REGULAR BOARD MEETING

January 8, 2020 - 5:30 PM
31111 Greenspot Road, Highland, CA 92346

AGENDA

"In order to comply with legal requirements for posting of agenda, only those items filed with the District Clerk by 12:00 p.m. on Wednesday prior to the following Wednesday meeting not requiring departmental investigation, will be considered by the Board of Directors".

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF BOARD MEMBERS

PUBLIC COMMENTS

Any person wishing to speak to the Board of Directors is asked to complete a Speaker Card and submit it to the District Clerk prior to the start of the meeting. Each speaker is limited to three (3) minutes, unless waived by the Chairman of the Board. Under the State of California Brown Act, the Board of Directors is prohibited from discussing or taking action on any item not listed on the posted agenda. The matter will automatically be referred to staff for an appropriate response or action and may appear on the agenda at a future meeting.

AGENDA - This agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the following agenda unless the Board of Directors makes a determination that an emergency exists or that a need to take immediate action on the item came to the attention of the District subsequent to the posting of the agenda.

1. Approval of Agenda

2. APPROVAL OF CONSENT CALENDAR

   All matters listed under the Consent Calendar are considered by the Board of
Directors to be routine and will be enacted in one motion. There will be no discussion of these items prior to the time the board considers the motion unless members of the board, the administrative staff, or the public request specific items to be discussed and/or removed from the Consent Calendar.

a. Directors' fees and expenses for December 2019

**DISCUSSION AND POSSIBLE ACTION ITEMS**

3. Consider Adoption of Goals and Policies for Community Facilities District (CFD)

4. Consider the Community Facilities District ("CFD") Petition for Highland Hills and Authorize General Manager/CEO to Request Deposit

5. Consider Standby Generator Purchase

**REPORTS**

6. Board of Directors' Reports

7. General Manager/CEO Report

8. Legal Counsel Report

9. Board of Directors' Comments

**ADJOURN**

PLEASE NOTE:
Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the District's office located at 31111 Greenspot R.d., Highland, during normal business hours. Also, such documents are available on the District's website at www.eastvalley.org subject to staff's ability to post the documents before the meeting.

Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, that is sought in order to participate in the above-agendized public meeting should be directed to the District Clerk at (909) 885-4900 at least 72 hours prior to said meeting.
BOARD AGENDA STAFF REPORT

Agenda Item #2.a.
Meeting Date: January 8, 2020
Consent Item

To: Governing Board Members
From: General Manager/CEO

Subject: Directors’ fees and expenses for December 2019

RECOMMENDATION:

Approve the Governing Board Members’ fees and expenses for December 2019.

BACKGROUND / ANALYSIS:

The Board has instructed staff to list all director fees and expenses as a separate agenda item to show full fiscal transparency. Only after Board review and approval will the compensation and expenses be paid.

AGENCY GOALS AND OBJECTIVES:

Goal and Objectives II - Maintain a Commitment to Sustainability, Transparency, and Accountability

(E) - Practice transparent & accountable fiscal management

REVIEW BY OTHERS:

This agenda items has been reviewed by the Administration department.

FISCAL IMPACT

The fiscal impact associated with this agenda item is $6,426.45 which is included in the current fiscal budget.

Recommended by: Respectfully submitted:
John Mura Justine Hendricksen
General Manager/CEO District Clerk
<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director's Expense Reports</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
## DIRECTOR EXPENSE / REIMBURSEMENT
### ACTIVITY SHEET

**Name:** Chris Carrillo  
**Month / Year:** December / 2019

<table>
<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Meeting / Event Description</th>
<th>Mileage</th>
<th>Meeting Stipend</th>
<th>Report Provided</th>
<th>Written</th>
<th>Oral</th>
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<tbody>
<tr>
<td>1</td>
<td>12 / 05</td>
<td>Meeting with General Manager/CEO or Designee</td>
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<td>175</td>
<td>✓</td>
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<td>2</td>
<td>12 / 11</td>
<td>Regular Board Meeting</td>
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**Subtotal Meetings' Stipend**  
(2) Meetings  
$350.00

**Mileage**  
$0.00 x 0.58/mi  
$0.00

<table>
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<tr>
<th>No.</th>
<th>Date</th>
<th>Expense Type</th>
<th>Miscellaneous Reimbursement Description</th>
<th>Reimbursement</th>
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</table>

**Subtotal**  
$0.00

**TOTAL PAYMENT**  
$350.00

I certify that the above is correct and accurate to the best of my knowledge.

**Date of Approval**

Chris Carrillo  
Administration Signature
As part of the District’s commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director’s

<table>
<thead>
<tr>
<th></th>
<th>Meeting Date</th>
<th>Event Description</th>
<th>Brief Description of Meeting/Event Value to EVWD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12 / 5 / 2019</td>
<td>Meeting with General Manager/CEO or Designee</td>
<td>Phone call with CEO Mura to discuss district business and review of agenda for upcoming regular board meeting.</td>
</tr>
<tr>
<td>2</td>
<td>12 / 11 / 2019</td>
<td>Regular Board Meeting</td>
<td>Attended regular board meeting.</td>
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# EAST VALLEY WATER DISTRICT

**Leadership • Partnership • Stewardship**

**DIRECTOR EXPENSE / REIMBURSEMENT**

**ACTIVITY SHEET**

<table>
<thead>
<tr>
<th>No.</th>
<th>Date</th>
<th>Meeting / Event Description</th>
<th>Mileage</th>
<th>Meeting Stipend</th>
<th>Report Provided</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>12 / 02</td>
<td>Finance &amp; Human Resources Committee Meeting</td>
<td></td>
<td>175</td>
<td>☐</td>
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<tr>
<td>2</td>
<td>12 / 03</td>
<td>ACWA Event</td>
<td>118.00</td>
<td>175</td>
<td>☐</td>
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<tr>
<td>3</td>
<td>12 / 04</td>
<td>ACWA Event</td>
<td>175</td>
<td>☐</td>
<td>☐</td>
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<td>12 / 05</td>
<td>ACWA Event</td>
<td>118.00</td>
<td>175</td>
<td>☐</td>
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<tr>
<td>5</td>
<td>12 / 09</td>
<td>San Bernardino Valley MWD</td>
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<tr>
<td>6</td>
<td>12 / 10</td>
<td>Meeting with General Manager/CEO or Designee</td>
<td>175</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>7</td>
<td>12 / 11</td>
<td>San Bernardino Valley MWD</td>
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<td>☐</td>
<td>☐</td>
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<tr>
<td>8</td>
<td>12 / 11</td>
<td>Regular Board Meeting</td>
<td>175</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>9</td>
<td>12 / 12</td>
<td>LAFCO Governance Training</td>
<td>175</td>
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<tr>
<td>10</td>
<td>12 / 13</td>
<td>IEEP Leadership Class</td>
<td>175</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>11</td>
<td>12 / 17</td>
<td>San Bernardino Valley MWD</td>
<td>175</td>
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</table>

**Subtotal Meetings' Stipend**

| (10) Meetings | $1,750.00 |

| Mileage        | 236.00    |

| 0.58/mi        | $136.88   |

**No.** | **Date** | **Expense Type** | **Miscellaneous Reimbursement Description** | **Reimbursement** |
<table>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>12 / 03</td>
<td>Meals</td>
<td>Dinner</td>
<td>27.73</td>
</tr>
<tr>
<td>2</td>
<td>12 / 05</td>
<td>Lodging</td>
<td>2 days lodging at ACWA event</td>
<td>569.56</td>
</tr>
</tbody>
</table>

**Subtotal**

| $597.29 |

**TOTAL PAYMENT**

| $2,484.17 |

I certify that the above is correct and accurate to the best of my knowledge.

---

Date of Approval

Ronald L. Coats

Administration Signature
**EAST VALLEY WATER DISTRICT**

**DIRECTOR EXPENSE / REIMBURSEMENT**

**ACTIVITY SHEET**

**AB 1234 SUPPLEMENTAL REPORT FORM**

<table>
<thead>
<tr>
<th>Name: Ronald L. Coats</th>
<th>Month / Year: December / 2019</th>
</tr>
</thead>
</table>

As part of the District's commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director's

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Event Description</th>
<th>Brief Description of Meeting/Event Value to EVWD</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 / 2 / 2019</td>
<td>Finance &amp; Human Resources Committee Meeting</td>
<td>We reviewed the discontinuation of residential water service policy, the revised water and wastewater capacity fees, and reviewed the draft of the popular annual financial report for year ending June 30, 2019</td>
</tr>
<tr>
<td>12 / 3 / 2019</td>
<td>ACWA Event</td>
<td>Attended the semi-annual conference in San Diego and heard from a variety of speakers and several state government officials. One session was about the ever present power shutoff that many agencies already have or someday will experience a Public Safety Power Shutoff.</td>
</tr>
<tr>
<td>12 / 4 / 2019</td>
<td>ACWA Event</td>
<td>Attended the semi-annual conference in San Diego and heard from a variety of speakers and several state government officials. One session was about the ever present power shutoff that many agencies already have or someday will experience a Public Safety Power Shutoff.</td>
</tr>
<tr>
<td>12 / 5 / 2019</td>
<td>ACWA Event</td>
<td>Attended the semi-annual conference in San Diego and heard from a variety of speakers and several state government officials. One session was about the ever present power shutoff that many agencies already have or someday will experience a Public Safety Power Shutoff.</td>
</tr>
<tr>
<td>12 / 9 / 2019</td>
<td>San Bernardino Valley MWD</td>
<td>They received and filed their annual audit for fiscal year ending June 2019. The audit was clean and unmodified. Their net position increased by $74.1 million over fiscal year 2018</td>
</tr>
</tbody>
</table>
As part of the District's commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director's

6  Meeting Date: 12 / 10 / 2019  
Event Description: Meeting with General Manager/CEO or Designee  
Brief Description of Meeting/Event Value to EVWD  
Met with John Mura to discuss district business and on-going projects

7  Meeting Date: 12 / 11 / 2019  
Event Description: San Bernardino Valley MWD  
Brief Description of Meeting/Event Value to EVWD  
I was asked to join Valley District to help them come up with a strategic plan for their agency. This is the first time they have ever had a strategic plan. Mr. Mura was also part of that group

8  Meeting Date: 12 / 11 / 2019  
Event Description: Regular Board Meeting  
Brief Description of Meeting/Event Value to EVWD  
Refer to official meeting minutes

9  Meeting Date: 12 / 12 / 2019  
Event Description: LAFCO Governance Training  
Brief Description of Meeting/Event Value to EVWD  
Attended a training session put on by LAFCO entitled: Peeling Back The Layers; Understanding Pension and OPED Obligations. The session was lead by a partner from BB&K Law.

10 Meeting Date: 12 / 13 / 2019  
Event Description: IEEO Leadership Class  
Brief Description of Meeting/Event Value to EVWD  
Our monthly leadership class visits were at Goodwill Industries and Life Stream (the local blood bank for San Bernardino and Riverside counties) to better understand their missions
As part of the District’s commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director’s

11 Meeting Date: 12 / 17 / 2019
Event Description: San Bernardino Valley MWD
Brief Description of Meeting/Event Value to EVWD
They approved their annual facility and maintenance program, where they will shut down several facilities to do repairs. The State shuts down the State Water Project for their annual repairs, so Valley is shutting down the Citrus Reservoir and Pump Station and the Tate Pump Station for repairs and maintenance.

12 Meeting Date: 
Event Description: 
Brief Description of Meeting/Event Value to EVWD

13 Meeting Date: 
Event Description: 
Brief Description of Meeting/Event Value to EVWD

14 Meeting Date: 
Event Description: 
Brief Description of Meeting/Event Value to EVWD

15 Meeting Date: 
Event Description: 
Brief Description of Meeting/Event Value to EVWD
# Director Expense / Reimbursement Activity Sheet

**Name:** Phillip R. Goodrich  
**Month / Year:** December / 2019

<table>
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<tr>
<th>No.</th>
<th>Date</th>
<th>Meeting / Event Description</th>
<th>Mileage</th>
<th>Meeting Stipend</th>
<th>Report Provided Written</th>
<th>Report Provided Oral</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>12 / 02</td>
<td>Engineering &amp; Operations Committee Meeting</td>
<td></td>
<td>175</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>2</td>
<td>12 / 04</td>
<td>Meeting with General Manager/CEO or Designee</td>
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<td>175</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>3</td>
<td>12 / 04</td>
<td>Top workplace awards luncheon</td>
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<td>0</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>4</td>
<td>12 / 11</td>
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<td>175</td>
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<td>Agenda Review</td>
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**Subtotal Meetings' Stipend:**  
(4) Meetings  
$700.00

**Mileage:**  
0.00 X 0.58/mi  
$0.00

<table>
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<th>No.</th>
<th>Date</th>
<th>Expense Type</th>
<th>Miscellaneous Reimbursement Description</th>
<th>Reimbursement</th>
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</table>

**Subtotal:** $0.00

**TOTAL PAYMENT:** $700.00

I certify that the above is correct and accurate to the best of my knowledge.

