



# P A L M D A L E

*a place to call home*

**PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
PUBLIC FINANCING AUTHORITY MEETING  
CITY COUNCIL CHAMBER  
38300 SIERRA HIGHWAY  
SUITE B  
PALMDALE, CA 93550  
TUESDAY, NOVEMBER 16, 2021  
4:30 PM  
[www.cityofpalmdale.org](http://www.cityofpalmdale.org)**

## **WELCOME**

**In accordance with the current guidance from the California Department of Public Health and the County of Los Angeles Department of Public Health, the Council Chamber is open for in-person public comment and seating. Masks are required to be worn by all persons in attendance. It is recommended that all citizens practice social distancing to the extent possible while in attendance. Board Members may choose to participate via conference call.**

### **How to Submit Public Comments:**

**VERBAL PUBLIC COMMENT DURING THE MEETING – (ZOOM Number: US: +1 669 900 9128 Webinar ID: 815 2394 2716 Passcode: 462169 Webinar attendee link <https://zoom.us/j/81523942716?pwd=L0pLS1M3dUhGTWZFMm0yWVNIUHVmZz09>.**  
Verbal comments must be limited to 3 minutes. Public comments submitted will become part of the official meeting record.

The safety and well-being of employees and the public remains the City's top priority. The City of Palmdale appreciates your patience and understanding during these challenging times.

The EIFD Public Financing Authority is making every effort to follow the spirit and intent of the Brown Act and other applicable laws regulating the conduct of public meetings in order to maximize transparency and public access.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please call the City Clerk's Office at (661) 267-5151 at least 72 hours prior to the meeting.

If you require oral Spanish translation, please contact the City Clerk's Office at (661) 267-5151 at least 72 hours prior to the meeting.

"Your courtesy is requested to help our meetings run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of your time and ours:

- Please refrain from public displays or outbursts, such as unsolicited applause, comments, cheering, foul language or obscenities.
- Any disruptive activities that substantially interfere with the ability of the Authority to carry out its meeting will not be permitted and offenders will be asked to leave the meeting.
- Please turn off/mute your cell phones and mobile devices.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

BOARD MEMBERS HOFBAUER, CARRILLO, MACLAREN-GOMEZ, BOSTWICK,  
KNIPPEL

**4. CONSENT CALENDAR**

4.1 Approve the October 12, 2021 Meeting Minutes.

**5. PUBLIC HEARING**

5.1 Public hearing to consider all written and oral protests along with recommendations, if any, of affected taxing entities and to terminate the proceedings or adopt the Enhanced Infrastructure Financing District Infrastructure Financing Plan forming the Palmdale Enhanced Infrastructure District to finance the construction and/or acquisition of Capital Improvements.

**6. ADJOURNMENT**

**MINUTES**  
**PALMDALE EIFD PUBLIC FINANCING AUTHORITY MEETING**  
**CITY HALL COUNCIL CHAMBER**  
**38300 SIERRA HIGHWAY**  
**SUITE B**  
**PALMDALE, CA 93550**  
**TUESDAY, OCTOBER 12, 2021**  
**4:30 PM**  
**[www.cityofpalmdale.org](http://www.cityofpalmdale.org)**

**1. CALL TO ORDER**

Meeting was called to order at 4:33 pm by Vice Chair Bostwick.

**2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS**

Pledge of Allegiance was led by Board Member MacLaren-Gomez.

**3. ROLL CALL**

CHAIR HOFBAUER, VICE CHAIR BOSTWICK BOARD MEMBERS CARRILLO,  
MACLAREN-GOMEZ, & KNIPPEL

Present: CHAIR HOFBAUER, VICE CHAIR BOSTWICK, CARRILLO, MACLAREN-GOMEZ, KNIPPEL

**4. PUBLIC COMMENTS**

None

**5. APPROVAL OF MINUTES OF PUBLIC MEETING HELD SEPTEMBER 8, 2021**

4.1 Approve the minutes of public meeting from September 8, 2021

Motion to approve the minutes of public meeting held September 8, 2021.

Moved by Board Member MacLaren-Gomez, Second by Board Member Knippe

Vote: (5-0-0)

Yes: Chair Hofbauer, Vice Chair Bostwick, Members Carrillo, MacLaren-Gomez, Knippe

**6. PRESENT DRAFT INFRASTRUCTURE FINANCE PLAN (IFP) AND RECEIVE WRITTEN AND ORAL COMMENTS**

5.1 Presentation and overview of Palmdale EIFD and the IFP.

All PFA members were provided a copy of the Power Point Presentation regarding the Infrastructure Finance Plan (IFP).

Staff Secretary Schuler provided an overview of the changes had been made to the IFP as follows:

- Page 5, Section D - the County asked that we add "The City and the County shall have the right to review the Authority's calculations, and the district's books and accounting records thereof, to determine if the tax increment revenue limit has been reached."
- Page 10 - Project number seven was added to the list of projects under Palmdale Medical Campus.
- Vice Chair Bostwick requested the numbering be corrected on the project list.

Public Comments:

None.

Staff Secretary Schuler provided a brief overview of the EIFD and its purpose. Member Knippel commented the theory behind the EIFD is to attract new businesses by providing infrastructure which will allow the city to grow. Chair Hofbauer mentioned there are multiple areas where there are no utilities, but the land is ideally located. The EIFD replaces the State redevelopment agency which was dissolved because there were a handful of communities that pushed the limits on it, and this is a solution to replace that. However, it has much stricter guidelines and the parameters you can use it for is much narrower. Member MacLaren-Gomez stated the goals of the IFP are to reduce congestion, create more accessible housing, improve job opportunities, support long-term operations of Plant 42, and improve transportation network and options for multi-modal circulation. There will be many benefits from this plan for our community.

Vice Chair Bostwick inquired about the timeframe and whether the IFP would be presented to the City Council and the Los Angeles County Board of Supervisors. Staff Secretary Schuler announced the plan will be presented to the City Council on October 20<sup>th</sup>, the Board of Supervisors on November 2<sup>nd</sup> and a final public hearing would be held by the PFA on November 16<sup>th</sup> to receive final public comments and for consideration and approval the plan.

Motion to approve the closing of the public hearing.

Moved by Chair Hofbauer, Second by Member MacLaren-Gomez

Vote: (5-0-0)

Yes: Chair Hofbauer, Vice Chair Bostwick, Members Carrillo, MacLaren-Gomez, Knippel

## 6. ADJOURNMENT

Vice Chair Bostwick adjourned the meeting at 3:44 pm to November 16, 2021, at 4:30 pm in the Palmdale City Hall Council Chamber located at 38300 Sierra Highway, Suite B Palmdale, California.

PASSED, APPROVED, and ADOPTED on this 16th day of November 2021.

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Steven D. Hofbauer, Chair

ATTEST:

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Shanae S. Smith, City Clerk



# Enhanced Infrastructure Financing District Public Financing Authority Staff Report

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**DATE:** NOVEMBER 16, 2021  
**TO:** PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY (EIFDPFA)  
**FROM:** DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT - ECONOMIC DEVELOPMENT DIVISION  
**SUBJECT:** PUBLIC HEARING TO CONSIDER ALL WRITTEN AND ORAL PROTESTS ALONG WITH THE RECOMMENDATIONS, IF ANY, OF AFFECTED TAXING ENTITIES AND TO TERMINATE THE PROCEEDINGS OR ADOPT THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT INFRASTRUCTURE FINANCING PLAN, RESOLUTION NO. EIFDPFA 2021-002, AND ORDINANCE NO. EIFDPFA 2021-001 FORMING THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION AND/OR ACQUISITION OF CAPITAL IMPROVEMENTS

## **ISSUE**

Public hearing to consider all written and oral protests along with the recommendations, if any, of affected taxing entities and to terminate the proceedings or adopt the Enhanced Infrastructure Financing District (EIFD) Infrastructure Financing Plan (IFP), Resolution No. 2021-002, and Ordinance No. EIFDPFA 2021-001 forming the Palmdale Enhanced Infrastructure District (Palmdale EIFD) to finance the construction and/or acquisition of capital improvements.

## **RECOMMENDATION**

Staff recommends that the Palmdale EIFD Public Financing Authority (PFA) receive any written and oral protests, and if appropriate, take the following actions:

1. Adopt Ordinance No. EIFDPFA 2021-001 and Resolution No. EIFDPFA 2021-002 approving the IFP for the Palmdale EIFD and forming the Palmdale EIFD;
2. Determine that this project is exempt from environmental review per Sections 15378(b)(4) and 15061(b)(3) of the California Environmental Quality Act; and
3. Authorize the City Manager, or his designee, to execute all documents necessary to complete the Palmdale EIFD.

## **BACKGROUND**

In response to the elimination of redevelopment agencies, California Senate Bill 628, effective January 1, 2015, and California Assembly Bill 313, effective January 1, 2016, authorized public agencies to form an EIFD, which are public financing instruments designed to succeed former Redevelopment Agency financing mechanisms. An EIFD is a governmental entity, separate and distinct from the City or County that establishes it and is governed by a Public Financing Authority. EIFDs create a funding mechanism, primarily by capturing incremental property tax revenues generated within the district, that can facilitate the construction of critical public infrastructure improvements or other specified projects of communitywide significance.

In June 2021, the City of Palmdale and the County of Los Angeles approved Resolutions of Intent to establish the Palmdale EIFD. The boundaries of the proposed Palmdale EIFD include 22,971 acres located within the City of Palmdale and portions of unincorporated Los Angeles County. The Palmdale EIFD will help fund investments in streets and roads, utilities, and exploration of an Antelope Valley County Service Center to help fulfill economic goals for the City, County, and State, as well as promote sustainability by connecting jobs and housing in the Antelope Valley.

On October 20, 2021, the Palmdale City Council adopted a Resolution No. CC 2021-099 authorizing the City's contribution of the incremental property tax to the Palmdale EIFD and approving the Palmdale EIFD's IFP. On November 2, 2021, the Los Angeles County Board of Supervisors adopted a resolution authorizing the County's contribution of the incremental property tax to the Palmdale EIFD and approving the Palmdale EIFD IFP.

On January 1, 2020, California updated EIFD legislation incorporating Assembly Bill 116 (AB 116) took effect, which modified both the process by which EIFDs are formed and the requirements to achieve approval to issue debt secured by EIFD revenues. The AB 116 process requires three public hearings to be held at least 30 days apart so that the IFP can be presented in a public forum and receive input from landowners and residents within the district. If there is no majority protest, the PFA may approve the IFP, Resolution and Ordinance forming the EIFD, and future debt issuance by the EIFD with a majority vote of the PFA, without a subsequent vote by the landowners or registered voters within the district.

## **DISCUSSION**

This is the third and final public hearing to consider all written and oral protests with the recommendations, if any, of affected taxing entities. At the end of the hearing the PFA will vote to terminate proceedings or adopt the Palmdale EIFD IFP, Resolution, and Ordinance to form the Palmdale EIFD. The IFP, prepared by Kosmont Companies, for the Palmdale EIFD includes tax increment revenue projections, caps to the maximum tax increment revenue contribution by the City and County, and bond authorization for the proposed Palmdale EIFD. The PFA was responsible for preparation and final adoption of an IFP for the Palmdale EIFD. The IFP has been provided to the PFA to consider and a copy of the plan has been made available to all landowners within the proposed district.

Kosmont Companies projected \$3.5 billion of anticipated future private development and Assessed Valuation based on planned/proposed projects and future development potential. Based on development projections, it is estimated that the Palmdale EIFD will generate approximately \$1.2 billion (\$461 million present value) of incremental tax revenues over 50 years. Actual tax increment revenues are subject to changes in the types and timing of development and the real estate market. The EIFD revenues will help fund approximately \$176.2 million (nominal 2021 dollars) of public infrastructure improvements, including streets and roads, utilities, and exploration of an Antelope Valley County Service Center.

**California Environmental Quality Act (CEQA):**

The Resolution and Ordinance to establish the Palmdale EIFD is a notice regarding a financing, organizational and administrative activity that will not result in direct or indirect physical changes in the environment. Thus, the adoption of the proposed Resolution and Ordinance does not constitute a project and is not subject to CEQA review. Per CEQA Guidelines section 15378(b) (4) & (5); 15060(c) (3)

**FISCAL IMPACT**

A portion of the property tax increment that the City of Palmdale and the County of Los Angeles allocated to the Palmdale EIFD would be specifically restricted to pay for the \$176.2 million of infrastructure projects listed in the IFP. A maximum of \$600 million of incremental City property tax revenue will be dedicated to the Palmdale EIFD over a 50-year period. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$7.4 million to the City on a present-value basis. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$164.4 million for the City on a present-value basis. This is in addition to the Community economic benefits of connecting jobs, housing, and transportation.

These infrastructure improvements prioritized by the Palmdale EIFD will include key infrastructure projects that are cost prohibitive preventing new development from occurring. These infrastructure investments will assist the City's efforts to create jobs, provide housing opportunities, and invest in local and regional transportation projects. The establishment of the Palmdale EIFD will not result in any new taxes or fees to the property owners within the Palmdale EIFD boundaries or to the City.

Prepared by:

Mica Schuler, Management Analyst II

**ATTACHMENT**

1. Ordinance No. EIFDPFA 2021-001/Resolution No. CC EIFDPFA 2021-002
2. Infrastructure Financing Plan

PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
PUBLIC FINANCING AUTHORITY  
CITY OF PALMDALE, CALIFORNIA  
ORDINANCE NO. EIFDPFA 2021-001  
RESOLUTION NO. EIFDPFA 2021-002

AN ORDINANCE AND RESOLUTION OF THE PUBLIC FINANCING AUTHORTIY OF THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND FORMING THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION AND/OR ACQUISITION OF CAPITAL IMPROVEMENTS

**WHEREAS**, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the “EIFD Law”), on June 1, 2021, by Resolution No. CC 2021-044 the City Council of the City of Palmdale (“Palmdale City Council”) formed a Public Financing Authority (PFA) for the Palmdale Enhanced Infrastructure Financing District (“Palmdale EIFD”); and

**WHEREAS**, the PFA has prepared an Infrastructure Financing Plan (“IFP”), as authorized by the EIFD Law, which is attached hereto as Exhibit “A”;

**WHEREAS**, the IFP was sent to the Palmdale City Council, Los Angeles County Board of Supervisors, Palmdale Planning Commission as well as to all landowners, residents, and affected taxing entities in the Palmdale EIFD;

**WHEREAS**, the Palmdale City Council, on October 20, 2021, by Resolution No. 2021-099, approved the IFP;

**WHEREAS**, the Los Angeles County Board of Supervisors, on November 2, 2021, adopted a resolution Approving the Palmdale EIFD IFP;

**WHEREAS**, three public hearings on the IFP were duly noticed and held on September 8, 2021, October 12, 2021 and November 16, 2021 in accordance with Government Code Section 53398.66;

**WHEREAS**, the PFA has heard and passed upon written and oral objections, if any, and has considered the recommendations, if any, of affected taxing agencies and testimony for and against the adoption of the IFP.

NOW, THEREFORE, THE PUBLIC FINANCING AUTHORITY OF THE PALMDALE ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1. Adoption of the Infrastructure Financing Plan.** The IFP for the Palmdale EIFD attached hereto as Exhibit "A" is hereby adopted by this ordinance.

**Section 2. Formation of Enhanced Infrastructure Financing District.** The Palmdale EIFD is hereby formed.

**Section 3. Environmental Determination.** The IFP for the Palmdale EIFD is exempt from the California Environmental Quality Act (15378(b)(4)) because a "Project" does not include government funding mechanisms and (15061(b)(3)) because CEQA does not apply where it can be determined with certainty that there is no possibility that there will be a significant effect on the environment and that no additional environmental review is required.

**Section 4. Ordinance to Serve as a Resolution.** In accordance with the authority provided by Government Code Section 53398.69(a)(1) this ordinance shall also be given effect as a resolution approving the IFP for the Palmdale EIFD.

**Section 5. Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable. The Public Financing Authority declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

**Section 6. Effective Date.** This Ordinance shall become effective 31 days following its enactment and shall be subject to referendum as prescribed by law.

**Section 7. Certification.** The Chairperson shall sign, and the City Clerk of said City shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

**PASSED, APPROVED and ADOPTED** this 16th day of November 2021.

ATTEST:

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Shanae S. Smith  
City Clerk

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Steven D. Hofbauer, Chair  
Palmdale EIFD Public Financing  
Authority

## CERTIFICATION

The foregoing **Ordinance No. EIFDPFA 2021-01** and **Resolution No. EIFDPFA 2021-002** was introduced at public hearing of the Public Financing Authority for the Palmdale EIFD held on the 16th day of November and was thereafter, duly passed and adopted by the said Authority and thereupon duly signed by the Chair of said Palmdale EIFD PFA, attested by the City Clerk of said City, and passed and adopted by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

Date: \_\_\_\_\_ Shanae S. Smith, City Clerk

ORDINANCE NO. EIFDPFA 2021-001

RESOLUTION NO. EIFDPFA 2021-002

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**EXHIBIT "A"**

**INFRASTRUCTURE FINANCING PLAN FOR THE PALMDALE ENHANCED  
INFRASTRUCTURE FINANCING DISTRICT**

# CITY OF PALMDALE

## ENHANCED INFRASTRUCTURE FINANCING DISTRICT

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### INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Palmdale and the County of Los Angeles



Prepared By:



**NOVEMBER 2021**

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Appendix E: General Plan and Transit Area Specific Plan Environmental Impact Report Links

# 1.0 Introduction

## 1.1 Background & Purpose

The purpose of the Palmdale Enhanced Infrastructure Financing District (“Palmdale EIFD” or “District”) is to support needed infrastructure in the Antelope Valley to help accelerate the production of quality jobs and accessible housing. The EIFD will help fund investments in streets and roads, utilities, and exploration of an Antelope Valley County Service Center to help fulfill economic goals for the City, County, and State, as well as promote sustainability by connecting jobs and housing in the Antelope Valley. The Palmdale EIFD encompasses approximately 22,971 acres of land—18,860 acres located within Palmdale city limits (representing approximately 28% of the City’s total approximately 68,032 acres) and 4,140 acres located in unincorporated County. The Palmdale EIFD boundaries are non-contiguous, focusing on the jobs and housing centers of the City. The boundaries can be separated into three sub-areas: Aerospace Corridor (6,800 acres), Commercial Centers (2,206 acres), and Las Colinas (13,965 acres). These areas include industrial areas around the Palmdale Regional Airport and USAF Plant 42, the Palmdale Medical Campus, transit-oriented development in the Palmdale Transportation Center area, significant new housing opportunities in the Ritter Ranch / Anaverde residential projects, and various other targeted opportunity site areas within the City that need infrastructure improvements for communitywide and regional benefit. The District represents a partnership between the City of Palmdale (“City”) and the County of Los Angeles (“County”) as taxing entities contributing tax increment to help fund public infrastructure improvements.

This Infrastructure Financing Plan identifies possible future infrastructure projects and how they would be funded. Each project would require its own environmental review as outlined by the California Environmental Quality Act (“CEQA”) guidelines.

## 1.2 Contents and Overview of this Infrastructure Financing Plan (“IFP”)

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

- a) A map and legal description of the District, included herein as Appendix A and Appendix B, respectively.
- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.

- c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. This information is included in Section 4 of this IFP.
- d) A financing section (included in Section 5 of this IFP), which shall contain all of the following information:
  - a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 100%, and the maximum portion of the County's property tax increment to be committed to the District will be 70% throughout duration of the District lifetime, which is projected to be forty-five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA").
  - b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of forty-five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.
  - c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$176.2 million of infrastructure improvements (in nominal 2021 dollars) will be funded from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime.

- d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed \$1.2 billion in nominal 2021 dollars. This represents a maximum allocation of \$600 million each from the City and County over the District's lifetime in nominal 2021 dollars. The City and County shall have the right to review the Authority's calculations, and the District's books and accounting records thereof, to determine if the tax increment revenue limit has been reached.
- e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty-five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2080. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.
- f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildup of District area), annual costs to the City will be approximately \$12.8 million, and annual costs to the County will be approximately \$15.5 million to service the area of the District.
- g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$7.4 million to the City and an annual net fiscal surplus of \$17.8 million to the County.
- h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that

may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.

- e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

## 2.0 Description of the Proposed District

The Palmdale EIFD encompasses approximately 22,971 acres of land—18,860 acres located within Palmdale city limits (representing approximately 28% of the City's total approximately 68,032 acres) and 4,140 acres located in unincorporated LA County. The purpose of the EIFD is to fund public investments in streets and roads, utilities, and exploration of an Antelope Valley County Service Center to help fulfill economic goals for the City, County, and State, as well as promote sustainability by connecting jobs and housing in the Antelope Valley. The Palmdale EIFD boundaries are non-contiguous to take into account the jobs and housing centers of the City. The boundaries can be separated into three sub-areas as further described below: Aerospace Corridor (6,800 acres), Commercial Centers (2,206 acres), and Las Colinas (13,965 acres). Land use designations in the District primarily include industrial and residential uses, as well as retail, office, hotel, and recreational designations.

- **The Aerospace Corridor** is centered around US Air Force Plant 42 and the future Aerospace Valley Airport (PMD) which are poised for aerospace and industrial job growth. Land uses in the subarea include the airport and surrounding industrial / commercial developments. An estimated \$859.7 million of public/private development projects in this area focus on high-quality job growth, including PMD airport operations and development, expansion of U.S. Air Force operations at Plant 42, the Hangar District, Aerospace Village, and industrial development surrounding the airport. This area also includes development sites eligible for Federal New Market Tax Credits.
- **The Palmdale Commercial Centers** include some of the major commercial areas of the City. Land uses in the subarea include community and regional commercial development, the downtown area, parts of the Palmdale Trade and Commercial and Auto Center areas, the Palmdale Transit Village, Palmdale Regional Medical Center, multifamily and single family residential, and other commercial uses. An estimated \$674.2 million of public/private development in the southeast portion of the City is stimulated by several anchor projects that are catalysts for commercial development and job growth, including Palmdale Regional Medical Center, and Pelona Vista Parkway and Four Points Gateway mixed use projects. The new Palmdale Transportation Center will serve as a regional, multimodal transportation hub supporting new jobs and housing in the Antelope Valley.
- **Las Colinas** encompass the southwestern portion of Palmdale centered around the planned Ritter Ranch and Ana Verde Nuevo housing projects. Land Uses in the area include single family and multifamily residential, as well as some neighborhood / community commercial areas and parks / open space. An estimated \$2.0 billion of new housing development is expected in the two projects, formerly combined and known as

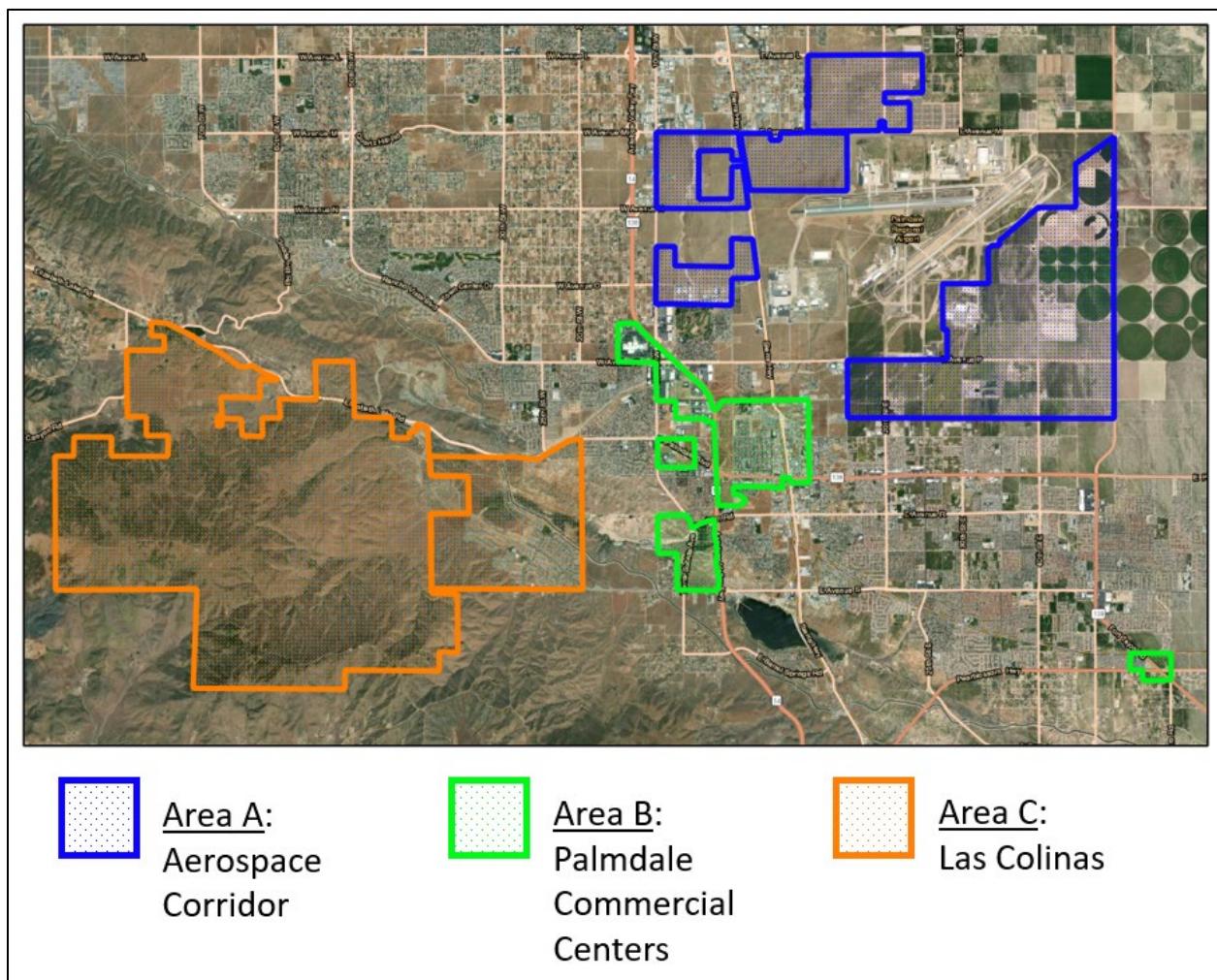


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City Ranch, which encompass a total of nearly 14,000 acres. Plans include a mix of 6,800 housing units (single-family, multi-family & senior housing) in a pedestrian-friendly setting with recreation and neighborhood commercial. Significant infrastructure investment will be needed for access and utilities to be joint funded by a Mello-Roos Community Facilities District and the Palmdale EIFD.

Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.



## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development summarized in Table 1 below was projected based on the current General Plan and Palmdale Transit Area Specific Plan, proposed development, and demand for various land use types in the local market for the purpose of creating Assessed Value ("AV") and property tax increment projections. Table 1 includes anticipated development in the three sub areas: Aerospace Corridor, Commercial Centers, and Las Colinas. Buildout and absorption of these land uses are forecasted in the first 20 years of the District's lifetime.

*Table 1: Anticipated Future Private Development*

All Areas Total		
Development Type	SF / Units / Rooms	Projected Development
Industrial / Warehouse	6,000,000 SF	\$750,000,000
Retail / Commercial / Office	1,595,000 SF	\$398,750,000
Residential - Rental	3,050 units	\$533,750,000
Residential - For Sale	5,096 units	\$1,764,000,000
Sports Complex	426,888 SF	\$10,672,200
Hotel	340 rooms	\$68,000,000
<b>TOTAL</b>		<b>\$3,525,172,200</b>

### 3.2 Public Facilities to be Financed with Assistance from the Palmdale EIFD

The purpose of the District is to help fund approximately \$176.2 million (nominal 2021 dollars) of public infrastructure improvements, including streets and roads, utilities, and exploration of an Antelope Valley County Service Center. The list of public infrastructure projects is broken out into phases based on anticipated timing with approximately \$90 million estimated in years 1 – 5 of the District. Table 2 outlines an estimate of anticipated EIFD budget allocation for each phase of public infrastructure projects. The EIFD will not include funds to support ongoing operations of oil refinery activities.

**Table 2: Estimated EIFD Funding Allocation – Phase I and Phase II Funding Allocations**  
**City of Palmdale - EIFD Infrastructure Project List (Phase I - 2022 to 2026)**

#	Location	Project	Est. Cost / Allocation
1	Palmdale Aerospace Village	Sierra Highway Detention Basin, Storm Drain, Sewer, Water and Street Improvements	\$13,987,016
2	Golden Spike District	Avenue R Detention Basin & Regional Recreation Center Improvements	\$21,872,869
3	Four Points Gateway	Pearblossom & Fort Tejon Sewer, Water, Street & Intersection Upgrades	\$3,954,359
4	Palmdale Aerospace Village	Avenue M Overpass/Grade Separation, Streets, Water, & Intersection Improvements	\$10,852,947
5	USAF Plant 42	Rancho Vista Blvd Overpass/Grade Separation	\$30,845,000
6	Avenue O	Widening and median realignment to allow goods movement and reduce congestion	\$7,000,000
7	Palmdale Medical Campus	Water, Sewer, Drainage, & Street Improvements – Palmdale Blvd, Tierra Subida, Medical Center Drive	\$1,500,000
<b>Total Phase I</b>			<b>\$90,012,191</b>

**City of Palmdale - EIFD Infrastructure Project List (Phase II - 2027 to 2031)**

#	Location	Project	Est. Cost
8	Antelope Valley County Service Center	Antelope Valley County Service Center – evaluate feasibility of consolidating County Departments serving Antelope Valley	\$60,000,000
8	Pelona Vista Parkway	Ave S & SR 14 Interchange and Ave S & Tierra Subida Intersection Improvements	\$1,539,516
10	Runway Industrial Center	Water Line Upgrade & Extension - Ave M, Ave N, 10th St W & Sierra Hwy & Amargosa Creek Improvements	\$4,063,397
11	USAF Plant 42	Water, Sewer, Drainage, & Street Improvements - Rancho Vista Blvd	\$2,000,000
12	The Hangar District	Water & Storm Drain Improvements - Ave L, Ave M, 10th St East & 20th St East	\$10,751,554
13	Pelona Vista Parkway	Ave S, Tierra Subida, & Rayburn/Ave R Water and Sewer Upgrades	\$3,852,589
14	Golden Spike District	Palmdale Blvd Corridor Improvements	\$2,000,000
15	Golden Spike District	Palmdale Multimodal Station	\$2,000,000
<b>Total Phase II</b>			<b>\$86,207,056</b>

**TOTAL PHASE I & PHASE II PROJECTS**

**\$176,219,247**

*Note: Estimated total project costs in nominal 2021 dollars.*



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Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to amendment of this IFP and approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. Eligible expenditures in accordance with Government code sections 53398.52, 53398.56 and 53398.57 include the purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, or allowed maintenance of any real or other tangible property with an estimated useful life of 15 years or longer. The EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Example projects may include, but not be limited to, the following:

- a) Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- b) Sewage treatment and water reclamation plants and interceptor pipes
- c) Facilities for the collection and treatment of water for urban uses
- d) Flood control levees and dams, retention basins, and drainage channels
- e) Childcare facilities, libraries, and other government facilities
- f) Parks, recreational facilities, and open space
- g) Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- h) Brownfield restoration and other environmental mitigation
- i) The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
- j) Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought
- k) The acquisition, construction, or improvement of broadband Internet access service.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There are no public facilities anticipated to be provided jointly by the private sector and governmental entities, however it is possible that private sector developers may advance funding for improvements such as brownfield site remediation, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.



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## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals and guiding principles of the City's General Plan and the Palmdale Transit Area Specific Plan, supports the revitalization of underutilized / vacant sites with low current assessed value, and promotes sustainability by connecting jobs and housing in the Antelope Valley. The District additionally supports numerous County economic development objectives, including affordable housing, workforce development, job creation, regional transportation improvements, improvement of quality of life, and promotion of environmental sustainability.

The anticipated \$176.2 million of infrastructure will help accelerate \$3.5 billion in private sector investment to promote the jobs and housing in Palmdale and the growing Antelope Valley:

- Reduce congestion – 42-minute mean travel time to work (vs. 30 minutes Countywide) and 86% commuter outflow
- Create more accessible housing – 66% homeownership (vs. 45% Countywide) and \$409,500 median home price (vs. \$730,000 Countywide)
- Improve job opportunities – \$62,511 median household income (vs. \$69,795 Countywide) with need for high quality job expansion in aerospace, transportation, and health care sectors
- Support long-term operations of USAF Plant 42
- Improve transportation network and options for multi-modal circulation
- Evaluate potential County Service Center – improved public service and reduced commute

Specific communitywide and regional benefits anticipated to be generated by the District include:

- \$164.4 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- \$351.0 million in net fiscal impact to County over 50 years (on a present-value basis), including additional direct property tax revenue to County Fire
- 8,146 housing units within the District, including affordable housing
- 41,409 direct (on-site), indirect, and induced temporary, construction-related jobs in the City and County
- 7,563 direct (on-site) permanent jobs in the City, plus 2,628 additional indirect and induced permanent jobs in the City and County (total of 10,191 direct, indirect, and induced jobs)
- \$5.4 billion in economic output from construction in the City and County
- \$1.0 billion in annual ongoing economic output in the City and County

## 5.0 Financing Section

*Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.*

The Palmdale EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment revenues will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Palmdale EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Palmdale, so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency’s obligations are retired (currently anticipated in 2041). Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

### 5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City’s property tax increment to be committed to the District will be 100% throughout the District lifetime, which includes incremental property tax revenue allocated to the City in lieu of motor vehicle license fees pursuant to Government Code Section 53398.75(e)(1) in addition and in proportion to incremental AB8 property tax. The maximum portion of the County’s property tax increment to be committed to the District will be 70% throughout the District lifetime.

### 5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. Funding may not be expended each year, may be accumulated until the PFA has determined an efficient use / expenditure of such funding. It is expected that a maximum of \$600 million of incremental tax revenues will be allocated to the District by the City, and a maximum of \$600 million of incremental tax revenues will be allocated to the District by the County, for a maximum allocation of incremental property tax revenues to the EIFD of \$1.2 billion.



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*Table 3: Projection of District Revenues by Year*

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1%	City		County		Total Taxes Allocated to EIFD
			Average City Share Available	City Contribution to EIFD (100%)	Average County Share Available	County Contribution to EIFD (70%)	
2021-22	41,913,351	419,134	17.44%	73,117	24.97%	73,117	146,234
2022-23	84,664,969	846,650	17.44%	147,696	24.97%	147,696	295,393
2023-24	128,271,620	1,282,716	17.44%	223,767	24.97%	223,767	447,534
2024-25	172,750,403	1,727,504	17.44%	301,359	24.97%	301,359	602,719
2025-26	218,118,762	2,181,188	17.44%	380,504	24.97%	380,504	761,007
2026-27	1,557,985,952	15,579,860	17.44%	2,717,874	24.97%	2,717,874	5,435,748
2027-28	1,631,059,022	16,310,590	17.44%	2,845,349	24.97%	2,845,349	5,690,697
2028-29	1,705,593,554	17,055,936	17.44%	2,975,372	24.97%	2,975,373	5,950,745
2029-30	1,781,618,776	17,816,188	17.44%	3,107,997	24.97%	3,107,997	6,215,994
2030-31	1,859,164,502	18,591,645	17.44%	3,243,274	24.97%	3,243,274	6,486,548
2031-32	3,317,784,939	33,177,849	17.44%	5,787,807	24.97%	5,787,807	11,575,614
2032-33	3,426,053,988	34,260,540	17.44%	5,976,680	24.97%	5,976,680	11,953,360
2033-34	3,536,488,419	35,364,884	17.44%	6,169,331	24.97%	6,169,331	12,338,661
2034-35	3,649,131,539	36,491,315	17.44%	6,365,834	24.97%	6,365,834	12,731,668
2035-36	3,764,027,520	37,640,275	17.44%	6,566,268	24.97%	6,566,268	13,132,536
2036-37	5,002,787,343	50,027,873	17.44%	8,727,259	24.97%	8,727,259	17,454,517
2037-38	5,144,756,441	51,447,564	17.44%	8,974,921	24.97%	8,974,921	17,949,841
2038-39	5,289,564,921	52,895,649	17.44%	9,227,536	24.97%	9,227,536	18,455,072
2039-40	5,437,269,570	54,372,696	17.44%	9,485,204	24.97%	9,485,204	18,970,408
2040-41	5,587,928,313	55,879,283	17.44%	9,748,025	24.97%	9,748,025	19,496,050
2041-42	6,423,650,085	64,236,501	17.44%	11,205,924	24.97%	11,205,924	22,411,848
2042-43	6,594,036,437	65,940,364	17.44%	11,503,159	24.97%	11,503,160	23,006,319
2043-44	6,767,830,517	67,678,305	17.44%	11,806,340	24.97%	11,806,340	23,612,679
2044-45	6,945,100,478	69,451,005	17.44%	12,115,583	24.97%	12,115,583	24,231,167
2045-46	7,125,915,839	71,259,158	17.44%	12,431,012	24.97%	12,431,012	24,862,024
2046-47	7,310,347,507	73,103,475	17.44%	12,752,749	24.97%	12,752,749	25,505,499
2047-48	7,498,467,808	74,984,678	17.44%	13,080,921	24.97%	13,080,921	26,161,842
2048-49	7,690,350,515	76,903,505	17.44%	13,415,657	24.97%	13,415,657	26,831,313
2049-50	7,886,070,877	78,860,709	17.44%	13,757,087	24.97%	13,757,087	27,514,173
2050-51	8,085,705,645	80,857,056	17.44%	14,105,345	24.97%	14,105,345	28,210,691
2051-52	8,289,333,109	82,893,331	17.44%	14,460,569	24.97%	14,460,569	28,921,139
2052-53	8,497,033,122	84,970,331	17.44%	14,822,898	24.97%	14,822,898	29,645,795
2053-54	8,708,887,136	87,088,871	17.44%	15,192,473	24.97%	15,192,473	30,384,945
2054-55	8,924,978,230	89,249,782	17.44%	15,569,439	24.97%	15,569,439	31,138,878
2055-56	9,145,391,145	91,453,911	17.44%	15,953,945	24.97%	15,953,945	31,907,890
2056-57	9,370,212,319	93,702,123	17.44%	16,346,141	24.97%	16,346,141	32,692,281
2057-58	9,599,529,917	95,995,299	17.44%	16,746,180	24.97%	16,746,180	33,492,361
2058-59	9,833,433,866	98,334,339	17.44%	17,154,221	24.97%	17,154,221	34,308,442
2059-60	10,072,015,894	100,720,159	17.44%	17,570,422	24.97%	17,570,422	35,140,845
2060-61	10,315,369,563	103,153,696	17.44%	17,994,948	24.97%	17,994,948	35,989,896
2061-62	10,563,590,306	105,635,903	17.44%	18,427,964	24.97%	18,427,964	36,855,927
2062-63	10,816,775,463	108,167,755	17.44%	18,869,640	24.97%	18,869,640	37,739,280
2063-64	11,075,024,323	110,750,243	17.44%	19,320,150	24.97%	19,320,150	38,640,299
2064-65	11,338,438,160	113,384,382	17.44%	19,779,670	24.97%	19,779,670	39,559,339
2065-66	11,607,120,275	116,071,203	17.44%	20,248,380	24.97%	20,248,380	40,496,760
2066-67	11,881,176,031	118,811,760	17.44%	20,726,465	24.97%	20,726,465	41,452,929
2067-68	12,160,712,903	121,607,129	17.44%	21,214,111	24.97%	21,214,111	42,428,222
2068-69	12,445,840,512	124,458,405	17.44%	21,711,510	24.97%	21,711,510	43,423,020
2069-70	12,736,670,673	127,366,707	17.44%	22,218,857	24.97%	22,218,857	44,437,715
2070-71	13,033,317,438	130,333,174	17.44%	22,736,351	24.97%	22,736,351	45,472,703
<b>Total</b>				<b>\$586,283,283</b>		<b>\$586,283,285</b>	<b>\$1,172,566,568</b>
<b>Present Value @ 3%</b>				<b>\$229,958,123</b>		<b>\$229,958,124</b>	<b>\$459,916,247</b>

Note: Present value at 3% discount rate. City property tax increment contribution includes property tax revenue allocated to the City in lieu of motor vehicle license fees.



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The projections in Table 3 are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

### **5.3 Plan for Financing Public Facilities**

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grants, impact fees, private sector investment, and/or other sources. Separate from its participation in the District, the City has implemented a Community Facility District to assist with ongoing services and maintenance of public improvements within the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately \$176.2 million of EIFD funding (in nominal 2021 dollars) for infrastructure will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

### **5.4 Limit on Total Dollars Allocated to the District**

The total number of dollars or taxes that may be allocated to the District shall not exceed \$1.2 billion. This represents a maximum allocation of \$600 million from the City and \$600 million from the County over the District's lifetime.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure projects, with an estimated cost of approximately \$176.2 million (in nominal 2021 dollars). The infrastructure projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

The PFA authorizes the County, throughout the existence of the PFA and the District, to review the PFA's calculations to determine if excess property tax increment revenue exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or District's records to County staff upon request, as necessary to review the PFA's calculations. In the event a County review determines excess property tax increment revenue exists, the PFA shall return such excess back to the City and County in proportion to those entities' contributions to the excess amount.



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## 5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2080. This IFFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

## 5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildup of District area), annual costs to the City will be approximately \$12.8 million, and annual costs to the County will be approximately \$15.5 million to service the area of the District.

## 5.7 Fiscal Impact Analysis

Appendix D to this IFFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

*Table 5: Overview of Fiscal Impacts to City and County*

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Palmdale</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$20,180,300	\$1,170,544,100	\$441,219,300
Estimated Fiscal Expenditures	\$12,764,300	\$737,357,100	\$276,854,800
<b>Estimated Net Fiscal Impact to City</b>	<b>\$7,416,000</b>	<b>\$433,187,000</b>	<b>\$164,364,500</b>
<b>County of Los Angeles</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$33,259,175	\$1,784,749,800	\$686,867,400
Estimated Fiscal Expenditures	\$15,505,300	\$895,185,500	\$335,963,100
<b>Estimated Net Fiscal Impact to County</b>	<b>\$17,753,875</b>	<b>\$889,564,300</b>	<b>\$350,904,300</b>

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$7.4 million to the City and an annual net fiscal surplus of \$17.8 million the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$164.4 million for the City and \$351.0 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFFP (e.g. jobs, housing, transportation).

## **5.8 Developer Reimbursement for Transit Priority Project**

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.



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## **6.0 Removal of Dwelling Units and Replacement Housing Plan**

The PFA does not anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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## 7.0 Goals of the District

The purpose of the Palmdale Enhanced Infrastructure Financing District (“Palmdale EIFD” or “District”) is to support needed infrastructure in the Antelope Valley to help accelerate the production of quality jobs and accessible housing. The EIFD will help fund investments in streets and roads, utilities, and exploration of an Antelope Valley County Service Center to help fulfill economic goals for the City, County, and State, as well as promote sustainability by connecting jobs and housing in the Antelope Valley. The Palmdale EIFD encompasses approximately 22,971 acres of land—18,860 acres located within Palmdale city limits (representing approximately 28% of the City's total approximately 68,032 acres) and 4,140 acres located in unincorporated County. The Palmdale EIFD boundaries are non-contiguous, focusing on the jobs and housing centers of the City. The boundaries can be separated into three sub-areas: Aerospace Corridor (6,800 acres), Commercial Centers (2,206 acres), and Las Colinas (13,965 acres). These areas include industrial areas around the Palmdale Regional Airport and USAF Plant 42, the Palmdale Medical Campus, transit-oriented development in the Palmdale Transportation Center area, significant new housing opportunities in the Ritter Ranch / Anaverde residential projects, and various other targeted opportunity site areas within the City that need infrastructure improvements for communitywide and regional benefit. The District represents a partnership between the City of Palmdale (“City”) and the County of Los Angeles (“County”) as taxing entities contributing tax increment to help fund public infrastructure improvements.

The anticipated \$176.2 million of infrastructure will help accelerate \$3.5 billion in private sector investment to promote the jobs and housing in Palmdale and the growing Antelope Valley:

- Reduce congestion – 42-minute mean travel time to work (vs. 30 minutes Countywide) and 86% commuter outflow
- Create more accessible housing – 66% homeownership (vs. 45% Countywide) and \$409,500 median home price (vs. \$730,000 Countywide)
- Improve job opportunities – \$62,511 median household income (vs. \$69,795 Countywide) with need for high quality job expansion in aerospace, transportation, and health care sectors
- Support long-term operations of USAF Plant 42
- Improve transportation network and options for multi-modal circulation
- Evaluate potential County Service Center – improved public service and reduced commute

## **8.0 Appendices**

Appendix A: Map of Boundaries of the Palmdale EIFD

Appendix B: Legal Description of the Palmdale EIFD

Appendix C: Projected Tax Increment Revenue Analysis

Appendix D: Fiscal Impact Analysis

Appendix E: General Plan and Transit Area Specific Plan Environmental Impact Report Links



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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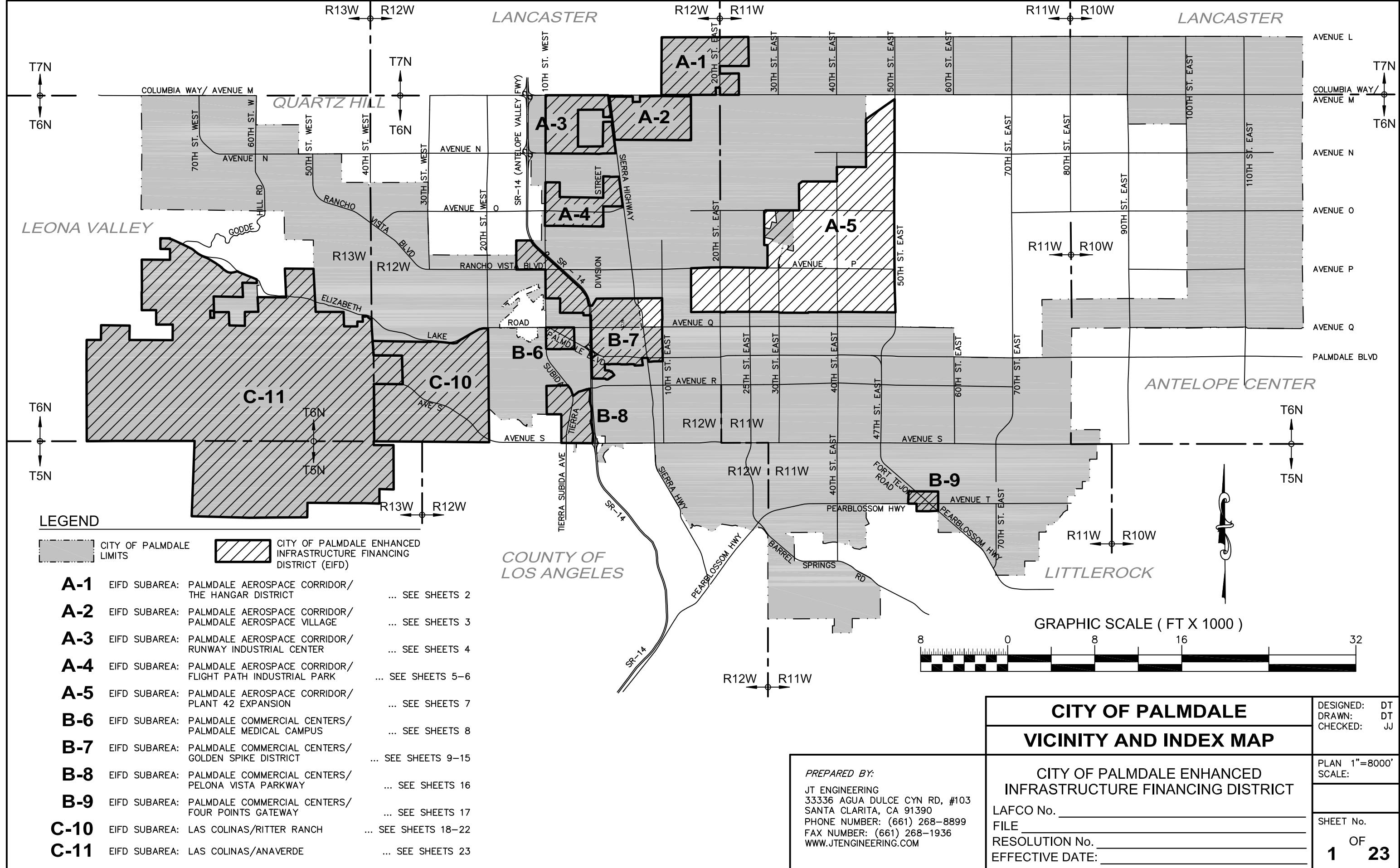
## Appendix A: Map of Boundaries of the Palmdale EIFD



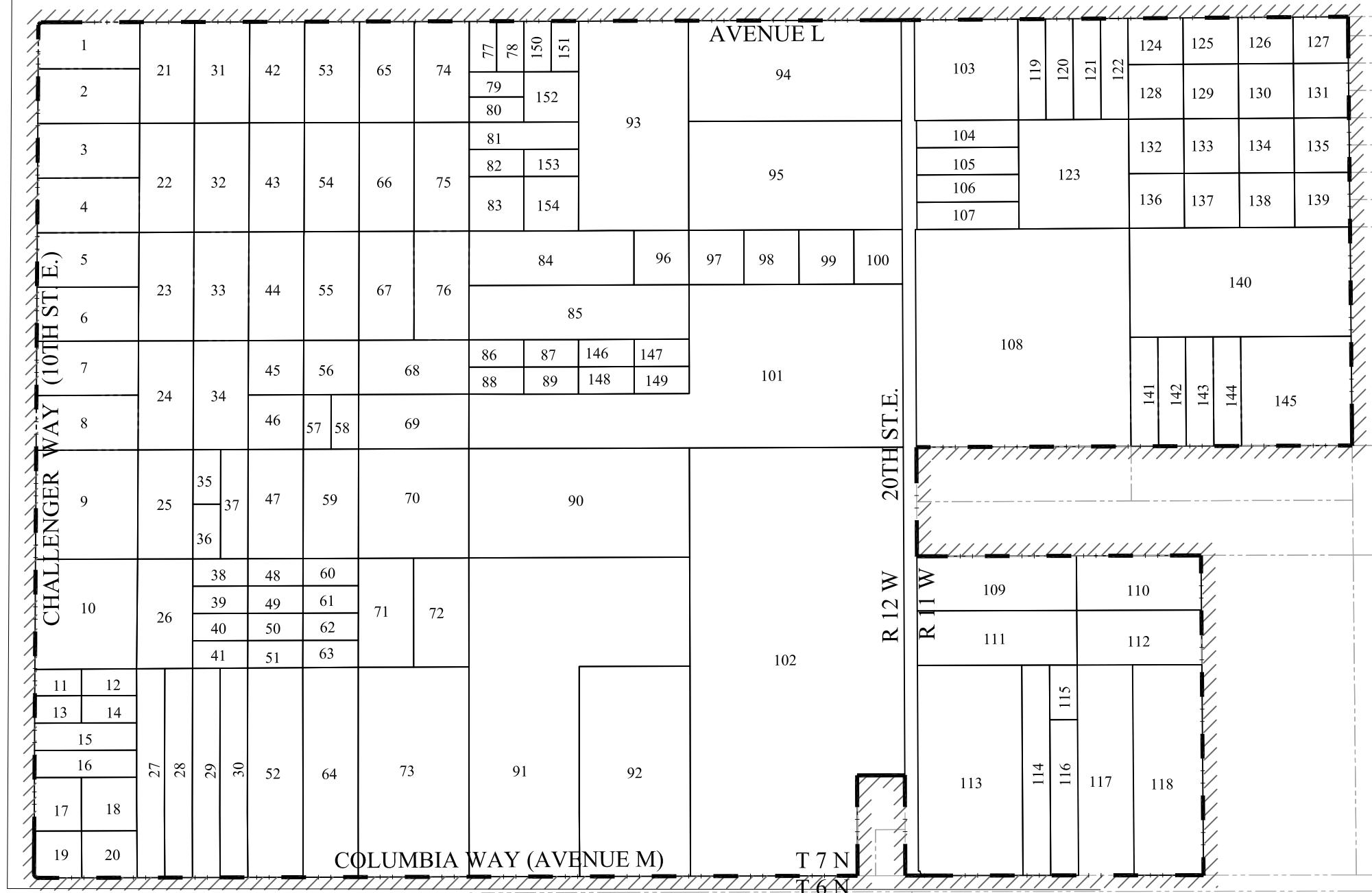
The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



## APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD

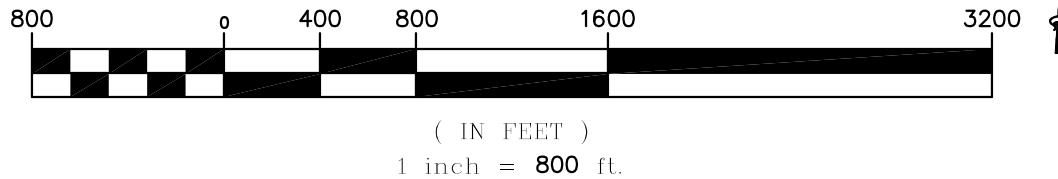


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| 3.  | 3170-023-009 | 50. | 3170-025-032 | 97.  | 3170-021-003 | 144. | 3170-019-113 |
| 4.  | 3170-023-010 | 51. | 3170-023-031 | 98.  | 3170-021-002 | 145. | 3170-019-010 |
| 5.  | 3170-024-007 | 52. | 3170-026-003 | 99.  | 3170-021-020 | 146. | 3170-021-006 |
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| 7.  | 3170-024-009 | 54. | 3170-023-014 | 101. | 3170-021-004 | 148. | 3170-021-041 |
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| 46. | 3170-024-013 | 93. | 3170-021-015 | 140. | 3170-019-012 |      |              |
| 47. | 3170-025-016 | 94. | 3170-021-016 | 141. | 3170-019-110 |      |              |

EIFD SUBAREA APPROX  
TOTAL  
AREA = 871.64 ACRES

GRAPHIC SCALE



#### LEGEND

EIFD AREA  
CITY BOUNDARY  
APN BOUNDARY

*PREPARED BY:*  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
[WWW.JTENGINEERING.COM](http://WWW.JTENGINEERING.COM)

**CITY OF PALMDALE**  
**EIFD SUBAREA A-1**  
**PALMDALE AEROSPACE CORRIDOR**  
**THE HANGAR DISTRICT**

# **EIFD SUBAREA A-1**

## **PALMDALE AEROSPACE CORRIDOR**

### ***THE HANGAR DISTRICT***

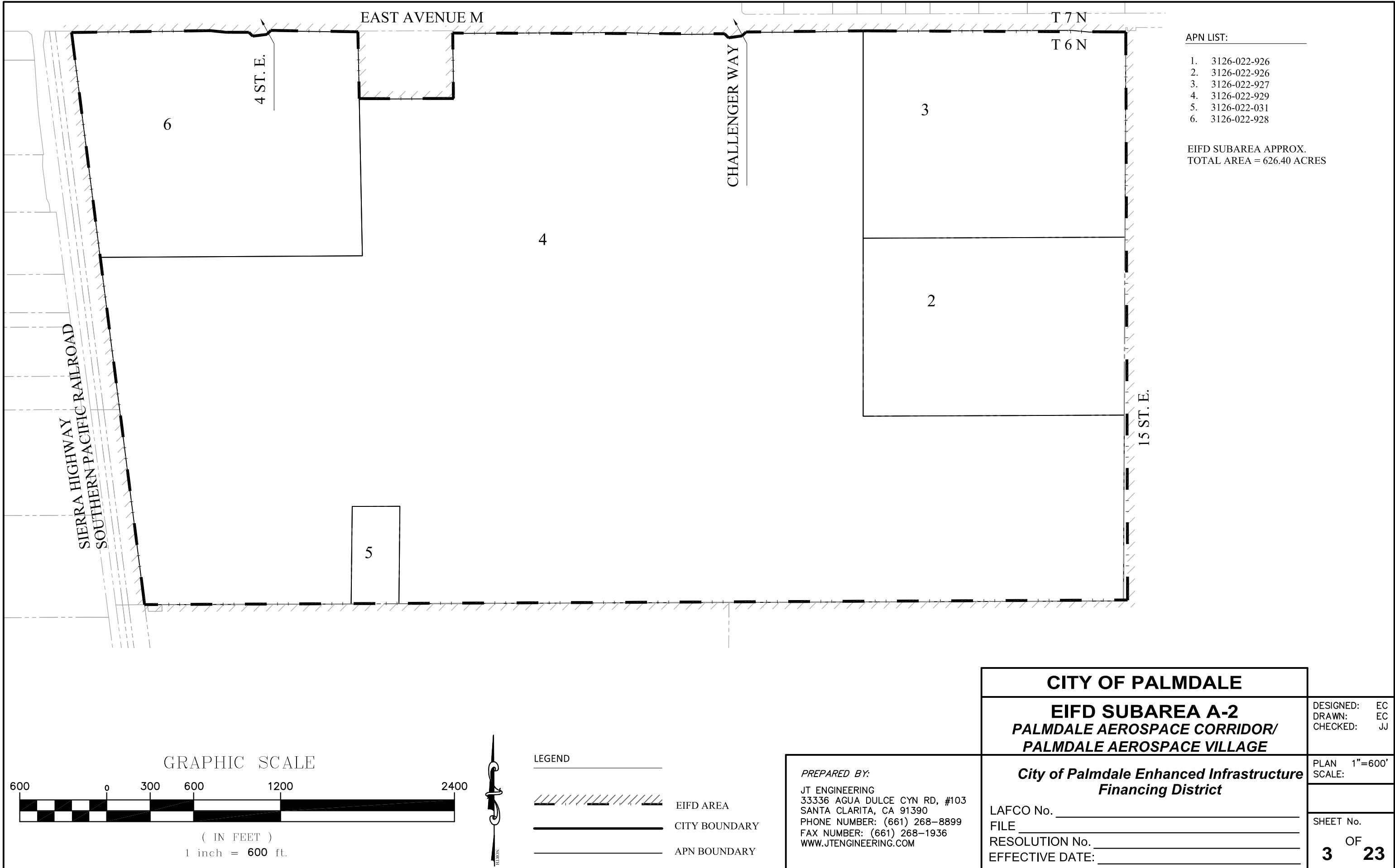
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DRAWN: EC  
CHECKED: JJ

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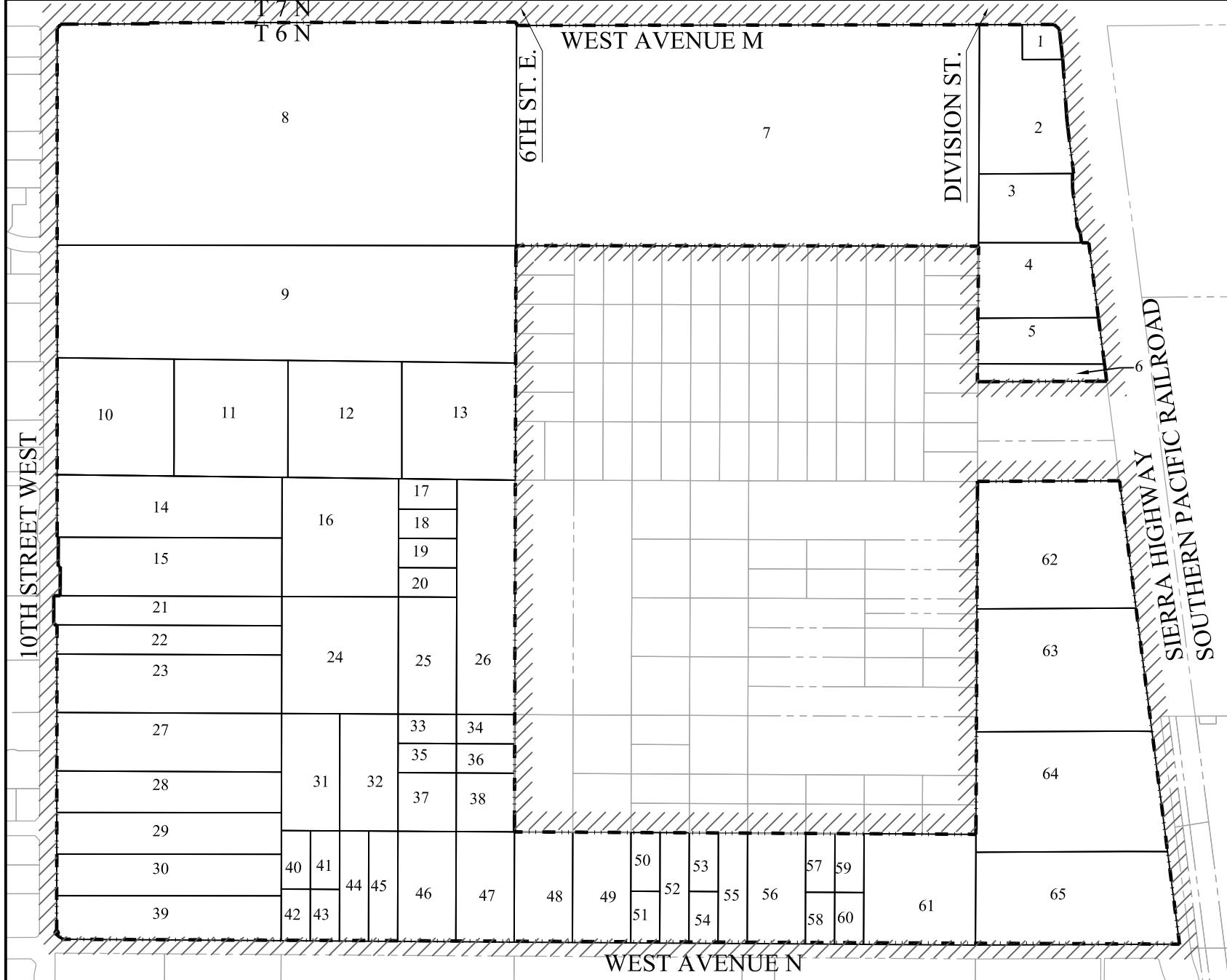
SHEET No.

2 OF 23

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD

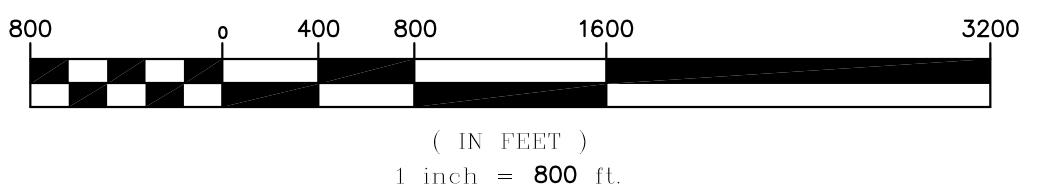


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EIFD SUBAREA APPROX. TOTAL AREA = 513.5 ACRES

GRAPHIC SCALE



LEGEND

- EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

PREPARED BY:

JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

CITY OF PALMDALE

EIFD SUBAREA A-3  
PALMDALE AEROSPACE CORRIDOR/  
RUNWAY INDUSTRIAL CENTER

DESIGNED: EC  
DRAWN: EC  
CHECKED: JJ

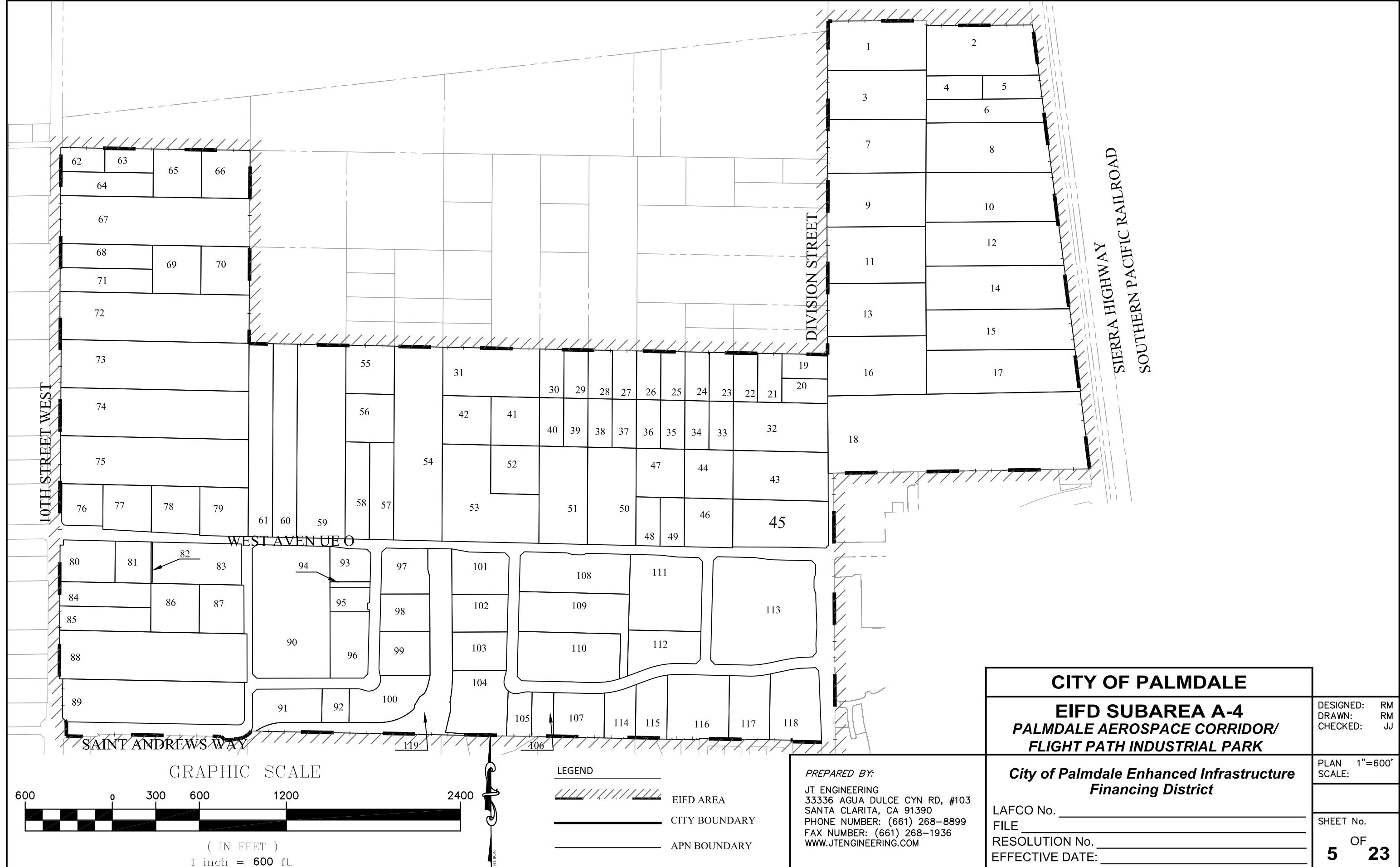
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SHEET No.

OF  
**4**      **23**

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FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

## APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



## APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD

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EIFD SUBAREA APPROX.

TOTAL: 482.62 ACRES

**CITY OF PALMDALE****EIFD SUBAREA A-4  
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FLIGHT PATH INDUSTRIAL PARK**DESIGNED: RM  
DRAWN: RM  
CHECKED: JJPLAN 1"=600'  
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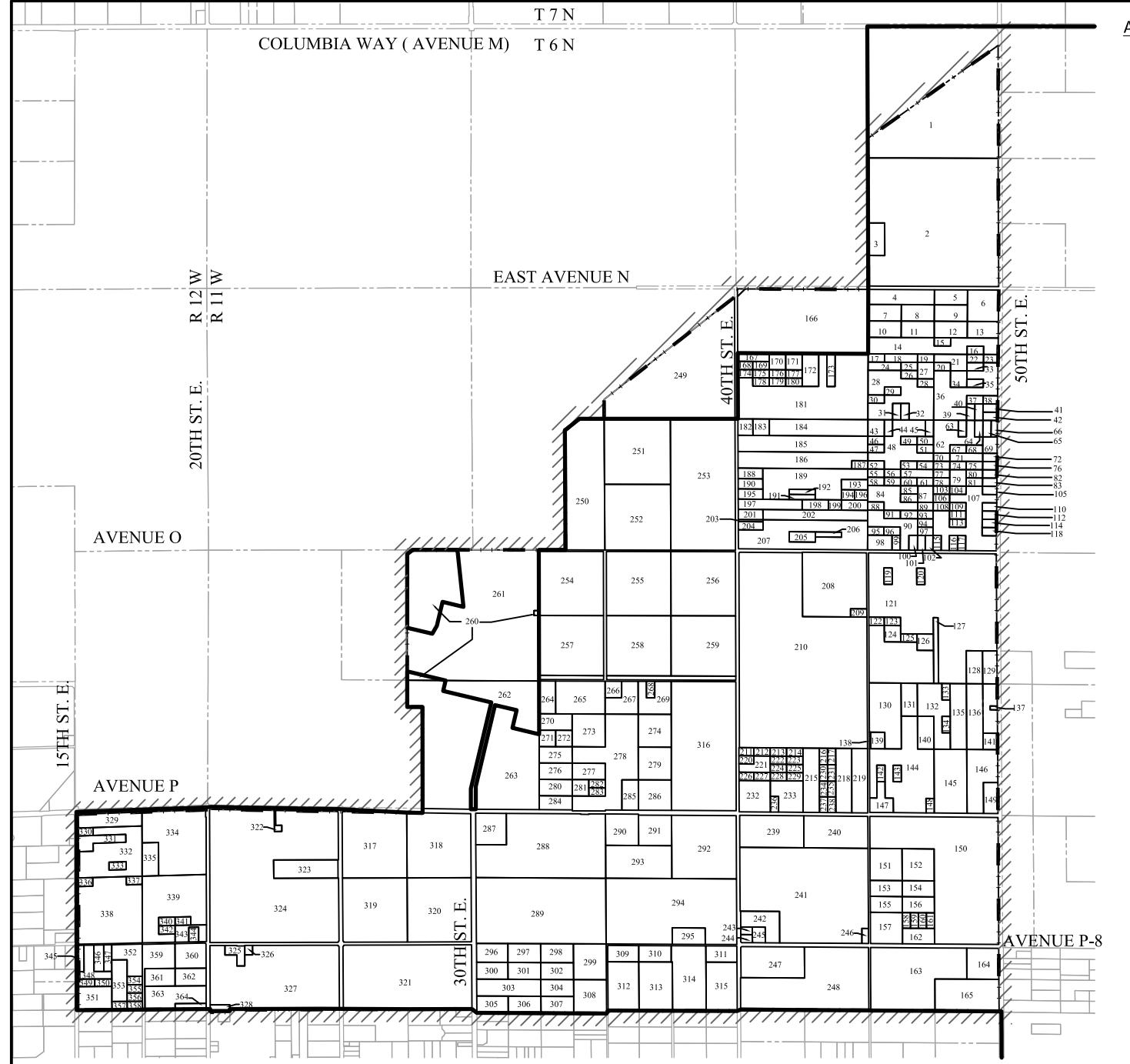
PREPARED BY:  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

**City of Palmdale Enhanced Infrastructure  
Financing District**

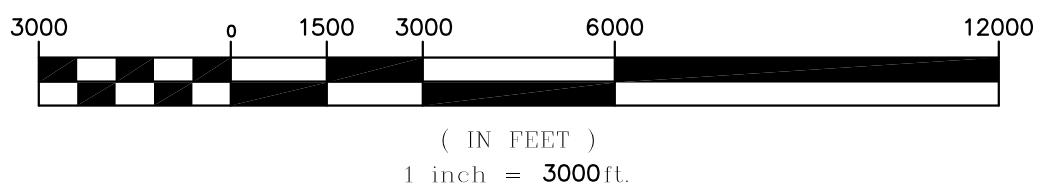
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SHEET No. \_\_\_\_\_  
OF  
**6 23**

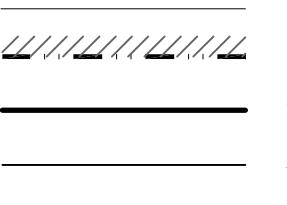
APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



GRAPHIC SCALE



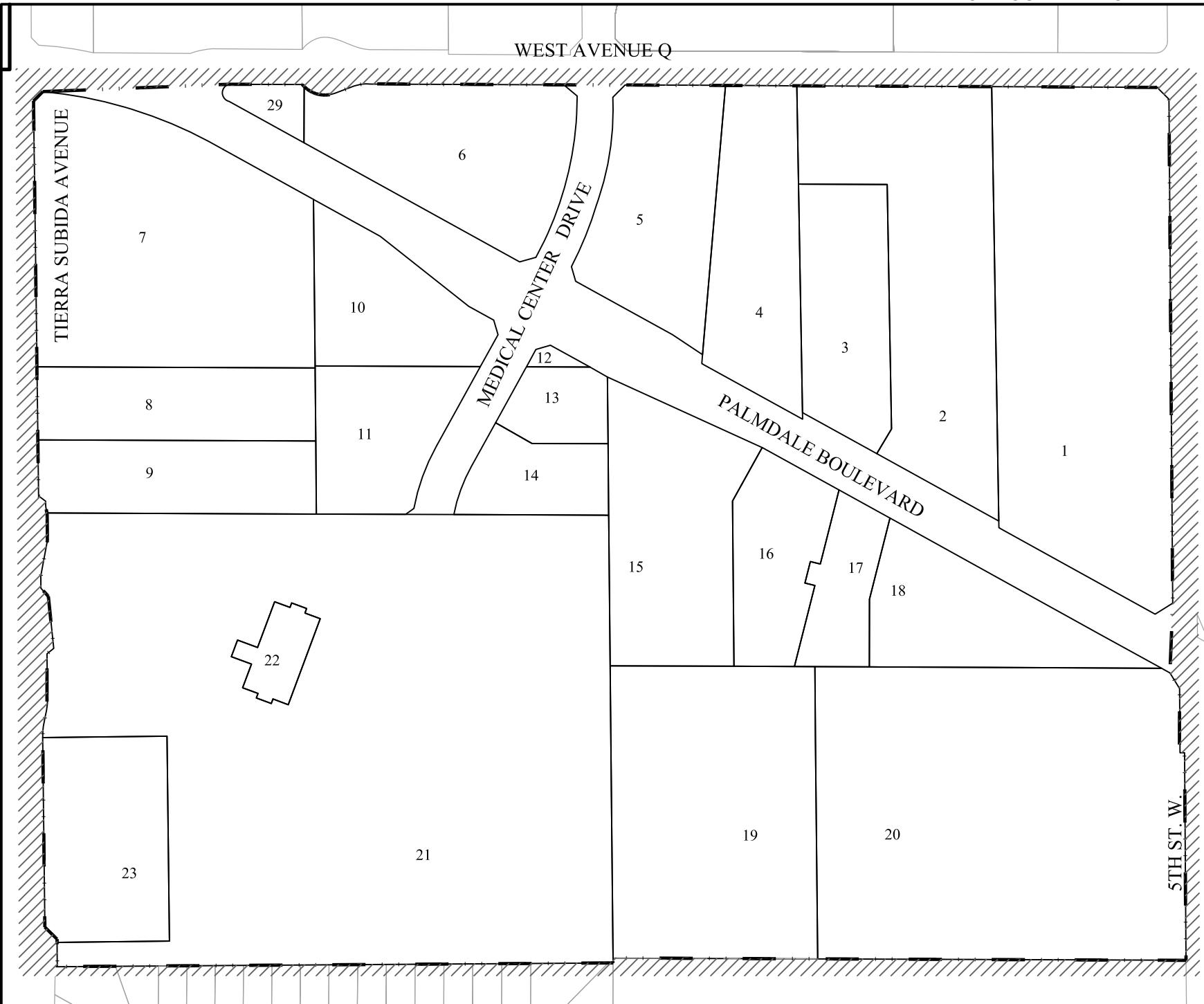
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42. 3025-053-273
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150. 3025-025-287
204. 3025-001-289
258. 3022-009-275
312. 3022-009-275
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43. 3025-046-270
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151. 3025-025-292
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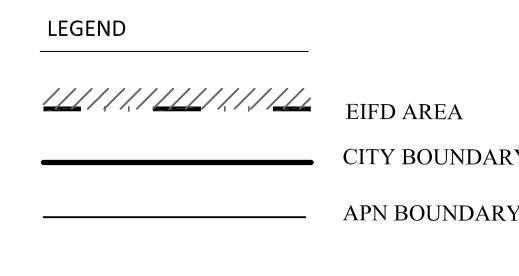
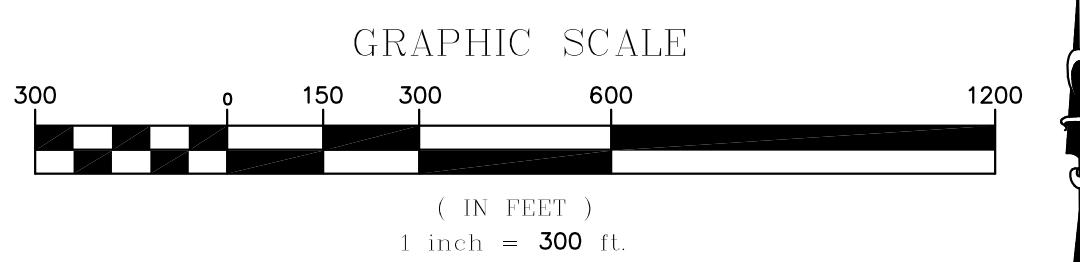
APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



APN LIST:

1. 3004-004-025
2. 3004-004-047
3. 3004-004-048
4. 3004-004-015
5. 3004-004-040
6. 3004-004-028
7. 3004-004-004
8. 3004-004-018
9. 3004-004-041
10. 3004-004-045
11. 3004-004-046
12. 3004-004-901
13. 3004-023-013
14. 3004-023-014
15. 3004-004-042
16. 3004-004-035
17. 3004-004-036
18. 3004-004-034
19. 3004-004-038
20. 3004-004-037
21. 3004-023-011
22. 3004-023-012
23. 3004-023-908
24. 3004-004-029

EIFD SUBAREA APPROX. TOTAL AREA = 116.61 ACRES



PREPARED BY:  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

**CITY OF PALMDALE**  
**EIFD SUBAREA B-6**  
**PALMDALE COMMERCIAL CENTERS /**  
**PALMDALE MEDICAL CAMPUS**

DESIGNED: LM  
DRAWN: LM  
CHECKED: JJ

PLAN 1"=300'  
SCALE:

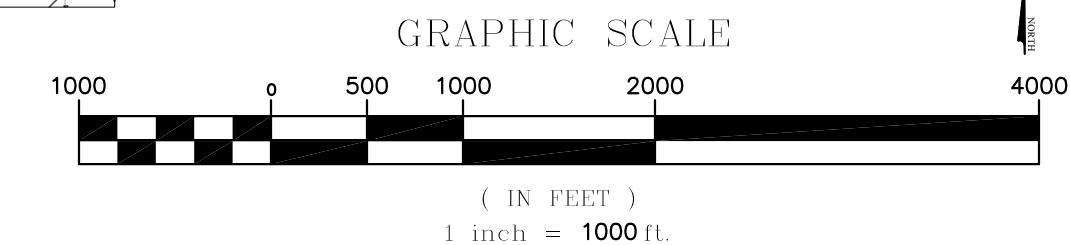
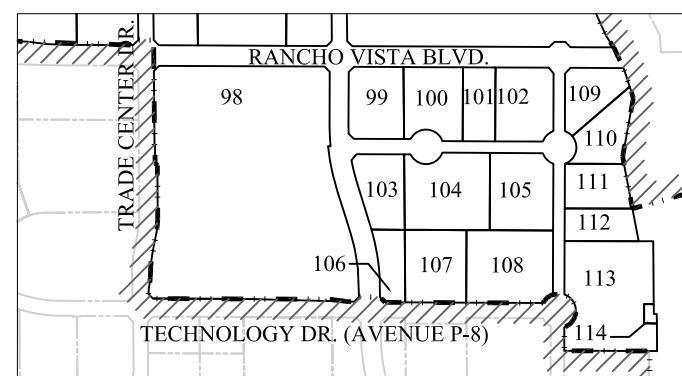
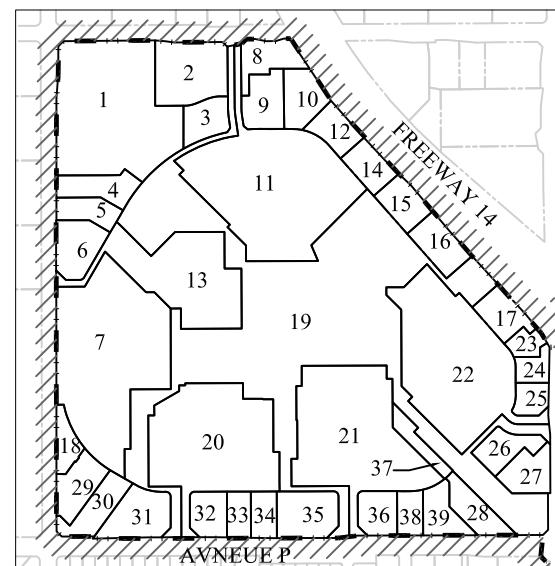
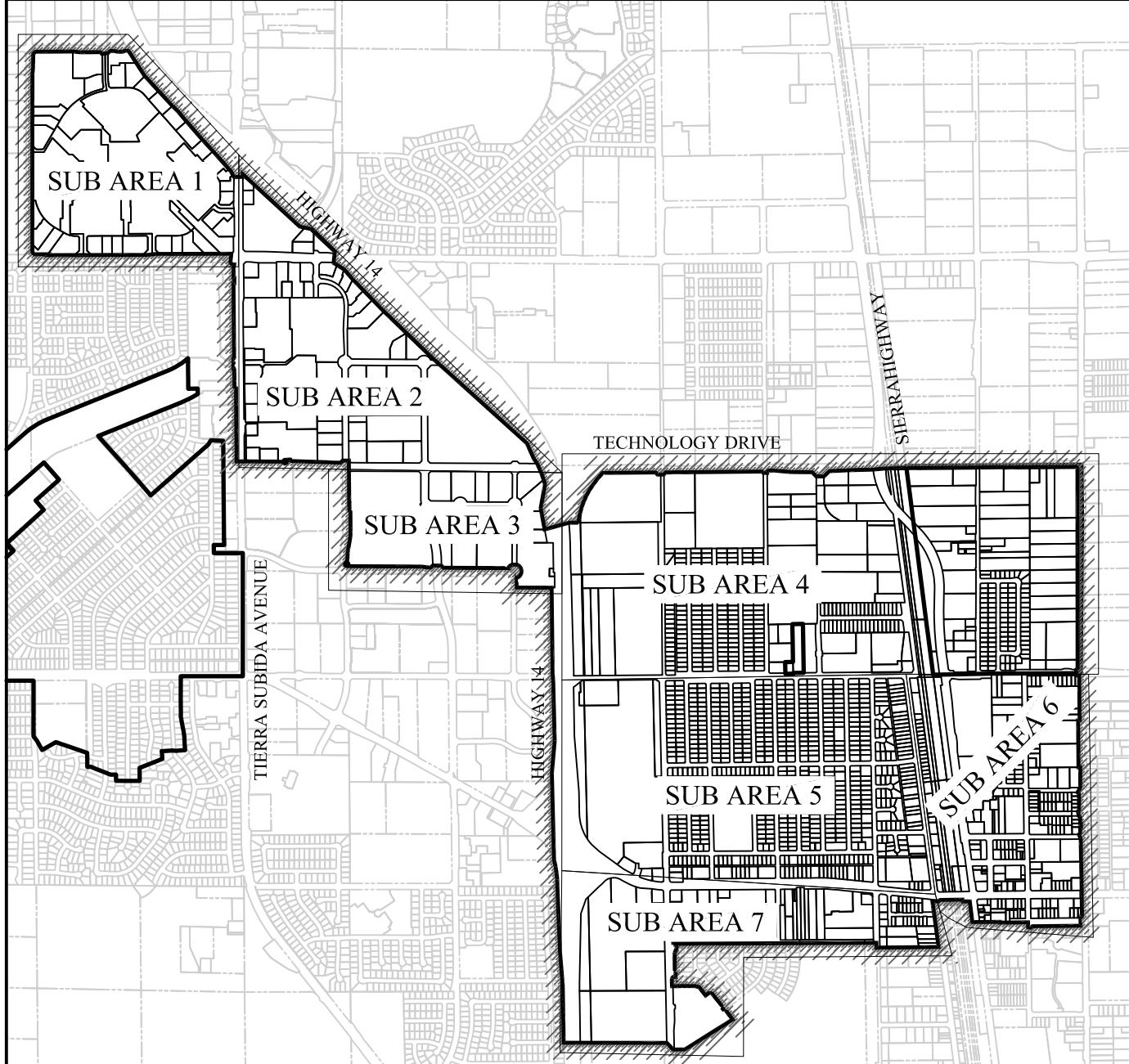
SHEET No.

OF  
8 23

***City of Palmdale Enhanced Infrastructure  
Financing District***

LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



LEGEND

- ||||| EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

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33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
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**CITY OF PALMDALE**

**EIFD SUBAREA B-7  
PALMDALE COMMERCIAL CENTERS/  
GOLDEN SPIKE DISTRICT**

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

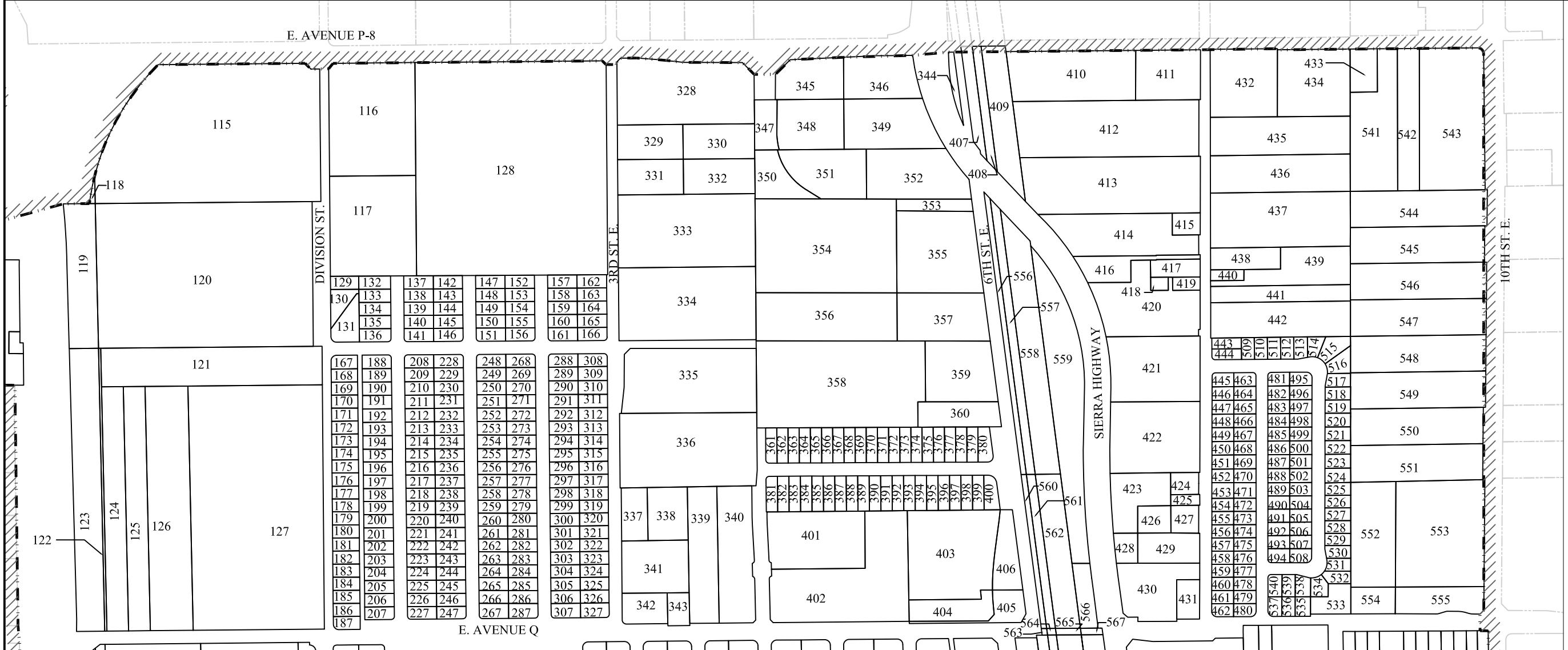
PLAN SCALE:  
AS SHOWN

SHEET No.

OF  
**9** **23**

FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

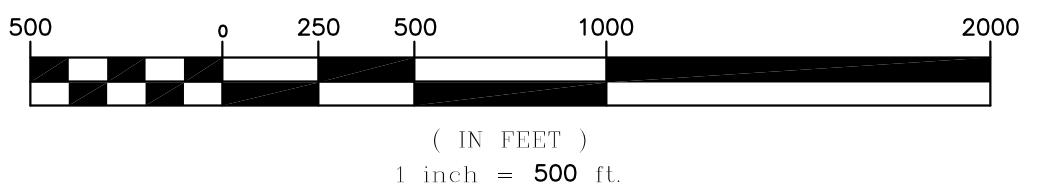
APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



SUB-AREA 4 APNs 115-567 (ENLARGED)

SCALE: 1"=500'

GRAPHIC SCALE



LEGEND

- ||||| EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

HORN

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JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
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**CITY OF PALMDALE**  
**EIFD SUBAREA B-7**  
**PALMDALE COMMERCIAL CENTERS/**  
**GOLDEN SPIKE DISTRICT**

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

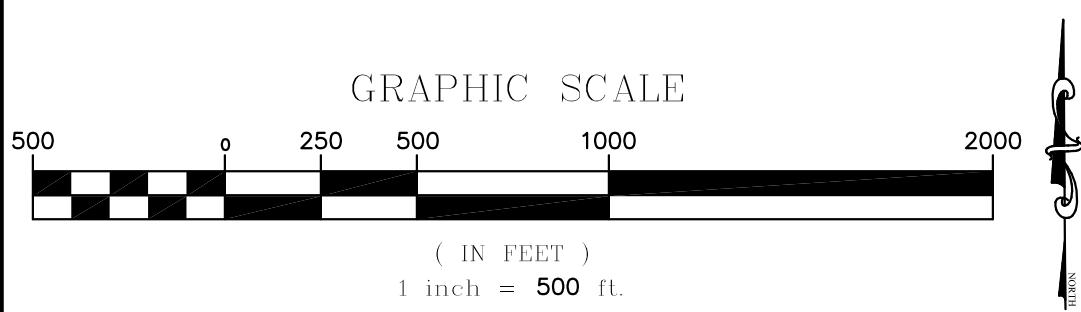
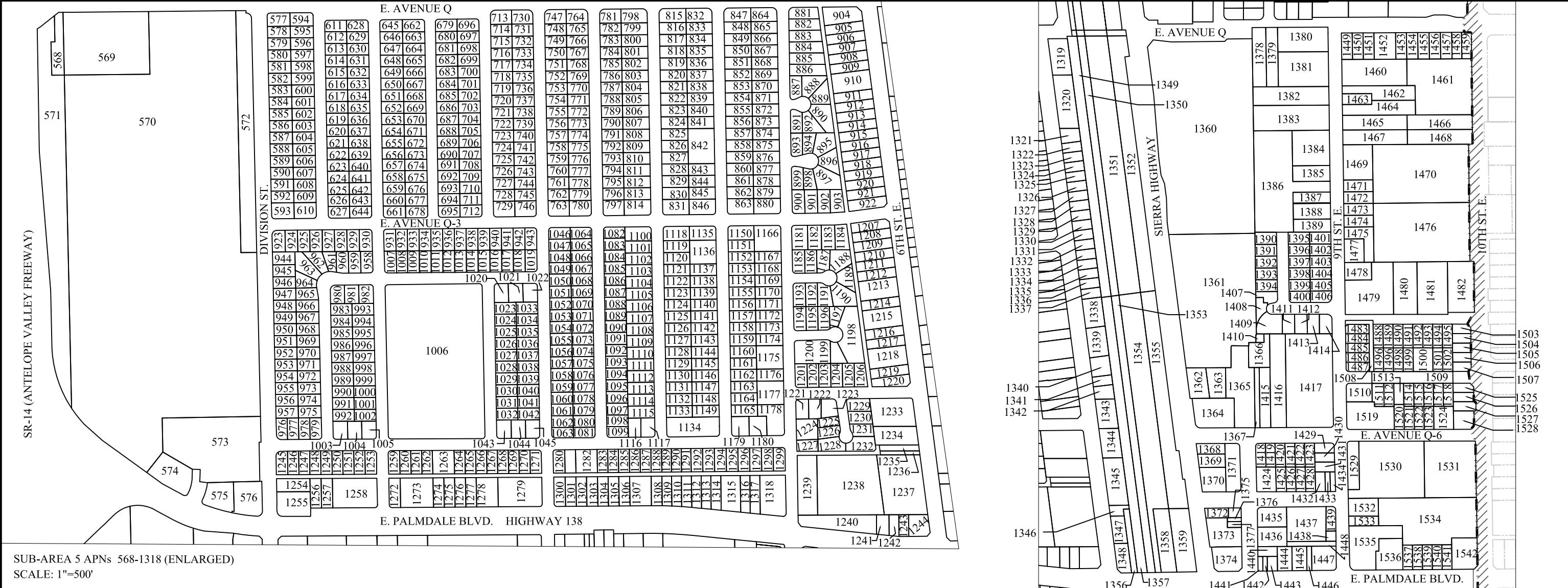
PLAN 1"=500'  
SCALE:

**City of Palmdale Enhanced Infrastructure Financing District**  
LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

SHEET No. \_\_\_\_\_

OF 10 23

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



LEGEND

- EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

PREPARED BY:  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

**CITY OF PALMDALE**

**EIFD SUBAREA B-7**  
**PALMDALE COMMERCIAL CENTERS/**  
**GOLDEN SPIKE DISTRICT**

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

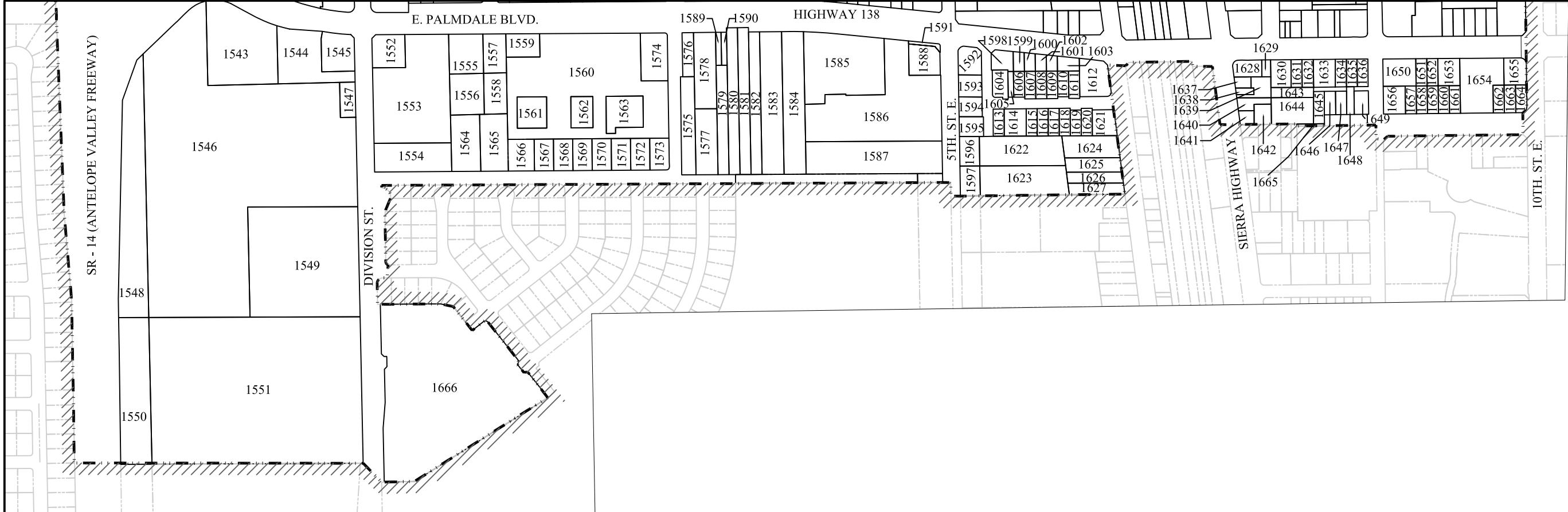
PLAN 1"=500'  
SCALE:

SHEET No.

OF 11 23

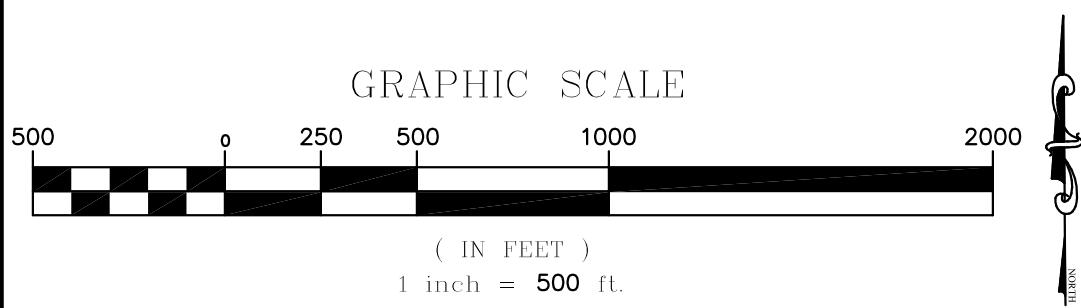
**City of Palmdale Enhanced Infrastructure Financing District**  
LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



SUB-AREA 7 APNs 1543-1666 (ENLARGED)

SCALE: 1"=500'



LEGEND

- EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

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JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

**CITY OF PALMDALE**

**EIFD SUBAREA B-7  
PALMDALE COMMERCIAL CENTERS/  
GOLDEN SPIKE DISTRICT**

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

PLAN 1"=500'  
SCALE:

**City of Palmdale Enhanced Infrastructure  
Financing District**

LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

SHEET No. \_\_\_\_\_

OF  
**12 23**

**APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD**

**APN LIST:**

1. 3005-038-089	71. 3003-085-021	141. 3006-013-904	211. 3006-011-004	281. 3006-010-028	351. 3006-006-034	421. 3022-021-023	491. 3022-019-019	545. 3022-022-015	599. 3008-001-029	653. 3008-003-009	707. 3008-004-023	761. 3008-006-032
2. 3005-038-087	72. 3003-085-009	142. 3006-013-909	212. 3006-011-005	282. 3006-006-029	352. 3006-021-022	422. 3022-021-022	492. 3022-019-020	546. 3022-022-016	600. 3008-001-028	654. 3008-003-010	708. 3008-004-022	762. 3008-006-033
3. 3005-038-088	73. 3003-085-022	143. 3006-013-910	213. 3006-011-006	283. 3006-010-026	353. 3006-006-913	423. 3022-021-019	493. 3022-019-021	547. 3022-022-017	601. 3008-001-027	655. 3008-003-011	709. 3008-004-021	763. 3008-006-035
4. 3005-038-091	74. 3003-085-009	144. 3006-013-911	214. 3006-011-007	284. 3006-010-025	354. 3006-006-914	424. 3022-021-024	494. 3022-019-022	548. 3022-018-022	602. 3008-001-026	656. 3008-003-012	710. 3008-004-020	764. 3008-006-017
5. 3005-038-092	75. 3003-085-023	145. 3006-013-912	215. 3006-011-008	285. 3006-010-024	355. 3006-006-912	425. 3022-021-007	495. 3022-019-009	549. 3022-018-023	603. 3008-001-025	657. 3008-003-013	711. 3008-004-019	765. 3008-006-016
6. 3005-038-027	76. 3003-085-013	146. 3006-013-913	216. 3006-011-009	286. 3006-010-023	356. 3006-006-903	426. 3022-021-018	496. 3022-019-010	550. 3022-018-031	604. 3008-001-024	658. 3008-003-014	712. 3008-004-018	766. 3008-006-015
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13. 3005-038-041	83. 3003-081-031	153. 3006-014-906	223. 3006-011-016	293. 3006-009-026	363. 3006-007-006	433. 3022-022-026	503. 3022-019-028	557. 3006-005-901	611. 3008-002-001	665. 3008-003-031	719. 3008-005-024	773. 3008-006-008
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**APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD**

**APN LIST:**

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817. 3008-008-015	887. 3008-010-007	957. 3008-022-042	1027. 3008-018-020	1097. 3008-016-016	1167. 3008-014-003	1237. 3008-026-013	1307. 3008-025-045	1361. 3008-033-915	1415. 3008-033-903	1469. 3008-039-029	1523. 3008-037-020	1577. 3009-006-036
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820. 3008-008-012	890. 3008-010-010	960. 3008-022-018	1030. 3008-018-023	1100. 3008-016-019	1170. 3008-014-006	1240. 3008-026-009	1310. 3008-025-039	1365. 3008-033-914	1419. 3008-034-009	1472. 3008-039-005	1526. 3008-037-059	1580. 3009-006-044
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825. 3008-008-007	895. 3008-010-904	965. 3008-022-013	1035. 3008-018-010	1105. 3008-016-024	1175. 3008-014-038	1245. 3008-023-018	1315. 3008-025-046	1370. 3008-034-900	1424. 3008-034-029	1478. 3008-039-022	1532. 3008-036-001	1586. 3009-006-056
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827. 3008-008-005	897. 3008-010-017	967. 3008-022-011	1037. 3008-018-008	1107. 3008-016-026	1177. 3008-014-043	1247. 3008-023-016	1317. 3008-025-031	1372. 3008-035-045	1426. 3008-034-016	1480. 3008-039-023	1534. 3008-036-018	1588. 3009-006-059
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## APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD

## APN LIST:

1629. 3009-015-921  
 1630. 3009-015-926  
 1631. 3009-015-913  
 1632. 3009-015-029  
 1633. 3009-015-005  
 1634. 3009-015-004  
 1635. 3009-015-032  
 1636. 3009-015-001  
 1637. 3009-015-907  
 1638. 3009-015-905  
 1639. 3009-015-922  
 1640. 3009-015-923  
 1641. 3009-015-907  
 1642. 3009-015-925  
 1643. 3009-015-927  
 1644. 3009-015-931  
 1645. 3009-015-932  
 1646. 3009-015-934  
 1647. 3009-015-933  
 1648. 3009-015-029  
 1649. 3009-015-036  
 1650. 3009-025-001  
 1651. 3009-025-002  
 1652. 3009-025-003  
 1653. 3009-025-027  
 1654. 3009-025-026  
 1655. 3009-025-010  
 1656. 3009-025-022  
 1657. 3009-025-021  
 1658. 3009-025-020  
 1659. 3009-025-019  
 1660. 3009-025-018  
 1661. 3009-025-028  
 1662. 3009-025-013  
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 1664. 3009-025-011  
 1665. 3009-016-933

## 1666. Mobile Home Park:

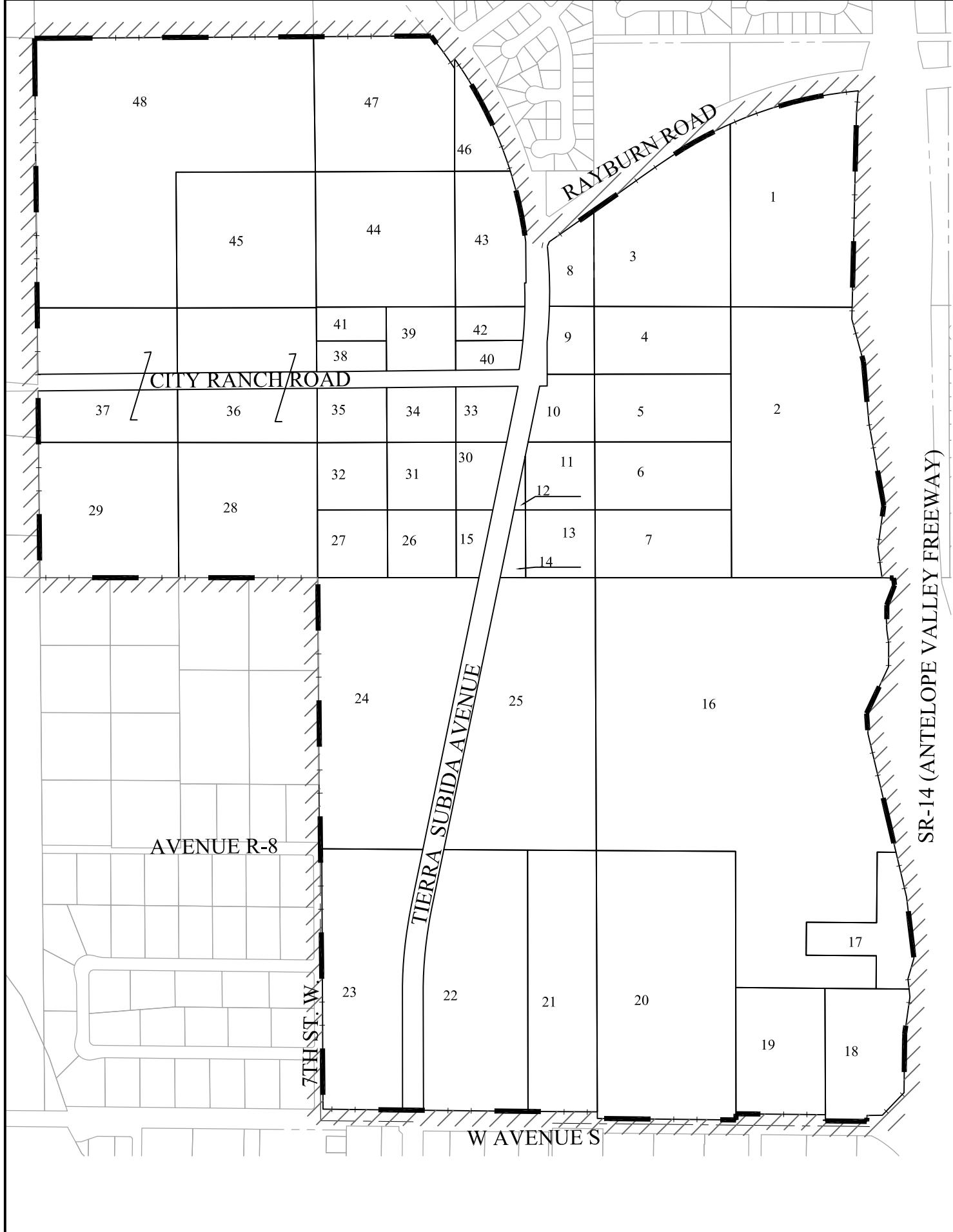
3009-001-005  
 3009-001-013 to 014  
 3009-001-021 to 022  
 3009-001-025 to 040  
 3009-001-043 to 060  
 3009-001-905 to 922

EIFD SUBAREA  
APPROX.

