\$286,946	\$200,000
<b>2009 Totals</b>			<b>2 Appeals Pending</b>		<b>\$12,740,657</b>	<b>\$8,100,000</b>

<b>2010 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
231-250-016	10-11265	11/24/10	Carmax Auto Superstores Ca Llc As Lessee	3218 Jefferson St	\$286,264	\$100,000
231-250-008	10-11266	11/24/10	Carmax Auto Superstores Ca Llc As Lessee	7980 Auto Dr	\$12,424,194	\$2,500,000
230-370-020	10-12139	11/29/10	Madison Land Holdings C/O Michael Ledbetter	3303 Madison St	\$2,041,065	\$1,051,000
230-210-039	10-13714	11/30/10	Pb Income Fund C/O Carol Carter	7111 Indiana Ave	\$3,476,466	\$2,259,703
<b>2010 Totals</b>			<b>4 Appeals Pending</b>		<b>\$18,227,989</b>	<b>\$5,910,703</b>

<b>2011 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
237-082-003	11-00030	01/29/11	Starlite Mgmt li	7260 Lincoln Ave	\$174,420	\$85,500
052996748	11-00030	01/29/11	Starlite Mgmt li		\$166,000	\$85,500
230-370-015	11-01168	08/11/11	Indiana & Madison Realty Corp	7494 Indiana Ave	\$2,986,484	\$1,792,000
230-320-090	11-01998	10/06/11	A C Nejedly	7170 Indiana Ave	\$370,543	\$100,000
231-240-014	11-03328	10/28/11	Kienle 7979	7979 Auto Dr	\$3,288,575	\$1,500,000
230-210-023	11-04800	11/16/11	A C Nejedly	7207 Indiana Ave	\$267,478	\$95,000
230-210-026	11-04801	11/16/11	A C Nejedly	7191 Indiana Ave	\$278,739	\$105,000
230-210-025	11-04802	11/16/11	A C Nejedly	7223 Indiana Ave	\$313,937	\$210,000
230-210-029	11-04804	11/16/11	A C Nejedly	7239 Indiana Ave	\$877,959	\$525,000
230-210-028	11-07822	11/22/11	C/O Autozone Inc Jeffrey Alan Darrow	7315 Indiana Ave	\$1,178,031	\$730,000
230-251-016	11-07952	10/28/11	Horvath Dennis F & Pamela A Horvath Trust	7564 Indiana Ave	\$1,442,679	\$960,000
230-370-021	11-08329	11/29/11	Hd Dev Of Maryland Inc	3323 Madison St	\$9,599,978	\$8,429,000
231-250-016	11-08344	11/29/11	Carmax Auto Superstores California Llc	3218 Jefferson St	\$288,417	\$150,000
231-250-008	11-08345	11/29/11	Carmax Auto Superstores California Llc	7980 Auto Dr	\$12,517,746	\$3,999,000
230-370-018	11-11591	10/18/11	Mcdonalds Corp	7474 Indiana Ave	\$1,997,556	\$0

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT PENDING APPEALS

Pending Appeals Listing - 2008 Through 01/18/2013 - In Appeal Number Order

<b>2011 Totals</b>	<b>15 Appeals Pending</b>	<b>\$35,748,542</b>	<b>\$18,766,000</b>
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<b>2012 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
230-332-006	12-00682	07/18/12	David R Castro		\$30,829	\$12,976
230-332-006	12-00683	07/18/12	David R Castro		\$30,829	\$12,976
230-370-015	12-00933	08/01/12	Indiana & Madison Realty Corp	7494 Indiana Ave	\$2,544,000	\$1,526,000
230-232-011	12-01659	09/13/12	Lamduan Daigle	7810 Casa Blanca St	\$103,000	\$30,900
235-084-001	12-01840	09/22/12	John R & Linda S Clark	7038 Harvest Ln	\$421,000	\$374,000
230-210-023	12-01961	09/26/12	Indiana Avenue Prop	7207 Indiana Ave	\$272,827	\$175,000
230-210-026	12-01962	09/26/12	Indiana Avenue Prop	7191 Indiana Ave	\$284,313	\$175,000
230-210-025	12-01963	09/26/12	Indiana Avenue Prop	7223 Indiana Ave	\$320,214	\$235,000
230-210-029	12-01964	09/26/12	Indiana Avenue Prop	7239 Indiana Ave	\$895,517	\$700,000
230-370-022	12-01965	09/26/12	Indiana Avenue Prop	7286 Indiana Ave	\$1,499,454	\$1,100,000
230-251-016	12-02544	10/12/12	Dennis Frank Horvath	7564 Indiana Ave	\$1,471,532	\$1,100,000
230-233-007	12-03261	10/23/12	Pacifica First Natl Inc	7771 Evans St	\$99,000	\$29,700
230-210-028	12-03918	10/31/12	Jeffrey Alan Darrow	7315 Indiana Ave	\$1,201,590	\$800,000
230-200-020	12-04478	11/13/12	We Rancho Llc	7379 Indiana Ave	\$3,279,987	\$1,000,000
231-250-008	12-04871	11/16/12	Carmax Auto Superstores -Lessee	7980 Auto Dr	\$12,768,100	\$7,999,000
231-250-016	12-04872	11/16/12	Carmax Auto Superstores -Lessee	3218 Jefferson St	\$267,450	\$200,000
231-250-008	12-05464	11/20/12	Carmax Auto Superstores	7980 Auto Dr	\$12,768,100	\$7,999,000
231-250-016	12-05465	11/20/12	Carmax Auto Superstores	3218 Jefferson St	\$267,450	\$200,000
<b>2012 Totals</b>			<b>18 Appeals Pending</b>		<b>\$38,525,192</b>	<b>\$23,669,552</b>

<b>RIVERSIDE, CASA BLANCA REDEVELOPMENT PROJECT Listed Totals</b>	<b>42 Appeals Pending</b>	<b>\$117,830,751</b>	<b>\$58,694,076</b>
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# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2008 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
237-071-030	08-03559	08/14/08	05/11/09	Mendoza Morris F	\$304,565	Withdrawn	Withdrawn	Withdrawn
237-062-014	08-06084	09/19/08	05/13/09	Cruz Erasmo A	\$300,000		\$0	Denied - Lack of Appearance
230-313-014	08-06260	09/23/08	07/28/09	Arias Beverly Marilyn	\$232,728	Withdrawn	Withdrawn	Withdrawn
230-252-023	08-07283	10/07/08	06/25/09	Quintero Yolanda	\$205,661		\$0	Denied - Lack of Appearance
235-020-035	08-08089	10/11/08	06/16/09	Russell Jerry & Roosakul Sareerat	\$311,000	Withdrawn	Withdrawn	Withdrawn
235-092-002	08-08972	10/17/08	07/21/09	Lange Jorge O	\$321,480	Withdrawn	Withdrawn	Withdrawn
230-352-020	08-09073	10/20/08	08/20/09	Cosio Jaime	\$249,110		\$0	Denied - Lack of Appearance
235-021-019	08-11344	10/28/08	10/07/09	Deprez Jeffery W & Amy M	\$334,280		\$0	Denied - Lack of Appearance
235-081-004	08-11476	10/29/08	09/29/09	Zakikhani Siroos	\$380,460	Withdrawn	Withdrawn	Withdrawn
230-301-025	08-12380	10/31/08	02/08/11	Younis Mohammad	\$142,800	\$85,000	\$-57,800	Stipulation
230-231-026	08-13903	11/11/08	02/09/10	Mcphillips David F	\$301,000		\$0	Denied - Lack of Appearance
230-370-015	08-15980	11/17/08	05/26/10	Indiana & Madison Realty Corp	\$2,912,951	Withdrawn	Withdrawn	Withdrawn
230-274-010	08-16001	11/17/08	03/02/10	Pedroza Jose Gilberto	\$338,130		\$0	Denied - Lack of Appearance
230-282-024	08-16482	11/19/08	03/10/10	Arenas Epifanio	\$262,384		\$0	Denied - Lack of Appearance
230-283-006	08-18166	11/21/08	12/04/09	Chonis Jeffrey J	\$271,000	Withdrawn	Withdrawn	Withdrawn
230-251-015	08-19317	11/25/08	08/31/10	Salib Safwat & Wafaa W	\$1,168,793	\$880,000	\$-288,793	Stipulation
235-030-051	08-20775	11/26/08	04/13/10	Martinez Manuel	\$327,000		\$0	Denied - Lack of Appearance
230-281-023	08-25835	11/24/08	06/29/10	Ramos Teodulo & Elisa	\$187,800	Withdrawn	Withdrawn	Withdrawn
231-250-008	08-27607	11/28/08		Teyssier Leonard & Monica Family Tr	\$12,209,521	Pending	Pending	Notice Supl. Asmt. Comp. D
235-031-020	08-28983	11/29/08	01/28/11	Gomez Ernesto	\$319,000	Withdrawn	Withdrawn	Withdrawn
008508032	08-29320	08/29/08	04/30/09	Soria Josefa C Estate Of	\$306,000		\$0	Dismissed
230-253-002	08-29321	08/29/08		Soria Josefa C Estate Of	\$54,121	Pending	Pending	Notice Supl. Asmt. Comp. D
230-253-003	08-29324	08/29/08		Soria Josefa C Estate Of	\$324,729	Pending	Pending	Notice Supl. Asmt. Comp. D
235-101-014	08-29460	11/26/08	12/29/09	Gk Prop C/O Cvs Realty Co	\$55,642	Withdrawn	Withdrawn	Withdrawn
235-101-016	08-29461	11/26/08	12/29/09	Gk Prop C/O Cvs Realty Co	\$878,107	Withdrawn	Withdrawn	Withdrawn
235-101-017	08-29462	11/26/08	12/29/09	Gk Prop C/O Cvs Realty Co	\$1,336,901	Withdrawn	Withdrawn	Withdrawn
230-312-002	08-31806	12/01/08	08/10/10	Prebots Juan	\$258,000		\$0	Denied - Lack of Appearance
<b>2008 Totals</b>			2 Appeals Allowed		\$1,311,593	\$965,000	\$-346,593	Value Decline: 26.4%
			10 Appeals Denied		\$2,881,565			
			3 Appeals Pending		\$12,588,371			
			12 Appeals Withdrawn		\$7,511,634			
			<b>27 Appeals</b>		<b>\$24,293,163</b>	<b>\$965,000</b>	<b>\$-346,593</b>	

2009 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
230-110-034	09-03331	07/06/09	02/09/11	Smith Family Trust	\$10,824,272	Withdrawn	Withdrawn	Withdrawn
235-031-003	09-03683	07/16/09	10/05/10	Palencia Robert G & Green Doris D	\$162,895		\$0	Denied - Lack of Appearance
237-072-004	09-04006	07/17/09	06/15/10	Proprietary Marketing Lp	\$156,000		\$0	Denied - Lack of Appearance
235-091-015	09-04094	07/21/09	06/21/10	Appadorai Karen K	\$185,000	Withdrawn	Withdrawn	Withdrawn

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2009 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
235-083-009	09-04840	08/01/09	10/26/10	Barnett Joyce Linda	\$170,000		\$0	Denied - Lack of Appearance
237-062-030	09-05616	08/12/09	09/15/10	Mpsn Properties, Lp #9126	\$112,000		\$0	Denied
230-301-025	09-06541	08/31/09	06/24/10	Younis Mohammad	\$145,656	Withdrawn	Withdrawn	Withdrawn
230-233-007	09-08258	09/29/09	05/18/11	Pacifica First Natl C/O Vince Motyl	\$315,000	\$99,000	-\$216,000	Stipulation
237-082-003	09-10115	10/23/09	03/05/10	Starlight Mgmt li Lp # 7135	\$165,000	Withdrawn	Withdrawn	Withdrawn
230-282-024	09-10256	10/28/09	02/08/11	Arenas Epifanio Gonzalez	\$267,631		\$0	Denied - Lack of Appearance
235-092-005	09-10672	11/02/09	02/08/11	Villalba Celedonio P & Gaudencia	\$206,000		\$0	Denied - Lack of Appearance
230-200-019	09-12199	11/12/09	07/06/11	Darrow Jeffrey	\$957,896	Withdrawn	Withdrawn	Withdrawn
230-370-015	09-13738	11/18/09	12/01/10	Indiana & Madison Realty Corp	\$2,971,209	Withdrawn	Withdrawn	Withdrawn
230-370-020	09-13979	11/23/09	05/18/11	Madison Land Holdings Llc	\$2,065,146	\$1,831,513	-\$233,633	Stipulation
237-040-017	09-14022	11/23/09	11/18/10	Morgan Truck Body C/O William Kroppe	\$9,508,591	\$6,500,000	-\$3,008,591	Value Adjusted by Board
230-251-015	09-14831	11/24/09	09/01/11	Salib Safwat & Wafaa	\$1,192,168		\$0	Denied - Lack of Appearance
230-100-014	09-14996	11/24/09	08/09/11	Nejedly A C	\$613,301	Withdrawn	Withdrawn	Withdrawn
230-100-003	09-14998	11/24/09	08/09/11	Nejedly A C	\$473,710	Withdrawn	Withdrawn	Withdrawn
230-100-002	09-14999	11/24/09	08/09/11	Nejedly A C	\$473,710	Withdrawn	Withdrawn	Withdrawn
230-100-013	09-15000	11/24/09	08/09/11	Nejedly A C	\$479,277	Withdrawn	Withdrawn	Withdrawn
230-253-003	09-15364	11/25/09	08/17/11	Soria Josefa C Estate Of	\$331,223	Withdrawn	Withdrawn	Withdrawn
230-253-002	09-15365	11/25/09	03/21/11	Soria Josefa C Estate Of	\$55,203	Withdrawn	Withdrawn	Withdrawn
237-090-004	09-16158	11/20/09	04/21/11	Hong Randy Chen Tze	\$645,883	\$585,000	-\$60,883	Stipulation
230-331-008	09-16612	11/30/09	03/19/10	Aparicio Nick A	\$64,727	Withdrawn	Withdrawn	Withdrawn
237-082-003	09-18228	11/27/09	09/15/10	Starlite Mgmt li Lp	\$6,465,000		\$0	Denied
000124691	09-18528	11/23/09	08/06/12	Carpenter Co	\$13,613,776	Withdrawn	Withdrawn	Withdrawn
235-084-001	09-18993	11/25/09	03/02/11	Clark John R & Linda S Tr	\$427,410	Withdrawn	Withdrawn	Withdrawn
230-281-030	09-20199	11/24/09	07/14/11	Wells Fargo Bank	\$240,000	\$140,000	-\$100,000	Stipulation
230-200-015	09-21818	11/24/09	11/10/11	In N Out Burger	\$902,435		\$0	Denied - Lack of Appearance
231-250-008	09-28723	11/30/09		Teyssier Leonard E	\$12,453,711	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-016	09-28724	11/30/09		Atomic Inv Inc	\$286,946	Pending	Pending	Notice Supl. Asmt. Comp. D
<b>2009 Totals</b>			5 Appeals Allowed		\$12,774,620	\$9,155,513	-\$3,619,107	Value Decline: 28.3%
			9 Appeals Denied		\$9,634,129			
			2 Appeals Pending		\$12,740,657			
			15 Appeals Withdrawn		\$31,781,370			
			<b>31 Appeals</b>		<b>\$66,930,776</b>	<b>\$9,155,513</b>	<b>-\$3,619,107</b>	

2010 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
230-275-011	10-00992	05/11/10	06/23/10	Rms Residential Prop	\$105,533		\$0	Dismissed
230-301-025	10-01656	06/29/10	07/14/10	Global Holding Investment Group	\$145,310		\$0	Dismissed
230-110-034	10-02066	08/03/10	02/09/11	Smith Joyce	\$9,012,000	Withdrawn	Withdrawn	Withdrawn
230-335-003	10-02466	07/21/10	08/29/11	No.3, Lp Cobra 28	\$112,000	Withdrawn	Withdrawn	Withdrawn
000124691	10-02532	07/23/10	08/02/12	Co Carpenter	\$14,476,270	Withdrawn	Withdrawn	Withdrawn