**Date of Approval**

Phillip R. Goodrich  
Administration Signature
Name: **Phillip R. Goodrich**  
Month / Year: **December** / 2019

As part of the District's commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director's Expense Sheet is

<table>
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<tr>
<th>Meeting Date:</th>
<th>Event Description:</th>
<th>Brief Description of Meeting/Event Value to EVWD</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/2/2019</td>
<td><strong>Engineering &amp; Operations Committee Meeting</strong></td>
<td>Attend Engineering and Operations committee meeting, updates on SNRC and new water main replacements</td>
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<tr>
<td>12/4/2019</td>
<td><strong>Meeting with General Manager/CEO or Designee</strong></td>
<td>Monthly meeting with CEO, District updates and discuss District affairs</td>
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<tr>
<td>12/4/2019</td>
<td><strong>Top workplace awards luncheon</strong></td>
<td>With Staff to collect top workplace award</td>
</tr>
<tr>
<td>12/11/2019</td>
<td><strong>Regular Board Meeting</strong></td>
<td>Attend regular board meeting, conduct District business</td>
</tr>
<tr>
<td>12/19/2019</td>
<td><strong>Agenda Review</strong></td>
<td>With Chairman and CEO for review of up coming agenda</td>
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### DIRECTOR EXPENSE / REIMBURSEMENT

**ACTIVITY SHEET**

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<tr>
<th>No.</th>
<th>Date</th>
<th>Meeting / Event Description</th>
<th>Mileage</th>
<th>Meeting Stipend</th>
<th>Subtotal Meetings' Stipend</th>
<th>Report Provided Written</th>
<th>Oral</th>
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<tr>
<td>1</td>
<td>12 / 01</td>
<td>Finance &amp; Human Resources Committee Meeting</td>
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<td>(9) Meetings</td>
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<td>8</td>
<td>12 / 16</td>
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**Expense Type**

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<td>Lodging</td>
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<td>Misc. - Other</td>
<td>12/06/2019 ACWA Event per diem room gratuity</td>
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Subtotal $481.56

**TOTAL PAYMENT** $2,192.28

I certify that the above is correct and accurate to the best of my knowledge.

**Date of Approval**

James Morales, Jr.   Administration Signature
As part of the District's commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director's

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Event Description</th>
<th>Brief Description of Meeting/Event Value to EVWD</th>
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<tbody>
<tr>
<td>12/1/2019</td>
<td>Finance &amp; Human Resources Committee Meeting</td>
<td>Please refer to public agenda.</td>
</tr>
<tr>
<td>12/4/2019</td>
<td>Engineering &amp; Operations Committee Meeting</td>
<td>Please refer to public agenda.</td>
</tr>
<tr>
<td>12/5/2019</td>
<td>ACWA Event</td>
<td>Statewide Water Trade Conference and Education Workshops.</td>
</tr>
<tr>
<td>12/6/2019</td>
<td>ACWA Event</td>
<td>Statewide Water Trade Conference and Education Workshops. Region 9 Water Board Meeting.</td>
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As part of the District's commitment to transparency, please provide a brief description of any meeting/event(s) that you will not be providing a report during the Board meeting at which your Director's Board report assignment.

6 Meeting Date: 12 / 10 / 2019
Event Description: San Bernardino Board of Water Commissioners
Brief Description of Meeting/Event Value to EVWD

District Update. Board Report Assignment.

7 Meeting Date: 12 / 11 / 2019
Event Description: Regular Board Meeting
Brief Description of Meeting/Event Value to EVWD

Please refer to public agenda.

8 Meeting Date: 12 / 16 / 2019
Event Description: Meeting with General Manager/CEO or Designee
Brief Description of Meeting/Event Value to EVWD

SNRC site visit, district operational update.

9 Meeting Date: 12 / 17 / 2019
Event Description: San Bernardino Valley MWD
Brief Description of Meeting/Event Value to EVWD

Board report assignment, SNRC partner General Manager leaving position.

10 Meeting Date: 12 / 18 / 2019
Event Description: LAFCO
Brief Description of Meeting/Event Value to EVWD

Board Report Assignment. Closed session update.
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<th>Meeting / Event Description</th>
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Subtotal Meetings’ Stipend: (4) Meetings $700.00

Mileage:

0.00 x 0.58/mi = $0.00

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Subtotal: $0.00

TOTAL PAYMENT: $700.00

I certify that the above is correct and accurate to the best of my knowledge.

David E. Smith

Date of Approval

Administration Signature
<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Event Description</th>
<th>Brief Description of Meeting/Event Value to EVWD</th>
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<tbody>
<tr>
<td>12 / 4 / 2019</td>
<td>INLAND EMPIRE BEST WORK PLACE AWARD</td>
<td>INLAND EMPIRE BEST WORK PLACE AWARDS BANQUET. EVWD VOTED 2ND BEST WORK PLACE IN THE INLAND EMPIRE</td>
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<td>12 / 5 / 2019</td>
<td>Agenda Review</td>
<td>GM MURA AND CHAIRMAN CARRILLO, AGENDA REVIEW</td>
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<td>12 / 11 / 2019</td>
<td>Regular Board Meeting</td>
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<tr>
<td>12 / 19 / 2019</td>
<td>Agenda Review</td>
<td>GM MURA AND VICE CHAIRMAN GOODRICH, AGENDA REVIEW</td>
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To: Governing Board Members
From: General Manager/CEO

Subject: Consider Adoption of Goals and Policies for Community Facilities District (CFD)

RECOMMENDATION:

Staff recommends that the Board of Directors (Board) adopt land secured Goals and Policies for Community Facilities Districts (CFD).

BACKGROUND / ANALYSIS:

At the August 28, 2019 Board meeting, Cyrus Torabi from Stradling, Yocca, Carlson, & Rauth presented an ‘Introduction to Community Facilities Districts’ in anticipation that the District would soon be petitioned by the development community to facilitate the establishment of a CFD.

Mr. Torabi’s presentation discussed a series of events and Board actions that usually take place during the formation of a CFD and the sequence in which those events occur. Per his discussion, prior to forming a CFD the District must adopt land secured Goals and Policies for Community Facilities Districts (Goals & Policies).

The District’s Financial Advisor Fieldman, Rolapp & Associates, Inc. (Fieldman) has prepared the attached Goals and Policies for the Board to consider. Specific items that must be included in Goals and Policies are detailed below:

1. A statement of the priority that various kinds of public facilities will have for financing through a CFD. Public facilities to be owned and operated by public agencies other than the District must also be included in the statement of priorities.
2. A statement concerning the credit quality which is to be required of CFD bond issues. This statement must include criteria for evaluating credit quality.
3. A statement concerning the steps to be taken to ensure that prospective property purchasers are fully informed about the special taxes imposed on the property within any CFD.
4. A statement concerning the criteria to be used for evaluating the equity of tax allocation formulas (i.e. special taxes allocated to different land use categories). This statement must include the desirable and maximum special tax levels to be levied against any CFD properties.
5. A statement establishing the criteria for preparing appraisals, including definitions, standards, and assumptions to be used in appraisals.
6. A CFD may be established to finance any one or more types of services within an area.
Staff recommends that the Board adopt the attached Goals and Policies for Community Facilities Districts to serve as a guideline for staff and developers.

**AGENCY GOALS AND OBJECTIVES:**

Goal and Objectives IV - Promote Planning, Maintenance and Preservation of District Resources

b) Enhance Planning Efforts that Respond to Future Demands

**REVIEW BY OTHERS:**

This agenda item has been reviewed by the Engineering Department.

**FISCAL IMPACT**

There is no fiscal impact associated with this agenda item.

Recommended by: John Mura
General Manager/CEO

Respectfully submitted: Brian Tompkins
Chief Financial Officer

**ATTACHMENTS:**

<table>
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<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>Presentation</td>
<td>Presentation</td>
</tr>
<tr>
<td>Policy</td>
<td>Backup Material</td>
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</table>
Goals and Policies for Community Facilities Districts

January 8, 2020

Presented By:
Adam Bauer, Chief Executive Officer and President Fieldman, Rolapp & Associates, Inc.
Direct: (949) 660-7303    |    Cell: (949) 295-5735    |    abauer@fieldman.com

www.fieldman.com
INTRODUCTION

• As of January 1, 1994, the Mello-Roos Community Facilities Act requires public agencies initiating the establishment of a Community Facilities District (“CFD”) to first adopt local goals and policies that address the following:
  
  • A statement of the priority that various kinds of public facilities will have for financing through a CFD. Public facilities to be owned and operated by public agencies other than the lead agency must be included in the statement of priorities.
  
  • A statement concerning the credit quality which is to be required of CFD bond issues. This statement must include criteria for evaluating credit quality.
  
  • A statement concerning the steps to be taken to ensure that prospective property purchasers are fully informed about the special taxes imposed on the property within any CFD.
• A statement concerning the criteria to be used for evaluating the equity of tax allocation formulas (i.e. special taxes allocated to different land use categories). This statement must include the desirable and maximum special tax levels to be levied against any CFD properties.

• A statement establishing the criteria for preparing appraisals, including definitions, standards, and assumptions to be used in appraisals.
PRIORITIES FOR CFD FINANCING

A. Facilities needed to serve approved development which is deficient in infrastructure or other public facilities needed to develop the area as planned

B. Other facilities for which there is clearly a demonstrated public benefit

C. Other facilities as permitted by the Act

D. Useful life of 5 years or more

E. Public facilities owned and operated by public agencies shall not be included as eligible with CFD
CREDIT QUALITY REQUIREMENTS FOR CFD BOND ISSUES

A. Value to Debt Ratio
   • Four to one property value to public lien ratio
   • Appraisal must be dated within three months of Bond Issue or if more than three months of the date bonds are issued a “bring down” or “update” letter from an appraiser shall be provided

B. Reserve Fund
   • Standard Internal Revenue Test for Tax Exempt CFD Bonds when less than 95% of the buildable increase has been developed
   • Reserve Fund Surety may be used to satisfy Reserve Fund Requirement

C. Property Tax Delinquency Rates
   • No greater than 10%

D. Development of Feasibility

E. Exceptions
A. Disclosure Requirements for Builders and Developers

B. Disclosure Requirements for the Resale of Homes or Lots
EQUITY OF SPECIAL TAX FORMULAS & MAXIMUM SPECIAL TAXES

- 110% of Debt Service Coverage
- Reasonable Administrative Expense Coverage
- Total tax burden will not be greater than 2.00% of projected initial sales price of a fully developed parcel
- Special Taxes shall not increase by more than 2.00% annually on Developed Property
- Allow for full prepayment
An appraisal is a written self-contained report independently and impartially prepared by a qualified appraiser. It sets forth an opinion of defined value of an adequately described property as of a specific date. It is supported by the presentation and analysis of relevant market information.
APPLICATION & DEPOSITS

• Initial Deposit of $75,000
• Balance falls below $5,000, additional deposit is required within 10 days
• Reimbursed from future CFD Bond proceeds
MINIMUM STANDARDS, WAIVER & AMENDMENTS

• The policies set forth herein reflect the minimum standards under which the Water District will assist in the development of property through the use of the Act. The Water District may, in its discretion, require additional measures and procedures, enhanced security and higher standards in particular cases.

• The Water District may, in limited and exceptional circumstances and to the extent permitted by law, in its discretion, waive any of the policies set forth herein in particular cases.

• The goals and policies set forth herein may be amended at any time and from time to time by the Water District.
QUESTIONS & DISCUSSION
GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS

31111 Greenspot Road
Highland, CA 92346
(909) 889-9501

Adopted by the Board of Directors and Effective on January 8, 2020
# Table of Contents

East Valley Water District  
Goals and Policies  
For Community Facilities Districts

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>II. PRIORITIES FOR CFD FINANCING</td>
<td>2</td>
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<tr>
<td>III. CREDIT QUALITY REQUIREMENTS FOR CFD BOND ISSUES</td>
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<td>IV. DISCLOSURE REQUIREMENTS FOR PROSPECTIVE PROPERTY PURCHASERS</td>
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<td>V. EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES</td>
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<td>VI. APPRAISAL STANDARDS</td>
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<td>VII. SERVICES</td>
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<td>VIII. DEPOSITS</td>
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<td>IX. MINIMUM STANDARDS; WAIVER AND AMENDMENT</td>
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I. INTRODUCTION

As of January 1, 1994, the Mello-Roos Community Facilities Act ("Act") requires any public agency initiating proceedings to establish a Community Facilities District ("CFD") to first consider and adopt local goals and policies related to CFDs. At a minimum, these goals and policies must include the following:

1. A statement of the priority that various kinds of public facilities will have for financing through a CFD. Public facilities to be owned and operated by public agencies other than the District must also be included in the statement of priorities.
2. A statement concerning the credit quality which is to be required of CFD bond issues. This statement must include criteria for evaluating credit quality.
3. A statement concerning the steps to be taken to ensure that prospective property purchasers are fully informed about the special taxes imposed on the property within any CFD.
4. A statement concerning the criteria to be used for evaluating the equity of tax allocation formulas (i.e. special taxes allocated to different land use categories). This statement must include the desirable and maximum special tax levels to be levied against any CFD properties.
5. A statement establishing the criteria for preparing appraisals, including definitions, standards, and assumptions to be used in appraisals.
6. A CFD may be established to finance any one or more types of services within an area.

The following are the local goals and policies adopted by the East Valley Water District (the "District") and are intended to meet the requirements of the Act.

Adoption: January 8, 2020
II. PRIORITIES FOR CFD FINANCING

The priority for CFD financing shall be given to eligible public facilities as follows: (a) facilities needed to serve approved development which is deficient in infrastructure or other public facilities needed to develop the area as planned; (b) other facilities for which there is clearly a demonstrated public benefit; and (c) other facilities as permitted by the Act.

The improvements eligible to be financed by a CFD must be owned and operated by a public agency, and must have a useful life of five years or more, except up to five percent of the proceeds of a tax exempt issue may be owned and operated by a privately-owned public utility. The development proposed within a CFD must be consistent with the general plan and must have already received legislative approvals such as zoning or specific plan approvals. The construction of improvements pursuant to a CFD shall not vest any rights to future entitlements on any properties, including those which are responsible for paying special taxes.

The funding of public facilities to be owned and operated by public agencies other than the District shall not be included as eligible facilities with a CFD.