TOTAL: 1,332.91 ACRES

<b>CITY OF PALMDALE</b>		DESIGNED: RM DRAWN: RM CHECKED: JJ
<b>EIFD SUBAREA B-7 PALMDALE COMMERCIAL CENTERS/ GOLDEN SPIKE DISTRICT</b>		
<i>PREPARED BY:</i>  JT ENGINEERING 33336 AGUA DULCE CYN RD, #103 SANTA CLARITA, CA 91390 PHONE NUMBER: (661) 268-8899 FAX NUMBER: (661) 268-1936 WWW.JTENGINEERING.COM	<i>City of Palmdale Enhanced Infrastructure Financing District</i>	
LAFCO No. _____		PLAN SCALE:  SHEET No. OF <b>15 23</b>
FILE _____		
RESOLUTION No. _____		
EFFECTIVE DATE: _____		

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



APN LIST:

1. 3004-015-901
2. 3004-015-906
3. 3004-015-900 EIFD SUBAREA APPROX.
4. 3004-015-902 TOTAL AREA = 381.84 ACRES
5. 3004-015-903
6. 3004-015-904
7. 3004-015-905
8. 3004-015-912
9. 3004-015-913
10. 3004-015-911
11. 3004-015-908
12. 3004-015-907
13. 3004-015-910
14. 3004-015-909
15. 3004-015-045
16. 3004-016-028
17. 3004-016-029
18. 3004-016-001
19. 3004-016-032
20. 3004-016-003
21. 3004-016-033
22. 3004-016-030
23. 3004-016-031
24. 3004-016-018
25. 3004-016-019
26. 3004-015-020
27. 3004-015-019
28. 3004-015-012
29. 3004-015-011
30. 3004-015-044
31. 3004-015-017
32. 3004-015-016
33. 3004-015-015
34. 3004-015-014
35. 3004-015-013
36. 3004-015-005
37. 3004-015-004
38. 3004-015-007
39. 3004-015-915
40. 3004-015-049
41. 3004-015-006
42. 3004-015-048
43. 3004-015-046
44. 3004-015-002
45. 3004-015-038
46. 3004-025-035
47. 3004-015-047
48. 3004-015-037

GRAPHIC SCALE



1 inch = 600 ft.

LEGEND

- Hatched Area EIFD AREA
- Solid Line CITY BOUNDARY
- Thin Line APN BOUNDARY

PREPARED BY:  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

**CITY OF PALMDALE**  
**EIFD SUBAREA B-8**  
**PALMDALE CORPORATE CENTERS/**  
**PELONA VISTA PARKWAY**

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

PLAN 1"=600'  
SCALE:

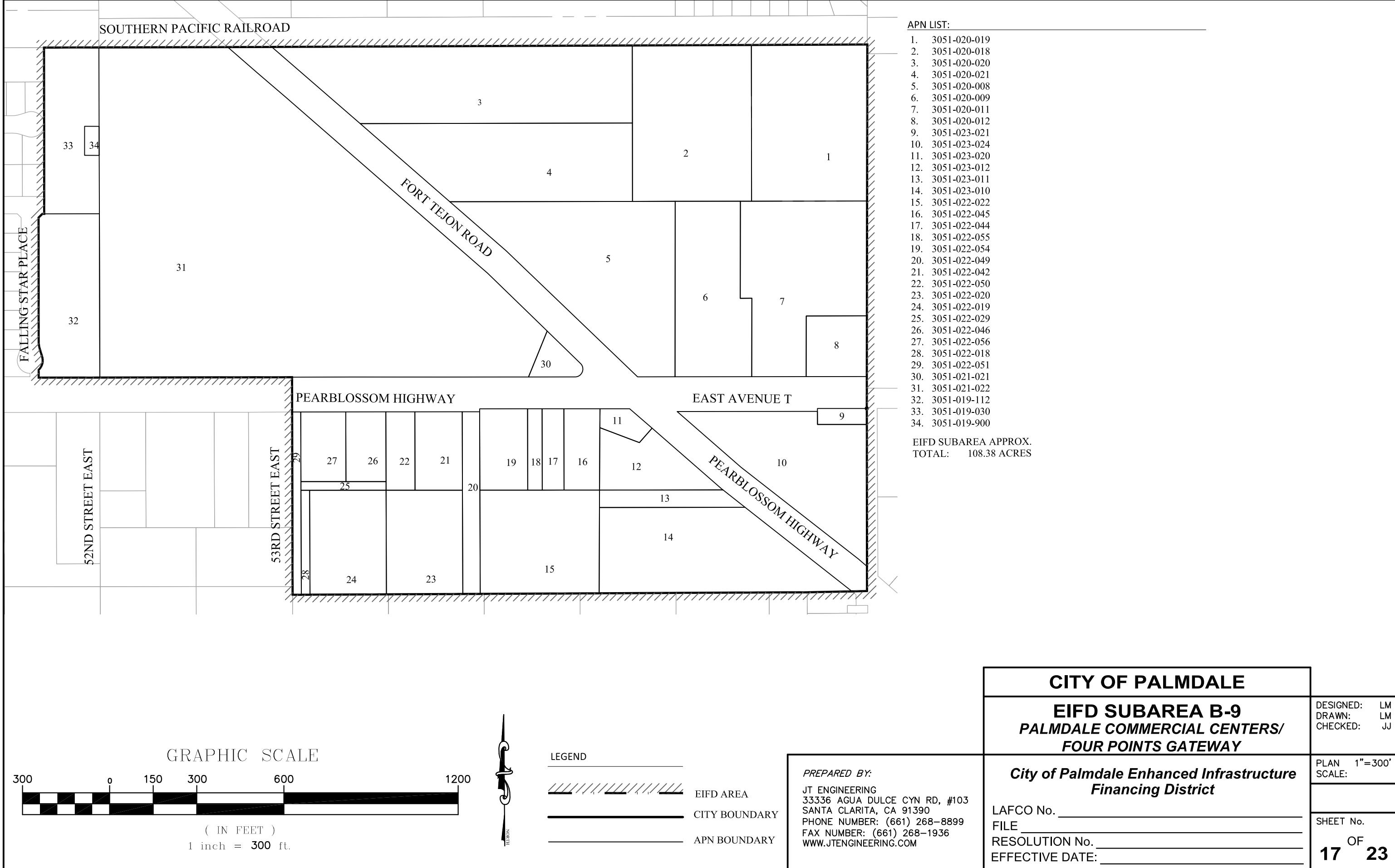
SHEET No.

OF  
**16 23**

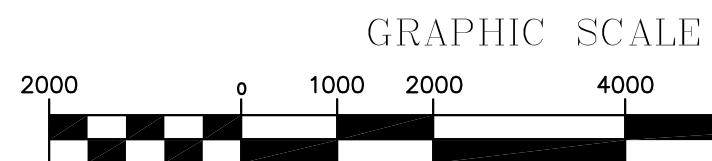
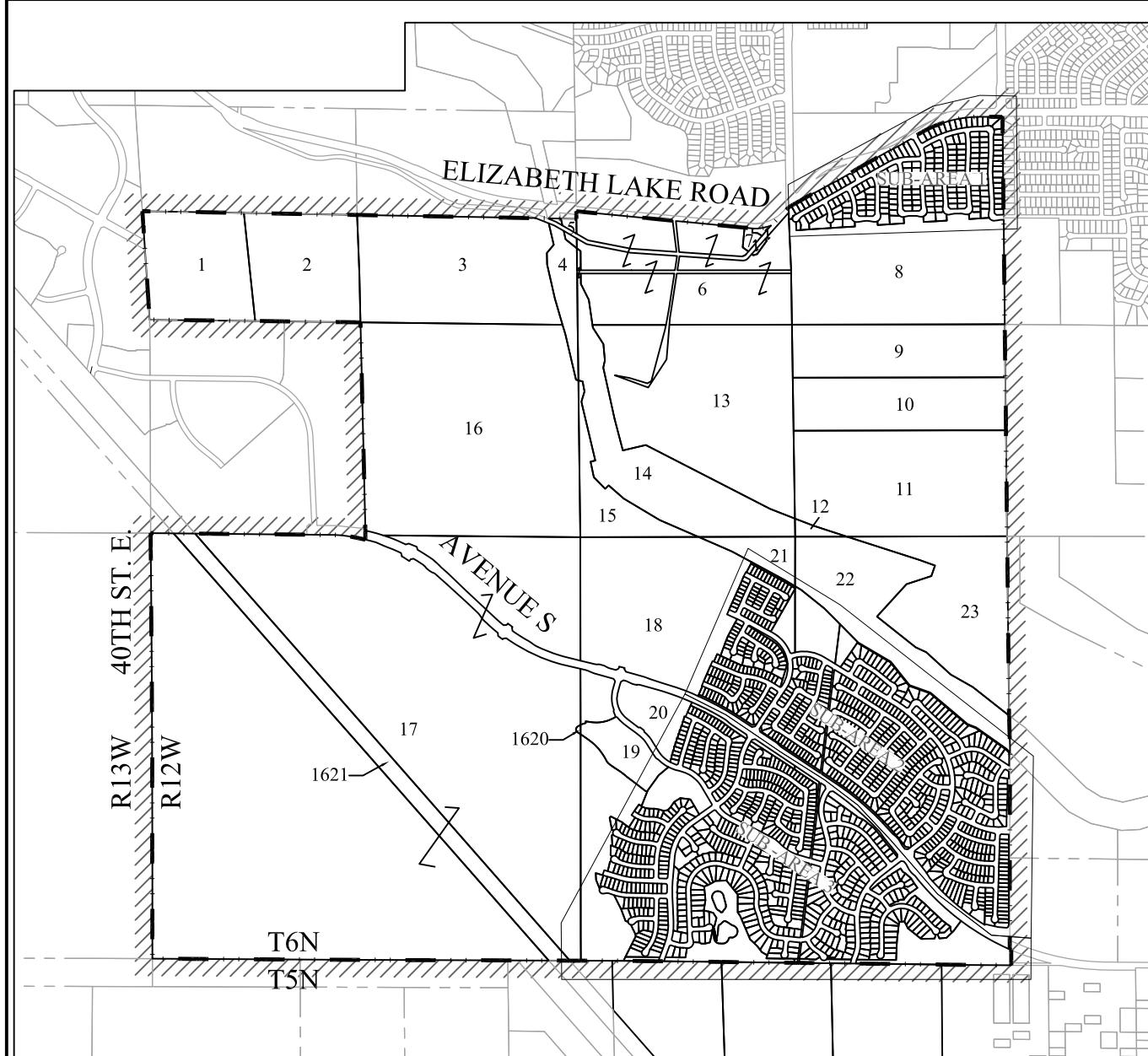
**City of Palmdale Enhanced Infrastructure  
Financing District**

LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

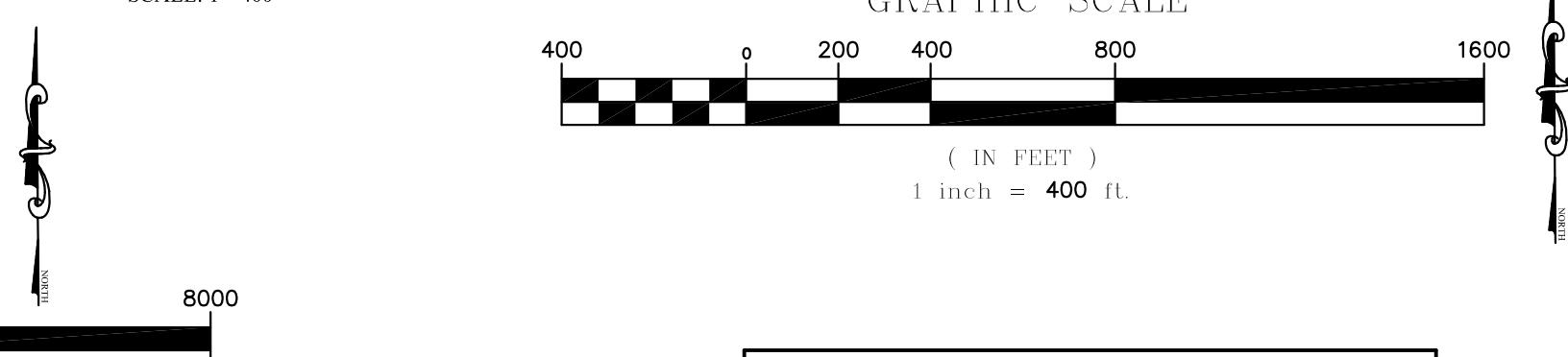
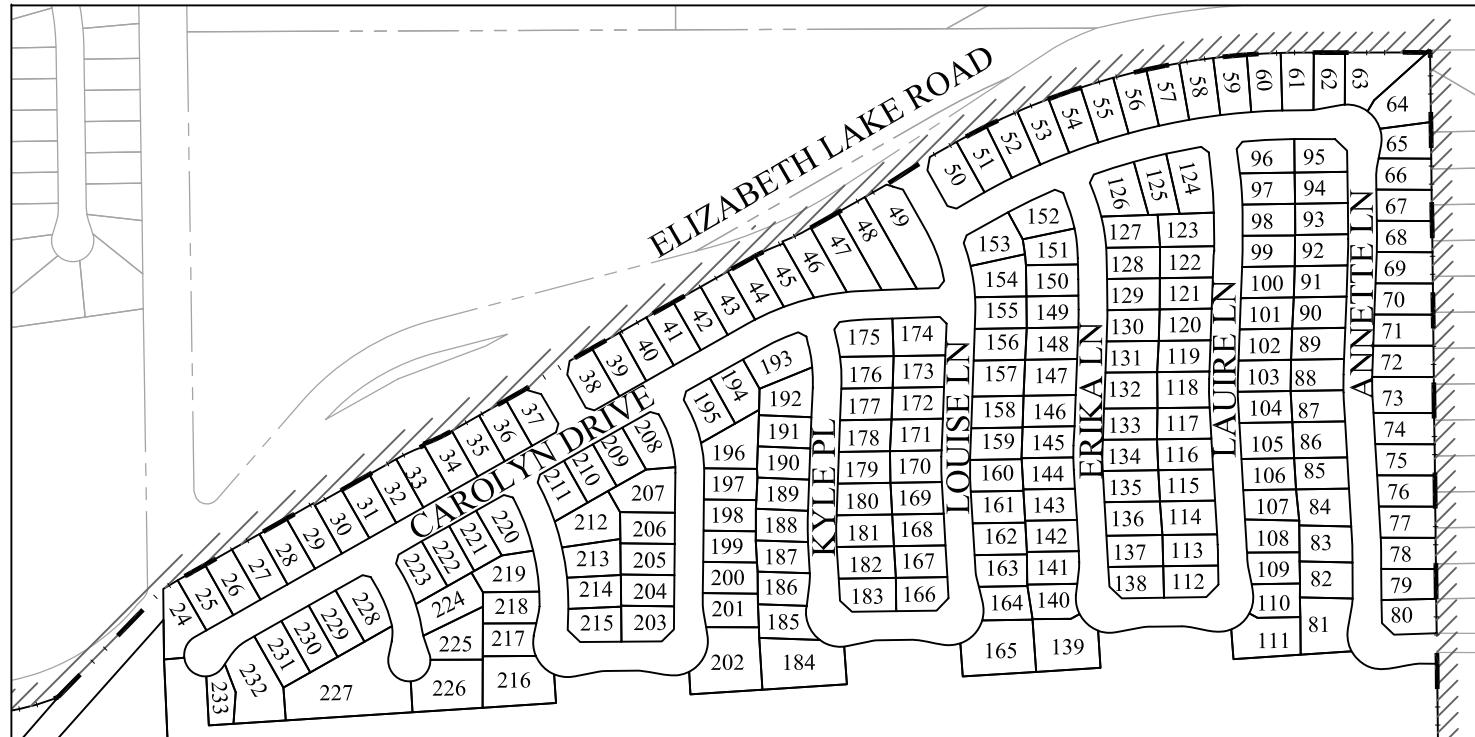
APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD

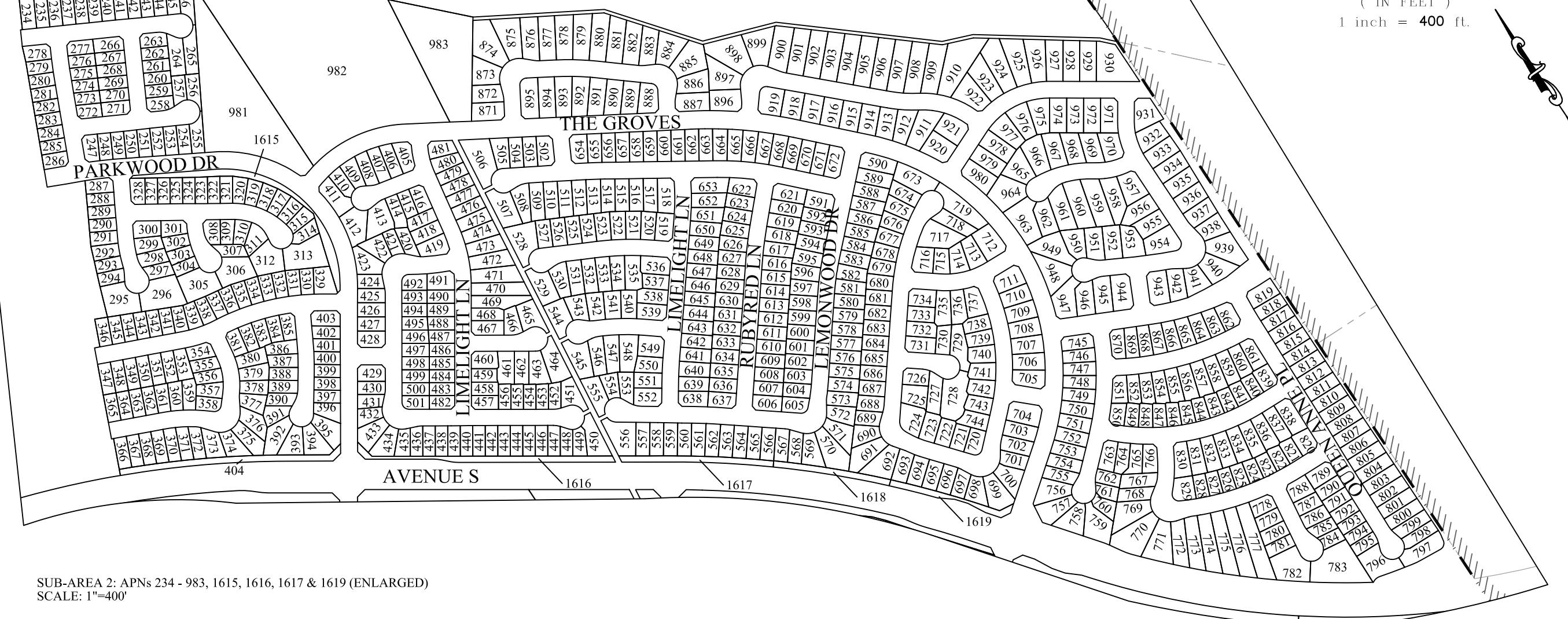


	EIFD AREA
	CITY BOUNDARY
	APN BOUNDARY



<b>CITY OF PALMDALE</b>		DESIGNED: RM DRAWN: RM CHECKED: JJ
<b>EIFD SUBAREA C-10</b> <b>LAS COLINAS AREA/ RITTER RANCH</b>		PLAN SCALE: AS SHOWN
PREPARED BY: JT ENGINEERING 33336 AGUA DULCE CYN RD, #103 SANTA CLARITA, CA 91390 PHONE NUMBER: (661) 268-8899 FAX NUMBER: (661) 268-1936 WWW.JTENGINEERING.COM		City of Palmdale Enhanced Infrastructure Financing District
LAFCO No. _____		FILE _____
FILE _____		RESOLUTION No. _____
RESOLUTION No. _____		EFFECTIVE DATE: _____
EFFECTIVE DATE: _____		OF <b>18 23</b>

## GRAPHIC SCALE



## LEGEND

- EIFD AREA
- CITY BOUNDARY
- APN BOUNDARY

PREPARED BY:  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
WWW.JTENGINEERING.COM

CITY OF PALMDALE  
**EIFD SUBAREA C-10**  
LAS COLINAS AREA/ RITTER RANCH  
City of Palmdale Enhanced Infrastructure  
Financing District  
LAFCO No. \_\_\_\_\_  
FILE \_\_\_\_\_  
RESOLUTION No. \_\_\_\_\_  
EFFECTIVE DATE: \_\_\_\_\_

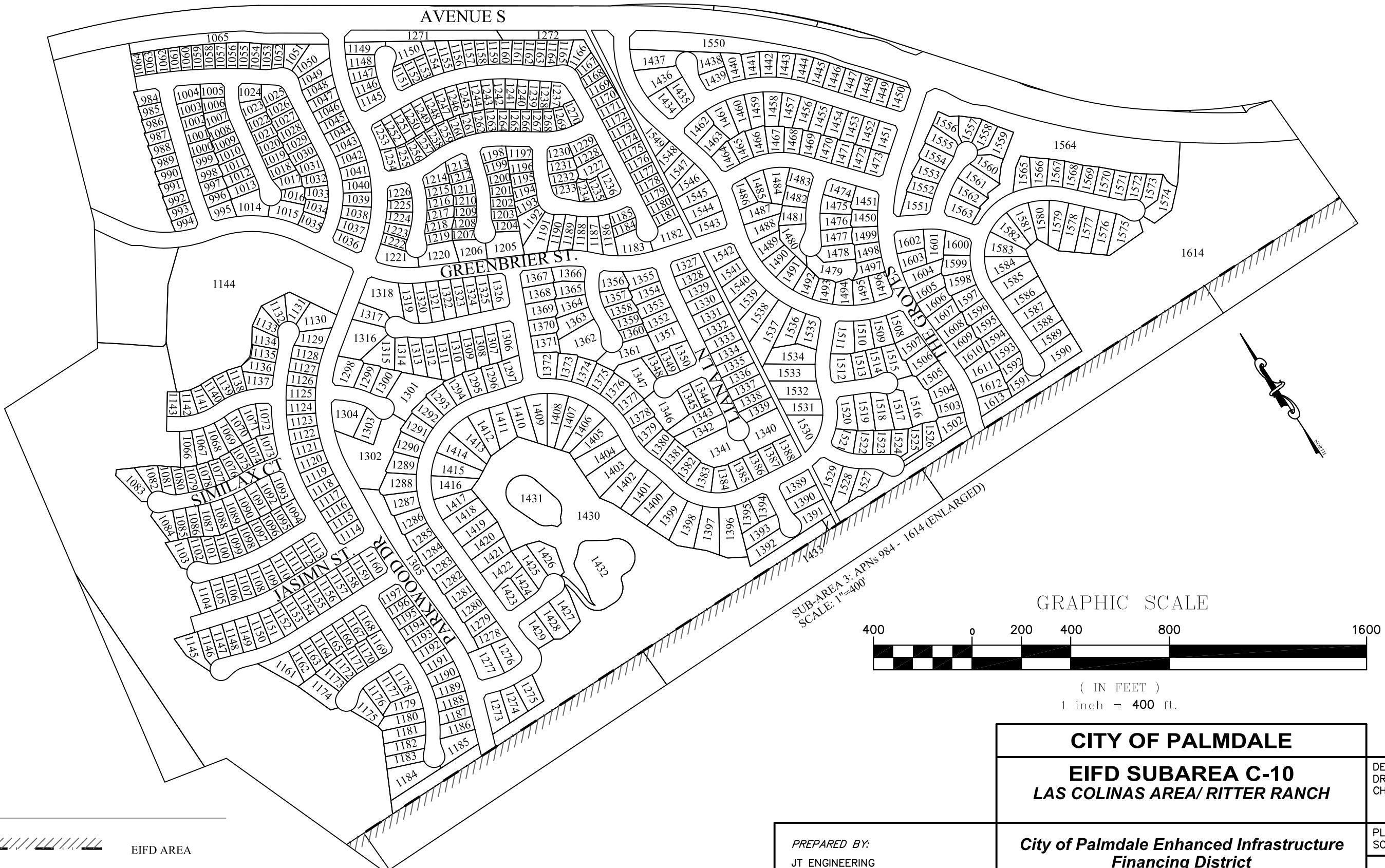
DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

PLAN 1"=400'  
SCALE: \_\_\_\_\_

SHEET No. \_\_\_\_\_

OF 19 23

## APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



**LEGEND**

EIFD AREA

CITY BOUNDARY

APN BOUNDARY

*PREPARED BY:*  
JT ENGINEERING  
33336 AGUA DULCE CYN RD, #103  
SANTA CLARITA, CA 91390  
PHONE NUMBER: (661) 268-8899  
FAX NUMBER: (661) 268-1936  
[WWW.JTENGINEERING.COM](http://WWW.JTENGINEERING.COM)

***City of Palmdale Enhanced Infrastructure  
Financing District***

DESIGNED: RM  
DRAWN: RM  
CHECKED: JJ

PLAN 1"=400'  
SCALE:

SHEET No.