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2010 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
230-275-011	10-02759	07/14/10	07/26/11	Properties Llc Rms Residential	\$90,000	Withdrawn	Withdrawn	Withdrawn
230-370-015	10-03093	07/23/10	03/13/12	Indiana & Madison Realty Corp .	\$2,964,165	Withdrawn	Withdrawn	Withdrawn
230-281-017	10-06584	11/01/10	09/12/11	Ricardo Jimenez	\$164,000		\$0	Denied - Lack of Appearance
230-200-020	10-07834	11/16/10	09/11/12	We Rancho	\$3,191,644	\$2,500,000	-\$691,644	Stipulation
237-082-003	10-08140	11/30/10	05/22/12	Starlite Mgmt li	\$166,000	\$140,000	-\$26,000	Stipulation
237-062-030	10-08154	11/30/10	10/24/11	Mpsn Prop	\$89,786	Withdrawn	Withdrawn	Withdrawn
230-210-028	10-09625	10/29/10	06/05/12	Jeffrey Alan Darrow C/O Autozone Parts Inc	\$1,169,229	Withdrawn	Withdrawn	Withdrawn
230-291-025	10-10418	11/30/10	09/25/12	Van Nguyen	\$78,341	\$35,000	-\$43,341	Stipulation
230-291-024	10-10419	11/30/10	09/25/12	Van Nguyen	\$28,583	\$12,000	-\$16,583	Stipulation
231-250-016	10-11265	11/24/10		Carmax Auto Superstores Ca Llc As Lessee	\$286,264	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-008	10-11266	11/24/10		Carmax Auto Superstores Ca Llc As Lessee	\$12,424,194	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-020	10-12139	11/29/10		Madison Land Holdings C/O Michael Ledbetter	\$2,041,065	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-020	10-12139A	11/29/10	12/20/12	Madison Land Holdings	\$1,629,759		\$0	Denied - Lack of Appearance
230-370-020	10-12139B	11/29/10	09/13/12	Madison Land Holdings	\$411,306		\$0	Denied - Lack of Appearance
230-253-003	10-12141	11/29/10	08/18/11	Soria Josefa C Estate Of C/O Joe Soria	\$330,437	Withdrawn	Withdrawn	Withdrawn
230-253-002	10-12142	11/29/10	03/21/11	Soria Josefa C Estate Of C/O Joe Soria	\$55,072	Withdrawn	Withdrawn	Withdrawn
230-370-021	10-12547	11/30/10	10/25/12	Home Depot Usa Inc	\$9,528,233	Withdrawn	Withdrawn	Withdrawn
230-210-031	10-13713	11/30/10	12/20/12	Swc Norman 39 C/O Carol Carter	\$1,058,689	\$890,000	-\$168,689	Stipulation
230-210-039	10-13714	11/30/10		Pb Income Fund C/O Carol Carter	\$3,476,466	Pending	Pending	Notice Supl. Asmt. Comp. D
230-281-030	10-15036	11/29/10	01/23/12	Wells Fargo Bank	\$122,000	Withdrawn	Withdrawn	Withdrawn
230-252-009	10-15041	11/29/10	04/05/12	Wells Fargo Bank	\$160,000	\$145,000	-\$15,000	Stipulation
230-200-015	10-19147	11/30/10	05/24/12	In N Out Burger Inc	\$919,446		\$0	Denied - Lack of Appearance
<b>2010 Totals</b>		6	Appeals Allowed		\$4,683,257	\$3,722,000	-\$961,257	Value Decline: 20.5%
		6	Appeals Denied		\$3,375,354			
		4	Appeals Pending		\$18,227,989			
		11	Appeals Withdrawn		\$37,949,192			
		<b>27</b>	<b>Appeals</b>		<b>\$64,235,792</b>	<b>\$3,722,000</b>	<b>-\$961,257</b>	

2011 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
237-082-003	11-00030	01/29/11		Starlite Mgmt li	\$174,420	Pending	Pending	Notice Supl. Asmt. Comp. D
052996748	11-00030	01/29/11		Starlite Mgmt li	\$166,000	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-015	11-01168	08/11/11		Indiana & Madison Realty Corp	\$2,986,484	Pending	Pending	Notice Supl. Asmt. Comp. D
230-320-090	11-01998	10/06/11		A C Nejedly	\$370,543	Pending	Pending	Notice Supl. Asmt. Comp. D
231-240-014	11-03328	10/28/11		Kienle 7979	\$3,288,575	Pending	Pending	Notice Supl. Asmt. Comp. D
230-232-011	11-03596	11/01/11	10/04/12	Lamduan Daigle	\$151,129	\$100,000	-\$51,129	Stipulation
230-311-039	11-04211	11/10/11	08/01/12	David Wilson	\$1,549,707		\$0	Dismissed
230-210-023	11-04800	11/16/11		A C Nejedly	\$267,478	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-026	11-04801	11/16/11		A C Nejedly	\$278,739	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-025	11-04802	11/16/11		A C Nejedly	\$313,937	Pending	Pending	Notice Supl. Asmt. Comp. D

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2011 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
230-100-012	11-04803	01/16/11	11/15/12	A C Nejedly	\$503,218		\$0	Denied - Lack of Appearance
230-210-029	11-04804	11/16/11		A C Nejedly	\$877,959	Pending	Pending	Notice Supl. Asmt. Comp. D
000124691	11-05943	11/16/11	08/02/12	Carpenter Co	\$14,402,584	Withdrawn	Withdrawn	Withdrawn
230-210-031	11-07756	10/24/11	09/05/12	Swc Norman 39	\$1,066,659	Withdrawn	Withdrawn	Withdrawn
230-210-039	11-07787	11/14/11	09/06/12	Pb Income Fund Pb Income Fund	\$3,502,641	Withdrawn	Withdrawn	Withdrawn
230-210-028	11-07822	11/22/11		C/O Autozone Inc Jeffrey Alan Darrow	\$1,178,031	Pending	Pending	Notice Supl. Asmt. Comp. D
230-251-016	11-07952	10/28/11		Horvath Dennis F & Pamela A Horvath Trust	\$1,442,679	Pending	Pending	Notice Supl. Asmt. Comp. D
230-332-042	11-08073	11/29/11	10/30/12	Antonio Ruiz	\$170,871		\$0	Denied - Lack of Appearance
230-370-021	11-08329	11/29/11		Hd Dev Of Maryland Inc	\$9,599,978	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-016	11-08344	11/29/11		Carmax Auto Superstores California Llc	\$288,417	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-008	11-08345	11/29/11		Carmax Auto Superstores California Llc	\$12,517,746	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-018	11-11591	10/18/11		Mcdonalds Corp	\$1,997,556	Pending	Pending	Notice Supl. Asmt. Comp. D
<b>2011 Totals</b>			1	Appeals Allowed	\$151,129	\$100,000	\$-51,129	Value Decline: 33.8%
			3	Appeals Denied	\$2,223,796			
			15	Appeals Pending	\$35,748,542			
			3	Appeals Withdrawn	\$18,971,884			
			<b>22</b>	<b>Appeals</b>	<b>\$57,095,351</b>	<b>\$100,000</b>	<b>\$-51,129</b>	

2012 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
230-332-006	12-00682	07/18/12		David R Castro	\$30,829	Pending	Pending	Notice Supl. Asmt. Comp. D
230-332-006	12-00683	07/18/12		David R Castro	\$30,829	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-015	12-00933	08/01/12		Indiana & Madison Realty Corp	\$2,544,000	Pending	Pending	Notice Supl. Asmt. Comp. D
230-232-011	12-01659	09/13/12		Lamduan Daigle	\$103,000	Pending	Pending	Notice Supl. Asmt. Comp. D
235-084-001	12-01840	09/22/12		John R & Linda S Clark	\$421,000	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-023	12-01961	09/26/12		Indiana Avenue Prop	\$272,827	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-026	12-01962	09/26/12		Indiana Avenue Prop	\$284,313	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-025	12-01963	09/26/12		Indiana Avenue Prop	\$320,214	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-029	12-01964	09/26/12		Indiana Avenue Prop	\$895,517	Pending	Pending	Notice Supl. Asmt. Comp. D
230-370-022	12-01965	09/26/12		Indiana Avenue Prop	\$1,499,454	Pending	Pending	Notice Supl. Asmt. Comp. D
230-251-016	12-02544	10/12/12		Dennis Frank Horvath	\$1,471,532	Pending	Pending	Notice Supl. Asmt. Comp. D
230-233-007	12-03261	10/23/12		Pacifica First Natl Inc	\$99,000	Pending	Pending	Notice Supl. Asmt. Comp. D
230-210-028	12-03918	10/31/12		Jeffrey Alan Darrow	\$1,201,590	Pending	Pending	Notice Supl. Asmt. Comp. D
230-200-020	12-04478	11/13/12		We Rancho Llc	\$3,279,987	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-008	12-04871	11/16/12		Carmax Auto Superstores -Lessee	\$12,768,100	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-016	12-04872	11/16/12		Carmax Auto Superstores -Lessee	\$267,450	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-008	12-05464	11/20/12		Carmax Auto Superstores	\$12,768,100	Pending	Pending	Notice Supl. Asmt. Comp. D
231-250-016	12-05465	11/20/12		Carmax Auto Superstores	\$267,450	Pending	Pending	Notice Supl. Asmt. Comp. D

# THE CITY OF RIVERSIDE CASA BLANCA REDEVELOPMENT PROJECT APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

<b>2012 Totals</b>	18 Appeals Pending	\$38,525,192			
	<u>18 Appeals</u>	<u>\$38,525,192</u>	<u>\$0</u>	<u>\$0</u>	
<b>RIVERSIDE, CASA BLANCA REDEVELOPMENT PROJECT Listed Totals</b>	14 Appeals Allowed	\$18,920,599	\$13,942,513	\$-4,978,086	Value Decline: 26.3%
	28 Appeals Denied	\$18,114,844			
	42 Appeals Pending	\$117,830,751			
	41 Appeals Withdrawn	\$96,214,080			
	<u>125 Appeals</u>	<u>\$251,080,274</u>	<u>\$13,942,513</u>	<u>\$-4,978,086</u>	

**THE CITY OF RIVERSIDE  
UNIVERSITY CORRIDOR & ANNEXES  
PENDING APPEALS IMPACT PROJECTIONS**

**Potential AV Loss Based On Prior Success Rates On Current Average Appeals**

UNIVERSITY CORRIDOR & ANNEXES Appeals History:

Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2007/08	3	3	0	2	66.67%	\$40,754,075	\$4,613,548	11.32%
2008/09	16	16	0	5	31.25%	\$72,405,436	\$6,799,436	9.39%
2009/10	32	31	1	23	74.19%	\$120,064,526	\$33,718,554	28.08%
2010/11	13	11	2	8	72.73%	\$35,227,181	\$12,572,281	35.69%
2011/12	[34]*	[6]*	28	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
2012/13	[19]*	[0]*	19	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
<b>Totals:</b>	<b>64</b>	<b>61</b>	<b>50</b>	<b>38</b>	<b>62.30%</b>	<b>\$268,451,218</b>	<b>\$57,703,819</b>	<b>21.50%</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

UNIVERSITY CORRIDOR & ANNEXES Pending Appeals Impact Projection Based On Annual Experience:

Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2007/08	0	66.67%	\$17,476,365	11.32%	\$0	1.004517	\$0
2008/09	0	31.25%	\$7,172,614	9.39%	\$0	1.004316	\$0
2009/10	1	74.19%	\$5,332,971	28.08%	\$1,111,193	1.004300	\$11,160
2010/11	2	72.73%	\$4,654,201	35.69%	\$2,416,065	1.003752	\$24,251
2011/12	28	62.30%*	\$5,604,640	21.50%*	\$21,013,513	1.003700	\$210,913
2012/13	19	62.30%*	\$4,815,179	21.50%*	\$12,250,645	1.000000	\$122,506
<b>Totals:</b>	<b>50</b>		<b>\$5,815,357**</b>		<b>\$36,791,416</b>		<b>\$368,830</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

\*\*Combined Average value per appeal is based on 117 appeals in the years 2007/08 to 2012/13 with a total value of \$680,396,737

**THE CITY OF RIVERSIDE  
UNIVERSITY CORRIDOR & ANNEXES  
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

<b>3) RIVERSIDE VILLAGE</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
250-240-036	10,162,531				6,000,000	4,750,000
250-250-032	12,237,301				8,000,000	6,000,000
250-250-033	5,361,032				3,000,000	2,250,000
250-250-034	5,134,601				4,000,000	3,000,000
250-250-035	3,573,732				2,600,000	2,000,000
10 Appeals On 5 Parcel(s)	36,469,197				23,600,000	18,000,000

<b>4) UNIVERSITY VILLAGE TOWERS</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
250-240-033	38,120,000				30,000,000	28,192,000
2 Appeals On 1 Parcel(s)	38,120,000				30,000,000	28,192,000

<b>6) MSP RIVERSIDE GATEWAY LLC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
213-142-030	8,650,000				3,000,000	
213-212-015	8,920,000				3,000,000	
2 Appeals On 2 Parcel(s)	17,570,000				6,000,000	

<b>8) ALLIANCE RIVERSIDE HOSPITALITY</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
253-020-014	10,823,529		9,999,000	6,000,000		
2 Appeals On 1 Parcel(s)	10,823,529		9,999,000	6,000,000		

<b>12) CHENG TSUNG YEH</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
253-030-011	10,000,000				8,000,000	
1 Appeals On 1 Parcel(s)	10,000,000				8,000,000	

<b>13) JD AND YOUNG ENTERPRISES INC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
253-020-011	7,020,280					1,800,000
1 Appeals On 1 Parcel(s)	7,020,280					1,800,000

<b>21) YKS VILLAGE</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
253-050-023	4,500,000				2,000,000	
1 Appeals On 1 Parcel(s)	4,500,000				2,000,000	

<b>24) CAFE SEVILLA OF RIVERSIDE INC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>

Data Source: Riverside County Assessor 2012/13 Combined Tax Rolls, the SBE Non Unitary Tax Roll, & Most Recent Appeals Roll

**THE CITY OF RIVERSIDE  
UNIVERSITY CORRIDOR & ANNEXES  
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

<b>24) CAFE SEVILLA OF RIVERSIDE INC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
213-291-013	3,783,311				1,429,000	
1 Appeals On 1 Parcel(s)	3,783,311				1,429,000	

# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES PENDING APPEALS

## Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order

<b>2009 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
253-020-014	09-06775	09/04/09	Recp Cy Riverside	1510 University Ave	\$19,276,021	\$9,999,000
<b>2009 Totals</b>			<b>1 Appeals Pending</b>		<b>\$19,276,021</b>	<b>\$9,999,000</b>

<b>2010 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
253-020-014	10-04585	08/26/10	Recp Cy Riverside Llc	1510 University Ave	\$15,023,248	\$6,000,000
221-070-004	10-12798	11/24/10	Reliable Properties	3977 Chicago Ave	\$8,354,638	\$5,400,000
<b>2010 Totals</b>			<b>2 Appeals Pending</b>		<b>\$23,377,886</b>	<b>\$11,400,000</b>