Prior to the initiation of CFD formation proceedings, the proponent(s) shall meet and confer with District staff for the purpose of delineating a list of proposed facilities to be financed. As part of any CFD application or property owner petition, all public facilities and services shall be described and prioritized, including those District facilities and services that would be included in the CFD.
III. CREDIT QUALITY REQUIREMENTS FOR CFD BOND ISSUES

Bonds to be issued by a CFD of the District must satisfy certain credit quality requirements. Satisfaction of these requirements would not compel the District to issue bonds. The District may apply other credit criteria in determining whether to issue bonds, and the District may disregard certain criteria if it is determined that such action would not imperil the security of the bonds or that the issuance of the bonds would accomplish a specified public policy goal.

A. Value to Debt Ratio

In order to minimize the likelihood of a CFD defaulting on its payment to bond owners, all CFD bond issues shall require at least four to one property value to public lien ratio. Property value may be based on either an appraisal or on assessed values as indicated on the county assessor’s tax roll. The appraiser shall be selected by the District, and the appraisal shall be based on criteria as described below in Section V of these goals and policies. The appraisal must be dated within three months of the date the bonds are issued, or if dated more than three months of the date the bonds are issued, a “bring down” or “update” letter from the appraiser shall be provided. The public lien amount shall be based on the size of the bond issue currently being sold, plus any public indebtedness currently existing against the properties to be assessed. Although it is not required that the value to lien ratio be four to one on a parcel by parcel basis, consideration must be given to this ratio when apportioning special taxes to different parcels, to assure that CFD property owners will accept their responsibilities for paying the special taxes of each parcel.

The portion of any bond issue related to escrowed proceeds shall be excluded from the value to debt ratio agreement.

B. Reserve Fund

A reserve fund equal to the lesser of (i) ten percent of the original proceeds of the bond issue, (ii) the maximum annual debt service on all outstanding bonds, or (iii) 125 percent of the average annual debt service on all outstanding bonds shall be required for all bond issues in CFDs where less than 95 percent of the buildable acreage has been developed. Notwithstanding the foregoing, a smaller reserve fund may be permitted by the District for bond issues in CFDs where a significant portion of the buildable acreage has been developed and the value-to-debt ratio for undeveloped property is in excess of the ratio required in IIIA above. The reserve fund may be funded with cash or an acceptable reserve surety or other credit facility.

C. Property Tax Delinquency Rates

Property tax delinquency rates on parcels included in a CFD must be no greater than ten percent on the date on which bonds are issued for that CFD.
D. Development Feasibility

Each bond issue may require a current CFD absorption study prepared by a consultant hired by the District, if the District determines that such objective data is necessary to analyze the feasibility of the project. An inadequate property value to public lien ratio, tax delinquencies in excess of ten percent, or projects of questionable economic viability may cause the District, at its sole discretion, to disallow the sale of bond issues or require additional credit enhancement prior to bond sale.

E. Exceptions

The District may consider exceptions to the above policies for bond issues that do not represent an unusual credit risk, either due to credit enhancement or other reasons specified by the District. Furthermore, the District will consider exceptions to these policies for projects which meet the public policy goals relating to affordable housing and creation of employment opportunities or tax revenues. Bond issues which have less than a four-to-one value to lien ratio but are approved by the District for public policy reasons must be approved by four-fifths of the members of the District’s legislative body (the “Board”).

Adoption: January 8, 2020
IV. DISCLOSURE REQUIREMENTS FOR PROSPECTIVE PROPERTY PURCHASERS

A. Disclosure Requirements for Builders and Developers

In order to ensure that prospective property purchasers are fully informed about the taxpaying obligations imposed under the Act, the District will require that the requirements of disclosure to prospective property purchasers contained in the Act, including, but not limited to Sections 53328.3, 53328.5 (including the referenced sections of the California Streets and Highways Code), 53340.2 and 53341.5, be met.

B. Disclosure Requirements for the Resale of Homes or Lots

The person who is designated by the District to determine the special tax liability each year shall also be designated to provide a notice of special taxes to sellers of property (other than builders or developers) which will enable them to comply with their notice requirements under Section 1102.6b of the Civil Code. This disclosure shall be in a form substantially equivalent to that set forth in California Government Code Section 53340.2. This notice shall be provided by the District within 5 working days of receiving a written request for the notice. A reasonable fee may be charged for providing notice.

The person who is designated by the District to determine the special tax liability each year shall also establish procedures to promptly respond to inquiries concerning current and future special tax liability.
V. EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

Special tax formulas shall provide for special tax levels which satisfy the following expenses of a CFD:

- 110 percent of gross debt service coverage for all bonded indebtedness
- the reasonable and necessary administrative expenses of the CFD

Additionally, the special tax formula may provide for the following:

- lease payments for existing or future facilities
- the costs of remarketing, credit enhancement and liquidity facility fees
- the cost of acquisition, construction, furnishing or equipping of facilities
- the accumulation of funds reasonably required for future debt service
- any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the CFD
- amounts equal to projected delinquencies of special tax payments
- any other costs or payments permitted by law
- costs associated with the release of funds from an escrow account

The special tax formula shall be reasonable and equitable in allocating public facilities costs to parcels within the CFD. Exemptions from the special tax may be given to parcels which are publicly owned, are held by a property owners association, are used for public purpose such as open space or wetlands, are affected by easements making impractical their utilization for other than the purposes set forth in the easements, or have insufficient value to support bonded indebtedness.

The total projected property tax levels for any residential parcel within a CFD shall not exceed two percent (2.00%) of the projected initial sales price of a fully developed parcel (i.e., with a completed structure). The total projected property tax level shall include ad valorem property taxes, special taxes, all special assessments, and other direct and overlapping debt supported by property taxes. Commercial properties which provide economic benefits to the District may exceed the two percent (2.00%) property tax level if approved by the District. When issuing CFD Bonds, NTE two percent (2.00%) with respect to AV or appraisal value, at the time of issuance of such CFD Bonds.

The maximum special tax for any developed residential parcel shall not increase at a rate greater than two percent (2.00%) annually. The special tax formula should be structured such that special taxes levied on developed property are consistent year to year and levied at 100% of the Assigned Annual Special Tax rate each Fiscal Year. Any funds collected in excess of what is needed for gross debt service and administrative expenses shall be deposited into a Surplus Facilities Fund and used for District facilities as permitted by the Act. Changes in the special tax needs from year to year shall be based on the District's long-term facilities plan and budget.

Adoption: January 8, 2020
year should, to the degree possible, be borne by undeveloped property. Under no circumstances shall the special tax be levied on any parcel of developed property be increased by more than ten percent (10%) as a consequence of delinquency or default by the owner of any other parcel.

Generally, the special tax formula for a CFD will be structured to allow full prepayment of special taxes by property owners throughout the term of the special tax. Partial prepayment of special taxes by property owners shall be allowed until the issuance of the Certificate of Occupancy and Property Owner must partially prepay, on a pro-rata basis, all lots within a tract that are subject to a the special tax.
VI. APPRAISAL STANDARDS

A. Definition of Appraisal

An appraisal is a written self-contained report independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

B. Standards of Appraisal

A detailed complete appraisal shall reflect nationally recognized appraisal standards including, to the extent appropriate, the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. An appraisal should also generally conform to the Appraisal Standards for Land - Secured Financings provided by the California Debt and Investment Advisory Commission ("CDIAC"). Appraisals undertaken to establish value-to-lien ratios in CFD’s should value the fee simple estate, subject to special assessment and special tax liens. The estimate of Market Value should be refined to reflect the Retail Value of fully improved and occupied properties and the Bulk Sale Value of all vacant properties, including both unimproved properties and improved or partially improved but unoccupied properties. An appraisal must contain sufficient documentation including valuation data and the appraiser’s analysis of the data to support his or her opinion of value. At a minimum, the appraisal shall contain the following items:

a. The purpose and/or function of the appraisal, an identification of the property being appraised, the intended use, the identity of the current and intended uses, and a statement of the assumptions and limiting conditions affecting the appraisal.

b. An adequate description of the physical characteristics of the property being appraised, location, zoning, present use, and an analysis of highest and best use.

c. Relevant and reliable approaches to value consistent with commonly accepted professional appraisal practices. If a discounted cash flow analysis is used, it should be supported with at least one other valuation method, such as a market approach using sales that are at the same stage of land development, when possible. If more than one approach is utilized, there shall be an analysis and reconciliation of approaches to value that are sufficient to support the appraiser’s opinion of value.

d. A description of comparable sales, including a description of all relevant physical, legal and economic factors such as parties to the transaction, source and method of financing, and verification by a party involved in the transaction.

e. A statement of the value of real property.

f. The effective date of valuation, date of appraisal, signature and certification of the appraiser.
VII. SERVICES

The Services identified in the Act are not provided by the District; thus the District would not form a CFD to provide them.
VIII. DEPOSITS

The costs of the proceedings to form a CFD initiated by landowners will be borne by the landowner. An initial deposit in an amount of not less than $75,000 for a CFD shall be required prior to the District taking any actions related to the formation. The deposit shall be placed in a separate trust account held by the District. All costs of the District and/or its consultants retained during the pre-formation process, the formation process, and prior to the sale of any Bonds, are to be paid from this account.

If, in the judgment of the District, the costs incurred or projected will cause the balance in this account to fall below $5,000, a written demand shall be made to the applicant to advance additional monies sufficient to bring the account to a balance that is projected to meet remaining costs required to establish the CFD. Failure to advance the requested monies within ten (10) days of a written demand by the District will result in all processing of the CFD to cease, and no further actions to be taken toward establishing the CFD until the monies have been received. Waiver of these requirements can be made only by formal action of the Board.

Monies held in the trust account are to be applied to pay the District and its staff in reviewing and processing the CFD request as well as the costs of the bond counsel, financial advisor, special tax consultant, appraiser, market absorption consultant, all publication expenses, and any other costs determined by the District to be necessary to establish the CFD.

After formation of a CFD and issuance of CFD bonds, the landowners may be reimbursed from bond proceeds for costs paid by the landowners, however, reimbursement will be limited to the cost of CFD related consultants and staff costs approved by the District.
IX. MINIMUM STANDARDS; WAIVER AND AMENDMENT

The policies set forth herein reflect the minimum standards under which the District will assist in the development of property through the use of the Act. The District may, in its discretion, require additional measures and procedures, enhanced security and higher standards in particular cases.

The District may, in limited and exceptional circumstances and to the extent permitted by law, in its discretion, waiver any of the policies set forth herein in particular cases.

The goals and policies set forth herein may be amended at any time and from time to time by the District.
BOARD AGENDA STAFF REPORT

Agenda Item #4.
Meeting Date: January 8, 2020

To: Governing Board Members
From: General Manager/CEO

Subject: Consider the Community Facilities District ("CFD") Petition for Highland Hills and Authorize General Manager/CEO to Request Deposit

RECOMMENDATION:

Staff recommends that the Board of Directors accept the CFD petition for the Highland Hills project and authorize the General Manager/CEO to request a deposit of $75,000 for CFD formation.

BACKGROUND / ANALYSIS:

On November 27, 2019, the First American Title Insurance Company ("Owner") submitted a petition to form a CFD encompassing property they own known as the Highland Hills project within the boundaries of East Valley Water District. The petition, attached as Exhibit A, was deemed complete by the special consultants engaged by the District. Highland Hills consists of a maximum of 695 proposed residential units on about 542 acres in the City of San Bernardino, east of the intersection of Highland Avenue and City Creek Road.

The petition requests that the proposed CFD be used to finance the water and sewer facilities constructed to serve the project, and the water and sewer capacity fees associated with the project. In addition, the CFD would finance any other expenses incidental to providing the necessary water and sewer facilities and the creation of the CFD. According to the State code governing CFDs, the petitioner is to deposit funds with the District for the estimated cost of forming the CFD, which is $75,000.

AGENCY GOALS AND OBJECTIVES:

Goal and Objectives IV - Promote Planning, Maintenance and Preservation of District Resources

b) Enhance Planning Efforts that Respond to Future Demands

REVIEW BY OTHERS:

This agenda item has been reviewed by the Finance Department.
**FISCAL IMPACT**

There is no fiscal impact associated with this agenda item.

Recommended by: John Mura  
General Manager/CEO  
Respectfully submitted: Jeff Noelte  
Director of Engineering & Operations

**ATTACHMENTS:**

<table>
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<th>Description</th>
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<td>Exhibit 1-Highland Hills CFD Petition</td>
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Members of the Board of Directors

c/o John Mura, General Manager/CEO
East Valley Water District
31111 Greenspot Road
Highland, CA 92346

November 25, 2019

Re: Request to Form a Community Facilities District (Tract No. 15731)

Dear Board Members:

First American Title Insurance Company is the current owner ("Owner") of Tract No. 15731, known as “Highland Hills” which consists of a maximum of 695 proposed residential units on about 542 acres of land ("Project"). The Project is located in the City of San Bernardino, east of the intersection of Highland Avenue and City Creek Road and is within the boundaries of East Valley Water District ("EVWD"). Hogan Edcomb is the land development manager for First American Title Insurance Company. On behalf of First American, please accept this letter as our petition for EVWD to act as the lead agency in the formation of a new community facilities district ("CFD") under the following general terms:

1. The total property tax rate will not exceed 2.0% at the time of formation.
2. Bond proceeds would finance the Project’s water and sewer fee obligations, which in turn could be used to finance the District’s master planned facilities serving the Project and other projects as determined by the District.

Our proposed CFD analysis and facilities list will be provided under a separate transmittal. Please let us know the required CFD formation deposit amount and the Owner will process the deposit as soon as possible.

We look forward to discussing this proposal in further detail with you and your financing team.