20 OF 23

**APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD**

APN LIST:

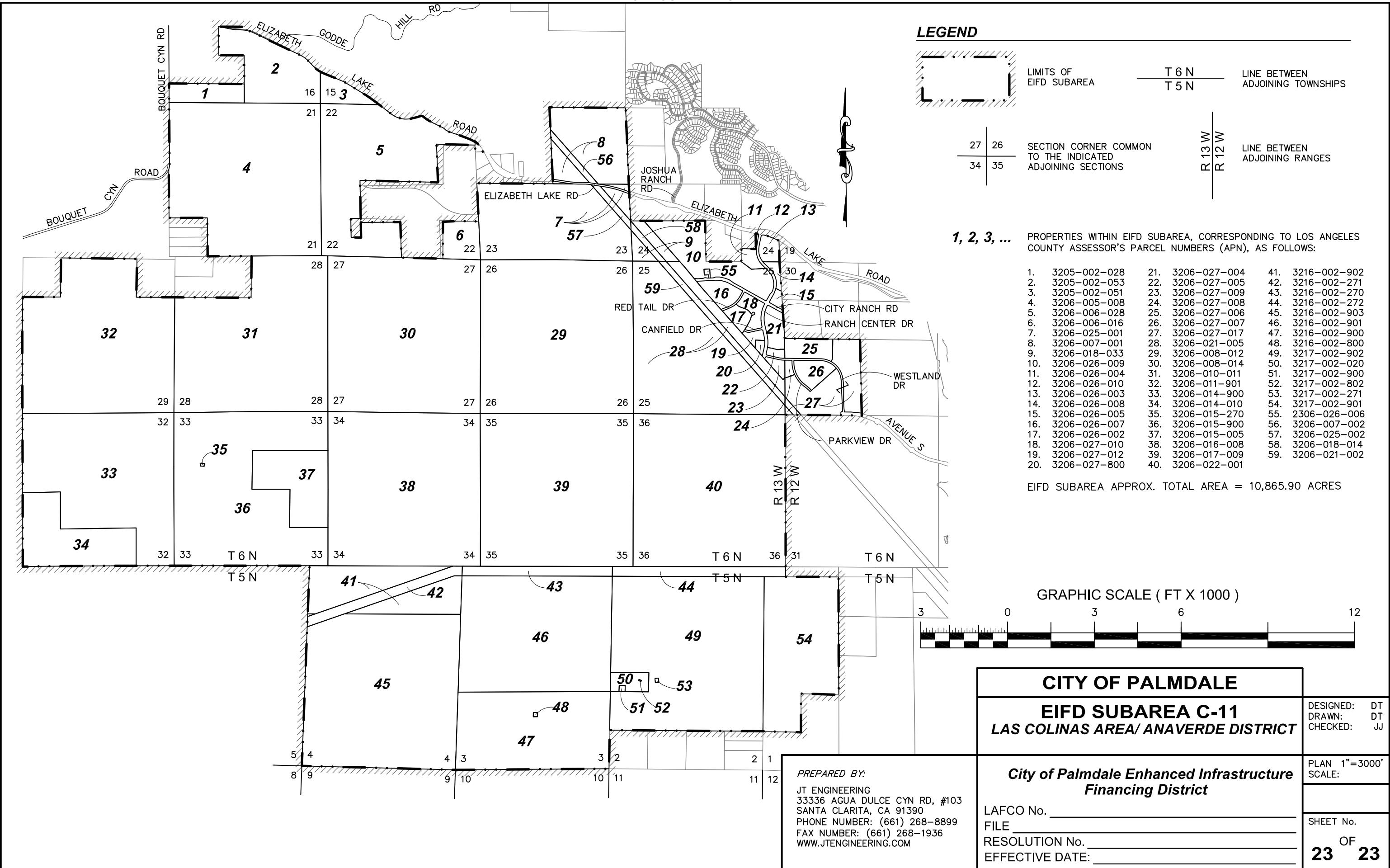
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2. 3206-020-001	73. 3206-028-024	144. 3206-029-031	215. 3206-030-032	286. 3206-060-041	357. 3206-034-011	428. 3206-056-047	499. 3206-056-059	560. 3206-044-016	613. 3206-044-030	666. 3206-043-040	719. 3206-045-046
3. 3206-020-007	74. 3206-028-025	145. 3206-028-065	216. 3206-030-033	287. 3206-033-001	358. 3206-034-012	429. 3206-056-001	500. 3206-056-060	561. 3206-044-017	614. 3206-043-012	667. 3206-043-041	720. 3206-047-013
4. 3206-020-902	75. 3206-029-001	146. 3206-028-066	217. 3206-030-034	288. 3206-033-002	359. 3206-034-013	430. 3206-056-002	501. 3206-056-061	562. 3206-044-018	615. 3206-043-013	668. 3206-043-042	721. 3206-047-014
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6. 3206-019-020	77. 3206-029-003	148. 3206-028-068	219. 3206-030-036	290. 3206-033-004	361. 3206-034-015	432. 3206-057-002	503. 3206-042-002	564. 3206-044-020	617. 3206-043-015	670. 3206-043-044	723. 3206-047-016
7. 3206-019-903	78. 3206-029-004	149. 3206-028-069	220. 3206-030-037	291. 3206-033-005	362. 3206-034-016	433. 3206-057-003	504. 3206-042-003	565. 3206-044-021	618. 3206-043-016	671. 3206-043-045	724. 3206-047-017
8. 3206-019-019	79. 3206-029-005	150. 3206-028-070	221. 3206-030-038	292. 3206-033-006	363. 3206-034-017	434. 3206-057-004	505. 3206-042-004	566. 3206-044-022	619. 3206-043-017	672. 3206-043-046	725. 3206-047-018
9. 3206-019-003	80. 3206-029-006	151. 3206-028-071	222. 3206-030-039	293. 3206-033-007	364. 3206-034-018	435. 3206-057-005	506. 3206-042-005	567. 3206-046-007	620. 3206-043-018	673. 3206-045-022	726. 3206-047-019
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13. 3206-019-010	84. 3206-029-010	155. 3206-028-075	226. 3206-030-043	297. 3206-033-011	368. 3206-034-022	439. 3206-057-009	510. 3206-042-009	571. 3206-046-011	624. 3206-043-022	677. 3206-045-026	730. 3206-047-023
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16. 3206-020-016	87. 3206-028-027	158. 3206-028-078	229. 3206-030-046	300. 3206-033-014	371. 3206-034-025	442. 3206-057-040	513. 3206-042-012	574. 3206-046-014	627. 3206-043-025	680. 3206-045-029	733. 3206-045-032
17. 3206-023-004	88. 3206-028-028	159. 3206-028-079	230. 3206-030-047	301. 3206-033-015	372. 3206-034-026	443. 3206-057-041	514. 3206-042-013	575. 3206-046-015	628. 3206-043-026	681. 3206-045-030	734. 3206-045-033
18. 3206-024-008	89. 3206-028-029	160. 3206-029-032	231. 3206-030-048	302. 3206-033-016	373. 3206-034-027	444. 3206-057-016	515. 3206-042-014	576. 3206-046-016	629. 3206-043-027	682. 3206-045-031	735. 3206-045-034
19. 3206-075-900	90. 3206-028-030	161. 3206-029-033	232. 3206-030-086	303. 3206-033-017	374. 3206-034-028	445. 3206-057-017	516. 3206-042-015	577. 3206-046-017	630. 3206-044-031	683. 3206-046-019	736. 3206-045-035
20. 3206-075-001	91. 3206-028-031	162. 3206-029-034	233. 3206-030-085	304. 3206-033-018	375. 3206-034-029	446. 3206-057-018	517. 3206-042-016	578. 3206-046-018	631. 3206-044-032	684. 3206-046-020	737. 3206-045-036
21. 3206-024-901	92. 3206-028-032	163. 3206-029-035	234. 3206-061-013	305. 3206-033-019	376. 3206-034-030	447. 3206-057-019	518. 3206-042-017	579. 3206-045-010	632. 3206-044-033	685. 3206-046-021	738. 3206-047-026
22. 3206-024-900	93. 3206-028-033	164. 3206-029-036	235. 3206-061-012	306. 3206-033-020	377. 3206-034-031	448. 3206-057-020	519. 3206-042-018	580. 3206-045-011	633. 3206-044-034	686. 3206-046-022	739. 3206-047-027
23. 3206-024-002	94. 3206-028-034	165. 3206-029-037	236. 3206-061-011	307. 3206-033-021	378. 3206-034-032	449. 3206-057-021	520. 3206-042-019	581. 3206-045-012	634. 3206-044-035	687. 3206-046-023	740. 3206-047-028
24. 3206-030-050	95. 3206-028-035	166. 3206-029-038	237. 3206-061-010	308. 3206-033-022	379. 3206-034-033	450. 3206-057-022	521. 3206-042-020	582. 3206-045-013	635. 3206-044-036	688. 3206-046-024	741. 3206-047-029
25. 3206-030-051	96. 3206-028-036	167. 3206-029-039	238. 3206-061-009	309. 3206-033-023	380. 3206-034-034	451. 3206-057-023	522. 3206-042-021	583. 3206-045-014	636. 3206-044-037	689. 3206-046-025	742. 3206-047-030
26. 3206-030-052	97. 3206-028-037	168. 3206-029-040	239. 3206-061-008	310. 3206-033-024	381. 3206-034-035	452. 3206-057-024	523. 3206-042-022	584. 3206-045-015	637. 3206-044-038	690. 3206-046-026	743. 3206-047-031
27. 3206-030-053	98. 3206-028-038	169. 3206-029-041	240. 3206-061-007	311. 3206-033-025	382. 3206-034-036	453. 3206-057-025	524. 3206-042-023	585. 3206-045-016	638. 3206-044-039	691. 3206-046-027	744. 3206-047-032

**APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD**

APN LIST:

771. 3206-049-002	842. 3206-048-048	913. 3206-040-018	984. 3206-070-021	1055. 3206-035-013	1126. 3206-035-013	1197. 3206-069-029	1268. 3206-069-074	1331. 3206-058-005	1386. 3206-063-015	1441. 3206-050-008	1496. 3206-051-032	1551. 3206-053-001	1606. 3206-054-033
772. 3206-049-003	843. 3206-048-049	914. 3206-040-019	985. 3206-070-022	1056. 3206-035-014	1127. 3206-035-014	1198. 3206-069-045	1269. 3206-069-075	1332. 3206-058-006	1387. 3206-063-016	1442. 3206-050-009	1497. 3206-051-033	1552. 3206-053-002	1607. 3206-054-034
773. 3206-049-004	844. 3206-048-050	915. 3206-040-020	986. 3206-070-023	1057. 3206-035-013	1128. 3206-035-015	1199. 3206-069-046	1270. 3206-069-067	1333. 3206-058-007	1388. 3206-063-043	1443. 3206-050-010	1498. 3206-051-034	1553. 3206-053-003	1608. 3206-054-035
774. 3206-049-005	845. 3206-048-051	916. 3206-040-021	987. 3206-070-024	1058. 3206-035-014	1129. 3206-035-016	1200. 3206-069-047	1271. 3206-069-068	1334. 3206-058-053	1389. 3206-063-044	1444. 3206-050-011	1499. 3206-051-035	1554. 3206-053-004	1609. 3206-054-036
775. 3206-049-006	846. 3206-048-052	917. 3206-040-022	988. 3206-070-025	1059. 3206-035-015	1130. 3206-035-017	1201. 3206-069-048	1272. 3206-069-069	1335. 3206-058-054	1390. 3206-063-045	1445. 3206-050-012	1500. 3206-051-036	1555. 3206-053-005	1610. 3206-054-037
776. 3206-049-007	847. 3206-048-053	918. 3206-040-023	989. 3206-070-026	1060. 3206-035-016	1131. 3206-035-018	1202. 3206-069-049	1273. 3206-062-001	1336. 3206-058-055	1391. 3206-063-046	1446. 3206-050-013	1501. 3206-051-037	1556. 3206-053-006	1611. 3206-054-038
777. 3206-049-008	848. 3206-048-054	919. 3206-040-024	990. 3206-070-027	1061. 3206-035-017	1132. 3206-035-019	1203. 3206-069-050	1274. 3206-062-002	1337. 3206-058-056	1392. 3206-063-025	1447. 3206-050-014	1502. 3206-052-001	1557. 3206-053-007	1612. 3206-054-039
778. 3206-049-009	849. 3206-048-055	920. 3206-041-021	991. 3206-070-028	1062. 3206-035-020	1133. 3206-035-020	1204. 3206-069-051	1275. 3206-062-003	1338. 3206-058-057	1393. 3206-063-048	1448. 3206-050-015	1503. 3206-052-002	1558. 3206-053-008	1613. 3206-054-040
779. 3206-049-010	850. 3206-048-056	921. 3206-041-022	992. 3206-070-029	1063. 3206-035-021	1134. 3206-035-021	1205. 3206-069-052	1276. 3206-062-004	1339. 3206-058-058	1394. 3206-063-049	1449. 3206-050-016	1504. 3206-052-003	1559. 3206-053-009	1614. 3206-031-013
780. 3206-049-011	851. 3206-048-057	922. 3206-041-001	993. 3206-032-035	1064. 3206-070-020	1135. 3206-035-022	1206. 3206-069-053	1277. 3206-062-005	1340. 3206-058-059	1395. 3206-063-028	1450. 3206-050-017	1505. 3206-052-004	1560. 3206-053-010	1615. 3206-033-061
781. 3206-049-012	852. 3206-048-058	923. 3206-041-002	994. 3206-032-036	1065. 3206-070-057	1136. 3206-035-023	1207. 3206-069-054	1278. 3206-062-006	1341. 3206-058-022	1396. 3206-063-029	1451. 3206-051-001	1506. 3206-052-005	1561. 3206-053-011	1616. 3206-054-043
782. 3206-049-013	853. 3206-048-059	924. 3206-041-003	995. 3206-032-037	1066. 3206-036-001	1137. 3206-035-024	1208. 3206-069-055	1279. 3206-062-007	1342. 3206-058-023	1397. 3206-063-030	1452. 3206-051-002	1507. 3206-052-006	1562. 3206-053-012	1617. 3206-044-047
783. 3206-049-014	854. 3206-048-060	925. 3206-041-004	996. 3206-032-038	1067. 3206-036-002	1138. 3206-035-025	1209. 3206-069-056	1280. 3206-062-008	1343. 3206-058-024	1398. 3206-063-031	1453. 3206-051-003	1508. 3206-052-007	1563. 3206-053-013	1618. 3206-046-029
784. 3206-049-015	855. 3206-048-061	926. 3206-041-005	997. 3206-070-030	1068. 3206-036-003	1139. 3206-035-026	1210. 3206-069-057	1281. 3206-062-009	1344. 3206-058-025	1399. 3206-063-032	1454. 3206-051-004	1509. 3206-052-008	1564. 3206-053-025	1619. 3206-047-038
785. 3206-049-016	856. 3206-048-062	927. 3206-041-006	998. 3206-070-031	1069. 3206-036-004	1140. 3206-035-027	1211. 3206-069-058	1282. 3206-062-010	1345. 3206-058-026	1400. 3206-063-033	1455. 3206-050-018	1510. 3206-052-009	1565. 3206-053-026	
786. 3206-049-017	857. 3206-048-063	928. 3206-041-007	999. 3206-070-032	1070. 3206-036-005	1141. 3206-035-028	1212. 3206-069-059	1283. 3206-062-011	1346. 3206-058-027	1401. 3206-063-034	1456. 3206-050-019	1511. 3206-052-010	1566. 3206-053-015	
787. 3206-049-018	858. 3206-048-064	929. 3206-041-008	1000. 3206-070-033	1071. 3206-036-006	1142. 3206-035-029	1213. 3206-069-060	1284. 3206-062-012	1347. 3206-058-028	1402. 3206-063-035	1457. 3206-050-020	1512. 3206-052-011	1567. 3206-053-016	
788. 3206-049-019	859. 3206-048-065	930. 3206-041-009	1001. 3206-070-034	1072. 3206-036-007	1143. 3206-035-030	1214. 3206-069-061	1285. 3206-062-013	1348. 3206-058-029	1403. 3206-063-036	1458. 3206-050-021	1513. 3206-052-012	1568. 3206-053-017	
789. 3206-049-020	860. 3206-048-066	931. 3206-041-010	1002. 3206-070-035	1073. 3206-036-008	1144. 3206-035-090	1215. 3206-069-062	1286. 3206-062-014	1349. 3206-058-030	1404. 3206-063-037	1459. 3206-052-013	1514. 3206-052-013	1569. 3206-053-018	
790. 3206-049-021	861. 3206-048-067	932. 3206-055-001	1003. 3206-070-036	1074. 3206-036-009	1145. 3206-068-001	1216. 3206-069-063	1287. 3206-062-015	1350. 3206-058-031	1405. 3206-063-038	1460. 3206-050-023	1515. 3206-052-014	1570. 3206-053-019	
791. 3206-049-022	862. 3206-048-068	933. 3206-055-002	1004. 3206-070-037	1075. 3206-036-010	1146. 3206-068-002	1217. 3206-069-064	1288. 3206-059-022	1351. 3206-058-032	1406. 3206-063-039	1461. 3206-050-024	1516. 3206-052-015	1571. 3206-053-020	
792. 3206-049-023	863. 3206-048-069	934. 3206-055-003	1005. 3206-070-038	1076. 3206-036-011	1147. 3206-068-003	1218. 3206-069-065	1289. 3206-059-023	1352. 3206-058-033	1407. 3206-063-040	1462. 3206-050-025	1517. 3206-052-016	1572. 3206-053-021	
793. 3206-049-024	864. 3206-048-070	935. 3206-055-004	1006. 3206-070-039	1077. 3206-036-012	1148. 3206-068-004	1219. 3206-069-066	1290. 3206-059						

APPENDIX A: MAP OF BOUNDRIES OF THE PALMDALE EIFD



## Appendix B: Legal Description of the Palmdale EIFD



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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**CITY OF PALMDALE  
ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)  
GEOGRAPHICAL DESCRIPTION**

**AREA A-1 (Palmdale Aerospace Corridor of the Palmdale Hangar District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Section 31, Township 7 North, Range 11 West, and Portions of Section 36 of Township 7 North, Range 12 West, San Bernardino Meridian according to the Official Plats of said land, being more particularly described as follows:

**Commencing** at the Northwest Corner of Section 36, Township 7 North, Range 12 West, as shown on a Record of Survey map recorded in Book 71, Page 50 of Records of Surveys, records of Los Angeles County, also being the Centerline intersection of Challenger Way (formerly 10<sup>th</sup> Street East) and Avenue L;

- (1) Thence Easterly along the Northerly line of said Section 36, being the Centerline of Avenue L, North 89°44'10" East, 76.36 feet;
- (2) Thence at right angles, South 00°15'50" East, 50.00 feet to a point on the Southerly Right-of-Way line of Avenue L (a 50.00-foot Southerly Half-Width Street), said point also being the Northeasterly terminus of the Southeasterly Right-of-Way Corner Cut-Off of Avenue L and Challenger Way, and the **True Point of Beginning**;
- (3) Thence Easterly along the Southerly line of Avenue L, parallel with the Northerly line of said Section 36, North 89°44'10" East, 5257.10 feet to its intersection with the Westerly line of the Northwest Quarter of Section 31, Township 7 North, Range 11 West, San Bernardino Meridian;
- (4) Thence continuing Easterly along the Southerly line of Avenue L, parallel with and 50.00 feet Southerly of the Northerly line of the Northwest Quarter of said Section 31, North 89°28'14" East, 2675.88 feet to its intersection with the Easterly line of said Northwest;
- (5) Thence Southerly along said Easterly Line of the Northwest Quarter of Section 31, South 00°37'59" East, 2608.04 feet to the Center of said Section 31;
- (6) Thence Westerly along the Southerly line of the Northwest Quarter of said Section 31, South 89°41'41" West, 2648.65 feet to a point on the Easterly Right-of-Way line of 20<sup>th</sup> Street East (an 80.00-foot Street, 40.00-foot Half-Width Street), and said point being on the intersection of said Southerly line with a line parallel with and 40.00 feet Easterly of the Westerly line of said Section 31, as shown on County Surveyor's Map B-0831-3, records of Los Angeles County;

- (7) Thence Southerly along the Easterly Right-of-Way line of said 20<sup>th</sup> Street East, South 00°21'09" East, 664.02 feet to its intersection with the Southerly line of the North Half of the North Half of the Southwest Quarter of said Section 31;
- (8) Thence Easterly, leaving the Easterly Right-of-Way line of 20<sup>th</sup> Street East, along said Southerly line North 89°43'45" East, 1771.63 feet more or less to the Northwest corner of U.S.A. Tract A-112 as referenced in a Record of Survey Map filed in Book 285, Pages 42 through 63 of Records of Surveys, records of Los Angeles County;
- (9) Thence Southerly along the Westerly line of said U.S.A. Tract A-112 and along the Westerly line of U.S.A. Tract A-113, Recorded in Deed Book 43645, Page 7 of Official Records, South 00°32'45" East, 1944.39 feet to a point on the Northerly Right-of-Way line of Columbia Way (formerly Avenue M) (a 50.00-foot Northerly Half-Width Street, said point being parallel with and 50.00 feet Northerly of the Southerly line of the Southwest Quarter of Section 31, Township 7 North, Range 11 West, San Bernardino Meridian;
- (10) Thence Westerly along said last-mentioned Northerly Right-of-Way line, South 89°50'20" West, 1818.20 feet to its intersection with the Westerly line of the Southwest Quarter of said Section 31;
- (11) Thence continuing on a line parallel with and 50.00 feet Northerly of the Southerly line of the Southeast Quarter of Section 36, Township 7 North, Range 12 West, San Bernardino Meridian, being on the Easterly projection of the Northerly Right-of-Way line of said Columbia Way, South 89°46'42" West, 40.00 feet to its intersection with the Westerly Right-of-Way line of 20<sup>th</sup> Street East (an 80.00-foot Street, 40.00-foot Westerly Half-Width), as shown on County Surveyor's Map B-0831-3, record of Los Angeles County;
- (12) Thence Northerly along said Westerly Right-of-Way line of 20<sup>th</sup> Street East, North 00°21'09" West, 610.00 feet to its intersection with the Northerly line of the Southerly 660.00 feet of the Easterly 330.00 feet of the Southeast Quarter of said Section 36;
- (13) Thence Westerly along last-said Northerly line South 89°46'42" West, 289.56 feet;
- (14) Thence Southerly along the Westerly line of the Southerly 660.00 feet of the Easterly 330.00 feet of the Southeast Quarter of said Section 36, South 00°21'54" East, 610.00 feet to the Northerly Right-of-Way line of said Columbia Way;
- (15) Thence Westerly along last-said Northerly Right-of-Way line, parallel with and 50.00 feet Northerly of the Centerline of Columbia Way and the Southerly line of Section 36, South 89°46'42" West, 4978.76 feet to the beginning of a tangent curve concave Northeasterly and having a Radius of 27.00 feet;

- (16) Thence Northwesterly and Northerly along said tangent curve, through a central angle of 90°26'13" West, an arc distance of 42.62 feet to a point on the Easterly Right-of-Way line of Challenger Way (a 50.00-foot Easterly Half-Width Street);
- (17) Thence Northerly along said Easterly Right-of-Way line of Challenger Way, parallel with and 50.00 feet Easterly of the Westerly line of said Section 36 and the Centerline of said Street, North 00°12'55" East, 5144.59 feet;
- (18) Thence along the Southeasterly Right-of-Way Corner Cut-Off of Challenger Way and Avenue L, North 44°58'32" East, 38.02 feet to the **True Point of Beginning**.

The above-described land for EIFD Area A-1 contains 871.64 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North 89°44'10" East along the North line of the Northwest Quarter of Section 36, Township 7 North, Range 12 West, San Bernardino Meridian in the County of Los Angeles, State of California, as shown on Record of Survey map filed in Book 71, page 50 of Records of Survey, records of said County.

**AREA A-2 (Palmdale Aerospace Corridor of the Palmdale Aerospace Village District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Sections 1 and 2 of Township 6 North, Range 12 West, San Bernardino Meridian according to the Official Plats of said land, also depicted in Parcel Map No. 70999 in the City of Palmdale, County of Los Angeles, State of California, recorded in Book 380, Pages 77 through 79 inclusive of Parcel Maps, in the Office of the County Recorder of said County, being more particularly described as follows:

**Beginning** at the Northeast Corner of Parcel 2 of said Parcel Map No. 70999, at the intersection of the Southerly Right-of-Way line of Columbia Way (formerly Avenue M) and the Easterly line of the Northwest Quarter of Section 1, Township 6 North, Range 12 West, San Bernardino Meridian;

- (1) Thence Southerly along said Easterly line of Parcel Map No. 70999, South 00°02'30" West 3913.52 feet to the Southeast Corner of said Parcel Map, being at the intersection with the Southerly line of North Half of the South Half of said Section 1;
- (2) Thence Westerly along the Southerly line of said Parcel Map, South 89°35'42" West, 2693.39 feet to the South 1/16<sup>th</sup> Corner common to Sections 1 and 2;
- (3) Thence continuing Westerly along the Southerly line of said Parcel Map and the Southerly line of the North Half of the South Half of Section 2, South 89°35'02" West, 4063.44 feet to the Southwesterly corner of said Parcel Map, said point being on the Easterly Right-of-Way of the Union Pacific Railroad;

- (4) Thence Northerly along the Westerly line of said Parcel Map, North 07°27'38" West, 3970.47 feet to Northwest corner of Parcel 3 of said Parcel Map, said point being on the Southerly Right-of-Way line of Columbia Way (a 73.00-foot Southerly Half-Width Street);
- (5) Thence Easterly along said Southerly Right-of-Way line, the Northerly line of said Parcel 3, North 89°47'15" East, 168.92 feet;
- (6) Thence North 89°04'17" East, 400.03 feet;
- (7) Thence North 89°47'15" East, 386.03 feet;
- (8) Thence South 84°30'07" East, 120.60 feet;
- (9) Thence North 89°47'15" East, 150.00 feet;
- (10) Thence South 45°12'45" East, 38.18 feet;
- (11) Thence North 82°48'25" East, 98.74 feet;
- (12) Thence North 44°47'15" East, 38.18 feet;
- (13) Thence North 89°47'15" East, 598.11 feet to the Northeast corner of Parcel 3 of said Parcel Map;
- (14) Thence Southerly along the Easterly line of said Parcel 3, South 00°18'38" East, 452.00 feet;
- (15) Thence North 89°41'22" East, 652.26 feet;
- (16) Thence North 00°18'38" West, 452.00 feet to the most Northerly-Northwesterly corner of Parcel 4 of said Parcel Map No. 70999, said point being on the Southerly Right-of-Way line of Columbia Way;
- (17) Thence Easterly along said Southerly Right-of-Way line North 89°41'22" East, 1153.47 feet;
- (18) Thence South 88°09'47" East, 400.28 feet;
- (19) Thence North 89°41'22" East, 322.52 feet;
- (20) Thence South 45°08'45" East, 38.07 feet;
- (21) Thence North 84°01'20" East, 100.55 feet;
- (22) Thence North 44°53'42" East, 38.27 feet;

- (23) Thence North  $89^{\circ}46'16''$  East, 323.31 feet;
- (24) Thence North  $89^{\circ}03'18''$  East, 400.03 feet;
- (25) Thence, North  $89^{\circ}46'16''$  East, 1524.78 feet;
- (26) Thence South  $84^{\circ}31'06''$  East, 120.60 feet;
- (27) Thence North  $89^{\circ}46'16''$  East, 249.62 feet to the Northeast corner of Parcel 2 of said Parcel Map 70999 and the **Point of Beginning**.