<b>2011 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
213-291-013	11-01281	09/01/11	Cafe Sevilla Of Riverside Inc	3252 Mission Inn Ave	\$3,904,231	\$1,429,000
250-250-020	11-01821	09/28/11	Steven Brake	1255 University Ave	\$952,915	\$650,000
253-030-011	11-02879	10/17/11	Cheng Tsung Yeh	3993 Iowa Ave	\$11,582,854	\$5,791,000
250-170-032	11-03062	10/26/11	Inaba Family Partnership	3672 Chicago Ave	\$648,782	\$505,000
250-190-034	11-04117	11/07/11	Covenant Group 6		\$122,315	\$42,810
253-030-017	11-04122	11/07/11	Hcr Dev Inc	1490 University Ave	\$1,278,840	\$447,594
250-170-011	11-05617	11/28/11	Robert L French	3750 Chicago Ave	\$183,086	\$5,000
253-030-011	11-06861	11/21/11	Cheng Tsung Yeh	3993 Iowa Ave	\$11,582,854	\$8,000,000
211-176-017	11-07824	11/22/11	C/O Autozone Inc A Misl Riverside Ltd Liability Co	347 University Ave	\$1,050,000	\$570,000
253-050-023	11-07839	11/22/11	Yks Village	1242 University Ave	\$4,500,000	\$2,000,000
211-121-013	11-07955	10/27/11	Srmuv	2935 University Ave	\$695,743	\$306,413
221-070-005	11-08023	11/30/11	Reliable Properties	1788 University Ave	\$2,600,000	\$1,800,000
221-070-004	11-08024	11/30/11	Reliable Properties	3977 Chicago Ave	\$17,000,000	\$11,800,000
221-070-003	11-08025	11/30/11	Reliable Properties	4135 Chicago Ave	\$16,900,000	\$11,700,000
250-170-038	11-08305	11/29/11	Csk Auto In	1691 University Ave	\$2,272,222	\$1,953,000
250-250-033	11-09542	11/30/11	Daneshgar Joseph	1223 University Ave	\$5,255,915	\$3,000,000
250-240-036	11-09543	11/30/11	Daneshgar Joseph	3522 Iowa	\$9,963,266	\$6,000,000
250-250-032	11-09544	11/30/11	Daneshgar Joseph	1201 University Ave	\$11,997,355	\$8,000,000
221-064-019	11-09577	11/30/11	Hampshire Capital	1812 11Th St	\$3,932,487	\$2,550,000
250-250-035	11-09648	11/30/11	Daneshgar Joseph	3740 Iowa Ave	\$3,503,659	\$2,600,000
250-250-034	11-09649	11/30/11	Daneshgar Joseph	1299 University Ave	\$5,033,924	\$4,000,000
250-240-033	11-09924	11/30/11	Wedr Riverside Inv V	3500 Iowa Ave	\$39,194,000	\$30,000,000
253-020-003	11-09975	11/30/11	Paul Khuri (Khuri--- Family Living Trust)	1616 University Ave	\$2,924,206	\$650,000
213-212-015	11-11270	11/22/11	Tim Gooch/Mef Realty-The Muller Company	3550 Vine St	\$8,920,000	\$3,000,000
213-142-030	11-11271	11/22/11	Tim Gooch/Mef Realty-The Muller Company	3480 Vine St	\$8,650,000	\$3,000,000
211-133-019	11-11453	11/30/11	G & M Oil Co/George Pearson	2658 University Ave	\$1,620,239	\$120,000
211-133-019	11-11470	11/30/11	G & M Oil Co C/O George Pearson	2658 University Ave	\$1,620,239	\$700,000

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

**THE CITY OF RIVERSIDE  
UNIVERSITY CORRIDOR & ANNEXES  
PENDING APPEALS**

**Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order**

<b>2011 Pending Appeals (Continued)</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
221-022-032	11-11586	10/18/11	Mcdonalds Corp	2242 University Ave	\$2,070,578	\$0
<b>2011 Totals</b>					<b>\$179,959,710</b>	<b>\$110,619,817</b>

<b>2012 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
250-250-034	12-00424	07/02/12	Daneshgar Joseph	1299 University Ave	\$5,134,601	\$3,000,000
250-250-032	12-00425	07/02/12	Daneshgar Joseph	1201 University Ave	\$12,237,301	\$6,000,000
250-250-035	12-00426	07/02/12	Daneshgar Joseph	3740 Iowa Ave	\$3,573,732	\$2,000,000
250-240-036	12-00427	07/02/12	Daneshgar Joseph	3522 Iowa	\$10,162,531	\$4,750,000
250-250-033	12-00428	07/02/12	Daneshgar Joseph	1223 University Ave	\$5,361,032	\$2,250,000
253-020-011	12-00502	07/02/12	Yoon Jung	1590 University Ave	\$7,020,280	\$1,800,000
211-142-021	12-01651	09/13/12	Carol Bartels Trustee, Gwendolyn Locke Family	3746 Comer Ave	\$873,527	\$600,000
213-291-012	12-01719	09/17/12	Lee Riverside Group I	3240 Mission Inn Ave	\$1,283,461	\$814,000
253-030-017	12-01984	09/24/12	Hcr Dev Inc	1490 University Ave	\$1,304,416	\$391,325
250-190-034	12-02052	09/24/12	Covenant Group 6		\$124,761	\$37,428
250-190-017	12-02547	10/12/12	Rajeshwari Deshmukh	1415 7Th St	\$624,000	\$505,000
250-190-018	12-02548	10/12/12	Rajeshwari Deshmukh	1421 7Th St	\$588,000	\$485,000
250-170-011	12-02841	10/16/12	Robert L French	3750 Chicago Ave	\$186,747	\$10,000
213-321-007	12-03904	10/31/12	Apple Socal	3820 Mulberry St	\$3,027,967	\$1,600,000
211-176-017	12-03905	10/31/12	Misl Riverside Ltd	1947 University Ave	\$1,050,000	\$700,000
211-203-014	12-04977	11/21/12	Orange Valley Lodge No 13		\$91,933	\$30,000
250-240-033	12-05350	11/19/12	Wedr Riverside Inv V	3500 Iowa Ave	\$38,120,000	\$28,192,000
211-242-017	12-06484	11/30/12	Baljeet Hundal Surinder Singh	2996 14Th St	\$528,959	\$264,480
211-242-028	12-06485	11/30/12	Baljeet Hundal Surinder Singh	4432 Howard Ave	\$195,146	\$97,573
<b>2012 Totals</b>					<b>\$91,488,394</b>	<b>\$53,526,806</b>

<b>RIVERSIDE, UNIVERSITY CORRIDOR &amp; ANNEXES Listed Totals</b>	<b>50 Appeals Pending</b>				<b>\$314,102,011</b>	<b>\$185,545,623</b>
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# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2008 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
253-020-014	08-06156	09/22/08	05/07/09	Recp Cy Riverside	\$23,692,517	Withdrawn	Withdrawn	Withdrawn
253-020-014	08-06157	09/22/08	03/11/10	Recp Cy Riverside	\$4,560,517		\$0	Denied - Lack of Appearance
221-062-025	08-09946	10/10/08	05/06/09	Felicetta Peter A	\$129,274		\$0	Dismissed
211-234-009	08-12164	10/31/08	10/27/09	Younis Masslama	\$346,500		\$0	Denied - Lack of Appearance
213-291-013	08-14467	11/11/08	04/14/10	Cafe Sevilla Of Riverside Inc	\$2,321,901	Withdrawn	Withdrawn	Withdrawn
221-161-002	08-15112	11/15/08	01/04/10	Villalpando Josefina	\$340,000	Withdrawn	Withdrawn	Withdrawn
250-240-033	08-17256	11/24/08	06/08/10	Wedr Riverside Inv V	\$44,369,999	\$42,026,000	\$-2,343,999	Stipulation
211-191-004	08-17306	11/24/08	05/07/09	Sanchez Abel	\$419,281	Withdrawn	Withdrawn	Withdrawn
250-160-003	08-19028	11/25/08	08/04/09	Corathers John K li	\$94,330	Withdrawn	Withdrawn	Withdrawn
211-203-002	08-21896	11/26/08	04/20/10	Pineda Francisca	\$230,000		\$0	Denied - Lack of Appearance
211-243-021	08-23923	11/26/08	05/05/10	Ojeikere Christopher & Ebohon Godfrey	\$407,000		\$0	Denied - Lack of Appearance
221-062-008	08-28968	11/29/08	05/06/09	Guevara Marina	\$125,071		\$0	Dismissed
211-183-023	08-29064	11/29/08	04/15/10	Rhee Grace M	\$595,000	Withdrawn	Withdrawn	Withdrawn
221-070-003	08-29223	12/01/08	04/27/10	Sugarbush Properties	\$7,553,791	Withdrawn	Withdrawn	Withdrawn
221-070-004	08-29224	12/01/08	04/27/10	Sugarbush Properties	\$8,210,284	Withdrawn	Withdrawn	Withdrawn
221-070-005	08-29225	12/01/08	04/27/10	Sugarbush Properties	\$1,376,789	Withdrawn	Withdrawn	Withdrawn
253-050-023	08-29487	11/26/08	04/15/10	Yks Village C/O Kms Properties Inc	\$3,859,584	Withdrawn	Withdrawn	Withdrawn
213-142-030	08-30893	12/01/08	04/15/10	Mef Realty C/O The Muller Company	\$14,172,577	\$11,100,000	\$-3,072,577	Value Adjusted by Board
213-212-015	08-30894	12/01/08	04/15/10	Mef Realty C/O The Muller Company	\$12,152,966	\$11,000,000	\$-1,152,966	Value Adjusted by Board
211-183-025	08-30959	12/01/08	08/04/11	Wpi University G	\$728,279	\$540,000	\$-188,279	Stipulation
211-183-021	08-30960	12/01/08	08/04/11	Wpi University G & Wpi University N	\$981,615	\$940,000	\$-41,615	Stipulation
250-240-035	08-33869	12/01/08	05/20/10	Univillage	\$8,667,546		\$0	Denied
250-240-035	08-33870	12/01/08	05/20/10	Univillage	\$1,036,487		\$0	Denied
250-240-035	08-33871	12/01/08	05/20/10	Univillage	\$5,306		\$0	Denied
250-240-035	08-33873	12/01/08	05/20/10	Univillage	\$12,814,107		\$0	Denied
250-240-035	08-33874	12/01/08	05/20/10	Univillage	\$14,034,579		\$0	Denied
<b>2008 Totals</b>			5 Appeals Allowed		\$72,405,436	\$65,606,000	\$-6,799,436	Value Decline: 9.4%
			11 Appeals Denied		\$42,356,387			
			10 Appeals Withdrawn		\$48,463,477			
			<b>26 Appeals</b>		<b>\$163,225,300</b>	<b>\$65,606,000</b>	<b>\$-6,799,436</b>	

2009 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
250-170-011	09-06197	08/28/09	11/09/11	French Robert L	\$182,151	\$10,000	\$-172,151	Value Adjusted by Board
253-020-014	09-06775	09/04/09		Recp Cy Riverside	\$19,276,021	Pending	Pending	Notice Supl. Asmt. Comp. D
253-020-014	09-06775A	09/04/09	05/25/10	Recp Cy Riverside	\$19,276,021	Withdrawn	Withdrawn	Withdrawn
253-020-014	09-06775B	09/24/09	05/25/10	Recp Cy Riverside	\$19,276,021	Withdrawn	Withdrawn	Withdrawn
000242996	09-07665	09/18/09	04/21/11	Bach Nguyen	\$110,000	Withdrawn	Withdrawn	Withdrawn
253-070-008	09-07682	09/21/09	08/17/11	Rent A Center # 00514	\$12,576,614	Withdrawn	Withdrawn	Withdrawn
250-170-007	09-08151	09/29/09	04/13/11	Desai Irdia Raj	\$320,530	Withdrawn	Withdrawn	Withdrawn

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

**THE CITY OF RIVERSIDE  
UNIVERSITY CORRIDOR & ANNEXES  
APPEALS HISTORY**

**Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order**

2009 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
253-030-011	09-08867	10/13/09	09/29/11	Vevin Vivian	\$11,704,500	\$10,000,000	\$-1,704,500	Stipulation
221-062-005	09-09624	10/20/09	01/31/11	Do Sieu K & Ho Dieutram	\$230,000	Withdrawn	Withdrawn	Withdrawn
250-162-011	09-09737	10/23/09	11/18/10	Nguyen Tai Thanh	\$813,008		\$0	Denied - Lack of Appearance
250-162-012	09-10026	10/21/09	01/25/11	Vrp Inc C/O Frank Rusich	\$811,510	\$625,000	\$-186,510	Stipulation
221-070-005	09-10289	10/23/09	05/26/11	Reliable Properties	\$1,404,324		\$0	Denied - Lack of Appearance
221-070-003	09-10290	10/23/09	05/26/11	Reliable Properties	\$11,604,866	\$0	\$0	Denied - Lack of Appearance
221-070-004	09-10291	10/23/09	05/26/11	Reliable Properties	\$8,374,488		\$0	Denied - Lack of Appearance
253-050-023	09-11001	10/30/09	11/16/11	Yks Village Llc C/O Kms Properties Inc	\$5,864,632	\$5,345,000	\$-519,632	Stipulation
213-321-007	09-11015	10/30/09	06/15/11	Tidelands Inc C/O Apple American Group Llc	\$2,953,412	\$2,715,000	\$-238,412	Stipulation
211-183-023	09-11992	11/05/09	07/07/11	Rhee Grace M	\$395,000		\$0	Denied - Lack of Appearance
250-240-033	09-12089	11/10/09	04/12/10	Wedr Riverside Inv V	\$45,257,398	Withdrawn	Withdrawn	Withdrawn
250-190-039	09-12201	11/12/09	07/06/11	Mehta Upen	\$2,040,000	Withdrawn	Withdrawn	Withdrawn
213-291-013	09-13735	11/18/09	08/22/11	Cafe Sevilla Of Riverside Inc	\$2,368,338	Withdrawn	Withdrawn	Withdrawn
221-021-032	09-13872	11/17/09	02/02/12	Seldin George R	\$2,709,377	\$1,753,378	\$-955,999	Value Adjusted by Board
219-094-017	09-15094	11/23/09	09/22/10	Press Enterprise Co	\$660,228	Withdrawn	Withdrawn	Withdrawn
219-093-016	09-15095	11/23/09	12/16/10	Press Enterprise Co	\$7,331,169	\$6,484,466	\$-846,703	Stipulation
219-340-005	09-15096	11/23/09	09/22/10	Press Enterprise Co	\$210,788	Withdrawn	Withdrawn	Withdrawn
219-340-006	09-15097	11/23/09	09/22/10	Press Enterprise Co	\$122,750	Withdrawn	Withdrawn	Withdrawn
250-190-034	09-15332	11/20/09	08/24/11	Covenant Group 6	\$121,691	Withdrawn	Withdrawn	Withdrawn
211-183-025	09-17326	11/24/09	05/25/11	Wpi University G Llc & Wpi	\$742,844	\$484,000	\$-258,844	Stipulation
211-183-021	09-17327	11/24/09	04/20/11	Wpi University G Llc & Wpi	\$1,001,246	\$800,000	\$-201,246	Stipulation
250-190-023	09-18252	11/27/09	10/27/11	Noland Clifford W	\$848,964	\$640,000	\$-208,964	Stipulation
250-190-024	09-18253	11/27/09	10/27/11	Noland Clifford W	\$1,061,205	\$800,000	\$-261,205	Stipulation
253-030-017	09-18370	11/30/09	09/28/11	Hcr Dev Inc C/O Isam Hanna	\$1,272,300		\$0	Denied - Lack of Appearance
253-030-024	09-18539	11/24/09	09/14/10	Riverside Student Housing	\$38,933,261	Withdrawn	Withdrawn	Withdrawn
211-176-017	09-19192	11/20/09	08/18/11	Misl Riverside Ltd Liability Co C/O Autozone Parts	\$1,336,971	\$1,050,000	\$-286,971	Stipulation
213-212-015	09-23743	11/30/09	04/21/11	Mef Realty C/O The Muller Co	\$12,396,024	\$9,200,000	\$-3,196,024	Stipulation
213-142-030	09-23744	11/30/09	04/21/11	Mef Realty C/O The Muller Co	\$14,456,027	\$8,900,000	\$-5,556,027	Stipulation
253-020-011	09-26271	11/30/09	10/06/10	Jd & Young Enterprises Inc	\$7,400,000		\$0	Denied
221-062-012	09-28200	11/30/09	06/27/12	Sugarbush Prop 1 Lp	\$94,884	\$65,000	\$-29,884	Stipulation
250-170-003	09-28644	11/30/09	09/21/11	Jmc Prop Inc	\$3,273,595	\$2,767,000	\$-506,595	Value Adjusted by Board
250-170-037	09-28695	11/30/09	09/21/11	Jmc Prop Inc	\$3,255,444	\$2,767,000	\$-488,444	Value Adjusted by Board
009616990	09-28819	11/30/09	06/09/10	Jpmorgan Chase	\$50,528		\$0	Dismissed
250-250-032	09-28982	11/30/09	09/28/11	Daneshgar Joseph	\$11,935,983	\$8,869,238	\$-3,066,745	Value Adjusted by Board
250-250-033	09-28983	11/30/09	09/28/11	Daneshgar Joseph	\$5,229,030	\$3,452,614	\$-1,776,416	Value Adjusted by Board
250-250-034	09-28984	11/30/09	09/28/11	Daneshgar Joseph	\$6,177,958	\$3,529,030	\$-2,648,928	Value Adjusted by Board
250-250-035	09-28985	11/30/09	09/28/11	Daneshgar Joseph	\$5,847,038	\$3,396,640	\$-2,450,398	Value Adjusted by Board
250-240-036	09-28986	11/30/09	09/28/11	Daneshgar Joseph	\$9,912,299	\$4,792,606	\$-5,119,693	Value Adjusted by Board
253-020-007	09-29094	11/30/09	12/16/10	Mariner Holdings Llc & Fit Development Lp	\$10,938,263	\$7,900,000	\$-3,038,263	Stipulation

# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

<b>2009 Totals</b>	23	Appeals Allowed	\$120,064,526	\$86,345,972	\$-33,718,554	Value Decline: 28.1%
	8	Appeals Denied	\$31,314,514			
	1	Appeals Pending	\$19,276,021			
	14	Appeals Withdrawn	\$141,503,640			
	<b>46</b>	<b>Appeals</b>	<b>\$312,158,701</b>	<b>\$86,345,972</b>	<b>\$-33,718,554</b>	

2010 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
211-231-010	10-02078	08/03/10	02/21/12	Absolute Varner Land	\$413,868	Withdrawn	Withdrawn	Withdrawn
211-231-010	10-02294	08/11/10	02/21/12	Absolute Varner Land	\$413,868	Withdrawn	Withdrawn	Withdrawn
213-291-013	10-03090	07/23/10	03/05/12	Cafe Sevilla Of Riverside Inc .	\$2,362,723	Withdrawn	Withdrawn	Withdrawn
211-021-001	10-03560	09/09/10	05/11/11	Bank Of America	\$1,409,300	Withdrawn	Withdrawn	Withdrawn
250-190-017	10-04155	08/14/10	10/10/11	Deshmukh Rajeshwari	\$992,519	Withdrawn	Withdrawn	Withdrawn
250-190-018	10-04156	08/14/10	10/10/11	Deshmukh Rajeshwari	\$992,519	Withdrawn	Withdrawn	Withdrawn
253-030-011	10-04293	08/05/10	09/01/11	Nevin Vivian	\$11,496,288	Withdrawn	Withdrawn	Withdrawn
253-020-014	10-04585	08/26/10		Recp Cy Riverside Llc	\$15,023,248	Pending	Pending	
253-020-014	10-04585A	08/26/10	01/26/12	Recp Cy Riverside Llc	\$15,023,248	Withdrawn	Withdrawn	Withdrawn
253-020-014	10-04585B	08/26/10	01/26/12	Recp Cy Riverside Llc	\$15,023,248	Withdrawn	Withdrawn	Withdrawn
250-190-034	10-04689	09/09/10	09/01/11	Covenant Group 6	\$121,401	Withdrawn	Withdrawn	Withdrawn
219-094-017	10-06080	10/05/10	09/14/11	Press Enterprise Co. C/O E. Frank	\$658,660	Withdrawn	Withdrawn	Withdrawn
219-093-016	10-06081	10/05/10	09/14/11	Press Enterprise Co. C/O E. Frank	\$6,909,953	Withdrawn	Withdrawn	Withdrawn
219-340-005	10-06082	10/05/10	09/14/11	Press Enterprise Co. C/O E. Frank	\$210,287	Withdrawn	Withdrawn	Withdrawn
219-340-006	10-06083	10/05/10	09/14/11	Press Enterprise Co. C/O E. Frank	\$122,459	Withdrawn	Withdrawn	Withdrawn
211-201-030	10-07210	11/12/10	04/11/12	3010 Street	\$186,304	\$79,000	\$-107,304	Stipulation
211-231-010	10-08206	11/24/10	10/11/12	Absolute Varner Land	\$413,868	\$360,000	\$-53,868	Stipulation
250-240-034	10-09303	11/10/10	08/08/12	Monroe Indio Inc C/O David Horne	\$909,085		\$0	Dismissed
250-190-015	10-09421	11/17/10	07/13/12	Vineyard Bank C/O California Bank & Trust	\$3,267,829	Withdrawn	Withdrawn	Withdrawn
211-183-020	10-09566	11/16/10	07/24/12	Chicago University Group	\$1,180,000	Withdrawn	Withdrawn	Withdrawn
211-176-017	10-09623	10/29/10	10/31/11	Mlsi Riverside Ltd C/O Autozone Parts Inc	\$1,333,800	Withdrawn	Withdrawn	Withdrawn
213-321-007	10-09624	10/29/10	12/20/12	Tidelands Inc C/O Apple Amer Grp	\$2,946,411	\$2,400,000	\$-546,411	Stipulation
213-142-028	10-11233	11/18/10	11/14/11	Officemax Na-Lesse	\$3,779,095	Withdrawn	Withdrawn	Withdrawn
213-060-002	10-12028	11/29/10	05/16/12	Makeithappen Reina Holding Co	\$370,537		\$0	Denied - Lack of Appearance
250-190-039	10-12097	11/29/10	02/07/12	Parupen C/O Upendra S. Mehta	\$2,035,164	\$1,650,000	\$-385,164	Stipulation
221-062-012	10-12795	11/24/10	07/31/12	Sugarbush Prop 1	\$94,658	Withdrawn	Withdrawn	Withdrawn
221-070-003	10-12797	11/24/10	12/08/11	Reliable Properties	\$7,686,604	Withdrawn	Withdrawn	Withdrawn
221-070-004	10-12798	11/24/10		Reliable Properties	\$8,354,638	Pending	Pending	Notice Supl. Asmt. Comp. D
221-070-004	10-12799	11/24/10	12/08/11	Properties Reliable	\$8,354,638	Withdrawn	Withdrawn	Withdrawn
221-070-005	10-12800	11/24/10	12/08/11	Reliable Properties	\$1,400,993	Withdrawn	Withdrawn	Withdrawn
253-050-023	10-13208	11/16/10	02/24/12	Yks Village	\$5,850,730	Withdrawn	Withdrawn	Withdrawn
211-133-019	10-13959	11/29/10	05/24/12	G & M Oil Co C/O George A Pearson	\$1,608,132	\$800,000	\$-808,132	Value Adjusted by Board
250-170-038	10-14419	11/30/10	08/20/12	O'Reilly Automotive Inc	\$2,255,242	Withdrawn	Withdrawn	Withdrawn
250-180-006	10-15082	11/04/10	07/19/11	Riverside Partners	\$40,010,318	Withdrawn	Withdrawn	Withdrawn
213-212-015	10-15879	11/23/10	10/04/12	Mef Realty	\$12,366,644	\$8,250,000	\$-4,116,644	Value Adjusted by Board

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2010 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
213-142-030	10-15880	11/23/10	10/04/12	Mef Realty	\$14,421,764	\$8,015,900	\$-6,405,864	Value Adjusted by Board
213-291-012	10-16361	11/22/10	12/20/12	Lee Riverside Group I	\$1,248,894	\$1,100,000	\$-148,894	Stipulation
253-020-011	10-18159	11/10/10	03/14/12	Jung Yoon	\$5,520,280	Withdrawn	Withdrawn	Withdrawn
213-142-015	10-18257	11/29/10	08/07/12	Smart & Final Stores	\$2,361,299	Withdrawn	Withdrawn	Withdrawn
211-131-002	10-19324	11/30/10	08/23/12	Plurimo Inv	\$619,928		\$0	Denied - Lack of Appearance
<b>2010 Totals</b>			8 Appeals Allowed		\$35,227,181	\$22,654,900	\$-12,572,281	Value Decline: 35.7%
			3 Appeals Denied		\$1,899,550			
			2 Appeals Pending		\$23,377,886			
			27 Appeals Withdrawn		\$139,245,827			
			<b>40 Appeals</b>		<b>\$199,750,444</b>	<b>\$22,654,900</b>	<b>\$-12,572,281</b>	

2011 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
213-291-013	11-01281	09/01/11		Cafe Sevilla Of Riverside Inc	\$3,904,231	Pending	Pending	Notice Supl. Asmt. Comp. D
000215724	11-01649	08/29/11	12/05/12	Rent A Center Inc #00514	\$415,363		\$0	Denied - Lack of Appearance
250-250-020	11-01821	09/28/11		Steven Brake	\$952,915	Pending	Pending	Notice Supl. Asmt. Comp. D
253-030-011	11-02879	10/17/11		Cheng Tsung Yeh	\$11,582,854	Pending	Pending	Notice Supl. Asmt. Comp. D
253-030-011	11-02880	10/17/11	05/31/12	Cheng Tsung Yeh	\$10,000,000		\$0	Dismissed
250-170-032	11-03062	10/26/11		Inaba Family Partnership	\$648,782	Pending	Pending	Notice Supl. Asmt. Comp. D
253-020-011	11-03777	11/03/11	09/24/12	Jung Yoon	\$5,870,280	Withdrawn	Withdrawn	Withdrawn
250-190-034	11-04117	11/07/11		Covenant Group 6	\$122,315	Pending	Pending	Notice Supl. Asmt. Comp. D
253-030-017	11-04122	11/07/11		Hcr Dev Inc	\$1,278,840	Pending	Pending	Notice Supl. Asmt. Comp. D
250-170-011	11-05617	11/28/11		Robert L French	\$183,086	Pending	Pending	Notice Supl. Asmt. Comp. D
253-030-011	11-06861	11/21/11		Cheng Tsung Yeh	\$11,582,854	Pending	Pending	Notice Supl. Asmt. Comp. D
211-176-017	11-07824	11/22/11		C/O Autozone Inc A Misl Riverside Ltd Liability Co	\$1,050,000	Pending	Pending	Notice Supl. Asmt. Comp. D
253-050-023	11-07839	11/22/11		Yks Village	\$4,500,000	Pending	Pending	Notice Supl. Asmt. Comp. D
213-321-007	11-07883	11/22/11	12/11/12	C/O Apple American Group Llc	\$2,968,596	Withdrawn	Withdrawn	Withdrawn
211-121-013	11-07955	10/27/11		Srmuv	\$695,743	Pending	Pending	Notice Supl. Asmt. Comp. D
221-070-005	11-08023	11/30/11		Reliable Properties	\$2,600,000	Pending	Pending	Notice Supl. Asmt. Comp. D
221-070-004	11-08024	11/30/11		Reliable Properties	\$17,000,000	Pending	Pending	Notice Supl. Asmt. Comp. D
221-070-003	11-08025	11/30/11		Reliable Properties	\$16,900,000	Pending	Pending	Notice Supl. Asmt. Comp. D
250-170-038	11-08305	11/29/11		Csk Auto In	\$2,272,222	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-033	11-09542	11/30/11		Daneshgar Joseph	\$5,255,915	Pending	Pending	Notice Supl. Asmt. Comp. D
250-240-036	11-09543	11/30/11		Daneshgar Joseph	\$9,963,266	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-032	11-09544	11/30/11		Daneshgar Joseph	\$11,997,355	Pending	Pending	Notice Supl. Asmt. Comp. D
221-064-019	11-09577	11/30/11		Hampshire Capital	\$3,932,487	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-035	11-09648	11/30/11		Daneshgar Joseph	\$3,503,659	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-034	11-09649	11/30/11		Daneshgar Joseph	\$5,033,924	Pending	Pending	Notice Supl. Asmt. Comp. D
250-240-033	11-09924	11/30/11		Wedr Riverside Inv V	\$39,194,000	Pending	Pending	Notice Supl. Asmt. Comp. D
253-020-003	11-09975	11/30/11		Paul Khuri (Khuri--- Family Living Trust)	\$2,924,206	Pending	Pending	Notice Supl. Asmt. Comp. D

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2011 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
001401565	11-10767	08/18/11	12/03/12	Windsor Foods	\$1,338,450	Withdrawn	Withdrawn	Withdrawn
001401562	11-10768	08/18/11	12/03/12	Windsor Foods	\$1,218,890	Withdrawn	Withdrawn	Withdrawn
001401564	11-10769	08/18/11	12/03/12	Windsor Foods	\$1,079,952	Withdrawn	Withdrawn	Withdrawn
001401563	11-10770	08/18/11	12/03/12	Windsor Foods	\$526,708	Withdrawn	Withdrawn	Withdrawn
213-212-015	11-11270	11/22/11		Tim Gooch/Mef Realty-The Muller Company	\$8,920,000	Pending	Pending	Notice Supl. Asmt. Comp. D
213-142-030	11-11271	11/22/11		Tim Gooch/Mef Realty-The Muller Company	\$8,650,000	Pending	Pending	Notice Supl. Asmt. Comp. D
211-133-019	11-11453	11/30/11		G & M Oil Co/George Pearson	\$1,620,239	Pending	Pending	Notice Supl. Asmt. Comp. D
211-133-019	11-11470	11/30/11		G & M Oil Co C/O George Pearson	\$1,620,239	Pending	Pending	Notice Supl. Asmt. Comp. D
221-022-032	11-11586	10/18/11		Mcdonalds Corp	\$2,070,578	Pending	Pending	Notice Supl. Asmt. Comp. D
008515704	11-12192	08/06/11	08/23/12	G & M Oil Co	\$44,573		\$0	Dismissed
008515701	11-12193	08/06/11	08/23/12	G & M Oil Co	\$46,374		\$0	Dismissed
008515702	11-12194	08/06/11	08/23/12	G & M Oil Co	\$46,264		\$0	Dismissed
008515703	11-12195	08/06/11	08/23/12	G & M Oil Co	\$45,464		\$0	Dismissed
<b>2011 Totals</b>								
		6	Appeals Denied		\$10,598,038			
		28	Appeals Pending		\$179,959,710			
		6	Appeals Withdrawn		\$13,002,876			
		<b>40</b>	<b>Appeals</b>		<b>\$203,560,624</b>	<b>\$0</b>	<b>\$0</b>	

2012 Parcel Appeals			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
250-250-034	12-00424	07/02/12		Daneshgar Joseph	\$5,134,601	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-032	12-00425	07/02/12		Daneshgar Joseph	\$12,237,301	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-035	12-00426	07/02/12		Daneshgar Joseph	\$3,573,732	Pending	Pending	Notice Supl. Asmt. Comp. D
250-240-036	12-00427	07/02/12		Daneshgar Joseph	\$10,162,531	Pending	Pending	Notice Supl. Asmt. Comp. D
250-250-033	12-00428	07/02/12		Daneshgar Joseph	\$5,361,032	Pending	Pending	Notice Supl. Asmt. Comp. D
253-020-011	12-00502	07/02/12		Yoon Jung	\$7,020,280	Pending	Pending	Notice Supl. Asmt. Comp. D
211-142-021	12-01651	09/13/12		Carol Bartels Trustee,Gwendolyn Locke Family Tru	\$873,527	Pending	Pending	Notice Supl. Asmt. Comp. D
213-291-012	12-01719	09/17/12		Lee Riverside Group I	\$1,283,461	Pending	Pending	Notice Supl. Asmt. Comp. D
253-030-017	12-01984	09/24/12		Hcr Dev Inc	\$1,304,416	Pending	Pending	Notice Supl. Asmt. Comp. D
250-190-034	12-02052	09/24/12		Covenant Group 6	\$124,761	Pending	Pending	Notice Supl. Asmt. Comp. D
250-190-017	12-02547	10/12/12		Rajeshwari Deshmukh	\$624,000	Pending	Pending	Notice Supl. Asmt. Comp. D
250-190-018	12-02548	10/12/12		Rajeshwari Deshmukh	\$588,000	Pending	Pending	Notice Supl. Asmt. Comp. D
250-170-011	12-02841	10/16/12		Robert L French	\$186,747	Pending	Pending	Notice Supl. Asmt. Comp. D
213-321-007	12-03904	10/31/12		Apple Socal	\$3,027,967	Pending	Pending	Notice Supl. Asmt. Comp. D
211-176-017	12-03905	10/31/12		Misl Riverside Ltd	\$1,050,000	Pending	Pending	Notice Supl. Asmt. Comp. D
211-203-014	12-04977	11/21/12		Orange Valley Lodge No 13	\$91,933	Pending	Pending	Notice Supl. Asmt. Comp. D
250-240-033	12-05350	11/19/12		Wedr Riverside Inv V	\$38,120,000	Pending	Pending	Notice Supl. Asmt. Comp. D
211-242-017	12-06484	11/30/12		Baljeet Hundal Surinder Singh	\$528,959	Pending	Pending	Notice Supl. Asmt. Comp. D
211-242-028	12-06485	11/30/12		Baljeet Hundal Surinder Singh	\$195,146	Pending	Pending	Notice Supl. Asmt. Comp. D