Sincerely,

[Signature]

Ken Meddock for,
First American Title Insurance Company

Cc: Joe Tavarez, First American Title Insurance Company
    Chris Cole and Kelly Restelli, DPFG
    Tim Hogan, Hogan Edgcomb

20201 S.W. Birch Street Newport Beach, CA 92660
PETITION TO THE BOARD OF EAST VALLEY WATER DISTRICT
REQUESTING INITIATION OF PROCEEDINGS FOR ESTABLISHMENT OF
A COMMUNITY FACILITIES DISTRICT (COMMUNITY FACILITIES
DISTRICT NO. 2020-1 OF THE EAST VALLEY WATER DISTRICT
(HIGHLAND HILLS))

1. The undersigned ("Owner") is the owner of 100% of the land depicted in Exhibit A hereto and described in Exhibit B hereto (the "Property"), which land is expected to be all of the land included within the boundaries of a community facilities district hereby proposed to be established. The Property is located within the boundaries of the East Valley Water District.

2. The Owner requests that the Board of Directors (the "Board") of East Valley Water District ("EVWD") institute proceedings to establish a community facilities district to be known as "Community Facilities District No. 2020-1 of the East Valley Water District ("CFD - Highland Hills" or "CFD") and designate two improvement areas within the CFD (each, an "Improvement Area" and collectively, the "Improvement Areas") pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the "Mello-Roos Community Facilities Act of 1982", to include all of the Property.

3. The boundaries of the territory which is proposed for inclusion in the CFD and each Improvement Area are those depicted in Exhibit C hereto.

4. The Owner requests that the proposed CFD be used to finance

(a) Water and sewer facilities and water and sewer connection fees that are used by EVWD to construct required facilities, including the water reservoir that serves the Project and appurtenances associated with the reservoir's operation, such as pump stations, pressure reduction stations and connecting transmission lines and to finance the incidental expenses to be incurred therein, including:

i. The cost of engineering, planning and design of required facilities and appurtenances serving the Project;

ii. All costs, including costs of the Owner associated with the design of the reservoir, creation of the CFD, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the CFD; and

iii. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the facilities.
(b) Collectively all of the above to be referred to as the "Facilities."

5. The Owner further requests that the Board authorize the levy of special taxes in each Improvement Area to pay the costs of the Facilities and the incidental costs described in paragraph 4 above and to pay principal of, interest and premium, if any, on the bonds in order to contribute to the financing of the Facilities and costs described in paragraph 4 above.

6. The Owner further requests that, upon the sale of bonds for an Improvement Area, the Board, as legislative body of the CFD, annually levy special taxes on the Property within the Improvement Area for the construction, acquisition and rehabilitation of the Facilities, for the payment of the aggregate amount of principal of and interest owing on the bonds in each fiscal year, including the maintenance of reserves therefor, and for the payment of administrative expenses of the CFD.

7. The Owner further agrees to advance to EVWD the amounts necessary to pay for the costs related to the formation of the CFD. Prior to advancing the formation costs, the District and Owner will enter into a Reimbursement Agreement delineating the amount of the formation costs which will be reimbursed, without interest, from the proceeds of the sale of the bonds, if any, and the special taxes collected by the CFD. If bonds are not sold, or special taxes are not collected, EVWD will have no obligation to reimburse amounts expended for costs incurred, but will reimburse any unexpended amounts advanced by the Owner as set forth in the Reimbursement Agreement.

Dated: November 25, 2019

First American Title Insurance Company, a Nebraska corporation

By: ____________________________

Name: Joseph S. Tavarez, Jr.

Title: Senior Vice President
EXHIBIT A

Tentative Tract Map of Property
EXHIBIT B

Legal Description of Property
LEGAL DESCRIPTION

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

PARCEL NO. 1:

ALL THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTH 89 DEG. 53' 24" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, 300.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 89 DEG. 53' 24" WEST ALONG SAID SOUTH LINE, 600.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED BY A DEED TO L.C. WAITE, ET AL., IN BOOK 255, PAGE 387, OF DEEDS, RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEG. 06' 36" WEST, ALONG THE WEST LINE OF SAID WAITE PROPERTY, 44.00 FEET TO THE MOST SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA IN INSTRUMENT NO. 90-248587, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY AND NORTHWESTERLY FOLLOWING THE EASTERLY LINE OF SAID STATE PROPERTY, NORTH 26 DEG. 31' 34" EAST, 348.41 FEET; THENCE NORTH 35 DEG. 33' 40" WEST, 15.25 FEET; THENCE LEAVING SAID EASTERLY LINE FOLLOWING THE EASTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL 1 OF EXHIBIT "B" OF THAT CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 94-414166, OFFICIAL RECORDS OF SAID COUNTY, NORTH 00 DEG. 54' 52" EAST, 143.20 FEET; THENCE NORTH 26 DEG. 30' 25" EAST, 32.09 FEET; THENCE SOUTH 89 DEG. 59' 35" EAST, 142.68 FEET; THENCE NORTH 30 DEG. 00' 25" EAST, 76.24 FEET; THENCE NORTH 18 DEG. 00' 25" EAST, 8.77 FEET TO THE MOST NORTHERLY CORNER OF THAT PROPERTY DESCRIBED IN A DEED TO RANCHO SAN ANDREAS COMPANY IN INSTRUMENT NO. 94-414169, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID RANCHO SAN ANDREAS COMPANY PROPERTY, SOUTH 14 DEG. 56' 35" EAST, 182.87 FEET; THENCE SOUTH 47 DEG. 41' 35" EAST, 117.00 FEET; THENCE SOUTH 13 DEG. 41' 35" EAST, 80.50 FEET; THENCE SOUTH 03 DEG. 42' 25" WEST, 105.00 FEET; THENCE SOUTH 60 DEG. 23' 31" EAST, 89.30 FEET; THENCE SOUTH 12 DEG. 46' 36" EAST, 134.00 FEET TO THE PREVIOUSLY MENTIONED POINT "A"; THENCE SOUTH 89 DEG. 53' 24" WEST, 600.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCLUDING THEREFROM THE RIGHT OF WAY ALONG HIGHLAND AVENUE, AS DESCRIBED IN INSTRUMENT NO. 90-248588, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL NO. 2:

ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTH 89 DEG. 53' 24" WEST ALONG THE SOUTH LINE OF SAID
SOUTHWEST 1/4 OF SECTION 27, 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN A DEED TO Rancho San Andreas Company in Instrument No. 94-414169, Official Records of Said County, as follows: North 12 Deg. 46' 36" West, 134.00 Feet; Thence North 60 Deg. 23' 31" West, 89.30 Feet; Thence North 03 Deg. 42' 25" East, 105.00 Feet; Thence North 13 Deg. 41' 35" West, 80.50 Feet; Thence North 47 Deg. 41' 35" West, 117.00 Feet; Thence North 14 Deg. 56' 35" West, 182.87 Feet to the Most Northerly Corner of Said Rancho San Andreas Company Property, Being a Point on the Easterly Line of That Property Described as Parcel 1 of Exhibit "B" of That Certificate of Compliance Recorded as Instrument No. 94-414166, Official Records of Said County; Thence Along Said Easterly Line as follows: North 18 Deg. 00' 25" East, 231.55 Feet; Thence North 07 Deg. 30' 25" East, 327.22 Feet; Thence Continuing North 07 Deg. 30' 25" East, 46.30 Feet to a Point on a Non-Tangent Curve Concave Westerly, Having a Radius of 78.00 Feet, a Radial Line to Said Point Bears South 12 Deg. 27' 08" East; Thence Northeasterly and Northwesterly Along Said Curve, an ARC Distance of 228.08 Feet Through a Central Angle of 167 Deg. 32' 27"; Thence on a Non-Tangent Bearing, North 89 Deg. 52' 05" West, 66.09 Feet to the West Line of That Certain "Parcel 4" As Described in a Deed to Rancho San Andreas Company in Instrument No. 90-121848, Official Records of Said County; Thence North 03 Deg. 27' 03" East Along Said West Line of Said "Parcel 4", 220.00 Feet; Thence South 74 Deg. 21' 47" East, 78.14 Feet; Thence South 22 Deg. 23' 41" East, 65.57 Feet; Thence South 70 Deg. 09' 53" East, 76.19 Feet; Thence South 52 Deg. 35' 34" East, 97.94 Feet; Thence South 70 Deg. 49' 53" East, 94.37 Feet to a Point on a Non-Tangent Curve Concave Easterly, Having a Radius of 600.00 Feet, a Radial Line to Said Point Bears North 72 Deg. 59' 29" West; Thence Southerly Along Said Curve, an ARC Distance of 52.54 Feet Through a Central Angle of 05 Deg. 01' 03"; Thence on a Non-Tangent Bearing, South 10 Deg. 08' 17" West, 38.16 Feet to a Point on a Non-Tangent Curve Concave Northeasterly, Having a Radius of 10.00 Feet, a Radial Line to Said Point Bears North 78 Deg. 00' 32" West; Thence Southeasterly Along Said Curve, an ARC Distance of 15.94 Feet Through a Central Angle of 91 Deg. 19' 09"; Thence Tangent to Said Curve, South 79 Deg. 19' 41" East, 11.58 Feet; Thence South 10 Deg. 40' 19" West, 60.00 Feet to a Point on a Non-Tangent Curve Concave Southeasterly, Having a Radius of 25.00 Feet, a Radial Line to Said Point Bears North 10 Deg. 40' 19" East; Thence Southwesterly Along Said Curve, an ARC Distance of 38.69 Feet Through a Central Angle of 88 Deg. 40' 51"; Thence Tangent to Said Curve, South 11 Deg. 59' 28" West, 77.69 Feet; Thence South 71 Deg. 48' 57" East, 207.93 Feet; Thence South 58 Deg. 31' 10" East, 154.45 Feet; Thence South 31 Deg. 28' 50" West, 188.57 Feet; Thence South 31 Deg. 51' 02" East, 192.66 Feet; Thence South 45 Deg. 12' 43" West, 261.23 Feet; Thence South 00 Deg. 00' 51' 46" West, 129.62 Feet; Thence South 49 Deg. 34' 41" East, 220.44 Feet; Thence South 25 Deg. 02' 09" East, 61.50 Feet; Thence South 19 Deg. 31' 57" West, 148.38 Feet to a Point on the South Line of Said Southeast 1/4 of Section 27; Thence South 89 Deg. 53' 24" West Along Said South Line, 368.78 Feet to the True Point of Beginning.

PARCEL NO. 3:

All Those Portions of the Northeast 1/4 of the Northwest 1/4 of Section 34, and the South 1/2 of Section 27, All in Township 1 North, Range 3 West, San Bernardino Base and Meridian, in the City of San Bernardino, County of San Bernardino, State of California, According to the Official Plat Thereof, Described as Follows:

Commencing at the Northwest Corner of the Northeast 1/4 of the Northwest

First American Title
1/4 OF SAID SECTION 34; THENCE NORTH 89 DEG. 53' 24" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, 11.04 FEET TO THE TRUE POINT OF BEGINNING, BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN A DEED TO THE COUNTY OF SAN BERNARDINO, RECORDED IN BOOK 1555, PAGE 151, OFFICIAL RECORDS OF SAID COUNTY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 325.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 22 DEG. 39' 26" EAST; THENCE FOLLOWING THE NORTHERLY AND NORTHEASTERLY LINE OF SAID COUNTY PROPERTY, SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 232.01 FEET THROUGH A CENTRAL ANGLE OF 40 DEG. 54' 08"; THENCE TANGENT TO SAID CURVE, SOUTH 26 DEG. 26' 26" EAST, 192.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1121.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 164.86 FEET THROUGH A CENTRAL ANGLE OF 08 DEG. 25' 35"; THENCE TANGENT TO SAID CURVE, SOUTH 34 DEG. 52' 01" EAST, 169.84 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHEASTERLY, HAVING A RADIUS OF 206.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 186.84 FEET THROUGH A CENTRAL ANGLE OF 51 DEG. 58' 03"; THENCE TANGENT TO SAID CURVE, SOUTH 86 DEG. 50' 04" EAST, 36.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 741.20 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 360.29 FEET THROUGH A CENTRAL ANGLE OF 27 DEG. 51' 04"; THENCE TANGENT TO SAID CURVE, SOUTH 58 DEG. 59' 00" EAST, 95.20 FEET TO A POINT ON SAID LINE DESCRIBED AS POINT "A" OF "PARCEL 1" OF THAT PROPERTY DESCRIBED IN A DEED TO THE COUNTY OF SAN BERNARDINO, RECORDED IN BOOK 5057, PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID "PARCEL 1" AS FOLLOWS: NORTH 31 DEG. 01' 00" EAST, 9.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 8.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 31 DEG. 01' 00" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 12.57 FEET THROUGH A CENTRAL ANGLE OF 90 DEG. 00' 00", TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 68.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 58 DEG. 59' 00" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 71.21 FEET THROUGH A CENTRAL ANGLE OF 59 DEG. 59' 53"; THENCE TANGENT TO SAID CURVE, SOUTH 88 DEG. 59' 07" EAST, 95.18 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHWESTERLY, HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 111.82 FEET THROUGH A CENTRAL ANGLE OF 91 DEG. 31' 30"; THENCE TANGENT TO SAID CURVE, NORTH 00 DEG. 30' 37" WEST, 400.17 FEET TO THE SOUTHWEST CORNER OF "PARCEL A" OF THAT PROPERTY DESCRIBED IN A DEED TO TITLE INSURANCE AND TRUST COMPANY RECORDED IN BOOK 5054, PAGE 279, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG THE WESTERLY AND NORTHERLY LINE OF SAID "PARCEL A" AS FOLLOWS: NORTH 00 DEG. 30' 37" WEST, 233.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 20.56 FEET THROUGH A CENTRAL ANGLE OF 23 DEG. 33' 24" TO A POINT ON A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 65 DEG. 55' 59" WEST; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 168.22 FEET THROUGH A CENTRAL ANGLE OF 137 DEG. 41' 15" TO A POINT ON A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 23 DEG. 37' 14" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 20.56 FEET THROUGH A CENTRAL ANGLE OF 23 DEG. 33' 23" TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEG. 56' 09" EAST, 185.66 FEET TO A POINT ON SAID SOUTH LINE WHICH LIES 264.22 FEET EASTERLY ALONG SAID LINE FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27, SAID POINT BEING THE POINT OF BEGINNING OF "PARCEL B" OF THAT PROPERTY DESCRIBED IN A DEED TO TITLE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 5054, PAGE 279, OFFICIAL.
RECORDS, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 460.00 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "PARCEL B", EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 114.11 FEET THROUGH A CENTRAL ANGLE OF 14 DEG. 12' 48" TO A POINT ON A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 520.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 14 DEG. 08' 57" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 129.00 FEET THROUGH A CENTRAL ANGLE OF 14 DEG. 12' 48"; THENCE TANGENT TO SAID CURVE, SOUTH 89 DEG. 56' 09" EAST, 89.81 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN "PARCEL 2" AS DESCRIBED IN A DEED TO THE COUNTY OF SAN BERNARDINO,Recorded in Book 5057, Page 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID "PARCEL 2", SOUTH 89 DEG. 56' 09" EAST, 479.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 85.42 FEET THROUGH A CENTRAL ANGLE OF 21 DEG. 16' 45"; THENCE TANGENT TO SAID CURVE, SOUTH 68 DEG. 39' 24" EAST, 39.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89 DEG. 56' 09" EAST, 855.70 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN A DEED TO JACQ. VANDERVOUDE IN INSTRUMENT NO. 88-451867, OFFICIAL RECORDS OF SAID COUNTY, AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 84 OF RECORDS OF SURVEY, PAGE 32, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID PROPERTY AS FOLLOW: NORTH 16 DEG. 29' 31" WEST, 113.19 FEET; THENCE NORTH 42 DEG. 57' 37" EAST, 37.50 FEET; THENCE NORTH 73 DEG. 32' 28" EAST, 321.83 FEET; THENCE NORTH 50 DEG. 04' 35" EAST, 168.91 FEET; THENCE NORTH 82 DEG. 23' 27" EAST, 183.36 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89 DEG. 53' 47" EAST; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 141.27 FEET THROUGH A CENTRAL ANGLE OF 21 DEG. 35' 02"; THENCE ON A NON-TANGENT BEARING, SOUTH 39 DEG. 51' 51" WEST, 11.96 FEET; THENCE NORTH 69 DEG. 06' 07" WEST, 31.92 FEET; THENCE NORTH 42 DEG. 44' 31" WEST, 50.80 FEET; THENCE NORTH 83 DEG. 24' 51" WEST, 49.72 FEET; THENCE SOUTH 81 DEG. 35' 56" WEST, 51.82 FEET; THENCE NORTH 87 DEG. 12' 37" WEST, 26.13 FEET; THENCE NORTH 80 DEG. 41' 12" WEST, 27.39 FEET; THENCE SOUTH 89 DEG. 22' 07" WEST, 55.93 FEET; THENCE NORTH 64 DEG. 45' 51" WEST, 37.09 FEET; THENCE SOUTH 72 DEG. 12' 21" WEST, 37.20 FEET; THENCE SOUTH 51 DEG. 24' 35" WEST, 168.17 FEET; THENCE NORTH 02 DEG. 10' 37" WEST, 48.71 FEET; THENCE NORTH 26 DEG. 30' 18" WEST, 45.92 FEET; THENCE NORTH 62 DEG. 19' 33" WEST, 46.30 FEET; THENCE NORTH 73 DEG. 17' 08" WEST, 50.60 FEET; THENCE SOUTH 73 DEG. 48' 32" WEST, 40.77 FEET; THENCE SOUTH 40 DEG. 42' 53" WEST, 30.02 FEET; THENCE SOUTH 70 DEG. 47' 15" WEST, 34.55 FEET; THENCE NORTH 79 DEG. 48' 22" WEST, 32.20 FEET; THENCE SOUTH 70 DEG. 20' 22" WEST, 56.41 FEET; THENCE SOUTH 87 DEG. 25' 38" WEST, 41.98 FEET; THENCE NORTH 81 DEG. 16' 37" WEST, 29.33 FEET; THENCE NORTH 68 DEG. 40' 45" WEST, 40.02 FEET; THENCE NORTH 73 DEG. 24' 10" WEST, 39.87 FEET; THENCE NORTH 39 DEG. 26' 11" WEST, 35.20 FEET; THENCE NORTH 64 DEG. 41' 02" WEST, 34.02 FEET; THENCE SOUTH 76 DEG. 27' 30" WEST, 43.14 FEET; THENCE SOUTH 86 DEG. 41' 21" WEST, 65.35 FEET; THENCE NORTH 65 DEG. 39' 14" WEST, 52.17 FEET; THENCE NORTH 24 DEG. 39' 04" WEST, 42.43 FEET; THENCE NORTH 02 DEG. 03' 03" EAST, 52.50 FEET; THENCE NORTH 53 DEG. 07' 42" WEST, 22.13 FEET; THENCE SOUTH 73 DEG. 27' 01" WEST, 55.43 FEET; THENCE SOUTH 66 DEG. 29' 38" WEST, 68.11 FEET; THENCE SOUTH 86 DEG. 02' 44" WEST, 81.74 FEET; THENCE SOUTH 66 DEG. 09' 27" WEST, 177.53 FEET; THENCE SOUTH 85 DEG. 59' 19" WEST, 56.50 FEET; THENCE SOUTH 88 DEG. 47' 58" WEST, 50.06 FEET; THENCE SOUTH 78 DEG. 57' 47" WEST, 72.98 FEET; THENCE SOUTH 71 DEG. 24' 07" WEST, 64.86 FEET; THENCE SOUTH 74 DEG. 09' 56" WEST, 63.97 FEET; THENCE NORTH 86 DEG. 27' 57" WEST, 44.75 FEET; THENCE SOUTH 83 DEG. 07' 52" WEST, 84.15 FEET; THENCE SOUTH 70 DEG. 23' 09" WEST, 92.10 FEET; THENCE SOUTH 48 DEG. 03' 48" WEST, 51.66 FEET; THENCE SOUTH 50
DEG. 17° 15" WEST, 115.79 FEET; THENCE SOUTH 70 DEG. 06' 50" WEST, 60.54 FEET; THENCE SOUTH 74 DEG. 33' 59" WEST, 210.35 FEET; THENCE NORTH 88 DEG. 40' 29" WEST, 146.69 FEET; THENCE NORTH 80 DEG. 09' 13" WEST, 43.24 FEET; THENCE NORTH 00 DEG. 30' 37" WEST, 7.41 FEET; THENCE SOUTH 89 DEG. 29' 23" WEST, 100.00 FEET; THENCE SOUTH 87 DEG. 29' 35" WEST, 214.53 FEET; THENCE NORTH 84 DEG. 49' 22" WEST, 54.04 FEET; THENCE NORTH 66 DEG. 11' 48" WEST, 62.27 FEET; THENCE NORTH 60 DEG. 51' 30" WEST, 95.98 FEET; THENCE NORTH 52 DEG. 30' 21" WEST, 88.63 FEET; THENCE NORTH 45 DEG. 12' 01" WEST, 285.66 FEET; THENCE NORTH 49 DEG. 02' 42" WEST, 79.81 FEET; THENCE NORTH 51 DEG. 09' 47" WEST, 76.09 FEET; THENCE NORTH 58 DEG. 31' 10" WEST, 401.42 FEET; THENCE SOUTH 31 DEG. 28' 50" WEST, 188.57 FEET; THENCE SOUTH 31 DEG. 51' 02" EAST, 192.66 FEET; THENCE SOUTH 45 DEG. 12' 43" WEST, 261.23 FEET; THENCE SOUTH 00 DEG. 51' 46" WEST, 129.62 FEET; THENCE SOUTH 49 DEG. 34' 41" EAST, 220.44 FEET; THENCE SOUTH 25 DEG. 02' 09" EAST, 61.50 FEET; THENCE SOUTH 19 DEG. 31' 57" WEST, 148.38 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89 DEG. 53' 24" WEST ALONG SAID SOUTH LINE, 57.74 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

ALL THOSE PORTIONS OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 87 DEG. 48' 25" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 26, 757.43 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE BROW OF THE SOUTHEASTERLY BLUFF OF A CERTAIN CANYON AS DESCRIBED IN A DEED TO THOMAS T. COOK, ETUX., BY DEED RECORDED IN BOOK 122, PAGE 144, OF DEEDS, RECORDS OF SAID COUNTY, AND AS ALSO SHOWN IN RECORD OF SURVEY FILED IN BOOK 42, RECORDS OF SURVEY, PAGES 5 THROUGH 21, INCLUSIVE, RECORDS OF SAID COUNTY; THEN ALONG THE BROW OF SAID BLUFF, AS SHOWN ON SAID RECORD OF SURVEY AS FOLLOWS: SOUTH 41 DEG. 26' 51" WEST, 95.87 FEET; THENCE SOUTH 29 DEG. 18' 59" WEST, 114.47 FEET; THENCE SOUTH 56 DEG. 27' 19" WEST, 124.24 FEET; THENCE SOUTH 23 DEG. 03' 39" WEST, 153.26 FEET; THENCE SOUTH 69 DEG. 32' 02" EAST, 53.42 FEET; THENCE SOUTH 24 DEG. 28' 56" WEST, 79.36 FEET; THENCE SOUTH 79 DEG. 22' 20" WEST, 231.68 FEET; THENCE SOUTH 02 DEG. 20' 15" EAST, 122.70 FEET; THENCE SOUTH 45 DEG. 28' 05" EAST, 43.45 FEET; THENCE SOUTH 56 DEG. 11' 55" WEST, 168.66 FEET; THENCE SOUTH 13 DEG. 14' 07" WEST, 132.69 FEET; THENCE SOUTH 54 DEG. 20' 02" WEST, 122.52 FEET; THENCE SOUTH 84 DEG. 16' 40" WEST, 57.87 FEET; THENCE SOUTH 26 DEG. 25' 55" WEST, 80.55 FEET; THENCE SOUTH 51 DEG. 03' 36" WEST, 96.52 FEET; THENCE SOUTH 33 DEG. 45' 40" WEST, 47.85 FEET; THENCE SOUTH 59 DEG. 38' 29" WEST, 117.21 FEET; THENCE SOUTH 16 DEG. 24' 45" EAST, 111.54 FEET; THENCE SOUTH 18 DEG. 08' 45" WEST, 151.48 FEET; THENCE SOUTH 42 DEG. 51' 50" WEST, 58.31 FEET; THENCE SOUTH 57 DEG. 51' 37" WEST, 169.72 FEET; THENCE SOUTH 67 DEG. 52' 52" WEST, 126.10 FEET; THENCE SOUTH 20 DEG. 13' 48" WEST, 57.28 FEET; THENCE SOUTH 33 DEG. 51' 24" EAST, 170.83 FEET; THENCE SOUTH 13 DEG. 20' 02" WEST, 112.55 FEET; THENCE SOUTH 57 DEG. 32' 12" WEST, 64.64 FEET; THENCE SOUTH 77 DEG. 18' 09" WEST, 74.94 FEET; THENCE SOUTH 44 DEG. 25' 53" WEST, 65.00 FEET; THENCE SOUTH 31 DEG. 03' 57" WEST, 85.76 FEET; THENCE SOUTH 57 DEG. 57' 21" WEST, 112.93 FEET; THENCE SOUTH 88 DEG. 45' 26" WEST, 60.38 FEET; THENCE NORTH 72 DEG. 19' 54" WEST, 67.64 FEET; THENCE SOUTH 78 DEG. 47' 30" WEST, 101.56 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, ALSO BEING A POINT OF CUSP, A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, A RADIAL LINE TO SAID POINT.
BEARS NORTH 89 DEG. 53' 47" EAST; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 141.27 FEET THROUGH A CENTRAL ANGLE OF 21 DEG. 35' 02"; THENCE ON A NON-TANGENT BEARING NORTH 39 DEG. 51' 51" EAST, 31.67 FEET; THENCE NORTH 25 DEG. 29' 15" EAST, 91.02 FEET; THENCE SOUTH 76 DEG. 28' 38" EAST, 46.01 FEET; THENCE NORTH 69 DEG. 13' 09" EAST, 24.92 FEET; THENCE NORTH 25 DEG. 43' 29" EAST, 34.38 FEET; THENCE SOUTH 84 DEG. 26' 59" EAST, 58.99 FEET; THENCE NORTH 50 DEG. 02' 28" EAST, 175.14 FEET; THENCE NORTH 30 DEG. 27' 17" WEST, 152.55 FEET; THENCE NORTH 26 DEG. 47' 34" EAST, 132.40 FEET; THENCE NORTH 30 DEG. 16' 42" EAST, 136.86 FEET; THENCE NORTH 83 DEG. 00' 29" EAST, 150.25 FEET; THENCE NORTH 59 DEG. 21' 16" EAST, 154.94 FEET; THENCE NORTH 13 DEG. 13' 03" EAST, 228.55 FEET; THENCE NORTH 01 DEG. 17' 18" WEST, 163.76 FEET; THENCE NORTH 11 DEG. 44' 52" EAST, 98.44 FEET; THENCE NORTH 60 DEG. 00' 46" EAST, 97.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 50.29 FEET THROUGH A CENTRAL ANGLE OF 06 DEG. 51' 37" TO A POINT ON A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 285.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 23 DEG. 07' 37" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 268.51 FEET THROUGH A CENTRAL ANGLE OF 53 DEG. 58' 52"; THENCE TANGENT TO SAID CURVE, NORTH 12 DEG. 53' 31" EAST, 59.42 FEET TO THE BEGINNING OF A TANGENT CURVE, NORTH 12 DEG. 53' 31" EAST, 59.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 245.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 207.19 FEET THROUGH A CENTRAL ANGLE OF 48 DEG. 27' 10"; THENCE ON A NON-TANGENT BEARING NORTH 46 DEG. 43' 40" EAST, 59.95 FEET; THENCE NORTH 21 DEG. 46' 00" EAST, 57.85 FEET; THENCE NORTH 05 DEG. 25' 04" WEST, 39.37 FEET; THENCE NORTH 05 DEG. 10' 38" WEST, 92.67 FEET; THENCE NORTH 29 DEG. 32' 28" WEST, 47.24 FEET; THENCE NORTH 64 DEG. 12' 45" WEST, 61.06 FEET; THENCE NORTH 54 DEG. 53' 53" WEST, 31.89 FEET; THENCE NORTH 05 DEG. 55' 25" EAST, 37.44 FEET; THENCE SOUTH 87 DEG. 48' 25" EAST, 357.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 00 DEG. 17' 35" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 400.00 FEET; THENCE SOUTH 87 DEG. 48' 25" EAST, 537.98 FEET; THENCE SOUTH 00 DEG. 17' 35" EAST, 400.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO 5:

ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE NORTH 00 DEG. 17' 35" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, 400.00 FEET; THENCE SOUTH 87 DEG. 48' 25" EAST, 537.98 FEET; THENCE SOUTH 00 DEG. 17' 35" EAST, 400.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, WHICH LIES NORTH 87 DEG. 48' 25" WEST, 757.43 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 87 DEG. 48' 25" WEST, 537.98 FEET TO THE POINT OFBEGINNING.