The above-described land for EIFD Area A-2 contains 626.40 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North  $89^{\circ}46'16''$  East along the North line of the Northwest Quarter of Section 1, Township 6 North, Range 12 West, San Bernardino Meridian in the County of Los Angeles, State of California, as shown on Parcel Map No. 70999, filed in Book 380, pages 77 to 79 of Parcel Maps, records of said County.

**AREA A-3 (Palmdale Aerospace Corridor of the Runway Industrial Center District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Sections 2 and 3 of Township 6 North, Range 12 West, San Bernardino Meridian according to the Official Plats of said land, more particularly described as follows:

**Beginning** at the intersection of the Westerly line of the Northwest Quarter of said Section 2 with a line parallel with and 50.00 feet Southerly of the Northerly line of the Northwest Quarter of said Section 2, being the Southerly Right-of-Way line of Columbia Way (formerly Avenue M);

- (1) Thence Easterly along said parallel line and the Southerly Right-of-Way line of Columbia Way, North  $89^{\circ}48'00''$  East, 401.01 feet to the Northerly prolongation of the Westerly Right-of-Way line of Sierra Highway (a 65.00-foot Westerly Half-Width Street);
- (2) Thence Southerly along said prolongation of the Westerly Right-of-Way line of Sierra Highway, South  $07^{\circ}27'05''$  East, 1296.46 feet to a point on the Southerly line of Government Lot 2 of the Northwest Quarter of said Section 2;
- (3) Thence Easterly along said Southerly line of Government Lot 2, North  $89^{\circ}37'50''$  East, 35.27 feet to the Westerly Right-of-Way line of Sierra Highway, said point being on a line parallel with and 30.00 feet Westerly of the centerline of said Sierra Highway;
- (4) Thence Southerly along said parallel line, South  $07^{\circ}27'05''$  East, 510.96 feet;
- (5) Thence Westerly, South  $89^{\circ}37'50''$  West, 676.99 feet to the Westerly line of the Northwest Quarter of said Section 2;

- (6) Thence Westerly along last said Westerly line, North 00°12'03" East, 507.09 feet to the Southerly line of Government Lot 2 of the Northeast Quarter of Section 3, Township 6 North, Range 12 West, San Bernardino Meridian;
- (7) Thence Westerly along the Southerly line of said Government Lot 2, North 89°57'22" West, 2674.97 feet to the Southwest Corner of the Northwest Quarter of said Section 3;
- (8) Thence Southerly along the Center Section line of said Section 3, South 00°06'16" West, 3341.58 feet to the Northerly line of the South Half of the South Half of the Southeast Quarter of said Section 3;
- (9) Thence Easterly along last-said Northerly line, South 89°43'09" East, 2669.34 feet to the Easterly line of the Southeast Quarter of Section 3;
- (10) Thence Northerly along last-said Easterly line, North 00°12'03" East, 2022.65 feet to the Northeast Corner of the Southeast Quarter of Section 3;
- (11) Thence Easterly along the Northerly line of the Southwest Quarter of Section 2, North 89°37'49" East, 787.40 feet to the Westerly Right-of-Way line of Sierra Highway (a 30.00-foot Westerly Half-Width Street);
- (12) Thence Southerly along said Right-of-Way, South 00°27'05" East, 2675.86 feet to its intersection with the Northerly Right-of-Way line of Avenue N (a 40.00-foot Northerly Half-Width Street);
- (13) Thence Westerly along said Northerly Right-of-Way line, South 89°33'58" West, 1143.93 feet to its intersection with the Westerly line of the Southwest Quarter of Section 2;
- (14) Thence continuing Westerly along said Northerly Right-of-Way line, parallel with and 40.00 feet northerly of the Southerly line of the Southeast Quarter of Section 3, North 89°39'43" West, 2667.94 feet to its intersection with the Easterly line of the Southeast Quarter of said Section 3;
- (15) Thence continuing Westerly along said Northerly Right-of-Way line of avenue N, North 89°39'47" West, 2591.78 feet;
- (16) Thence at right angles North 00°20'13" East, 10.00 feet to the beginning of a non-tangent curve concave Northeasterly, having a radius of 27.00 feet and to which point a radial line bears South 00°20'13" West ;
- (17) Thence Northwesterly and Northerly along said non-tangent curve, through a central angle of 89°40'02", an arc distance of 42.21 feet to a point of tangency on the Easterly Right-of-Way line of 10<sup>th</sup> Street West (a 50.00-foot Easterly Half-Width Street);
- (18) Thence Northerly along said Easterly Right-of-Way line North 00°00'15" East, 1772.88 feet;

- (19) Thence North  $89^{\circ}49'01''$  West, 10.00 feet;
- (20) Thence North  $00^{\circ}00'15''$  East, 167.24 feet;
- (21) Thence South  $89^{\circ}49'51''$  East, 27.00 feet;
- (22) Thence North  $00^{\circ}00'15''$  East, 167.25 feet;
- (23) Thence North  $89^{\circ}50'42''$  West, 12.00 feet;
- (24) Thence North  $00^{\circ}00'15''$  East, 167.25 feet;
- (25) Thence, North  $89^{\circ}51'32''$  West, 5.00 feet;
- (26) Thence North  $00^{\circ}00'15''$  East, 334.49 feet to the intersection of said Easterly Right-of-Way line of 10<sup>th</sup> Street West with the Southerly line of the Northwest Quarter of Said Section 3;
- (27) Thence continuing Northerly along said Easterly Right-of-Way line North  $00^{\circ}00'22''$  East, 2600.12 feet to its intersection with the Westerly prolongation of the Southerly Right-of-Way line of Columbia Way (a 40.00-foot Southerly Half-Width Street), said line being parallel with and 40.00 feet Southerly of the Northerly line of the Northwest Quarter of said Section 3;
- (28) Thence Easterly along last-said Southerly Right-of-Way of Columbia Way, North  $89^{\circ}48'59''$  East, 2627.49 feet to its intersection with the Easterly line of the Northwest Quarter of Section 3;
- (29) Thence Southerly along last-said Easterly line of the Northwest Quarter of Section 3, South  $00^{\circ}06'19''$  West, 10.00 feet to a line parallel with and 50.00 feet Southerly of the Northerly line of the Northeast Quarter of said Section 3;
- (30) Thence Easterly along said parallel line and the Southerly Right-of-Way line of Columbia Way, North  $89^{\circ}48'35''$  East, 2677.16 feet to its intersection with the Westerly line of the Northwest Quarter of Section 2 and the **Point of Beginning**.

The above-described land for EIFD Area A-3 contains 513.35 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North  $89^{\circ}48'00''$  East along the North line of the Northwest Quarter of Section 2, Township 6 North, Range 12 West, San Bernardino Meridian in the County of Los Angeles, State of California, as shown on Record of Survey Map filed in Book 223, Page 62 of Records of Surveys, record of said County.

**AREA A-4 (Palmdale Aerospace Corridor of the Flight Plan Industrial Park District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Sections 10, 11, 14 and 15 of Township 6 North, Range 12 West, San Bernardino Meridian according to the Official Plats of said land, more particularly described as follows:

**Beginning** at the intersection of the Northerly line of the Southwest Quarter of said Section 10 with the Easterly Right-of-Way line of 10ths Street West (a 30.00-foot Easterly Half-Width Street), a line parallel with and 30.00 feet Easterly of the Westerly line of the Southwest Quarter of said Section 10;

- (1) Thence Easterly along said Northerly line South  $89^{\circ}14'02''$  East, 1305.35 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 10;
- (2) Thence Southerly along the Easterly line of said Northwest Quarter of the Southwest Quarter, South  $00^{\circ}11'31''$  West, 1330.53 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter of Section 10;
- (3) Thence Easterly along the Northerly line of the Southeast Quarter of the Southwest Quarter of said Section 10, South  $88^{\circ}59'10''$  East, 1335.86 feet to the Northeast Corner of said Southeast Quarter of the Southwest Quarter;
- (4) Thence continuing Easterly along the Northerly line of the South Half of the Southeast Quarter of said Section 10, South  $88^{\circ}59'14''$  East, 2671.83 feet to the Easterly line of the Southeast Quarter of said Section 10;
- (5) Thence Northerly along said Easterly line of the Southeast Quarter, coincident with the Westerly line of Section 11, North  $00^{\circ}07'40''$  East, 2302.57 feet to the Northwest Corner of Lot 6 of Record of Survey filed in Book 66, Page 26 of Records of Survey, records of Los Angeles County;
- (6) Thence Easterly along the Northerly line of said Lot 6, North  $89^{\circ}30'20''$  East, 680.00 feet to the Northeast Corner of said Lot 6;
- (7) Thence Southerly along the Easterly line of said Lot 6, South  $00^{\circ}07'40''$  West, 35.50 feet to the Northwest Corner of Lot 20 of said Record of Survey;
- (8) Thence Easterly along the Northerly line of said Lot 20, North  $89^{\circ}30'20''$  East, 731.84 feet to the Northeast Corner of said Lot 20, on the Westerly Right-of-Way line of Sierra Highway (a 60.00-foot Street, 30.00-foot Westerly Half-Width Street);
- (9) Thence Southerly along said Westerly Right-of-Way line of Sierra Highway, South  $07^{\circ}30'46''$  East, 3082.21 feet to its intersection with the Easterly prolongation of the Northerly line of Tract No. 42991, filed in Book 1044, pages 84 through 87 inclusive of Maps, records of said County;
- (10) Thence Westerly along said Northerly Tract line and its prolongation, South  $88^{\circ}42'06''$  West, 1782.11 feet to its intersection with the Easterly Right-of-Way line of Division Street (a 40.00-foot Easterly Half-Width Street);

- (11) Thence Southerly along said Easterly Right-of-Way line, parallel with and 40.00 feet Easterly of the Westerly line of the Southwest Quarter of Section 11, South 00°07'40" West, 530.84 feet to its intersection with the Northerly line of the Northwest Quarter of Section 14, Township 6 North, Range 12 West, San Bernardino Meridian;
- (12) Thence continuing Southerly along said Easterly Right-of-Way line of Division Street, parallel with and 40.00 feet Easterly of the Westerly line of the Northwest Quarter of said Section 14, South 00°26'11" East, 1326.63 feet to its intersection with the Easterly prolongation of the South line of the North Half of the Northeast Quarter of Section 15, Township 6 North, Range 12 West, San Bernardino Meridian;
- (13) Thence Westerly along said South line and its prolongation, North 89°00'47" West, 2714.83 feet to the Westerly line of the Northeast Quarter of Section said Section 15;
- (14) Thence continuing Westerly along the Southerly line of the North Half of the Northwest Quarter if said Section 15, North 89°00'42" West, 1312.12 feet to the beginning of a non-tangent curve, concave Northwesterly, having a radius of 106.00 feet, and to which point a radial line bears South 61°23'25" East;
- (15) Thence Westerly along said non-tangent curve, through a Central Angle of 62°22'35", an arc distance of 115.40 feet;
- (16) Thence continuing Westerly on the Southerly Right-of-Way line of Avenue O-4, as shown on Parcel Map No. 27019, filed in Book 324, Pages 44 through 48 inclusive of Parcel Maps, records of said County, North 89°00'50" West, 17.39 feet;
- (17) Thence South 45°59'18" West, 13.23;
- (18) Thence North 89°00'42" West, 52.03 feet;
- (19) Thence North 44°00'42" West, 34.24 feet to a line parallel with and 42.00 feet Southerly of the Southerly line of the North Half of the Northwest Quarter of said Section 15;
- (20) Thence continuing Westerly along the Southerly Right-of-Way line of Avenue O-4, North 89°00'42" West, 841.46 feet;
- (21) Thence South 45°59'04" West, 24.04 feet to a line parallel with and 59.00 feet Southerly of the Southerly line of the North Half of the Northwest Quarter of said Section 15;
- (22) Thence Westerly along last-said parallel line, North 89°00'42" West, 209.23 feet;
- (23) Thence North 01°19'46" East, 101.00 feet to a line parallel with and 42.00 feet Northerly of the Southerly line of the North Half of the Northwest Quarter of said Section 15;

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- (24) Thence North  $44^{\circ}38'01''$  West, 37.77 feet to a line parallel with and 73.00 feet Easterly of the Westerly line of the Northwest Quarter of said Section 15, said line being the Easterly Right-of-Way line of 10<sup>th</sup> Street West;
- (25) Thence Northerly along last-said parallel line and Easterly Right-of-Way line of 10<sup>th</sup> Street West, North  $00^{\circ}15'20''$  West, 269.28 feet to its intersection with the Northerly line of the South half of the South Half of the North Half of the Northwest Quarter of said Section 15;
- (26) Thence Westerly along last-said Northerly line, North  $88^{\circ}56'36''$  West, 23.01 feet to a line parallel with and 50.00 feet Easterly of the Westerly line of the Northwest Quarter of said Section 15;
- (27) Thence Northerly along last-said parallel line and Easterly Right-of-Way line of 10<sup>th</sup> Street West and its prolongation, North  $00^{\circ}15'20''$  West, 1013.21 feet to its intersection with the Northerly line of the Northwest Quarter of said Section 15;
- (28) Thence continuing Northerly along the prolongation and Easterly Right-of-Way line of said 10<sup>th</sup> Street West, on a line parallel with and 50.00 feet Easterly of the Westerly line of the Southwest Quarter of Section 10, North  $00^{\circ}12'39''$  East, 331.24 feet to Northerly line of the South Half of the South Half of the Southwest Quarter of the Southwest Quarter of said Section 10;
- (29) Thence Westerly along- last-said Northerly line, North  $88^{\circ}48'01''$  West, 10.00 feet to a line parallel with and 40.00 feet Easterly of the Westerly line of the Southwest Quarter of said Section 10;
- (30) Thence Northerly along last-said parallel line and the Easterly Right-of-Way line of 10<sup>th</sup> Street West, North  $00^{\circ}12'39''$  East, 993.69 feet to its intersection with the Northerly line of the Southwest Quarter of the Southwest Quarter of said Section 10;
- (31) Thence Westerly along last-said Northerly line, North  $88^{\circ}59'10''$  West, 10.00 feet to a line parallel with and 30.00 feet Easterly of the Westerly line of the Southwest Quarter of said Section 10;
- (32) Thence Northerly along last-said parallel line, North  $00^{\circ}12'39''$  East, 1324.88 feet to the **Point of Beginning**.

The above-described land for EIFD Area A-4 contains 482.62 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North  $88^{\circ}44'27''$  West along the South line of the Southeast Quarter of Section 10, Township 6 North, Range 12 West, San Bernardino Meridian in the County of Los Angeles, State of California, as shown on Record of Survey Map filed in Book 327, Page 58 of Records of Survey, record of said County.

**AREA A-5 (Palmdale Aerospace Corridor of the Plant 42 Expansion District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Sections 4, 8, 9, 16, 17, 18, 19, 20 and 21 of Township 6 North, Range 11 West, San Bernardino Meridian, and Portions of Section 24, Township 6 North, Range 12 West, San Bernardino Meridian according to the Official Plats of said land, more particularly described as follows:

**Commencing** at the Northeast Corner of said Section 4, being on the centerline of Avenue M as shown on County Surveyor Map No. B-5070, record of Los Angeles County;

- (1) Thence Southerly along the East line of the Northeast Quarter of said Section 4, South  $00^{\circ}16'00''$  East, 387.81 feet, to a point along the centerline of 50<sup>th</sup> Street East;
- (2) Thence at right angles, South  $89^{\circ}44'00''$  West, 30.00 feet to a point on the Westerly Right-of-Way line of 50th Street East and the **Point of Beginning**;
- (3) Thence Southerly along said Right-of-Way line, South  $00^{\circ}15'48''$  East, 2293.63 feet to a point on the South line of the Northwest Quarter of Section 4;
- (4) Thence Westerly along said line, South  $89^{\circ}44'12''$  West, 9.98 feet to a point on the Westerly Right-of-Way line of 50<sup>th</sup> Street East;
- (5) Thence Southerly along last-said Westerly Right-of-Way line, South  $00^{\circ}15'48''$  East, 2605.23 feet, to a line parallel with and 40.00 feet Northerly of the South line of the Southeast Quarter of Section 4, being the Northerly Right-of-Way line of Avenue N;
- (6) Thence South  $00^{\circ}05'01''$  West, 70.00 feet to a point on a line parallel with and distant 30.00 feet Southerly from the South line of the Southeast Quarter of Section 4, being the Southerly Right-of-Way line of Avenue N;
- (7) Thence Southerly along the Westerly Right-of-Way line of 50<sup>th</sup> Street East, South  $00^{\circ}32'56''$  West, 5298.56 feet, to a line parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of Section 9, being the Northerly Right-of-Way line of Avenue O;
- (8) Thence South  $00^{\circ}05'02.04''$  West, 60.00 feet to a line parallel with and 30.00 feet Southerly of the South line the Southeast Quarter of Section 9, being the Southerly Right-of-Way line of Avenue O;
- (9) Thence Southerly along the Westerly Right-of-Way line of 50<sup>th</sup> Street East, South  $00^{\circ}23'24''$  West, 2643.03 feet to a point on the South line of the Northwest Quarter of Section 16;

- (10) Thence Southerly along the Westerly Right-of-Way line of 50<sup>th</sup> Street East, South 00°23'15" West, 2631.76 feet to a point on a line parallel with and 40.00 feet Northerly of the South line of the Southeast Quarter of Section 16, being the Northerly Right-of-Way line of Avenue P;
- (11) Thence South 00°20'41.29" East, 80.00 feet to a line parallel with and 40.00 feet Southerly of the South line of the Southeast Quarter of Section 1, being the Southerly Right-of-Way line of Avenue P;
- (12) Thence Southerly along the Westerly Right-of-Way line of 50<sup>th</sup> Street East, South 00°18'03" East, 2578.67 feet to a line parallel with and 40.00 feet Northerly of the South line of the Northeast Quarter of Section 21, being the Northerly Right-of-Way line of Avenue P-8;
- (13) Thence South 00°17'42" East, 80.00 feet to a line parallel with and 40.00 feet of the South line of the Northeast Quarter of Section 21, being the Southerly Right-of-Way line of Avenue P-8;
- (14) Thence Southerly along the Westerly Right-of-Way line of 50<sup>th</sup> Street East, South 00°17'21" East, 1280.78 feet to a point on the South line of lots 19 and 30 of Tract Map No. 2821, filed in Book 28, Page 51 of Maps, records of said County;
- (15) Thence Westerly along said line, North 89°28'00" West, 2604.64 feet to a line parallel with and 20.00 feet Easterly of the East line of the Southeast Quarter of Section 21, being the Easterly Right-of-Way line of 45<sup>th</sup> Street East;
- (16) Thence North 89°28'30" West, 40.00 feet to a line parallel with and 20.00 feet Westerly of the West line of the Southeast Quarter of Section 21, being the Westerly Right-of-Way line of 45<sup>th</sup> Street East;
- (17) Thence North 89°29'01" West, 2614.30 feet to a line parallel with and 30.00 feet Easterly of the West line of the Southwest Quarter of Section 21, being the Easterly Right-of-Way line of 40<sup>th</sup> Street East;
- (18) Thence South 71°08'30" West, 73.83 feet, to a line parallel with and 40.00 feet Westerly of the West line of the Southwest Quarter of Section 21, being the Westerly Right-of-Way line of 40<sup>th</sup> Street East;
- (19) Thence North 89°45'49" West, 2613.93 feet to a line parallel with and 30.00 feet Easterly of the West line of the Southeast Quarter of Section 20;
- (20) Thence North 89°45'49" West, 30.00 feet, to a point on the West line of the Southeast Quarter of Section 20;

- (21) Thence Southerly along said line, South  $00^{\circ}20'38''$  East, 75.97 feet;
- (22) Thence North  $89^{\circ}44'09''$  West, 2634.15 feet to a line parallel with and 50.00 feet Easterly of the West line of the Southwest Quarter of Section 20, said line being the Easterly Right-of-Way line of 30<sup>th</sup> Street East;
- (23) Thence North  $89^{\circ}44'09''$  West, 50.00 feet to a point on the West line of the Southwest Quarter of Section 20, said line being the centerline of 30<sup>th</sup> Street East;
- (24) Thence Northerly along said line, North  $00^{\circ}22'01''$  West, 74.37 feet;
- (25) Thence South  $89^{\circ}51'07''$  West, 50.00 feet to a line parallel with and 50.00 feet Westerly of the East line of the Southeast Quarter of Section 19, said line being the Westerly Right-of-Way line of 30<sup>th</sup> Street East;
- (26) Thence South  $89^{\circ}51'07''$  West, 2611.99 feet to a line parallel with and 40.00 feet Easterly of the West line of the Southeasterly Quarter of Section 19, said line being the centerline of 25<sup>th</sup> Street East;
- (27) Thence South  $89^{\circ}51'07''$  West, 40.00 feet to a point on the West line of the Southeasterly Quarter of Section 19;
- (28) Thence South  $89^{\circ}50'54''$  West, 39.99 feet, to a line parallel with and 40.00 feet Westerly of the East line of the Southwesterly Quarter of Section 19, said line being on the centerline of 25<sup>th</sup> Street East;
- (29) Thence South  $89^{\circ}50'54''$  West, 2226.12 feet;
- (30) Thence South  $00^{\circ}10'20''$  East, 48.00 feet;
- (31) Thence South  $89^{\circ}50'54''$  West, 400.00 feet to a line parallel with and 40.00 feet Easterly of the West line of the Southwest Quarter of section 19, said line being the Easterly Right-of-Way line of 20<sup>th</sup> Street East;
- (32) Thence South  $89^{\circ}50'54''$  West, 40.00 feet to a point along the West line of the Southwest Quarter of section 19, said line being the centerline of 20<sup>th</sup> Street East;
- (33) Thence Northerly along said line, North  $00^{\circ}10'20''$  West, 63.85 feet;
- (34) Thence South  $89^{\circ}30'49''$  West, 40.00 feet to a line parallel with and 40.00 feet Westerly of the West line of the Southeast Quarter of section 24, said line being the Westerly Right-of-Way line of 20<sup>th</sup> Street East;
- (35) Thence South  $89^{\circ}30'49''$  West, 1269.71 feet;

- (36) Thence South  $89^{\circ}30'49''$  West, 1318.69 feet; to a line parallel with and distant 40.00 feet of the West line of the Southeast Quarter of Section 24, said line being the Westerly Right-of-Way line of 15<sup>th</sup> Street East;
- (37) Thence Northerly along said line, North  $00^{\circ}07'17''$  West, 1339.02 feet to a point on the North line of the Southeast Quarter of Section 24;
- (38) Thence North  $00^{\circ}07'33''$  West, 2641.55 feet to a line parallel with and 50.00 feet Southerly of the North line of the Northeast Quarter of Section 24, said line being the Southerly Right-of-Way line of Rancho Vista Blvd.;
- (39) Thence Easterly along said line, North  $88^{\circ}02'49''$  West, 2586.39 feet to a line parallel with and 40.00 feet Westerly of the East line of the Northwest Quarter of Section 24, said line being the Westerly Right-of-Way line of 20<sup>th</sup> Street East;
- (40) Thence North  $82^{\circ}22'05''$  East, 80.68 feet to a point on a line parallel with and 40.00 feet Easterly of the West line of the Northwest Quarter of Section 19, said line being the Easterly Right-of-Way line of 20<sup>th</sup> Street East;
- (41) Thence Easterly along said line, South  $89^{\circ}02'51''$  East, 2676.96 feet;
- (42) Thence continuing Easterly along said line, South  $89^{\circ}02'57''$  East, 1651.13 feet;
- (43) Thence North  $00^{\circ}04'45''$  West, 2152.29 feet;
- (44) Thence North  $89^{\circ}32'53''$  West, 308.84 feet to the West line of the Northeast Quarter of the Southeast Quarter of Section 18;
- (45) Thence Northerly along said line, North  $00^{\circ}00'26''$  West, 3101.06 feet;
- (46) Thence North  $51^{\circ}51'56''$  East, 38.14 feet;
- (47) Thence North  $00^{\circ}00'26''$  West, 33.15 feet to a line parallel with and distant 30.00 feet Southerly of the North line of the Northeast Quarter of Section 18;
- (48) Thence North  $89^{\circ}55'45''$  East, 42.30 feet;
- (49) Thence North  $51^{\circ} 51'56''$  East, 48.66 feet, to a point on the North line of the Northeast Quarter of Section 18;
- (50) Thence Easterly along said line, North  $89^{\circ}55'45''$  East, 1221.82 feet to a point on the East line of the Northeast Quarter of Section 18;

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- (51) Thence South  $89^{\circ}53'14''$  East, 1881.77 feet;
- (52) Thence North  $00^{\circ}17'29''$  West, 2430.88 feet;
- (53) Thence North  $51^{\circ}50'37''$  East, 377.44 feet, to a point on the North line of the Southwest Quarter of Section 8;
- (54) Thence South  $89^{\circ}59'36''$  East, 502.03 feet, to a point on the East line of the Northwest Quarter of Section 8;
- (55) Thence North  $00^{\circ}17'29''$  West, 392.91 feet, to a point on the Southeasterly line of document 54441-48, Official Records of said County;
- (56) Thence North  $51^{\circ}50'39''$  East, 3446.27 feet, to a line parallel with and 30.00 feet Easterly of the West line of the Northwest Quarter of Section 9, said line being the Easterly Right-of-Way line of 40<sup>th</sup> Street East;
- (57) Thence North  $00^{\circ}12'06''$  West, 117.95 feet, to a line parallel with and 30.00 feet Southerly of the North line of the Northwest Quarter of Section 9, said line being the Southerly Right-of-Way line of Avenue N;
- (58) Thence Easterly along said line, South  $89^{\circ}43'53''$  East, 2659.17 feet, to a point on the East line of the Northwest Quarter of Section 9;
- (59) Thence North  $00^{\circ}13'04''$  West, 3067.79 feet, a point on the Northwest line of Instrument No. 3579 recorded on November 16, 1972, Official Records of said County;
- (60) Thence North  $54^{\circ}29'50''$  West, 3252.34 feet to the **Point of Beginning.**

The above-described land for EIFD Area A-5 contains 4,374.12 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North  $00^{\circ}15'48''$  West along the Easterly line of Section 4, as shown on the Map of Record of Survey filed in Book 199, Pages 34 through 62 of Records of Survey, in the City of Palmdale, records of Los Angeles County.