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE UNIVERSITY CORRIDOR & ANNEXES APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

<b>2012 Totals</b>	19 Appeals Pending	\$91,488,394			
	<u>19 Appeals</u>	<u>\$91,488,394</u>	<u>\$0</u>	<u>\$0</u>	

<b>RIVERSIDE, UNIVERSITY CORRIDOR &amp; ANNEXES Listed Totals</b>	36 Appeals Allowed	\$227,697,143	\$174,606,872	\$-53,090,271	Value Decline: 23.3%
	28 Appeals Denied	\$86,168,489			
	50 Appeals Pending	\$314,102,011			
	57 Appeals Withdrawn	\$342,215,820			
	<u>171 Appeals</u>	<u>\$970,183,463</u>	<u>\$174,606,872</u>	<u>\$-53,090,271</u>	

**THE CITY OF RIVERSIDE  
SYCAMORE CANYON & ANNEX  
PENDING APPEALS IMPACT PROJECTIONS**

**Potential AV Loss Based On Prior Success Rates On Current Average Appeals**

SYCAMORE CANYON & ANNEX Appeals History:

Year	Total Appeals	Resolved Appeals	Pending Appeals	Successful Appeals	Success Rate	Successful Orig Value	Successful Appeal Value Loss	Loss Rate
2007/08	[1]*	[1]*	0	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
2008/09	4	4	0	3	75.00%	\$15,152,791	\$2,427,791	16.02%
2009/10	37	35	2	29	82.86%	\$141,912,553	\$19,554,553	13.78%
2010/11	40	28	12	19	67.86%	\$117,107,313	\$11,449,152	9.78%
2011/12	[61]*	[2]*	59	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
2012/13	[32]*	[0]*	32	[0]*	0.00%	[\$0]*	[\$0]*	0.00%
<b>Totals:</b>	<b>81</b>	<b>67</b>	<b>105</b>	<b>51</b>	<b>76.12%</b>	<b>\$274,172,657</b>	<b>\$33,431,496</b>	<b>12.19%</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

SYCAMORE CANYON & ANNEX Pending Appeals Impact Projection Based On Annual Experience:

Year	Pending Appeals	Prior Successful	Avg. Appeal Value	Prior Loss	Projected AV Loss	Avg. Tax Rate	Projected Revenue Loss
2007/08	0	0.00%*	\$2,213,400	0.00%*	\$0	1.004532	\$0
2008/09	0	75.00%	\$5,737,065	16.02%	\$0	1.004328	\$0
2009/10	2	82.86%	\$5,760,959	13.78%	\$1,315,473	1.004300	\$13,211
2010/11	12	67.86%	\$10,021,422	9.78%	\$7,978,026	1.003798	\$80,083
2011/12	59	76.12%*	\$8,512,368	12.19%*	\$46,615,403	1.003700	\$467,879
2012/13	32	76.12%*	\$10,423,976	12.19%*	\$30,960,675	1.000000	\$309,607
<b>Totals:</b>	<b>105</b>		<b>\$8,525,690**</b>		<b>\$86,869,577</b>		<b>\$870,780</b>

\*Years with less than 10% resolved appeals or no successful appeals are not included in history totals.

\*\*Combined Average value per appeal is based on 175 appeals in the years 2007/08 to 2012/13 with a total value of \$1,491,995,686

**SYCAMORE CANYON & ANNEX  
THE CITY OF RIVERSIDE  
2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

<b>1) STATE STREET BANK AND TRUST CO OF CA</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-310-015	42,906,279					33,813,346
263-320-013	46,932,938			34,426,843		36,986,654
3 Appeals On 2 Parcel(s)	89,839,217			34,426,843		70,800,000

<b>2) BOTTLING GROUP</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-050-023	59,441,243		41,571,000		15,226,805	4,873,152
3 Appeals On 1 Parcel(s)	59,441,243		41,571,000		15,226,805	4,873,152

<b>3) EDMONT COMMUNITY SERVICES DISTRICT</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-070-064	21,500,000			15,428,016	12,084,727	
263-070-065	23,494,122			0	12,827,686	
263-070-066	4,260,883			0	2,350,375	
263-070-067	2,077,839			0	1,096,402	
263-070-068	7,700,000			0	4,640,805	
10 Appeals On 5 Parcel(s)	59,032,844			15,428,016	32,999,995	

<b>4) RIVERSIDE SYCAMORE</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-020-066	50,987,939				29,997,000	44,996,000
2 Appeals On 1 Parcel(s)	50,987,939				29,997,000	44,996,000

<b>6) SPACE CENTER SYCAMORE CANYON</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-070-054	16,348,138				12,700,000	
263-070-055	16,351,026				12,700,000	12,700,000
3 Appeals On 2 Parcel(s)	32,699,164				25,400,000	12,700,000

<b>7) CLPF SYCAMORE</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-050-080	14,351,257			0	7,372,759	
263-050-081	8,342,808			0	4,159,859	
263-320-025	9,157,312			0	3,415,819	
6 Appeals On 3 Parcel(s)	31,851,377			0	14,948,437	

<b>8) SYCAMORE III</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-020-004	1,999,200				856,000	
263-020-005	1,999,200				1,000,000	1,100,000
263-020-006	2,614,373				1,020,000	1,090,000

Data Source: Riverside County Assessor 2012/13 Combined Tax Rolls, the SBE Non Unitary Tax Roll, & Most Recent Appeals Roll

**SYCAMORE CANYON & ANNEX  
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2012/13 TOP OWNER PENDING APPEALS**

Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

<b>8) SYCAMORE III</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-280-064	5,500,000				5,700,000	4,500,000
263-300-002	880,260				520,000	480,000
263-300-003	76,500				44,800	41,500
263-300-004	87,720				51,800	48,000
263-300-025	918,000				431,000	500,000
263-300-029	571,200				268,000	310,000
263-300-030	1,559,580				732,000	
263-300-033	699,720				329,000	381,000
263-300-034	383,520				180,000	209,000
263-300-035	472,260				221,500	257,000
263-300-036	45,900				21,600	25,000
26 Appeals On 14 Parcel(s)	17,807,433				11,375,700	8,941,500

<b>9) RALPH'S GROCERY COMPANY</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
000118112	12,798,211					2,700,000
000127843	16,176,601					1,800,000
2 Appeals On 2 Parcel(s)	28,974,812					4,500,000

<b>10) PANCAL SYCAMORE CANYON 257</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-240-037	2,236,000				1,000,000	
263-240-038	19,617,198				9,500,000	
263-240-046	6,799,105				3,860,000	
3 Appeals On 3 Parcel(s)	28,652,303				14,360,000	

<b>11) ROSS DRESS FOR LESS</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-290-071	20,910,000			0	18,000,000	
2 Appeals On 1 Parcel(s)	20,910,000			0	18,000,000	

<b>12) SYCCANYONS AND SIERRA</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-280-078	4,765,000				14,000,000	10,000,000
263-280-079	19,300,000				14,000,000	9,500,000
4 Appeals On 2 Parcel(s)	24,065,000				28,000,000	19,500,000

<b>13) 1560 SIERRA RIDGE</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-280-067	19,890,000			0		
1 Appeals On 1 Parcel(s)	19,890,000			0		

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Owners' Opinion Value of Pending Appeals for the Top 25 Property Taxpayers - Through 01/18/13

<b>16) REALTY ASSOCIATES FUND IX</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-290-070	14,233,375				6,977,146	7,116,688
2 Appeals On 1 Parcel(s)	14,233,375				6,977,146	7,116,688

<b>17) CENTERPOINT PROPERTIES TRUST</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-280-063	9,078,000				7,100,000	
1 Appeals On 1 Parcel(s)	9,078,000				7,100,000	

<b>18) 22 SYCAMORE CANYON PARTNERSHIP</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-250-054	7,650,000				6,000,000	6,000,000
2 Appeals On 1 Parcel(s)	7,650,000				6,000,000	6,000,000

<b>19) 1725 SIERRA RIDGE DRIVE LLC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-290-072	7,202,343				5,000,000	2,500,000
2 Appeals On 1 Parcel(s)	7,202,343				5,000,000	2,500,000

<b>25) BAO THIEN LLC</b>		<b>Owners Opinion Value</b>				
<b>Parcel/Bill Number</b>	<b>2012/13 AV</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>
263-320-016	4,350,000				2,000,000	3,559,000
2 Appeals On 1 Parcel(s)	4,350,000				2,000,000	3,559,000

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX PENDING APPEALS

## Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order

<b>2009 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-100-015	09-09522	10/22/09	Alessandro Service Station Lp	2624 Alessandro Blv	\$3,882,005	\$3,400,000
263-050-023	09-27070	11/30/09	Bottling Group	1969 Eastridge Ave	\$55,427,622	\$41,571,000
<b>2009 Totals</b>			<b>2 Appeals Pending</b>		<b>\$59,309,627</b>	<b>\$44,971,000</b>

<b>2010 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-100-015	10-13493	11/30/10	Alessandro Service Station	2624 Alessandro Blv	\$4,078,078	\$2,362,473
263-070-064	10-13733	11/30/10	Sycamore Business Park	2111 Eastridge Ave	\$22,040,023	\$15,428,016
263-280-067	10-14045	11/29/10	Sp4 Sycamore li	1560 Sierra Ridge Dr	\$28,096,747	\$0
263-290-071	10-14047	11/30/10	Sp Sycamore C	1680 Eastridge Ave	\$26,232,851	\$0
263-070-067	10-14102	11/30/10	Sycamore Business Park	6920 Sycamore Canyon Blv	\$2,021,875	\$0
263-070-066	10-14103	11/30/10	Sycamore Business Park	6800 Sycamore Canyon Blv	\$4,146,120	\$0
263-070-068	10-14104	11/30/10	Sycamore Business Park	6980 Sycamore Canyon Blv	\$8,582,130	\$0
263-320-025	10-14105	11/30/10	Clpf Sycamore	1651 Eastridge Ave	\$8,910,663	\$0
263-050-081	10-14106	11/30/10	Clpf Sycamore	6711 Sycamore Canyon Blv	\$8,118,096	\$0
263-070-065	10-14107	11/30/10	Sycamore Business Park	6860 Sycamore Canyon Blv	\$22,861,310	\$0
263-050-080	10-14108	11/30/10	Clpf Sycamore	6721 Sycamore Canyon Blv	\$13,964,709	\$0
263-320-013	10-15068	11/19/10	Ralph'S Grocery Co	1500 Eastridge Ave	\$45,668,801	\$34,426,843
<b>2010 Totals</b>			<b>12 Appeals Pending</b>		<b>\$194,721,403</b>	<b>\$52,217,332</b>

<b>2011 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-290-066	11-01201	08/11/11	Robert J Norton	6450 Sycamore Canyon Blv	\$3,230,000	\$1,938,000
263-280-078	11-02908	10/06/11	Syccanyons & Sierra	6335 Sycamore Canyon Blv	\$28,319,461	\$14,000,000
263-280-079	11-02909	10/06/11	Syccanyons & Sierra	6255 Sycamore Canyon Blv	\$26,849,014	\$14,000,000
263-280-064	11-03561	10/27/11	Mbm Inc	6300 Sycamore Canyon Blv	\$6,806,386	\$3,330,000
263-070-029	11-03850	11/01/11	Nek Prop Inc	6666 Box Springs Blv	\$2,583,716	\$1,550,000
263-100-015	11-04807	11/16/11	Alessandro Service Station	2624 Alessandro Blv	\$3,125,232	\$2,130,109
263-100-015	11-04807A	11/16/11	Alessandro Service Station	2624 Alessandro Blv	\$3,125,232	\$2,098,868
263-100-015	11-04807B	11/16/11	Alessandro Service Station	2624 Alessandro Blv	\$3,125,232	\$263,632
263-070-061	11-06508	11/21/11	41 lbg Partnership	6655 Box Springs Blv	\$2,559,990	\$1,000,000
263-050-074	11-06511	11/21/11	56 Investment Building Group		\$3,254,616	\$500,000
263-250-054	11-06512	11/21/11	22 Sycamore Canyon Partnership Lp		\$9,125,628	\$6,000,000
263-320-016	11-06513	11/21/11	53 Eastridge Partnership	1561 Eastridge Ave	\$5,095,331	\$2,000,000
263-290-070	11-06549	08/25/11	Realty Associates Fund Ix Lp	1580 Eastridge Ave	\$13,954,290	\$6,977,146
263-070-054	11-07342	11/23/11	Space Center Sycamore Canyon		\$16,027,587	\$12,700,000
263-070-055	11-07343	11/23/11	Space Center Sycamore Canyon	2358 Cottonwood Ave	\$16,030,419	\$12,700,000
263-020-066	11-08298	11/29/11	Riverside Sycamore Llc	6125 Sycamore Canyon Blv	\$49,988,177	\$29,997,000