PARCEL NO. 6:

ALL THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3

First American Title
WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27; THENCE NORTH 00 DEG. 14' 17" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27, 384.00 FEET; THENCE NORTH 85 DEG. 32' 34" WEST, 644.65 FEET; THENCE SOUTH 76 DEG. 32' 12" WEST, 470.07 FEET; THENCE NORTH 21 DEG. 22' 04" WEST, 606.21 FEET; THENCE NORTH 82 DEG. 09' 06" WEST, 274.17 FEET; THENCE SOUTH 66 DEG. 03' 30" WEST, 238.66 FEET; THENCE SOUTH 37 DEG. 18' 34" WEST, 465.67 FEET; THENCE SOUTH 52 DEG. 52' 06" WEST, 726.49 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27.

PARCEL NO. 7:

ALL THOSE PORTIONS OF THE SOUTHWEST 1/4, AND THE EAST 1/2 OF SECTION 27; AND THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00 DEG. 14' 17" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27, 384.00 FEET; THENCE NORTH 85 DEG. 32' 34" WEST, 644.65 FEET; THENCE SOUTH 76 DEG. 32' 12" WEST, 470.07 FEET; THENCE NORTH 21 DEG. 22' 04" WEST, 606.21 FEET; THENCE NORTH 82 DEG. 09' 06" WEST, 274.17 FEET; THENCE SOUTH 66 DEG. 03' 30" WEST, 238.66 FEET; THENCE SOUTH 37 DEG. 18' 34" WEST, 465.67 FEET; THENCE SOUTH 52 DEG. 52' 06" WEST, 726.49 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27; THENCE NORTH 89 DEG. 37' 01" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 1038.40 FEET; THENCE SOUTH 37 DEG. 23' 49" WEST, 355.55 FEET; THENCE SOUTH 78 DEG. 36' 33" EAST, 282.98 FEET; THENCE NORTH 37 DEG. 23' 49" EAST, 272.93 FEET; THENCE SOUTH 89 DEG. 54' 46" EAST, 973.55 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 225.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 88 DEG. 43' 07" WEST; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 196.64 FEET THROUGH A CENTRAL ANGLE OF 50 DEG. 04' 24"; THENCE TANGENT TO SAID CURVE, SOUTH 48 DEG. 47' 31" EAST, 70.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 408.55 FEET THROUGH A CENTRAL ANGLE OF 70 DEG. 56' 02"; THENCE TANGENT TO SAID CURVE NORTH 60 DEG. 16' 27" EAST, 64.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 120.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 212.19 FEET THROUGH A CENTRAL ANGLE OF 101 DEG. 18' 50"; THENCE ON A NON-TANGENT BEARING, NORTH 69 DEG. 10' 05" EAST, 60.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 70 DEG. 46' 52" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 16.47 FEET THROUGH A CENTRAL ANGLE OF 94 DEG. 23' 32"; THENCE TANGENT TO SAID CURVE, NORTH 66 DEG. 23' 20" EAST, 48.72 FEET; THENCE NORTH 37 DEG. 53' 45" EAST, 41.98 FEET; THENCE NORTH 74 DEG. 14' 11" EAST, 34.87 FEET; THENCE NORTH 25 DEG. 55' 41" EAST, 183.42 FEET; THENCE NORTH 76 DEG. 40' 13" EAST, 232.77 FEET; THENCE NORTH 84 DEG. 53' 29" EAST, 226.46 FEET; THENCE NORTH 80 DEG. 22' 23" EAST, 457.57 FEET; THENCE SOUTH 80 DEG. 29' 37" EAST, 468.70 FEET; THENCE SOUTH 71 DEG. 37' 23" EAST, 184.62 FEET; THENCE SOUTH 23 DEG. 50' 43" EAST, 207.36 FEET; THENCE SOUTH 88 DEG. 23' 51" WEST, 67.13 FEET; THENCE SOUTH 55 DEG. 52' 13" WEST,
40.54 FEET; THENCE SOUTH 13 DEG. 36' 40" EAST, 284.29 FEET, 40.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 13 DEG. 36' 40" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 249.16 FEET THROUGH A CENTRAL ANGLE OF 62 DEG. 04' 05"; THENCE TANGENT TO SAID CURVE, SOUTH 41 DEG. 32' 35" EAST, 233.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 136.04 FEET THROUGH A CENTRAL ANGLE OF 39 DEG. 58' 24"; THENCE TANGENT TO SAID CURVE, SOUTH 81 DEG. 30' 59" EAST, 17.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 195.00 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 130.93 FEET THROUGH A CENTRAL ANGLE OF 38 DEG. 28' 15"; THENCE TANGENT TO SAID CURVE, NORTH 60 DEG. 00' 46" EAST, 97.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 50.29 FEET THROUGH A CENTRAL ANGLE OF 06 DEG. 51' 37" TO A POINT ON A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 285.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 23 DEG. 07' 37" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 268.51 FEET THROUGH A CENTRAL ANGLE OF 53 DEG. 58' 52"; THENCE TANGENT TO SAID CURVE, NORTH 12 DEG. 53' 31" EAST, 59.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 245.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 207.19 FEET THROUGH A CENTRAL ANGLE OF 48 DEG. 27' 10"; THENCE ON A NON-TANGENT BEARING NORTH 46 DEG. 43' 40" EAST, 59.95 FEET; THENCE NORTH 21 DEG. 46' 00" EAST, 57.85 FEET; THENCE NORTH 05 DEG. 25' 04" WEST, 39.37 FEET; THENCE NORTH 05 DEG. 10' 38" WEST, 92.67 FEET; THENCE NORTH 29 DEG. 32' 28" WEST, 47.24 FEET; THENCE NORTH 64 DEG. 12' 45" WEST, 61.06 FEET; THENCE NORTH 54 DEG. 53' 53" WEST, 31.89 FEET; THENCE NORTH 05 DEG. 55' 25" EAST, 37.44 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 87 DEG. 48' 25" WEST ALONG SAID NORTH LINE, 937.75 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 8:

ALL THOSE PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 27, AND THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 00 DEG. 06' 13" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 26, 360.53 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN A DEED TO JACK D. VANDERWOUDE IN INSTRUMENT NO. 88-451867, OFFICIAL RECORDS OF SAID COUNTY, AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 84 OF RECORDS OF SURVEY, PAGE 32, RECORDS OF SAID COUNTY, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 141.27 FEET THROUGH A CENTRAL ANGLE OF 21 DEG. 35' 02" TO THE TRUE POINT OF BEGINNING; THENCE ON A NON-TANGENT BEARING, NORTH 39 DEG. 51' 51" EAST, 31 FEET; THENCE NORTH 25 DEG. 29' 15" EAST, 91.02 FEET; THENCE SOUTH 76 DEG. 28' 38" EAST, 46.01 FEET; THENCE NORTH 69 DEG. 13' 09" EAST, 24.92 FEET; THENCE NORTH 25 DEG. 43' 29" EAST, 34.38 FEET; THENCE SOUTH 84 DEG. 26' 59" EAST, 58.99 FEET; THENCE NORTH 50 DEG. 02' 28" WEST, 175.14 FEET; THENCE NORTH 30 DEG. 27' 17" WEST, 152.55 FEET; THENCE NORTH 26 DEG. 47' 34" WEST, 132.40 FEET; THENCE NORTH 30 DEG. 16' 42" WEST, 136.86 FEET; THENCE NORTH 83 DEG. 00' 29" WEST, 150.25 FEET; THENCE NORTH 59 DEG. 21' 16" WEST, 154.94 FEET; THENCE NORTH 13 DEG. 13' 03" EAST,
228.55 FEET; THENCE NORTH 01 DEG. 17' 18" WEST, 163.76 FEET; THENCE NORTH 11 DEG. 44' 52" EAST, 98.44 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 195.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 29 DEG. 59' 14" EAST; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 130.93 FEET THROUGH A CENTRAL ANGLE OF 38 DEG. 28' 15"; THENCE TANGENT TO SAID CURVE, NORTH 81 DEG. 30' 59" WEST, 17.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 136.04 FEET THROUGH A CENTRAL ANGLE OF 39 DEG. 58' 24"; THENCE TANGENT TO SAID CURVE, NORTH 41 DEG. 32' 35" WEST, 233.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 249.16 FEET THROUGH A CENTRAL ANGLE OF 62 DEG. 04' 05"; THENCE ON A NON-TANGENT BEARING NORTH 13 DEG. 36' 40" WEST, 284.29 FEET; THENCE NORTH 70 DEG. 34' 34" WEST, 43.85 FEET; THENCE NORTH 82 DEG. 21' 01" WEST, 86.75 FEET; THENCE SOUTH 74 DEG. 35' 08" WEST, 107.21 FEET; THENCE NORTH 59 DEG. 44' 44" WEST, 41.28 FEET; THENCE SOUTH 80 DEG. 01' 14" WEST, 92.74 FEET; THENCE SOUTH 85 DEG. 05' 10" WEST, 45.87 FEET; THENCE SOUTH 52 DEG. 09' 26" WEST, 104.47 FEET; THENCE SOUTH 40 DEG. 14' 43" WEST, 55.76 FEET; THENCE SOUTH 00 DEG. 42' 56" WEST, 50.23 FEET; THENCE SOUTH 19 DEG. 15' 03" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 475.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19 DEG. 15' 03" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 104.91 FEET THROUGH A CENTRAL ANGLE OF 12 DEG. 39' 15"; THENCE ON A NON-TANGENT BEARING, SOUTH 27 DEG. 55' 26" EAST, 142.75 FEET; THENCE SOUTH 60 DEG. 25' 41" EAST, 69.04 FEET; THENCE SOUTH 26 DEG. 30' 34" EAST, 40.46 FEET; THENCE SOUTH 88 DEG. 34' 05" EAST, 34.56 FEET; THENCE SOUTH 29 DEG. 43' 21" EAST, 49.73 FEET; THENCE SOUTH 15 DEG. 56' 00" EAST, 45.64 FEET; THENCE SOUTH 27 DEG. 25' 43" WEST, 35.86 FEET; THENCE SOUTH 35 DEG. 21' 29" WEST, 80.05 FEET; THENCE SOUTH 13 DEG. 50' 21" WEST, 120.49 FEET; THENCE SOUTH 71 DEG. 16' 04" EAST, 62.29 FEET; THENCE SOUTH 19 DEG. 17' 32" EAST, 72.49 FEET; THENCE SOUTH 08 DEG. 42' 33" WEST, 29.12 FEET; THENCE SOUTH 15 DEG. 49' 53" EAST, 74.20 FEET; THENCE SOUTH 18 DEG. 08' 16" WEST, 20.43 FEET; THENCE SOUTH 15 DEG. 22' 01" EAST, 80.11 FEET; THENCE SOUTH 01 DEG. 32' 37" EAST, 103.84 FEET; THENCE SOUTH 30 DEG. 28' 12" WEST, 36.26 FEET; THENCE SOUTH 03 DEG. 45' 08" WEST, 75.29 FEET; THENCE SOUTH 17 DEG. 31' 49" WEST, 78.35 FEET; THENCE SOUTH 50 DEG. 09' 41" WEST, 67.57 FEET; THENCE NORTH 87 DEG. 38' 08" WEST, 70.09 FEET; THENCE SOUTH 48 DEG. 32' 48" WEST, 202.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 52 DEG. 29' 32" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 12.57 FEET THROUGH A CENTRAL ANGLE OF 04 DEG. 06' 54"; THENCE ON A NON-TANGENT BEARING, SOUTH 56 DEG. 36' 26" WEST, 50.00 FEET; THENCE SOUTH 34 DEG. 05' 46" WEST, 158.02 FEET; THENCE SOUTH 48 DEG. 23' 22" EAST, 51.60 FEET; THENCE SOUTH 59 DEG. 27' 18" EAST, 52.30 FEET; THENCE SOUTH 26 DEG. 32' 51" EAST, 57.44 FEET; THENCE SOUTH 61 DEG. 26' 12" EAST, 44.72 FEET; THENCE NORTH 72 DEG. 12' 21" EAST, 37.20 FEET; THENCE SOUTH 64 DEG. 45' 51" EAST, 37.09 FEET; THENCE NORTH 89 DEG. 22' 07" EAST, 55.93 FEET; THENCE SOUTH 80 DEG. 41' 12" EAST, 27.39 FEET; THENCE SOUTH 87 DEG. 12' 37" EAST, 26.13 FEET; THENCE NORTH 81 DEG. 36' 56" EAST, 51.82 FEET; THENCE SOUTH 83 DEG. 24' 51" EAST, 49.72 FEET; THENCE SOUTH 42 DEG. 44' 31" EAST, 50.80 FEET; THENCE SOUTH 69 DEG. 06' 07" EAST, 31.92 FEET; THENCE NORTH 39 DEG. 51' 51" EAST, 11.96 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 9:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY

First American Title
OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 27; THENCE NORTH 00 DEG. 06' 13" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27, 360.53 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN A DEED TO JACK D. VANDERWOUDE IN INSTRUMENT NO. 88-451867, OFFICIAL RECORDS OF SAID COUNTY, AND AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 84 OF RECORDS OF SURVEY, PAGE 32, RECORDS OF SAID COUNTY, ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 141.27 FEET THROUGH A CENTRAL ANGLE OF 21 DEG. 35' 02"; THENCE ON A NON-TANGENT BEARING SOUTH 39 DEG. 51' 51" WEST, 11.96 FEET; THENCE NORTH 69 DEG. 06' 07" WEST, 31.92 FEET; THENCE NORTH 42 DEG. 44' 31" WEST, 50.80 FEET; THENCE NORTH 83 DEG. 24' 51" WEST, 49.72 FEET; THENCE SOUTH 81 DEG. 35' 56" WEST, 51.82 FEET; THENCE NORTH 87 DEG. 12' 37" WEST, 26.13 FEET; THENCE NORTH 80 DEG. 41' 12" WEST, 27.39 FEET; THENCE SOUTH 89 DEG. 22' 07" WEST, 55.93 FEET; THENCE NORTH 64 DEG. 45' 51" WEST, 37.09 FEET; THENCE SOUTH 72 DEG. 12' 21" WEST, 37.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51 DEG. 24' 35" WEST, 168.17 FEET; THENCE NORTH 02 DEG. 10' 37" WEST, 48.71 FEET; THENCE NORTH 26 DEG. 30' 18" WEST, 45.92 FEET; THENCE NORTH 62 DEG. 19' 33" WEST, 46.30 FEET; THENCE NORTH 73 DEG. 17' 08" WEST, 50.60 FEET; THENCE SOUTH 73 DEG. 48' 32" WEST, 40.77 FEET; THENCE SOUTH 40 DEG. 42' 53" WEST, 30.02 FEET; THENCE SOUTH 70 DEG. 47' 15" WEST, 34.55 FEET; THENCE NORTH 79 DEG. 48' 22" WEST, 32.20 FEET; THENCE NORTH 70 DEG. 20' 22" WEST, 56.41 FEET; THENCE SOUTH 87 DEG. 25' 38" WEST, 41.98 FEET; THENCE NORTH 81 DEG. 16' 37" WEST, 29.23 FEET; THENCE NORTH 68 DEG. 40' 45" WEST, 40.02 FEET; THENCE NORTH 73 DEG. 24' 10" WEST, 39.87 FEET; THENCE NORTH 39 DEG. 26' 11" WEST, 35.20 FEET; THENCE SOUTH 64 DEG. 41' 02" WEST, 34.02 FEET; THENCE SOUTH 76 DEG. 27' 30" WEST, 43.14 FEET; THENCE SOUTH 86 DEG. 41' 21" WEST, 65.35 FEET; THENCE NORTH 65 DEG. 39' 14" WEST, 52.17 FEET; THENCE NORTH 24 DEG. 39' 04" WEST, 42.43 FEET; THENCE NORTH 02 DEG. 03' 03" EAST, 52.50 FEET; THENCE NORTH 53 DEG. 07' 42" WEST, 22.13 FEET; THENCE SOUTH 73 DEG. 27' 01" WEST, 55.43 FEET; THENCE SOUTH 66 DEG. 29' 38" WEST, 68.11 FEET; THENCE SOUTH 86 DEG. 02' 44" WEST, 81.74 FEET; THENCE NORTH 16 DEG. 51' 49" WEST, 111.26 FEET; THENCE NORTH 47 DEG. 40' 39" EAST, 103.92 FEET; THENCE NORTH 56 DEG. 50' 32" EAST, 44.25 FEET; THENCE NORTH 08 DEG. 52' 37" EAST, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1030.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08 DEG. 52' 37" EAST; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.85 FEET THROUGH A CENTRAL ANGLE OF 05 DEG. 19' 55"; THENCE ON A NON-TANGENT BEARING NORTH 01 DEG. 11' 33" EAST, 122.28 FEET; THENCE NORTH 07 DEG. 46' 58" WEST, 95.29 FEET; THENCE NORTH 08 DEG. 28' 29" WEST, 98.14 FEET; THENCE NORTH 16 DEG. 08' 28" WEST, 74.73 FEET; THENCE NORTH 19 DEG. 37' 13" WEST, 92.22 FEET; THENCE NORTH 23 DEG. 30' 33" WEST, 98.33 FEET; THENCE NORTH 24 DEG. 43' 02" WEST, 46.84 FEET; THENCE NORTH 28 DEG. 29' 16" WEST, 31.19 FEET; THENCE NORTH 37 DEG. 21' 43" WEST, 71.65 FEET; THENCE NORTH 34 DEG. 09' 07" WEST, 44.56 FEET; THENCE NORTH 44 DEG. 16' 18" WEST, 83.27 FEET; THENCE NORTH 43 DEG. 42' 33" WEST, 74.79 FEET; THENCE NORTH 41 DEG. 14' 32" WEST, 50.44 FEET; THENCE NORTH 32 DEG. 12' 55" WEST, 52.20 FEET; THENCE NORTH 28 DEG. 38' 09" WEST, 44.62 FEET; THENCE NORTH 20 DEG. 57' 22" WEST, 195.71 FEET; THENCE NORTH 22 DEG. 09' 51" WEST, 59.97 FEET; THENCE NORTH 67 DEG. 50' 09" EAST, 118.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 15.05 FEET THROUGH A CENTRAL ANGLE OF 86 DEG. 14' 52"; THENCE TANGENT TO SAID CURVE, NORTH 18 DEG. 24' 43" WEST, 3.66 FEET; THENCE NORTH 69 DEG. 10' 05" EAST, 60.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH.
70 DEG. 46' 52" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 16.47 FEET THROUGH A CENTRAL ANGLE OF 94 DEG. 23' 32"; THENCE TANGENT TO SAID CURVE, NORTH 66 DEG. 23' 20" EAST, 48.72 FEET; THENCE NORTH 37 DEG. 53' 45" EAST, 41.98 FEET; THENCE NORTH 74 DEG. 14' 11" EAST, 34.87 FEET; THENCE NORTH 25 DEG. 55' 41" EAST, 183.42 FEET; THENCE NORTH 76 DEG. 40' 13" EAST, 232.77 FEET; THENCE NORTH 84 DEG. 53' 29" EAST, 226.46 FEET; THENCE NORTH 80 DEG. 22' 23" EAST, 457.57 FEET; THENCE SOUTH 80 DEG. 29' 37" EAST, 468.70 FEET; THENCE SOUTH 71 DEG. 37' 23" EAST, 184.62 FEET; THENCE SOUTH 23 DEG. 50' 43" EAST, 207.36 FEET; THENCE SOUTH 88 DEG. 23' 51" WEST, 67.13 FEET; THENCE SOUTH 55 DEG. 52' 13" WEST, 40.54 FEET; THENCE NORTH 70 DEG. 34' 34" WEST, 43.85 FEET; THENCE NORTH 82 DEG. 21' 01" WEST, 86.75 FEET; THENCE SOUTH 74 DEG. 35' 08" WEST, 107.21 FEET; THENCE NORTH 59 DEG. 44' 44" WEST, 41.28 FEET; THENCE SOUTH 80 DEG. 01' 14" WEST, 92.74 FEET; THENCE SOUTH 85 DEG. 05' 10" WEST, 45.87 FEET; THENCE SOUTH 52 DEG. 09' 26" WEST, 104.47 FEET; THENCE SOUTH 40 DEG. 14' 43" WEST, 55.76 FEET; THENCE SOUTH 00 DEG. 42' 36" WEST, 50.23 FEET; THENCE SOUTH 19 DEG. 15' 03" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 475.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19 DEG. 15' 03" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 104.91 FEET THROUGH A CENTRAL ANGLE OF 12 DEG. 39' 15"; THENCE ON A NON-TANGENT Bearing, SOUTH 27 DEG. 55' 26" EAST, 142.75 FEET; THENCE SOUTH 60 DEG. 25' 41" EAST, 69.04 FEET; THENCE SOUTH 26 DEG. 30' 34" EAST, 40.46 FEET; THENCE SOUTH 88 DEG. 34' 05" EAST, 34.56 FEET; THENCE SOUTH 29 DEG. 43' 21" EAST, 49.73 FEET; THENCE SOUTH 15 DEG. 56' 00" EAST, 45.64 FEET; THENCE SOUTH 27 DEG. 25' 43" WEST, 35.86 FEET; THENCE SOUTH 35 DEG. 21' 29" EAST, 80.05 FEET; THENCE SOUTH 13 DEG. 50' 21" WEST, 120.49 FEET; THENCE SOUTH 71 DEG. 16' 04" EAST, 62.29 FEET; THENCE SOUTH 19 DEG. 17' 32" EAST, 72.49 FEET; THENCE SOUTH 08 DEG. 42' 33" WEST, 29.12 FEET; THENCE SOUTH 15 DEG. 49' 53" EAST, 74.20 FEET; THENCE SOUTH 18 DEG. 08' 16" WEST, 20.43 FEET; THENCE SOUTH 15 DEG. 22' 01" EAST, 80.11 FEET; THENCE SOUTH 01 DEG. 32' 37" EAST, 103.84 FEET; THENCE SOUTH 30 DEG. 28' 12" WEST, 36.26 FEET; THENCE SOUTH 03 DEG. 45' 08" WEST, 75.29 FEET; THENCE SOUTH 17 DEG. 31' 49" WEST, 78.35 FEET; THENCE SOUTH 50 DEG. 09' 41" WEST, 67.57 FEET; THENCE NORTH 87 DEG. 38' 08" WEST, 70.09 FEET; THENCE SOUTH 48 DEG. 32' 48" WEST, 202.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 52 DEG. 29' 32" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 12.57 FEET THROUGH A CENTRAL ANGLE OF 04 DEG. 06' 54"; THENCE ON A NON-TANGENT BEARING SOUTH 56 DEG. 36' 26" WEST, 50.00 FEET; THENCE SOUTH 34 DEG. 05' 46" WEST, 158.02 FEET; THENCE SOUTH 48 DEG. 23' 22" EAST, 51.60 FEET; THENCE SOUTH 59 DEG. 27' 18" EAST, 52.30 FEET; THENCE SOUTH 26 DEG. 32' 11" EAST, 57.44 FEET; THENCE SOUTH 61 DEG. 26' 12" EAST, 44.72 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 10:

ALL THOSE PORTIONS OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTH 89 DEG. 53' 24" WEST, 20.00 FEET; THENCE NORTH 00 DEG. 30' 37" WEST, 342.45 FEET TO THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 52.88 FEET THROUGH A CENTRAL ANGLE OF 07 DEG. 34' 29"; THENCE TANGENT TO SAID CURVE, NORTH 08 DEG. 05' 06" WEST, 202.57 FEET; THENCE NORTH 42 DEG. 25' 11" EAST, 277.43 FEET; THENCE NORTH 07 DEG. 05' 00" WEST, 470.71
FEET; THENCE NORTH 00 DEG. 35' 01" WEST, 352.29 FEET; THENCE NORTH 04 DEG. 10' 26" EAST, 244.86 FEET; THENCE NORTH 14 DEG. 34' 41" EAST, 118.92 FEET; THENCE NORTH 13 DEG. 14' 02" EAST, 60.00 FEET; THENCE NORTH 31 DEG. 17' 05" EAST, 283.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41 DEG. 12' 19" WEST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 408.55 FEET THROUGH A CENTRAL ANGLE OF 70 DEG. 56' 02"; THENCE TANGENT TO SAID CURVE, NORTH 60 DEG. 16' 27" EAST, 64.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 120.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 212.19 FEET THROUGH A CENTRAL ANGLE OF 101 DEG. 18' 50"; THENCE TANGENT TO SAID CURVE, SOUTH 18 DEG. 24' 43" EAST, 3.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 15.05 FEET THROUGH A CENTRAL ANGLE OF 86 DEG. 14' 52"; THENCE TANGENT TO SAID CURVE, SOUTH 67 DEG. 50' 09" WEST, 118.72 FEET; THENCE SOUTH 22 DEG. 09' 51" EAST, 59.97 FEET; THENCE SOUTH 20 DEG. 57' 22" EAST, 195.71 FEET; THENCE SOUTH 28 DEG. 38' 09" EAST, 44.62 FEET; THENCE SOUTH 32 DEG. 12' 55" EAST, 52.20 FEET; THENCE SOUTH 41 DEG. 14' 32" EAST, 50.44 FEET; THENCE SOUTH 43 DEG. 42' 33" EAST, 74.79 FEET; THENCE SOUTH 44 DEG. 16' 18" EAST, 83.27 FEET; THENCE SOUTH 34 DEG. 09' 07" EAST, 44.56 FEET; THENCE SOUTH 37 DEG. 21' 43" EAST, 71.65 FEET; THENCE SOUTH 28 DEG. 29' 16" EAST, 31.19 FEET; THENCE SOUTH 24 DEG. 43' 02" EAST, 46.84 FEET; THENCE SOUTH 23 DEG. 30' 33" EAST, 98.33 FEET; THENCE SOUTH 19 DEG. 37' 13" EAST, 92.22 FEET; THENCE SOUTH 16 DEG. 08' 28" EAST, 74.73 FEET; THENCE SOUTH 08 DEG. 28' 29" EAST, 98.14 FEET; THENCE SOUTH 07 DEG. 46' 58" EAST, 95.29 FEET; THENCE SOUTH 01 DEG. 11' 33" WEST, 122.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1030.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 03 DEG. 32' 42" EAST; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.85 FEET THROUGH A CENTRAL ANGLE OF 05 DEG. 19' 55"; THENCE ON A NON-TANGENT BEARING, SOUTH 08 DEG. 52' 37" WEST, 60.00 FEET; THENCE SOUTH 56 DEG. 50' 32" WEST, 44.25 FEET; THENCE SOUTH 47 DEG. 40' 39" WEST, 103.92 FEET; THENCE SOUTH 16 DEG. 51' 49" EAST, 111.26 FEET; THENCE SOUTH 66 DEG. 09' 27" WEST, 177.53 FEET; THENCE SOUTH 85 DEG. 59' 19" WEST, 56.50 FEET; THENCE SOUTH 88 DEG. 47' 58" WEST, 50.06 FEET; THENCE SOUTH 78 DEG. 57' 47" WEST, 72.98 FEET; THENCE SOUTH 71 DEG. 24' 07" WEST, 64.86 FEET; THENCE SOUTH 74 DEG. 09' 56" WEST, 63.97 FEET; THENCE NORTH 86 DEG. 27' 57" WEST, 44.75 FEET; THENCE SOUTH 83 DEG. 07' 52" WEST, 84.15 FEET; THENCE SOUTH 70 DEG. 23' 09" WEST, 92.10 FEET; THENCE SOUTH 48 DEG. 03' 48" WEST, 51.66 FEET; THENCE SOUTH 50 DEG. 37' 15" WEST, 115.79 FEET; THENCE SOUTH 70 DEG. 06' 50" WEST, 60.54 FEET; THENCE SOUTH 74 DEG. 33' 59" WEST, 210.35 FEET; THENCE NORTH 88 DEG. 40' 29" WEST, 146.69 FEET; THENCE NORTH 80 DEG. 09' 13" WEST, 43.24 FEET; THENCE NORTH 00 DEG. 30' 37" WEST, 7.41 FEET; THENCE SOUTH 89 DEG. 29' 23" WEST, 50.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 11:

ALL THOSE PORTIONS OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FAROW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTH 89 DEG. 53' 24" WEST, 20.00 FEET; THENCE NORTH 00 DEG. 30' 37" WEST, 342.45 FEET TO THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG

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SAID CURVE, AN ARC DISTANCE OF 52.88 FEET THROUGH A CENTRAL ANGLE OF 07 DEG. 34' 29"; THENCE TANGENT TO SAID CURVE, NORTH 08 DEG. 05' 00" WEST, 202.57 FEET; THENCE NORTH 42 DEG. 25' 11" EAST, 277.43 FEET; THENCE NORTH 07 DEG. 05' 00" WEST, 470.71 FEET; THENCE NORTH 00 DEG. 35' 01" WEST, 352.29 FEET; THENCE NORTH 04 DEG. 10' 26" EAST, 244.86 FEET; THENCE NORTH 14 DEG. 34' 41" EAST, 118.92 FEET; THENCE NORTH 13 DEG. 14' 02" EAST, 60.00 FEET; THENCE NORTH 31 DEG. 17' 05" EAST, 283.27 FEET; THENCE NORTH 48 DEG. 47' 31" WEST, 70.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 196.64 FEET THROUGH A CENTRAL ANGLE OF 50 DEG. 04' 24"; THENCE ON A NON-TANGENT BEARING, NORTH 89 DEG. 54' 46" WEST, 973.55 FEET; THENCE SOUTH 37 DEG. 23' 49" WEST, 272.93 FEET; THENCE NORTH 78 DEG. 36' 33" WEST, 262.98 FEET; THENCE NORTH 37 DEG. 23' 49" EAST, 355.55 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE NORTH 89 DEG. 37' 01" WEST, 712.35 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN "PARCEL 4" AS DESCRIBED IN A DEED TO RANCHO SAN ANDREAS COMPANY IN INSTRUMENT NO. 90-121848, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 03 DEG. 27' 03" WEST ALONG THE WEST LINE OF SAID "PARCEL 4", 1055.72 FEET; THENCE SOUTH 74 DEG. 21' 47" EAST, 78.14 FEET; THENCE SOUTH 22 DEG. 23' 41" EAST, 65.57 FEET; THENCE SOUTH 70 DEG. 09' 53" EAST, 76.19 FEET; THENCE SOUTH 52 DEG. 35' 34" EAST, 97.94 FEET; THENCE SOUTH 70 DEG. 49' 53" EAST, 94.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 600.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 72 DEG. 59' 29" WEST; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 52.54 FEET THROUGH A CENTRAL ANGLE OF 05 DEG. 01' 03"; THENCE ON A NON-TANGENT BEARING SOUTH 10 DEG. 08' 17" WEST, 38.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 78 DEG. 00' 32" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 15.94 FEET THROUGH A CENTRAL ANGLE OF 91 DEG. 19' 09"; THENCE TANGENT TO SAID CURVE, SOUTH 79 DEG. 19' 41" EAST, 11.58 FEET; THENCE SOUTH 10 DEG. 40' 19" WEST, 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 10 DEG. 40' 19" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 38.69 FEET THROUGH A CENTRAL ANGLE OF 88 DEG. 40' 51"; THENCE TANGENT TO SAID CURVE, SOUTH 11 DEG. 59' 28" WEST, 77.69 FEET; THENCE SOUTH 71 DEG. 48' 57" EAST, 207.93 FEET; THENCE SOUTH 58 DEG. 31' 10" EAST, 555.87 FEET; THENCE SOUTH 51 DEG. 09' 47" EAST, 76.09 FEET; THENCE SOUTH 49 DEG. 02' 42" EAST, 79.81 FEET; THENCE SOUTH 45 DEG. 12' 01" EAST, 285.66 FEET; THENCE SOUTH 52 DEG. 30' 21" EAST, 88.63 FEET; THENCE SOUTH 60 DEG. 51' 30" EAST, 95.98 FEET; THENCE SOUTH 66 DEG. 11' 48" EAST, 62.27 FEET; THENCE SOUTH 84 DEG. 49' 22" EAST, 54.04 FEET; THENCE NORTH 87 DEG. 29' 35" EAST, 264.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 12:

ALL THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 61, TRACT NO. 5299, SYCAMORE HEIGHTS ESTATES, AS PER PLAT RECORDED IN BOOK 76 OF MAPS, PAGES 74 AND 75, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF 66.00 FOOT WIDE TERRACE DRIVE, WEST 505.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, 31.52 FEET AND THROUGH A CENTRAL ANGLE OF 90 DEG. TO A POINT ON THE EAST LINE OF 60.00 FOOT WIDE ORCHARD ROAD; THENCE ALONG SAID LINE SOUTH 293.95 FEET TO THE BEGINNING OF

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A TANGENT CURVE CONCAVE TO THE WEST AND WHOSE RADIUS IS 130.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 90.11 FEET AND THROUGH A CENTRAL ANGLE OF 39 DEG. 42' 55" TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 34; THENCE ALONG SAID LINE SOUTH 98.81 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO TITLE INSURANCE AND TRUST COMPANY, RECORDED AUGUST 11, 1961, IN BOOK 5507, PAGE 397, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE OF THE FOLLOWING COURSES AND DISTANCES: SOUTH 63 DEG. 12' 45" EAST, 361.40 FEET; THENCE SOUTH 59 DEG. 17' 08" EAST, 233.35 FEET; THENCE SOUTH 62 DEG. 05' 20" EAST, 71.91 FEET; THENCE NORTH 45 DEG. 36' 50" EAST, 271.41 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID TRACT NO. 5299; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY NORTH 42 DEG. 46' 15" WEST, 225.12 FEET; THENCE NORTH 11 DEG. 50' 00" WEST, 360.31 FEET; THENCE NORTH 105.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT CERTAIN WELL SITE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, SOUTH 811.07 FEET; THENCE EAST 343.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUING EAST 20.00 FEET; THENCE SOUTH 40.00 FEET; THENCE WEST 20.00 FEET; THENCE NORTH 40.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT CERTAIN WELL SITE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, SOUTH 696.57 FEET; THENCE EAST 94.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20.00 FEET; THENCE WEST 20.00 FEET; THENCE NORTH 20 FEET; THENCE EAST 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 13:

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 34 AND ALL THAT PORTION OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 34; THENCE ALONG THE EAST LINE THEREOF, SOUTH 342.00 FEET; THENCE WEST, 30.00 FEET; THENCE PARALLEL WITH AND 30.00 FEET WEST OF SAID EAST LINE, NORTH 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND WHOSE RADIUS IS 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, 20.56 FEET, AND THROUGH A CENTRAL ANGLE OF 23 DEG. 33' 23" TO A POINT OF COMPOUND CURVE, THE SECOND CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 168.23 FEET AND THROUGH A CENTRAL ANGLE OF 137 DEG. 42' 01" TO A POINT OF COMPOUND CURVE, THE SECOND CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE, 20.56 FEET AND THROUGH A CENTRAL ANGLE OF 23 DEG. 33' 23"; THENCE ALONG THE SOUTH LINE OF AFORESAID SECTION 27, NORTH 89 DEG. 24' 45" WEST, 78.57 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SAN BERNARDINO.

Parcel 14:

First American Title
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT
SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4; SAID POINT LIES
SOUTH 89° 24' 45" EAST 264.22 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST
1/4; THENCE ALONG SAID SOUTH LINE SOUTH 89° 24' 45" EAST 330.44 FEET; THENCE NORTH
0° 35' 15" EAST 30.00 FEET; THENCE NORTH 89° 24' 45" WEST 89.81 FEET TO THE BEGINNING
OF A CURVE CONCAVE TO THE SOUTH AND WHOSE RADIUS IS 520 FEET; THENCE WESTERLY
ALONG SAID CURVE 129.00 FEET AND THROUGH A CENTRAL ANGLE OF 14° 12' 48"
TO A POINT OF COMPOUND CURVE, THE SECOND CURVE BEING CONCAVE TO THE NORTH AND
HAVING A RADIUS OF 460 FEET; THENCE WESTERLY ALONG SAID CURVE 114.11 FEET AND
THROUGH A CENTRAL ANGLE OF 14° 12' 48"
TO THE POINT OF BEGINNING.

APN: 1199-341-18 (Affects: Parcel 1); 1199-341-19 (Affects: Parcel 2); 1200-121-08 (Affects:
Parcel 3); 1199-341-25 (Affects: Parcel 3); 0288-151-07 (Affects: Parcel 4); 0288-151-06
(Affects: Parcel 5); 1199-331-06; (Affects: Parcel 6); 1199-331-07 (Affects: Parcel 7); 0288-151-
08 (Affects: Parcel 8); 1199-341-22 (Affects: Parcel 9); 1199-341-21 (Affects: Parcel 10); 1199-
341-20 (Affects: Parcel 11); 1199-341-24 (Affects: Parcel 11); 1200-151-03 (Affects: Parcel 12);
1200-121-07 (Affects: Parcel 13); 1199-341-14 (Parcel 14)

First American Title
EXHIBIT C

CFD No. 2020-1 Boundary Exhibit
BOARD AGENDA STAFF REPORT

Agenda Item #5.
Meeting Date: January 8, 2020
Discussion Item

To: Governing Board Members
From: General Manager/CEO
Subject: Consider Standby Generator Purchase

RECOMMENDATION:

Staff recommends that the Board of Directors approve a purchase for three additional standby generators.

BACKGROUND / ANALYSIS:

Staff is committed to maintaining a reliable water supply for our community and continues to enhance emergency preparedness. Preparing for Southern California Edison’s Public Safety Power Shutoff program (PSPS) has presented staff with a new challenge. When this program was first introduced staff did not have a complete understanding of what plants could potentially be without power and the impacts this would have on water supply. Now that we have a better understanding of Edison’s grids, and know which plants will be affected, staff has determined it is necessary to add three generators. These generators will be staged and ready to go at various plants. They will be used to power booster stations which is critical to keeping our reservoirs at a safe level in the event of a power shut off event.

Staff prepared the specifications for the purchase of generators and requested quotes with the following results:

<table>
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<tr>
<th>Vendor</th>
<th>Associated Power</th>
<th>Plumbers Depot</th>
<th>Quinn Power</th>
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<tr>
<td>125KVA</td>
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<td>Tax 7.75%</td>
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<tr>
<td>Total Cost</td>
<td>$ 272,721</td>
<td>$ 281,998</td>
<td>$ 302,330</td>
</tr>
</tbody>
</table>

Staff reviewed quotes and documents for content and investigated vendor background. As a result, staff has determined that the low bid for the generators have met the requirements outlined in the request for proposals.

Staff recommends that the Board of Directors award a purchase to Associated Power Inc. for the purchase of three trailer mounted generators in the amount of $272,721.00.
AGENCY GOALS AND OBJECTIVES:

Goal and Objectives III - Deliver Public Service with Purpose While Embracing Continuous Growth

a) Advance Emergency Preparedness Efforts

Goal and Objectives IV - Promote Planning, Maintenance and Preservation of District Resources

a) Develop Projects and Programs to Ensure Safe and Reliable Services

REVIEW BY OTHERS:

This agenda item has been reviewed by the Executive Management Team.

FISCAL IMPACT

This item was not included in the current budget. Due to the urgency staff is requesting to purchase the generators with funds from the replacement reserve account.

Recommended by: John Mura  Respectfully submitted: Patrick Milroy
General Manager/CEO      Operations Manager