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

**THE CITY OF RIVERSIDE  
SYCAMORE CANYON & ANNEX  
PENDING APPEALS**

**Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order**

<b>2011 Pending Appeals (Continued)</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-080-005	11-08488	11/28/11	Cottonwood Spe		\$146,187	\$100,000
263-080-006	11-08489	11/28/11	Cottonwood Spe		\$609,584	\$430,000
263-080-007	11-08490	11/28/11	Cottonwood Spe		\$49,648	\$22,000
263-080-008	11-08491	11/28/11	Cottonwood Spe		\$645,442	\$450,000
263-080-009	11-08492	11/28/11	Cottonwood Spe		\$551,659	\$390,000
263-080-017	11-08493	11/28/11	Cottonwood Spe		\$110,331	\$78,000
263-240-041	11-08498	11/28/11	Cottonwood Spe		\$1,103,321	\$780,000
263-240-044	11-08499	11/28/11	Cottonwood Spe		\$422,019	\$300,000
263-280-064	11-08994	11/30/11	Sycamore li	6300 Sycamore Canyon Blv	\$6,806,386	\$5,700,000
263-280-063	11-08995	11/30/11	Sycamore li	6250 Sycamore Canyon Blv	\$8,777,149	\$7,100,000
263-300-001	11-08997	11/30/11	Magnon Ray		\$1,276,077	\$480,000
263-300-025	11-08998	11/30/11	Ddr Family		\$1,085,543	\$431,000
263-300-003	11-08999	11/30/11	Magnon Group		\$112,664	\$44,800
263-300-004	11-09000	11/30/11	Magnon Group		\$130,455	\$51,800
263-300-006	11-09001	11/30/11	Magnon Ray		\$135,680	\$54,000
263-300-029	11-09002	11/30/11	Ddr Family		\$674,028	\$268,000
263-300-030	11-09003	11/30/11	Ddr Family	6275 Lance Dr	\$1,844,714	\$732,000
263-300-002	11-09004	11/30/11	Magnon Group		\$1,304,581	\$520,000
263-300-033	11-09005	11/30/11	Ddr Family		\$827,754	\$329,000
263-300-034	11-09006	11/30/11	Ddr Family		\$454,081	\$180,000
263-300-035	11-09007	11/30/11	Ddr Family		\$558,142	\$221,500
263-300-036	11-09008	11/30/11	Ddr Family		\$54,392	\$21,600
263-020-004	11-09009	11/30/11	Magnon Group Sycamore V Llc		\$2,158,408	\$856,000
263-020-005	11-09010	11/30/11	Raymond Magnon Sycamore Llc		\$2,460,586	\$1,000,000
263-020-006	11-09011	11/30/11	Sycamore Vii		\$2,563,111	\$1,020,000
263-070-066	11-09522	11/30/11	Sycamore Business Park Llc	6800 Sycamore Canyon Blv	\$4,177,338	\$2,350,375
263-070-064	11-09523	11/30/11	Sycamore Business Park Llc	2111 Eastridge Ave	\$22,205,983	\$12,084,727
263-070-065	11-09524	11/30/11	Sycamore Business Park Llc	6860 Sycamore Canyon Blv	\$23,033,453	\$12,827,686
263-070-067	11-09525	11/30/11	Sycamore Business Park Llc	6920 Sycamore Canyon Blv	\$2,037,098	\$1,096,402
263-070-068	11-09526	11/30/11	Sycamore Business Park Llc	6980 Sycamore Canyon Blv	\$8,646,751	\$4,640,805
263-050-081	11-09527	11/30/11	Clpf Sycamore, L.P.	6711 Sycamore Canyon Blv	\$8,179,224	\$4,159,859
263-050-080	11-09528	11/30/11	Clpf Sycamore, L.P.	6721 Sycamore Canyon Blv	\$14,069,861	\$7,372,759
263-320-025	11-09529	11/30/11	Clpf Sycamore, L.P.	1651 Eastridge Ave	\$8,977,758	\$3,415,819
263-290-072	11-09631	11/30/11	Ulman Harry	1725 Sierra Ridge Dr	\$7,061,121	\$5,000,000
263-240-046	11-09794	11/30/11	Sycamore Creek Pg	7130 Sycamore Canyon Blv	\$7,771,869	\$3,860,000
263-240-037	11-09803	11/30/11	Shelby Prop		\$2,192,157	\$1,000,000
263-240-038	11-09804	11/30/11	Shelby Prop	2325 Cottonwood Ave	\$19,232,548	\$9,500,000
263-020-076	11-09819	11/30/11	Phelan Prop		\$573,729	\$300,000
263-020-077	11-09820	11/30/11	Phelan Prop		\$509,975	\$255,000
263-020-078	11-09823	11/30/11	Phelan Prop		\$595,737	\$300,000
263-290-071	11-09889	11/30/11	Ross Dress For Less Store #9669	1680 Eastridge Ave	\$26,430,382	\$18,000,000
263-050-023	11-10114	11/28/11	Bottling Group	1969 Eastridge Ave	\$43,737,894	\$15,226,805

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX PENDING APPEALS

Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order

<b>2011 Pending Appeals (Continued)</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-100-014	11-10667	11/28/11	Shyne Inc	2646 Alessandro Blv	\$3,681,651	\$2,100,000
<b>2011 Totals</b>					<b>\$431,176,782</b>	<b>\$236,234,692</b>

<b>2012 Pending Appeals</b>						
Parcel/Bill Number	Appeal Number	File Date	Applicant	Situs Address	Value Under Appeal	Opinion Total
263-290-072	12-00480	07/02/12	Ulman Harry	1725 Sierra Ridge Dr	\$7,202,343	\$2,500,000
263-250-065	12-00520	07/02/12	Havadjia George	2000 Alessandro	\$1,570,000	\$500,000
263-290-066	12-01078	08/16/12	Robert J Norton	6450 Sycamore Canyon Blv	\$3,230,000	\$1,938,000
000127843	12-01518	08/30/12	Ralphs Grocery Co		\$16,176,601	\$1,800,000
000118112	12-01519	08/30/12	Ralphs Grocery Co		\$12,798,211	\$2,700,000
263-320-013	12-01533	08/30/12	Ralphs Grocery Co	1500 Eastridge Ave	\$46,932,938	\$36,986,654
263-310-015	12-01534	08/30/12	Ralphs Grocery Co	1500 Eastridge Ave	\$42,906,279	\$33,813,346
263-070-055	12-02741	10/12/12	Space Center Sycamore Canyon	2358 Cottonwood Ave	\$16,351,026	\$12,700,000
263-280-079	12-04072	10/31/12	Sycanyons & Sierra	6255 Sycamore Canyon Blv	\$19,300,000	\$9,500,000
263-280-078	12-04073	10/31/12	Dct Industrial	6335 Sycamore Canyon Blv	\$4,765,000	\$10,000,000
263-070-062	12-04537	11/13/12	Norn Inc	6675 Box Springs Blv	\$4,243,185	\$2,546,000
263-020-066	12-04861	11/16/12	Riverside Sycamore Llc	6125 Sycamore Canyon Blv	\$50,987,939	\$44,996,000
263-290-070	12-04876	11/14/12	Realty Assoc Fund Ix Lp	1580 Eastridge Ave	\$14,233,375	\$7,116,688
263-050-023	12-04948	11/16/12	Bottling Group Llc	1969 Eastridge Ave	\$59,441,243	\$4,873,152
263-320-016	12-05332	11/19/12	53 Eastridge Partnership Lp	1561 Eastridge Ave	\$4,350,000	\$3,559,000
263-250-054	12-05334	11/19/12	22 Sycamore Canyon Partnership Lp		\$7,650,000	\$6,000,000
263-280-064	12-05859	11/27/12	Sycamore li Llc	6300 Sycamore Canyon Blv	\$5,500,000	\$4,500,000
263-020-006	12-05865	11/29/12	Sycamore Vii		\$2,614,373	\$1,090,000
263-300-003	12-05866	11/29/12	Sycamore V		\$76,500	\$41,500
263-300-002	12-05867	12/27/12	Sycamore V		\$880,260	\$480,000
263-300-004	12-05868	11/27/12	Sycamore V		\$87,720	\$48,000
263-020-005	12-05869	11/27/12	Sycamore V		\$1,999,200	\$1,100,000
263-300-025	12-05870	11/27/12	Sycamore V		\$918,000	\$500,000
263-300-029	12-05871	11/27/12	Sycamore V		\$571,200	\$310,000
263-300-033	12-05873	11/27/12	Sycamore V		\$699,720	\$381,000
263-300-034	12-05874	11/27/12	Sycamore V		\$383,520	\$209,000
263-300-035	12-05875	11/27/12	Sycamore V		\$472,260	\$257,000
263-300-036	12-05876	11/27/12	Sycamore V		\$45,900	\$25,000
263-300-006	12-05877	11/27/12	Ddr Family Partnership		\$138,393	\$46,000
263-300-001	12-05878	11/27/12	Ddr Family Partnership		\$1,276,077	\$430,000
263-280-064	12-06500	11/30/12	Hardwoods Inc	6300 Sycamore Canyon Blv	\$5,500,000	\$4,196,406
000228005	12-06501	11/30/12	Hardwoods Inc		\$265,966	\$50,000
<b>2012 Totals</b>					<b>\$333,567,229</b>	<b>\$195,192,746</b>

**THE CITY OF RIVERSIDE  
SYCAMORE CANYON & ANNEX  
PENDING APPEALS**

Pending Appeals Listing - 2009 Through 01/18/2013 - In Appeal Number Order

<b>RIVERSIDE, SYCAMORE CANYON &amp; ANNEX Listed Totals</b>	<b>105 Appeals Pending</b>	<b>\$1,018,775,041</b>	<b>\$528,615,770</b>
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# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

**Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order**

<b>2008 Parcel Appeals</b>								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-290-073	08-04635	08/25/08	05/06/09	Sycamore Iii	\$9,417,723	Withdrawn	Withdrawn	Withdrawn
263-290-072	08-04636	08/25/08	01/28/09	Sycamore Iii	\$7,795,470	\$0	\$0	Dismissed
000118112	08-08187	10/14/08	10/13/09	Ralphs Grocery Co	\$14,807,623	Withdrawn	Withdrawn	Withdrawn
263-290-072	08-13720	11/07/08	08/18/10	Sycamore Iii	\$7,795,470	\$7,025,000	\$-770,470	Stipulation
263-300-004	08-13721	11/07/08	09/15/09	Magnon Ray	\$127,246	Withdrawn	Withdrawn	Withdrawn
263-300-030	08-13722	11/07/08	09/15/09	Magnon Group	\$1,799,294	Withdrawn	Withdrawn	Withdrawn
263-300-036	08-13723	11/07/08	09/15/09	Magnon Group	\$53,055	Withdrawn	Withdrawn	Withdrawn
263-300-003	08-13724	11/07/08	09/15/09	Magnon Ray	\$109,893	Withdrawn	Withdrawn	Withdrawn
263-300-035	08-13725	11/07/08	09/15/09	Magnon Group	\$544,401	Withdrawn	Withdrawn	Withdrawn
263-300-034	08-13726	11/07/08	09/15/09	Magnon Group	\$442,902	Withdrawn	Withdrawn	Withdrawn
263-300-033	08-13727	11/07/08	09/15/09	Magnon Group	\$807,374	Withdrawn	Withdrawn	Withdrawn
263-300-005	08-13728	11/07/08	01/22/09	Magnon Ray	\$1,060	Withdrawn	Withdrawn	Withdrawn
263-300-025	08-13729	11/07/08	09/15/09	Magnon Group	\$1,058,816	Withdrawn	Withdrawn	Withdrawn
263-020-004	08-13730	11/07/08	09/14/09	Magnon Ray	\$2,105,263	Withdrawn	Withdrawn	Withdrawn
263-300-002	08-13731	11/07/08	09/15/09	Magnon Ray	\$1,272,460	Withdrawn	Withdrawn	Withdrawn
263-300-029	08-13732	11/07/08	09/15/09	Magnon Group	\$657,434	Withdrawn	Withdrawn	Withdrawn
263-300-006	08-13733	11/07/08	09/15/09	Ddr Family	\$132,342	Withdrawn	Withdrawn	Withdrawn
263-020-005	08-13734	11/07/08	09/14/09	Magnon Ray	\$35,163	Withdrawn	Withdrawn	Withdrawn
263-300-001	08-13735	11/07/08	09/15/09	Ddr Family	\$1,244,657	Withdrawn	Withdrawn	Withdrawn
263-250-059	08-21063	11/25/08	09/21/10	Schoonard Ron I	\$2,257,667	\$2,000,000	\$-257,667	Stipulation
263-250-044	08-22195	11/26/08	05/19/10	Ysi Rt	\$5,099,654	\$3,700,000	\$-1,399,654	Stipulation
263-290-070	08-30319	12/01/08	05/26/10	Sp Sycamore B	\$21,810,966	Withdrawn	Withdrawn	Withdrawn
263-020-066	08-30406	12/01/08	04/29/10	Riverside Sycamore	\$48,757,305	Withdrawn	Withdrawn	Withdrawn
263-290-071	08-30869	12/01/08	05/17/10	Sp Sycamore C	\$25,779,582	Withdrawn	Withdrawn	Withdrawn
<b>2008 Totals</b>		3	Appeals Allowed		\$15,152,791	\$12,725,000	\$-2,427,791	Value Decline: 16.0%
		1	Appeals Denied		\$7,795,470			
		20	Appeals Withdrawn		\$130,964,559			
		<b>24</b>	<b>Appeals</b>		<b>\$153,912,820</b>	<b>\$12,725,000</b>	<b>\$-2,427,791</b>	

<b>2009 Parcel Appeals</b>								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-250-062	09-04309	07/23/09	06/16/10	Stoneworx Inc C/O David Graham	\$2,336,850	Withdrawn	Withdrawn	Withdrawn
263-290-080	09-06646	09/03/09	03/23/11	Sycamore Iii	\$347,752	Withdrawn	Withdrawn	Withdrawn
263-280-063	09-06647	09/03/09	03/25/11	Sycamore Ii	\$8,732,250	Withdrawn	Withdrawn	Withdrawn
263-280-064	09-06648	09/03/09	03/25/11	Sycamore Ii	\$6,771,570	Withdrawn	Withdrawn	Withdrawn
263-290-074	09-06649	09/03/09	03/23/11	Sycamore Iii	\$3,288,521	Withdrawn	Withdrawn	Withdrawn
263-290-078	09-06650	09/03/09	03/25/11	Sycamore Iii	\$10,252,550	Withdrawn	Withdrawn	Withdrawn
263-020-006	09-06667	09/03/09	12/14/11	Sycamore Vii	\$2,550,000	\$1,960,000	\$-590,000	Stipulation
263-300-005	09-06676	09/03/09	03/23/11	Magnon Ray Family Trust	\$81,600	Withdrawn	Withdrawn	Withdrawn
263-300-004	09-06677	09/03/09	12/14/11	Magnon Ray	\$129,790	\$86,000	\$-43,790	Stipulation

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2009 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-300-003	09-06678	09/03/09	12/14/11	Magnon Ray	\$112,090	\$75,000	\$-37,090	Stipulation
263-300-002	09-06679	09/03/09	12/14/11	Magnon Ray	\$1,297,909	\$863,000	\$-434,909	Stipulation
263-020-004	09-06682	09/03/09	12/14/11	Magnon Ray	\$2,147,368	\$1,960,000	\$-187,368	Stipulation
263-020-005	09-06683	09/03/09	12/14/11	Magnon Raymond	\$2,448,000	\$1,960,000	\$-488,000	Stipulation
263-300-006	09-06684	09/03/09	12/14/11	Ddr Family	\$134,988	\$82,000	\$-52,988	Stipulation
263-300-036	09-06685	09/03/09	12/14/11	Magnon Group	\$54,116	\$45,000	\$-9,116	Stipulation
263-300-035	09-06686	09/03/09	12/14/11	Magnon Group	\$555,289	\$463,000	\$-92,289	Stipulation
263-300-034	09-06687	09/03/09	12/14/11	Magnon Group	\$451,760	\$376,000	\$-75,760	Stipulation
263-300-033	09-06690	09/03/09	12/14/11	Magnon Group	\$823,521	\$686,000	\$-137,521	Stipulation
263-300-001	09-06691	09/03/09	12/14/11	Ddr Family	\$1,269,550	\$775,000	\$-494,550	Stipulation
263-300-025	09-06692	09/03/09	12/14/11	Magnon Group	\$1,079,992	\$900,000	\$-179,992	Stipulation
263-300-030	09-06693	09/03/09	12/14/11	Magnon Group	\$1,835,279	\$1,529,000	\$-306,279	Stipulation
263-300-029	09-06694	09/03/09	12/14/11	Magnon Group	\$670,582	\$560,000	\$-110,582	Stipulation
263-091-022	09-09446	10/14/09	05/02/11	Tink Llc	\$531,420	Withdrawn	Withdrawn	Withdrawn
263-100-015	09-09522	10/22/09	01/02/00	Alessandro Service Station Lp	\$3,882,005	Pending	Pending	Notice Supl. Asmt. Comp. D
263-100-015	09-09522A	10/20/09	04/26/11	Alessandro Service Station Lp	\$3,882,005	Withdrawn	Withdrawn	Withdrawn
263-100-015	09-09522B	10/20/09	12/08/11	Alessandro Service Station Lp	\$527,918		\$0	Denied - Lack of Appearance
263-250-052	09-09724	10/21/09	05/26/11	Sataha Llc C/O Diep Do	\$2,975,000		\$0	Denied - Lack of Appearance
263-290-066	09-11089	11/03/09	06/27/11	Norton Robert J	\$5,039,004	Withdrawn	Withdrawn	Withdrawn
263-250-065	09-12237	11/12/09	12/15/10	Havadjia Holdings Inc	\$1,963,232		\$0	Denied - Lack of Appearance
263-250-054	09-13479	11/17/09	08/08/11	22 Sycamore Canyon Partnership	\$9,078,946	Withdrawn	Withdrawn	Withdrawn
263-320-016	09-13480	11/17/09	08/08/11	Investment Building Corp	\$5,069,268	Withdrawn	Withdrawn	Withdrawn
263-070-061	09-13483	11/17/09	08/08/11	41 lbg Partnership	\$2,546,897	Withdrawn	Withdrawn	Withdrawn
263-050-074	09-13867	11/18/09	08/24/11	Investment Bulding Group	\$3,237,968	\$2,200,000	\$-1,037,968	Stipulation
263-280-078	09-14219	11/19/09	10/20/11	Syccanyons & Sierra	\$28,174,586	\$23,500,000	\$-4,674,586	Stipulation
263-280-079	09-14220	11/19/09	10/20/11	Syccanyons & Sierra	\$26,711,663	\$24,000,000	\$-2,711,663	Stipulation
263-091-025	09-14912	11/24/09	04/19/10	Klinzing Kris	\$690,339	Withdrawn	Withdrawn	Withdrawn
263-250-059	09-15795	11/10/09	09/23/10	Mbm Corp	\$2,302,820	\$2,000,000	\$-302,820	Stipulation
263-080-016	09-15848	11/23/09	06/16/11	Green Iva P	\$59,236	\$23,000	\$-36,236	Stipulation
263-080-018	09-15849	11/23/09	06/16/11	Green Iva P & Lovitt Tara P	\$45,298	\$23,000	\$-22,298	Stipulation
263-070-048	09-15851	11/23/09	06/16/11	Green Iva P & Lovitt Tara P	\$1,275,348	\$654,000	\$-621,348	Stipulation
263-091-019	09-15852	11/23/09	10/27/11	Greene Iva P & Rose Jack	\$670,327	\$480,000	\$-190,327	Stipulation
263-091-020	09-15853	11/23/09	10/27/11	Greene Iva P & Rose Jack	\$654,338	\$530,000	\$-124,338	Stipulation
263-091-018	09-15854	11/23/09	10/27/11	Greene Iva P & Rose Jack	\$678,373	\$580,000	\$-98,373	Stipulation
263-080-005	09-16241	11/24/09	06/01/10	Cottonwood Commercial Prop	\$312,261	Withdrawn	Withdrawn	Withdrawn
263-240-044	09-16244	11/24/09	06/01/10	Cottonwood Commercial Prop	\$901,437	Withdrawn	Withdrawn	Withdrawn
263-240-041	09-16245	11/24/09	06/01/10	Cottonwood Commercial Prop	\$2,356,700	Withdrawn	Withdrawn	Withdrawn
263-080-017	09-16248	11/24/09	06/01/10	Cottonwood Commercial Prop	\$235,669	Withdrawn	Withdrawn	Withdrawn
263-080-009	09-16249	11/24/09	06/01/10	Cottonwood Commercial Prop	\$1,178,349	Withdrawn	Withdrawn	Withdrawn
263-080-008	09-16250	11/24/09	06/01/10	Cottonwood Commercial Prop	\$1,378,669	Withdrawn	Withdrawn	Withdrawn
263-080-007	09-16251	11/24/09	06/01/10	Cottonwood Commercial Prop	\$106,050	Withdrawn	Withdrawn	Withdrawn
263-080-006	09-16252	11/24/09	06/01/10	Cottonwood Commercial Prop	\$1,302,076	Withdrawn	Withdrawn	Withdrawn
263-070-060	09-18054	11/27/09	09/19/11	Dahlco Llc	\$3,459,330	Withdrawn	Withdrawn	Withdrawn

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2009 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-250-044	09-20233	11/27/09	06/01/11	Ysi Rt Llc	\$5,201,647	Withdrawn	Withdrawn	Withdrawn
263-320-025	09-20268	10/25/09	02/22/12	Clpf Sycamore	\$8,931,834	\$6,978,000	\$-1,953,834	Stipulation
263-050-081	09-20269	10/25/09	05/25/11	Clpf Sycamore	\$8,137,384	Withdrawn	Withdrawn	Withdrawn
263-050-080	09-20270	10/25/09	05/25/11	Clpf Sycamore	\$13,997,886	Withdrawn	Withdrawn	Withdrawn
263-250-062	09-20605	11/30/09	06/23/11	Guthrie Jim D	\$2,336,850		\$0	Denied - Lack of Appearance
263-250-057	09-20606	11/30/09	06/23/11	Guthrie Jim D	\$2,357,812		\$0	Denied - Lack of Appearance
263-250-058	09-20607	11/30/09	06/23/11	Guthrie Jim D	\$1,772,474		\$0	Denied - Lack of Appearance
263-280-067	09-26956	12/03/09	06/29/11	Sp4 Sycamore li	\$28,163,497	Withdrawn	Withdrawn	Withdrawn
263-290-071	09-26957	11/30/09	06/29/11	Sp Sycamore C	\$26,295,173	Withdrawn	Withdrawn	Withdrawn
263-290-070	09-26958	11/30/09	06/29/11	Sp Sycamore B	\$22,355,440	Withdrawn	Withdrawn	Withdrawn
263-050-023	09-27070	11/30/09		Bottling Group	\$55,427,622	Pending	Pending	
263-050-023	09-27070A	11/30/09	09/27/11	Bottling Group	\$55,427,622	Withdrawn	Withdrawn	Withdrawn
263-050-023	09-27070B	11/30/09	06/15/11	Bottling Group	\$55,427,622	Withdrawn	Withdrawn	Withdrawn
263-020-076	09-28010	11/30/09	03/26/12	Phelan Prop & Taylor	\$570,796	Withdrawn	Withdrawn	Withdrawn
263-020-077	09-28011	11/30/09	03/26/12	Phelan Prop & Tayl	\$507,367	Withdrawn	Withdrawn	Withdrawn
263-020-078	09-28012	11/30/09	03/26/12	Phelan Prop & Taylor	\$592,692	Withdrawn	Withdrawn	Withdrawn
263-240-037	09-28013	11/30/09	11/09/10	Weborg Thomas & Ri	\$1,073,764	Withdrawn	Withdrawn	Withdrawn
263-240-038	09-28014	11/30/09	11/09/10	Weborg Thomas & Ri	\$15,745,707	Withdrawn	Withdrawn	Withdrawn
263-240-046	09-28015	11/30/09	05/29/12	Panattoni Inv & Phel	\$7,562,537	Withdrawn	Withdrawn	Withdrawn
263-070-064	09-28916	11/30/09	03/14/12	Sycamore Business Park	\$22,092,385	\$20,210,000	\$-1,882,385	Stipulation
263-070-065	09-28917	11/30/09	03/14/12	Sycamore Business Park	\$22,915,623	\$21,230,000	\$-1,685,623	Stipulation
263-070-066	09-28918	11/30/09	01/11/12	Sycamore Business Park	\$4,155,971	Withdrawn	Withdrawn	Withdrawn
263-070-067	09-28919	11/30/09	01/11/12	Sycamore Business Park	\$2,026,680	Withdrawn	Withdrawn	Withdrawn
263-070-068	09-28920	11/30/09	03/14/12	Sycamore Business Park	\$8,602,520	\$7,630,000	\$-972,520	Stipulation
<b>2009 Totals</b>		29	Appeals Allowed		\$141,912,553	\$122,358,000	\$-19,554,553	Value Decline: 13.8%
		6	Appeals Denied		\$11,933,286			
		2	Appeals Pending		\$59,309,627			
		39	Appeals Withdrawn		\$317,121,298			
		<b>76</b>	<b>Appeals</b>		<b>\$530,276,764</b>	<b>\$122,358,000</b>	<b>\$-19,554,553</b>	

  

2010 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-320-024	10-01689	07/07/10	02/29/12	Capital, Llc Tristar	\$4,774,495		\$0	Denied - Lack of Appearance
263-280-078	10-02227	08/13/10	08/25/11	Syccanyons & Sierra	\$28,107,810	Withdrawn	Withdrawn	Withdrawn
263-280-079	10-02228	08/13/10	08/25/11	Syccanyons & Sierra	\$26,648,354	Withdrawn	Withdrawn	Withdrawn
263-290-066	10-03107	07/23/10	02/27/12	Norton Robert J	\$5,027,060	Withdrawn	Withdrawn	Withdrawn
263-280-063	10-03790	07/29/10	04/03/12	Sycamore li .	\$8,711,553	Withdrawn	Withdrawn	Withdrawn
263-280-064	10-03791	07/29/10	06/12/12	Sycamore li .	\$6,755,519	\$5,868,000	\$-887,519	Stipulation
263-290-080	10-03800	07/29/10	03/28/12	Sycamore lii .	\$346,927	Withdrawn	Withdrawn	Withdrawn
263-020-006	10-03802	07/29/10	11/17/11	Sycamore Vii .	\$2,543,956	Withdrawn	Withdrawn	Withdrawn

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2010 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-300-001	10-03803	07/29/10	11/17/11	Ddr .	\$1,200,000	Withdrawn	Withdrawn	Withdrawn
263-300-006	10-03804	07/29/10	11/17/11	Ddr .	\$134,667	Withdrawn	Withdrawn	Withdrawn
263-300-002	10-03805	07/29/10	11/17/11	Magnon Ray	\$1,294,832	Withdrawn	Withdrawn	Withdrawn
263-300-003	10-03806	07/29/10	11/17/11	Magnon Ray	\$111,823	Withdrawn	Withdrawn	Withdrawn
263-300-004	10-03807	07/29/10	11/17/11	Magnon Ray	\$129,481	Withdrawn	Withdrawn	Withdrawn
263-300-005	10-03808	07/29/10	11/17/11	Magnon Ray	\$81,406	Withdrawn	Withdrawn	Withdrawn
263-020-005	10-03809	07/29/10	11/17/11	Magnon Family Trust .	\$2,442,198	Withdrawn	Withdrawn	Withdrawn
263-020-004	10-03810	07/29/10	11/17/11	Magnon Ray	\$2,142,278	Withdrawn	Withdrawn	Withdrawn
263-300-025	10-03812	07/29/10	11/17/11	Magnon Group .	\$1,077,431	Withdrawn	Withdrawn	Withdrawn
263-300-029	10-03813	07/29/10	11/17/11	Magnon Group .	\$668,992	Withdrawn	Withdrawn	Withdrawn
263-300-030	10-03814	07/29/10	11/17/11	Magnon Group .	\$1,830,928	Withdrawn	Withdrawn	Withdrawn
263-300-035	10-03816	07/29/10	11/17/11	Magnon Group	\$553,972	Withdrawn	Withdrawn	Withdrawn
263-300-034	10-03817	07/29/10	11/17/11	Magnon Group	\$450,689	Withdrawn	Withdrawn	Withdrawn
263-300-033	10-03818	07/29/10	11/17/11	Magnon Group	\$821,568	Withdrawn	Withdrawn	Withdrawn
263-300-036	10-03819	07/29/10	11/17/11	Magnon Group	\$53,987	Withdrawn	Withdrawn	Withdrawn
263-240-044	10-03831	07/29/10	12/15/11	Cottonwood Spe	\$418,866	\$390,000	\$-28,866	Stipulation
263-240-041	10-03832	07/29/10	12/15/11	Cottonwood Spe	\$1,095,076	\$1,002,000	\$-93,076	Stipulation
263-080-017	10-03837	07/29/10	11/14/11	Cottonwood Spe	\$109,507	Withdrawn	Withdrawn	Withdrawn
263-080-009	10-03838	07/29/10	12/15/11	Cottonwood Spe	\$547,537	\$510,000	\$-37,537	Stipulation
263-080-008	10-03839	07/29/10	12/15/11	Cottonwood Spe	\$640,619	\$608,000	\$-32,619	Stipulation
263-080-007	10-03840	07/29/10	11/14/11	Cottonwood Spe	\$49,278	Withdrawn	Withdrawn	Withdrawn
263-080-006	10-03841	07/29/10	12/15/11	Cottonwood Spe	\$605,029	\$562,000	\$-43,029	Stipulation
263-080-005	10-03842	07/29/10	12/15/11	Cottonwood Spe	\$145,096	\$116,215	\$-28,881	Stipulation
263-070-048	10-04337	08/18/10	12/11/12	Greene Iva P	\$1,036,075	\$876,863	\$-159,212	Stipulation
263-080-016	10-04339	08/18/10	07/18/12	Greene Iva P	\$48,123	Withdrawn	Withdrawn	Withdrawn
263-080-018	10-04340	08/18/10	07/18/12	Greene Iva P	\$36,800	Withdrawn	Withdrawn	Withdrawn
263-091-018	10-04348	08/16/10	08/10/11	Greene Iva P	\$676,763	Withdrawn	Withdrawn	Withdrawn
263-091-019	10-04349	08/16/10	08/10/11	Greene Iva P	\$637,000	Withdrawn	Withdrawn	Withdrawn
263-091-020	10-04350	08/16/10	08/10/11	Greene Iva P	\$652,786	Withdrawn	Withdrawn	Withdrawn
263-070-060	10-04661	08/10/10	08/08/12	Dahlco	\$3,451,128	\$2,800,000	\$-651,128	Stipulation
263-250-065	10-04914	09/23/10	09/18/12	Havadjia George	\$1,958,576	\$1,570,000	\$-388,576	Stipulation
263-070-029	10-05459	10/04/10	06/04/12	Nek Prop Inc	\$2,564,408	Withdrawn	Withdrawn	Withdrawn
263-250-058	10-07956	11/04/10	06/06/12	Guthrie Jim D	\$1,768,272		\$0	Denied - Lack of Appearance
263-280-064	10-08428	11/22/10	04/04/12	Sycamore li C/O Mbm	\$6,755,519		\$0	Dismissed
263-250-061	10-09083	11/24/10	01/11/12	Inland Prop Enterprises	\$2,352,237	Withdrawn	Withdrawn	Withdrawn
263-070-055	10-09224	11/22/10	12/20/12	Space Center Sycamore Canyon	\$15,910,613		\$0	Denied
263-070-054	10-09225	11/22/10	12/20/12	Space Center Sycamore Canyon	\$15,907,803		\$0	Denied
263-240-038	10-10347	11/30/10	07/10/12	Shelby Prop	\$15,834,136	Withdrawn	Withdrawn	Withdrawn
263-240-046	10-10348	11/30/10	10/30/12	Sycamore Creek Pg	\$7,713,787	\$6,676,000	\$-1,037,787	Stipulation
263-020-076	10-10350	11/30/10	04/11/12	Phelan Prop	\$569,442	Withdrawn	Withdrawn	Withdrawn
263-020-077	10-10351	11/30/10	04/11/12	Phelan Prop	\$506,164	Withdrawn	Withdrawn	Withdrawn
263-020-078	10-10352	11/30/10	04/11/12	Phelan Prop	\$591,286	Withdrawn	Withdrawn	Withdrawn
263-091-017	10-10806	11/17/10	07/12/12	Rajpal Dhillon	\$837,407	\$600,000	\$-237,407	Value Adjusted by Board

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2010 Parcel Appeals (Continued)								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-091-024	10-10807	11/17/10	07/12/12	Rajpal S Dhillon	\$665,723	\$450,000	-\$215,723	Value Adjusted by Board
263-091-035	10-10808	11/17/10	07/12/12	Rajpal S Dhillon	\$653,746	\$475,000	-\$178,746	Value Adjusted by Board
263-070-061	10-12213	11/23/10	02/23/12	41 lbg Partnership	\$2,540,859	\$2,100,000	-\$440,859	Stipulation
263-050-074	10-12214	11/23/10	11/30/11	56 Investment Bldg Grp	\$3,230,293	Withdrawn	Withdrawn	Withdrawn
263-320-016	10-12217	11/23/10	02/23/12	53 Eastridge Partnership	\$5,057,252	\$3,900,000	-\$1,157,252	Stipulation
263-250-054	10-12219	11/23/10	02/23/12	22 Sycamore Canyon Partnership	\$9,057,427	\$7,500,000	-\$1,557,427	Stipulation
263-250-044	10-13257	11/30/10	07/24/12	U Store It	\$3,700,000	Withdrawn	Withdrawn	Withdrawn
263-100-015	10-13493	11/30/10		Alessandro Service Station	\$4,078,078	Pending	Pending	
263-100-015	10-13493A	11/30/10	08/29/11	Alessandro Service Station C/O Hagop Kofdarali	\$4,078,078	Withdrawn	Withdrawn	Withdrawn
263-100-015	10-13493B	11/30/10	01/12/12	Alessandro Service Station C/O Hagop Kofdarali	\$542,723		\$0	Denied - Lack of Appearance
263-280-063	10-13645	11/30/10	04/12/12	Sycamore li & Slakey Brothers Inc	\$8,711,553	Withdrawn	Withdrawn	Withdrawn
263-070-064	10-13733	11/30/10		Sycamore Business Park	\$22,040,023	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-067	10-14045	11/29/10		Sp4 Sycamore li	\$28,096,747	Pending	Pending	Notice Supl. Asmt. Comp. D
263-290-071	10-14047	11/30/10		Sp Sycamore C	\$26,232,851	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-067	10-14102	11/30/10		Sycamore Business Park	\$2,021,875	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-066	10-14103	11/30/10		Sycamore Business Park	\$4,146,120	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-068	10-14104	11/30/10		Sycamore Business Park	\$8,582,130	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-025	10-14105	11/30/10		Clpf Sycamore	\$8,910,663	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-081	10-14106	11/30/10		Clpf Sycamore	\$8,118,096	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-065	10-14107	11/30/10		Sycamore Business Park	\$22,861,310	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-080	10-14108	11/30/10		Clpf Sycamore	\$13,964,709	Pending	Pending	Notice Supl. Asmt. Comp. D
000249096	10-14133	11/29/10	12/20/12	Worldcolor Corp	\$24,313,009	\$23,654,083	-\$658,926	Stipulation
263-250-053	10-14291	11/30/10	08/22/12	Alliance C/O California Bank & Trust	\$4,972,781	Withdrawn	Withdrawn	Withdrawn
263-320-013	10-15068	11/19/10		Ralph'S Grocery Co	\$45,668,801	Pending	Pending	Notice Supl. Asmt. Comp. D
263-310-015	10-15069	11/19/10	11/15/12	Ralph'S Grocery Co	\$41,750,600		\$0	Denied - Lack of Appearance
000118112	10-15078	11/19/10	01/30/12	Ralphs Grocery Co	\$15,622,173	Withdrawn	Withdrawn	Withdrawn
263-020-053	10-17611	11/06/10	05/21/12	Pearson Ford Prop	\$648,908	Withdrawn	Withdrawn	Withdrawn
263-091-021	10-17750	10/25/10	05/30/12	Steven T Old 215 Frontage Road	\$513,060		\$0	Denied - Lack of Appearance
263-050-023	10-18776	11/30/10	01/06/12	Bottling Group	\$51,909,287	Withdrawn	Withdrawn	Withdrawn
263-240-037	10-19120	11/30/10	08/23/12	Thomas Weborg	\$1,105,082		\$0	Denied - Lack of Appearance
263-020-066	10-19258	11/09/10	08/02/12	Riverside Sycamore	\$49,614,582	\$46,000,000	-\$3,614,582	Value Adjusted by Board
<b>2010 Totals</b>		19	Appeals Allowed		\$117,107,313	\$105,658,161	-\$11,449,152	Value Decline: 9.8%
		9	Appeals Denied		\$89,028,167			
		12	Appeals Pending		\$194,721,403			
		42	Appeals Withdrawn		\$201,880,915			
		<b>82</b>	<b>Appeals</b>		<b>\$602,737,798</b>	<b>\$105,658,161</b>	<b>-\$11,449,152</b>	
2011 Parcel Appeals								
Parcel/Bill Number	Appeal Number	File Date	Last Action Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-250-065	11-00370	07/18/11	06/26/12	George Havadjia	\$1,973,322	Withdrawn	Withdrawn	Withdrawn

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2011 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-290-066	11-01201	08/11/11		Robert J Norton	\$3,230,000	Pending	Pending	Notice Supl. Asmt. Comp. D
000118112	11-01322	09/07/11	03/06/12	Ralphs Grocery Co	\$13,075,577	Withdrawn	Withdrawn	Withdrawn
263-280-078	11-02908	10/06/11		Sycanyons & Sierra	\$28,319,461	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-079	11-02909	10/06/11		Sycanyons & Sierra	\$26,849,014	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-064	11-03561	10/27/11		Mbm Inc	\$6,806,386	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-029	11-03850	11/01/11		Nek Prop Inc	\$2,583,716	Pending	Pending	Notice Supl. Asmt. Comp. D
263-100-015	11-04807	11/16/11		Alessandro Service Station	\$3,125,232	Pending	Pending	Notice Supl. Asmt. Comp. D
263-100-015	11-04807A	11/16/11		Alessandro Service Station	\$3,125,232	Pending	Pending	Notice Supl. Asmt. Comp. D
263-100-015	11-04807B	11/16/11		Alessandro Service Station	\$3,125,232	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-013	11-04921	11/08/11	11/15/12	Ralphs Grocery Co	\$46,012,685		\$0	Denied - Lack of Appearance
263-310-015	11-04923	11/08/11	11/15/12	Ralphs Grocery Co	\$42,064,980		\$0	Denied - Lack of Appearance
263-070-061	11-06508	11/21/11		41 lbg Partnership	\$2,559,990	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-074	11-06511	11/21/11		56 Investment Building Group	\$3,254,616	Pending	Pending	Notice Supl. Asmt. Comp. D
263-250-054	11-06512	11/21/11		22 Sycamore Canyon Partnership Lp	\$9,125,628	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-016	11-06513	11/21/11		53 Eastridge Partnership	\$5,095,331	Pending	Pending	Notice Supl. Asmt. Comp. D
263-290-070	11-06549	08/25/11		Realty Associates Fund Ix Lp	\$13,954,290	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-054	11-07342	11/23/11		Space Center Sycamore Canyon	\$16,027,587	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-055	11-07343	11/23/11		Space Center Sycamore Canyon	\$16,030,419	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-066	11-08298	11/29/11		Riverside Sycamore Llc	\$49,988,177	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-005	11-08488	11/28/11		Cottonwood Spe	\$146,187	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-006	11-08489	11/28/11		Cottonwood Spe	\$609,584	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-007	11-08490	11/28/11		Cottonwood Spe	\$49,648	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-008	11-08491	11/28/11		Cottonwood Spe	\$645,442	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-009	11-08492	11/28/11		Cottonwood Spe	\$551,659	Pending	Pending	Notice Supl. Asmt. Comp. D
263-080-017	11-08493	11/28/11		Cottonwood Spe	\$110,331	Pending	Pending	Notice Supl. Asmt. Comp. D
263-240-041	11-08498	11/28/11		Cottonwood Spe	\$1,103,321	Pending	Pending	Notice Supl. Asmt. Comp. D
263-240-044	11-08499	11/28/11		Cottonwood Spe	\$422,019	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-064	11-08994	11/30/11		Sycamore li	\$6,806,386	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-063	11-08995	11/30/11		Sycamore li	\$8,777,149	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-001	11-08997	11/30/11		Magnon Ray	\$1,276,077	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-025	11-08998	11/30/11		Ddr Family	\$1,085,543	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-003	11-08999	11/30/11		Magnon Group	\$112,664	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-004	11-09000	11/30/11		Magnon Group	\$130,455	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-006	11-09001	11/30/11		Magnon Ray	\$135,680	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-029	11-09002	11/30/11		Ddr Family	\$674,028	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-030	11-09003	11/30/11		Ddr Family	\$1,844,714	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-002	11-09004	11/30/11		Magnon Group	\$1,304,581	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-033	11-09005	11/30/11		Ddr Family	\$827,754	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-034	11-09006	11/30/11		Ddr Family	\$454,081	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-035	11-09007	11/30/11		Ddr Family	\$558,142	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-036	11-09008	11/30/11		Ddr Family	\$54,392	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-004	11-09009	11/30/11		Magnon Group Sycamore V Llc	\$2,158,408	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-005	11-09010	11/30/11		Raymond Magnon Sycamore Llc	\$2,460,586	Pending	Pending	Notice Supl. Asmt. Comp. D

Data Source: Riverside County Assessor Through 01/18/2013 - In Appeal Number Order Combined Tax Rolls

# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

## Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2011 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-020-006	11-09011	11/30/11		Sycamore Vii	\$2,563,111	Pending	Pending	Notice Supl. Asmt. Comp. D
263-290-070	11-09382	11/30/11	12/26/12	Ozburn Hessey Logistics	\$13,954,290	Withdrawn	Withdrawn	Withdrawn
263-070-066	11-09522	11/30/11		Sycamore Business Park Llc	\$4,177,338	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-064	11-09523	11/30/11		Sycamore Business Park Llc	\$22,205,983	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-065	11-09524	11/30/11		Sycamore Business Park Llc	\$23,033,453	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-067	11-09525	11/30/11		Sycamore Business Park Llc	\$2,037,098	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-068	11-09526	11/30/11		Sycamore Business Park Llc	\$8,646,751	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-081	11-09527	11/30/11		Clpf Sycamore, L.P.	\$8,179,224	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-080	11-09528	11/30/11		Clpf Sycamore, L.P.	\$14,069,861	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-025	11-09529	11/30/11		Clpf Sycamore, L.P.	\$8,977,758	Pending	Pending	Notice Supl. Asmt. Comp. D
263-290-072	11-09631	11/30/11		Ulman Harry	\$7,061,121	Pending	Pending	Notice Supl. Asmt. Comp. D
263-240-046	11-09794	11/30/11		Sycamore Creek Pg	\$7,771,869	Pending	Pending	Notice Supl. Asmt. Comp. D
263-240-037	11-09803	11/30/11		Shelby Prop	\$2,192,157	Pending	Pending	Notice Supl. Asmt. Comp. D
263-240-038	11-09804	11/30/11		Shelby Prop	\$19,232,548	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-076	11-09819	11/30/11		Phelan Prop	\$573,729	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-077	11-09820	11/30/11		Phelan Prop	\$509,975	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-078	11-09823	11/30/11		Phelan Prop	\$595,737	Pending	Pending	Notice Supl. Asmt. Comp. D
263-250-044	11-09875	11/30/11	07/26/12	Sap-li Ysi #1 Llc	\$3,727,861	Withdrawn	Withdrawn	Withdrawn
263-290-071	11-09889	11/30/11		Ross Dress For Less Store #9669	\$26,430,382	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-023	11-10114	11/28/11		Bottling Group	\$43,737,894	Pending	Pending	Notice Supl. Asmt. Comp. D
263-100-014	11-10667	11/28/11		Shyne Inc	\$3,681,651	Pending	Pending	Notice Supl. Asmt. Comp. D
<b>2011 Totals</b>			2 Appeals Denied		\$88,077,665			
			59 Appeals Pending		\$431,176,782			
			4 Appeals Withdrawn		\$32,731,050			
			<b>65 Appeals</b>		<b>\$551,985,497</b>	<b>\$0</b>	<b>\$0</b>	

2012 Parcel Appeals			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-290-072	12-00480	07/02/12		Ulman Harry	\$7,202,343	Pending	Pending	Notice Supl. Asmt. Comp. D
263-250-065	12-00520	07/02/12		Havadjia George	\$1,570,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-290-066	12-01078	08/16/12		Robert J Norton	\$3,230,000	Pending	Pending	Notice Supl. Asmt. Comp. D
000127843	12-01518	08/30/12		Ralphs Grocery Co	\$16,176,601	Pending	Pending	Notice Supl. Asmt. Comp. D
000118112	12-01519	08/30/12		Ralphs Grocery Co	\$12,798,211	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-013	12-01533	08/30/12		Ralphs Grocery Co	\$46,932,938	Pending	Pending	Notice Supl. Asmt. Comp. D
263-310-015	12-01534	08/30/12		Ralphs Grocery Co	\$42,906,279	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-055	12-02741	10/12/12		Space Center Sycamore Canyon	\$16,351,026	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-079	12-04072	10/31/12		Syccanyons & Sierra	\$19,300,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-078	12-04073	10/31/12		Dct Industrial	\$4,765,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-070-062	12-04537	11/13/12		Norn Inc	\$4,243,185	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-066	12-04861	11/16/12		Riverside Sycamore Llc	\$50,987,939	Pending	Pending	Notice Supl. Asmt. Comp. D

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# THE CITY OF RIVERSIDE SYCAMORE CANYON & ANNEX APPEALS HISTORY

Appeals History Listing - 2008 Through 01/18/2013 - In Appeal Number Order

2012 Parcel Appeals (Continued)			Last Action					
Parcel/Bill Number	Appeal Number	File Date	Date	Applicant	Value Under Appeal	Board Value	Change	Action Description
263-290-070	12-04876	11/14/12		Realty Assoc Fund Ix Lp	\$14,233,375	Pending	Pending	Notice Supl. Asmt. Comp. D
263-050-023	12-04948	11/16/12		Bottling Group Llc	\$59,441,243	Pending	Pending	Notice Supl. Asmt. Comp. D
263-320-016	12-05332	11/19/12		53 Eastridge Partnership Lp	\$4,350,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-250-054	12-05334	11/19/12		22 Sycamore Canyon Partnership Lp	\$7,650,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-064	12-05859	11/27/12		Sycamore Ii Llc	\$5,500,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-006	12-05865	11/29/12		Sycamore Vii	\$2,614,373	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-003	12-05866	11/29/12		Sycamore V	\$76,500	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-002	12-05867	12/27/12		Sycamore V	\$880,260	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-004	12-05868	11/27/12		Sycamore V	\$87,720	Pending	Pending	Notice Supl. Asmt. Comp. D
263-020-005	12-05869	11/27/12		Sycamore V	\$1,999,200	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-025	12-05870	11/27/12		Sycamore V	\$918,000	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-029	12-05871	11/27/12		Sycamore V	\$571,200	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-033	12-05873	11/27/12		Sycamore V	\$699,720	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-034	12-05874	11/27/12		Sycamore V	\$383,520	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-035	12-05875	11/27/12		Sycamore V	\$472,260	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-036	12-05876	11/27/12		Sycamore V	\$45,900	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-006	12-05877	11/27/12		Ddr Family Partnership	\$138,393	Pending	Pending	Notice Supl. Asmt. Comp. D
263-300-001	12-05878	11/27/12		Ddr Family Partnership	\$1,276,077	Pending	Pending	Notice Supl. Asmt. Comp. D
263-280-064	12-06500	11/30/12		Hardwoods Inc	\$5,500,000	Pending	Pending	Notice Supl. Asmt. Comp. D
000228005	12-06501	11/30/12		Hardwoods Inc	\$265,966	Pending	Pending	Notice Supl. Asmt. Comp. D
<b>2012 Totals</b>		32	Appeals Pending		\$333,567,229			
		<u>32</u>	<b>Appeals</b>		<u>\$333,567,229</u>	<u>\$0</u>	<u>\$0</u>	

<b>RIVERSIDE, SYCAMORE CANYON &amp; ANNEX</b>	51	Appeals Allowed		\$274,172,657	\$240,741,161	\$-33,431,496	Value Decline: 12.2%
<b>Listed Totals</b>	18	Appeals Denied		\$196,834,588			
	105	Appeals Pending		\$1,018,775,041			
	105	Appeals Withdrawn		\$682,697,822			
	<u>279</u>	<b>Appeals</b>		<u>\$2,172,480,108</u>	<u>\$240,741,161</u>	<u>\$-33,431,496</u>	

Attachment D – Assessed Value of Project Areas For FY 2012/13

<b>Arlington</b>	\$ 854,529,974
<b>Casa Blanca</b>	\$ 327,430,731
<b>Downtown / Airport / Hunter Park / Northside*</b>	\$2,757,988,844
<b>La Sierra / Arlanza</b>	\$3,494,395,309
<b>Magnolia Center</b>	\$ 607,467,515
<b>University Corridor / Sycamore Canyon</b>	\$1,327,421,147

\*The Downtown/Airport and Hunter Park/Northside Project areas have merged, the assessed valuation is the total for the new merged Project area.