**AREA B-6 (Palmdale Aerospace Corridor of the Palmdale Medical Campus District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of the Northwest Quarter of Section 27, Township 6 North, Range 12 West, San Bernardino Meridian, being more particularly described as follows:

**Commencing** at the North  $\frac{1}{4}$  Corner of Section 27, being at the centerline of West Avenue Q as shown on County Surveyor Map No. 5239, Records of Los Angeles Recorder's Office;

- (1) Thence Westerly along said centerline, North  $89^{\circ}49'08''$  West, 65.73 feet;
- (2) Thence at right angles, South  $00^{\circ}10'52''$  West, 40.00 feet to the Northwesterly terminus of the Southwesterly Right-of-Way corner cut-off of 5<sup>th</sup> Street West and avenue Q, and the **Point of Beginning**;
- (3) Thence Southeasterly along said Southwesterly Right-of-Way corner cut-off line, South  $45^{\circ}21'59''$  East, 37.82 feet, to a point on the Westerly Right-of-Way line of 5<sup>th</sup> Street West;
- (4) Thence Southerly along said Westerly Right-of-Way line, South  $00^{\circ}54'50''$  East, 1939.81 feet to the Southerly line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 27;
- (5) Thence Westerly along said line, South  $89^{\circ}57'56''$  West, 1303.45 feet to the Westerly line of the Southeast Quarter of the Northwest Quarter of section 27;
- (6) Thence Southerly along last-said line, South  $00^{\circ}43'33''$  East, 5.52 feet;
- (7) Thence South  $89^{\circ}27'26''$  West, 1254.85 feet to the Easterly Right-of-Way line of Tierra Subida Avenue, being the Southwest corner of Parcel 1 of Parcel Map No. 62002, filed in Book 333, Pages 29 through 31 inclusive of Parcel Maps, records of Los Angeles County;
- (8) Thence Northeasterly along said Right-of-Way line, North  $41^{\circ}55'47''$  East, 3.77 feet;
- (9) Thence North  $00^{\circ}32'20''$  West, 61.31 feet;
- (10) Thence North  $45^{\circ}32'13''$  West, 38.33 feet to a line parallel with and 64.00 feet Easterly of the centerline of Tierra Subida Avenue;
- (11) Thence along said parallel line, North  $00^{\circ}32'20''$  West, 428.40 feet to the beginning of a tangent curve concave Westerly, and having radius of 171.60 feet;

- (12) Thence Northerly along said tangent curve, through a central angle of  $15^{\circ}11'43''$ , an arc distance of 45.51 feet to the beginning of a reversing curve concave Easterly, and having a radius of 171.60 feet;
- (13) Thence Northerly along said reversing curve, through a central angle of  $15^{\circ}11'43''$ , an arc distance of 45.51 feet to a point on the Easterly Right-of-Way line of Tierra Subida Avenue;
- (14) Thence Northerly along said Right-of-Way line, North  $00^{\circ}32'20''$  West, 98.98 feet;
- (15) Thence North  $51^{\circ}05'03''$  East, 19.70 feet;
- (16) Thence North  $05^{\circ}49'07''$  West, 118.06 feet;
- (17) Thence North  $42^{\circ}29'15''$  West, 24.81 feet;
- (18) Thence North  $00^{\circ}32'20''$  West, 27.94 feet;
- (19) Thence North  $10^{\circ}46'16''$  East, 81.58 feet;
- (20) Thence North  $00^{\circ}32'20''$  West, 59.77 feet;
- (21) Thence, North  $89^{\circ}55'51''$  West, 29.98 feet, to a point on a line parallel with a distant 30.00 feet Easterly from the centerline of Tierra Subida Avenue;
- (22) Thence North  $00^{\circ}32'20''$  West, 938.37 feet, to the Southwesterly terminus of the Southeasterly Right-of-Way corner cut-off line of Tierra Subida Avenue and Avenue Q;
- (23) Thence Northeasterly along said Southeasterly Right-of-Way corner cut-off line, North  $44^{\circ}27'40''$  East, 24.08 feet, to a point on the Southerly Right-of-Way line of Palmdale Boulevard, the beginning of a non-tangent curve concave Southwesterly, having a radius of 950.00 feet, and to which point, a radial line bears North  $04^{\circ}17'18''$  East;
- (24) Thence Southeasterly along said non-tangent curve, through a central angle of  $23^{\circ}14'17''$ , an arc distance of 385.30 feet, to a line parallel with and 50.00 feet Southwesterly of the centerline of Palmdale Boulevard., being the Southerly Right-of-Way line of said Palmdale Boulevard;
- (25) Thence North  $23^{\circ}44'52''$  East, 118.11 feet to the Northwesterly terminus of the Northeasterly Right-of-Way corner cut-off line of Palmdale Blvd.;
- (26) Thence continuing along said Right-of-Way line, North  $23^{\circ}44'52''$  East, 27.13 feet, to a point on a tangent curve concave Northeasterly and having a radius of 158.00 feet, a radial line to said point bears South  $66^{\circ}15'08''$  East;

- (27) Thence along said tangent curve, through a central angle of  $08^{\circ}51'07''$ , an arc distance of 24.41 feet to the Northerly line of the Northwest Quarter of Section 27;
- (28) Thence along said Southerly line, South  $89^{\circ}49'08''$  East, 156.36 feet, to a point on a non-tangent curve concave Northeasterly, having a radius of 65.00 feet, and to which point a radial line bears North  $89^{\circ}49'52''$  West, said curve being the Southerly Right-of-Way line of West Avenue Q;
- (29) Thence Easterly along said non-tangent curve, through a central angle of  $109^{\circ}56'44''$ , an arc distance of 124.73 feet;
- (30) Thence Easterly, North  $70^{\circ}10'52''$  East, 45.78 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 90.00 feet;
- (31) Thence along last-said tangent curve, through a central angle of  $20^{\circ}00'09''$ , an arc distance of 31.42 feet to a line parallel with and 40.00 feet Southerly of the centerline of Avenue Q, said centerline being the Northerly line of Section 27;
- (32) Thence Easterly, South  $89^{\circ}49'08''$  East, 1877.67 feet to the **Point of Beginning.**

The above-described land for EIFD Area B-6 contains 116.61 acres, more or less.

The bearings referenced in this description of land are based upon the bearing of North  $00^{\circ}54'50''$  West as shown on a Record of Survey filed in book 254, Page 1, records of Los Angeles County.

#### **AREA B-7 (Palmdale Commercial Centers Area of the Golden Spike District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Sections 15, 16, 21, 22, 23, 26, and 27, Township 6 North, Range 12 West, San Bernardino Meridian, according to the Official Plats of said lands, being more particularly described as follows:

**Beginning** at the Northeasterly terminus of the Southeasterly Right-of-Way corner Cut-Off of 15<sup>th</sup> Street West (a 40.00-foot Easterly Half-Width Street) and Avenue o-8 ( a 40.00-foot Southerly Half-Width Street), in the Southeast Quarter of said Section 16, as shown on Tract No. 46735, recorded in Book 1134, Pages 40 through 45 inclusive of Maps, records of Los Angeles County;

- (1) Thence Easterly, parallel with and 40.00 feet Southerly of the centerline of Avenue O-8, along its Southerly Right-of-Way line, North  $89^{\circ}15'09''$  East, 1195.72 feet to the Southwesterly Right-of-Way line of the Antelope Valley Freeway (Highway 14);

- (2) Thence along said Southwesterly Right-of-Way line of the Antelope Valley Freeway, South  $30^{\circ}12'53''$  East, 82.15 feet;
- (3) Thence South  $34^{\circ}02'11''$  East, 303.37 feet;
- (4) Thence South  $41^{\circ}38'34''$  East, 209.20 feet;
- (5) Thence South  $42^{\circ}44'00''$  East, 208.75 feet;
- (6) Thence South  $46^{\circ}18'16''$  East, 187.45 feet;
- (7) Thence South  $40^{\circ}25'10''$  East, 323.12 feet;
- (8) Thence South  $42^{\circ}28'10''$  East, 246.34 feet;
- (9) Thence South  $42^{\circ}50'59''$  East, 329.29 feet;
- (10) Thence South  $39^{\circ}58'12''$  East, 128.24 feet;
- (11) Thence South  $30^{\circ}25'50''$  East, 85.82 feet to the Westerly Right-of-Way line of 10<sup>th</sup> Street West;
- (12) Thence North  $89^{\circ}40'57''$  East, 71.99 feet to the Easterly line of the Southeast Quarter of said Section 16 and the centerline of 10<sup>th</sup> Street West;
- (13) Thence Northerly along said centerline of 10<sup>th</sup> Street West, North  $00^{\circ}19'03''$  erst, 76.65 feet to the Northwesterly prolongation of the Southwesterly Right-of-Way line of the Antelope Valley Freeway;
- (14) Thence Southeasterly along last said Right-of-Way line, South  $47^{\circ}41'50''$  East, 469.69 feet, as shown on Parcel Map No. 23981, recorded in Book 268, Pages 90 and 91 of Parcel Maps, records of said County;
- (15) Thence South  $48^{\circ}05'13''$  East, 609.08 feet;
- (16) Thence South  $78^{\circ}16'28''$  East, 415.45 feet;
- (17) Thence South  $00^{\circ}11'16''$  East, 79.76 feet to its intersection with the Centerline of Rancho Vista Boulevard (formerly Avenue P), the Southerly line of the Southwest Quarter of said Section 15;
- (18) Thence Westerly along last-said centerline, South  $89^{\circ}48'44''$  West, 32.86 feet;
- (19) Thence Southerly at right angles, leaving said centerline and continuing along the Southwesterly Right-of-Way line of the Antelope Valley Freeway, South  $00^{\circ}11'16''$  East, 67.00 feet;
- (20) Thence South  $59^{\circ}02'38''$  East, 156.46 feet;
- (21) Thence South  $41^{\circ}08'38''$  East, 275.30 feet;
- (22) Thence South  $45^{\circ}30'24''$  East, 700.87 feet;
- (23) Thence South  $46^{\circ}56'14''$  East, 600.19 feet;

- (24) Thence South  $48^{\circ}28'33''$  East, 104.52 feet to its intersection with the centerline of Avenue P-4;
- (25) Thence continuing Southwesterly along said Right-of-Way line, South  $48^{\circ}26'17''$  East, 1531.17 feet;
- (26) Thence South  $24^{\circ}43'53''$  East, 220.45 feet;
- (27) Thence South  $34^{\circ}25'25''$  East, 131.29 feet to its intersection with the centerline of Avenue P-8 and the beginning of a non-tangent curve concave Southwesterly, having a radius of 2900.00 feet, and to which point a radial line bears North  $68^{\circ}43'12''$  East;
- (28) Thence Southerly along said non-tangent curve, through a central angle of  $13^{\circ}35'09''$ , an arc distance of 687.64 feet;
- (29) Thence South  $89^{\circ}46'19''$  West, 15.13 feet to the beginning of a non-tangent curve concave Westerly, having a radius of 2885.00 feet, and to which point a radial line bears North  $82^{\circ}16'00''$  East;
- (30) Thence Southerly along last-said non-tangent curve, through a central angle of  $2^{\circ}20'13''$ , an arc distance of 117.67 feet;
- (31) Thence Northeasterly, leaving the Southwesterly Right-of-Way line of the Antelope Valley Freeway North  $59^{\circ}52'58''$  East, 219.14 feet;
- (32) Thence North  $89^{\circ}88'07''$  East, 109.75 feet to the Northeasterly Right-of Way line of said Antelope Valley Freeway, at the beginning of a non-tangent curve concave Southeasterly, having a radius of 1095 feet, and to which point a radial line bears North  $79^{\circ}54'48''$  West;
- (33) Thence Northerly along last said non-tangent curve, through a central angle of  $38^{\circ}02'16''$ , an arc distance of 726.95 feet to a point parallel with and 50.00 feet Southerly of the centerline of Avenue P-8 (a 50.00-foot Southerly Half-Width Street);
- (34) Thence Easterly along said parallel line, North  $89^{\circ}46'38''$  East, 664.26 feet;
- (35) Thence South  $45^{\circ}31'42''$  East, 37.98 feet;
- (36) Thence South  $86^{\circ}55'53''$  East, 80.19 feet;
- (37) Thence North  $44^{\circ}03'28''$  East, 38.11 feet to a point on the Southerly Right-of-Way line of Avenue P-8 (a 55.00-foot Southerly half-Width Street);
- (38) Thence Easterly along last-said Southerly Right-of-Way line and its Easterly prolongation, North  $88^{\circ}56'58''$  East, 3619.42 feet to its intersection with the centerline of Sierra Highway;
- (39) Thence Northerly along said centerline, North  $7^{\circ}43'34''$  East, 30.20 feet to its intersection with the Westerly prolongation of the Southerly Right-of-Way line of Avenue P-8 (a 25.00-foot Southerly half-Width Street)
- (40) Thence Easterly along last-said Right-of-Way line, North  $88^{\circ}56'58''$  East, 1173.45 feet;

- (41) Thence South 00°35'11" East, 5.00 feet to a line parallel and 30.00 feet Southerly of the centerline of Avenue P-8;
- (42) Thence Easterly along last-said Right-of-Way line, North 88°56'58" East, 417.75 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 27.00;
- (43) Thence Southerly along said tangent curve, through a central angle of 90°27'49", an arc distance of 42.63 feet to a point parallel with and 50.00 feet Westerly of the centerline of Challenger Way (formerly 10<sup>th</sup> Street East, a 50.00-foot Westerly Half-Width Street);
- (44) Thence Southerly along said Westerly Right-of-Way line, South 00°35'13" East, 607.22 feet;
- (45) Thence North 88°56'49" East, 10.00 feet to a line parallel with and 40.00 feet Westerly of the centerline of said Challenger Way;
- (46) Thence continuing Southerly along last-said parallel line, South 00°35'13" East, 166.11 feet;
- (47) Thence South 88°56'46" West, 10.00 feet to a line parallel with and 50.00 Westerly of said centerline;
- (48) Thence Southerly along last-said parallel line, South 00°35'13" East, 166.11 feet;
- (49) Thence North 88°56'44" East, 10.00 feet to a line parallel with and 40.00 feet Westerly of said centerline;
- (50) Thence Southerly along last-said parallel line, South 00°35'13" East, 664.44 feet;
- (51) Thence South 88°56'34" West, 10.00 feet to a line parallel with and 50.00 Westerly of said centerline;
- (52) Thence Southerly along last-said parallel line, South 00°35'13" East, 332.22 feet;
- (53) Thence North 88°56'30" East, 10.00 feet to a line parallel with and 40.00 feet Westerly of said centerline;
- (54) Thence Southerly along last-said parallel line, South 00°35'13" East, 664.44 feet to its intersection with the centerline of Avenue Q, being on the Southerly line of the Southeast Quarter of said Section 23;
- (55) Thence Easterly along the Southerly line of the Southeast Quarter of said Section 23 and the centerline of Avenue Q, North 88°56'20" East, 10.00 feet to a line parallel with and 30.00 feet Westerly of the Easterly line of the Northeast Quarter of said Section 26 and centerline of Challenger Way;
- (56) Thence Southerly along last-said parallel line, the Westerly Right-of-Way line of Challenger Way and its prolongation, South 01°18'04" East, 630.00 feet;
- (57) Thence South 88°41'56" West, 20.00 feet to a line parallel with and 50.00 feet Westerly of the centerline of Challenger Way;
- (58) Thence Southerly along last-said parallel line and the Westerly Right-of-Way line of Challenger Way, South 01°18'04" East, 600.33 feet;

- (59) Thence North  $88^{\circ}41'56''$  East, 10.00 feet to a line parallel with and 40.00 feet Westerly of the centerline of Challenger Way;
- (60) Thence Southerly along last-said parallel line, the Westerly Right-of-Way line and its prolongation of Challenger Way, South  $01^{\circ}18'04''$  East, 1443.39 feet to the Southerly line of the northeast Quarter of said Section 26;
- (61) Thence continuing Southerly along said Westerly Right-of-Way line of Challenger Way, parallel with and 40.00 feet Westerly of the centerline of Challenger Way, through the intersection with Palmdale Boulevard, South  $01^{\circ}06'04''$  East, 414.71 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 27.00 feet;
- (62) Thence Southerly along said tangent curve, through a central angle of  $90^{\circ}14'22''$ , an arc distance of 42.52 feet to a point parallel with and 50.00 feet Northerly of the centerline of Avenue Q-9 (a 100.00-foot Street, 50.00 feet on each side of centerline);
- (63) Thence South  $00^{\circ}52'05''$  East, 100.00 feet to the Southerly Right-of-Way line of said Avenue Q-9;
- (64) Thence along last-said Southerly Right-of-Way line and its prolongation, South  $89^{\circ}07'55''$  West, 658.88 feet to its intersection with the centerline of 9<sup>th</sup> Street East;
- (65) Thence Northerly along said centerline, North  $00^{\circ}52'05''$  West, 50.00 feet to its intersection with the centerline of Avenue Q-9;
- (66) Thence Westerly along the centerline of Avenue Q-9, South  $89^{\circ}07'55''$  West, 359.21 feet;
- (67) Thence North  $00^{\circ}52'05''$  West, 10.00 feet;
- (68) Thence Westerly along a line parallel with and 10.00 feet Northerly of the centerline of said Avenue Q-9 South  $89^{\circ}07'55''$  West, 297.91 feet, more or less, to the Westerly Right-of-Way line of Sierra Highway;
- (69) Thence Northerly along said Westerly Right-of-Way line, North  $07^{\circ}59'57''$  West, 315.53 feet, to its intersection with the Southerly Right-of-Way line of Palmdale Boulevard;
- (70) Thence along last-said Southerly Right-of-Way line of Palmdale Boulevard, South  $88^{\circ}51'29''$  West, 443.61 feet;
- (71) Thence North  $84^{\circ}49'07''$  West, 41.08 feet to its intersection with the Westerly Right-of-Way line of 6<sup>th</sup> Street East (a 40.00-foot Westerly Half-Width Street);
- (72) Thence Southerly along the prolongation and Westerly Right-of-Way line of said 6<sup>th</sup> Street East, South  $07^{\circ}59'57''$  East, 611.48 feet to the Southerly line of Lot 53, filed in Book 52, Pages 55 and 56 of Miscellaneous Records, records of said County;
- (73) Thence Westerly along last-said Southerly line, South  $89^{\circ}04'57''$  West, 787.34 feet to the Southwest corner of said Lot 53, being on the Centerline of 5<sup>th</sup> Street East and Westerly line of the Southeast Quarter of said Section 26;
- (74) Thence along said centerline of 5<sup>th</sup> Street East, North  $01^{\circ}35'57''$  West, 60.52 feet, to its intersection with the Southerly Right-of-Way line of Avenue Q-10 (a 40.00-foot Southerly Half-Width Street);

- (75) Thence Westerly along last-said Southerly Right-of-Way line, South 89°08'05" West, 2587.58 feet to the Easterly Right-of-Way line of Division Street;
- (76) Thence Southerly along last-said Easterly Right-of-Way line, South 01°46'35" East, 10.00 feet to the beginning of a non-tangent curve concave Southwesterly, having a radius of 40.00 feet, and to which point a radial line bears North 01°45'46" West;
- (77) Thence Southeasterly along said non-tangent curve, through a central angle of 111°57'21", an arc distance of 78.16 feet;
- (78) Thence South 20°11'35" West, 50.00 feet to the beginning of a tangent curve concave Easterly and having a radius of 88.00 feet;
- (79) Thence Southerly along last-said tangent curve, though a central angle of 21°58'04", and arc distance of 33.74 feet;
- (80) Thence South 01°46'35" East, 202.18 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 15.00 feet;
- (81) Thence Southeasterly along last-said tangent curve, through a central angle of 89°05'20", an arc distance of 23.32 feet, to a point on the Northerly Right-of-Way line of Taintor Road;
- (82) Thence South 00°51'55" East, 60.00 feet, said point being on the Southerly Right-of-Way line of Taintor Road;
- (83) Thence South 89°08'05" West, 30.78 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet;
- (84) Thence Southwesterly along last-said tangent curve, through a central angle of 90°04'08", an arc distance of 39.30 feet;
- (85) Thence South 01°46'35" East, 94.96 feet;
- (86) Thence Easterly, leaving the Easterly Right-of-Way line of Division Street, North 89°00'40" East, 286.55 feet;
- (87) Thence South 78°27'34" East, 57.05 feet;
- (88) Thence South 38°59'03" East, 140.09 feet;
- (89) Thence North 50°57'50" East, 64.98 feet to the beginning of a tangent curve concave Southerly and having a radius of 15.00 feet;
- (90) Thence along last-said tangent curve, through a central angle of 90°04'08", an arc distance of 23.58 feet;
- (91) Thence South 38°59'03" East, 217.12 feet to the beginning of a tangent curve concave Westerly and having a radius of 15.00 feet;
- (92) Thence along last-said tangent curve, through a central angle of 90°00'27", an arc length of 23.56 feet;

- (93) Thence South  $38^{\circ}59'03''$  East, 50.00 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 15.00 feet, and to which point a radial line bears North  $38^{\circ}58'36''$  West;
- (94) Thence Easterly along said non-tangent curve, through a central angle of  $89^{\circ}59'33''$ , an arc distance of 23.56 feet;
- (95) Thence South  $38^{\circ}59'03''$  East, 1.98 feet;
- (96) Thence North  $51^{\circ}01'32''$  East, 40.00 feet;
- (97) Thence South  $38^{\circ}59'03''$  East, 137.74 feet;
- (98) Thence South  $51^{\circ}00'57''$  West, 40.00 feet;
- (99) Thence South  $54^{\circ}08'27''$  West, 20.67 feet;
- (100) Thence South  $57^{\circ}24'48''$  West, 695.20 feet;
- (101) Thence South  $88^{\circ}13'25''$  West, 189.44 feet to a point on the East line of said Section 27;
- (102) Thence along said East line, North  $01^{\circ}46'35''$  West, 85.51 feet;
- (103) Thence South  $89^{\circ}11'35''$  West, 1141.35 feet to the Southwesterly corner of Instrument No. 96-534556 of Official Records, described in a Record of Survey, filed in Book 164, Page 100 of Records of Survey, records of said County;
- (104) Thence South  $89^{\circ}11'35''$  West, 212.06 feet to the Westerly Right-of-Way line of the Antelope Valley Freeway (Highway 14);
- (105) Thence Northerly along said Right-of-Way line, North  $01^{\circ}42'46''$  West, 664.04 feet;
- (106) Thence North  $04^{\circ}54'08''$  West, 484.65 feet;
- (107) Thence continuing Northerly along said Right-of-Way line, North  $02^{\circ}59'05''$  West, 851.53 feet to its intersection with the southerly line of the Northeast Quarter of said Section 27;
- (108) Thence North  $03^{\circ}17'19''$  West, 49.49 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 1100.00 feet, and to which point a radial line bears North  $89^{\circ}00'42''$  East;
- (109) Thence Northerly along said non-tangent curve, through a central angle of  $16^{\circ}32'05''$ , an arc distance of 317.44 feet;
- (110) Thence North  $04^{\circ}39'31''$  West, 962.94 feet to a point on the Westerly Right-of-Way line of the Antelope Valley Freeway, the beginning of a non-tangent curve concave Westerly, having a radius of 450.00 feet, and to which point a radial line bears South  $67^{\circ}56'53''$  East;
- (111) Thence Northerly along last-said non-tangent curve, through a central angle of  $17^{\circ}50'49''$ , an arc distance of 140.17 feet;
- (112) Thence North  $04^{\circ}12'18''$  East, 381.38 feet;
- (113) Thence North  $02^{\circ}40'00''$  West, 300.04 feet;

- (114) Thence North 01°42'42" West, 488.45 feet;
- (115) Thence North 03°03'33" East, 30.06 feet to its intersection with the centerline of Avenue Q;
- (116) Thence continuing Northerly along said Westerly Right-of-Way line of the Antelope Valley Freeway, North 01°13'37" West, 451.65 feet;
- (117) Thence North 00°44'28" West, 655.27 feet;
- (118) Thence leaving the Westerly Right-of-Way line of the Antelope Valley Freeway (Highway 14), North 89°59'54" West, 483.58 feet to the Easterly Right-of-Way line of Carriage Way;
- (119) Thence Northerly along last said Easterly Right-of-Way, North 00°00'06" East, 123.10 feet to the beginning of a non-tangent curve concave Southwesterly, having a radius of 90.00 feet, and to which point a radial line bears South 19°28'10" East;
- (120) Thence Northerly and Easterly along said non-tangent curve, through a central angle of 224°04'14", an arc distance of 351.97 feet to the Northerly Right-of-Way line of Auto Center Drive;
- (121) Thence Westerly along said Northerly Right-of-Way line, North 89°55'40" West, 823.02 feet;
- (122) Thence North 45°15'52" West, 37.96 feet to the Easterly Right-of-Way line of 5<sup>th</sup> Street West;
- (123) Thence North 89°33'50" West, 100.02 feet to the Westerly Right-of-way line of 5<sup>th</sup> Street West;
- (124) Thence South 44°44'08" West, 38.41 feet to the Northerly Right of Way line of Auto Center Drive;
- (125) Thence Westerly along last said Northerly Right-of-Way line, North 89°53'41" West, 1033.87 feet to the Easterly Right-of-Way line of Trade Center Drive;
- (126) Thence Northerly along last-said Easterly Right -of-Way line, North 00°38'13" West, 1225.59 feet;
- (127) Thence North 04°31'15" West, 127.00 feet to the northerly Right-of-Way line of Technology Drive (formerly Avenue P-8);
- (128) Thence Westerly along last-said Northerly Right-of-Way, North 89°26'04" West, 80.02 feet;
- (129) Thence South 44°43'17" West, 10.31 feet;
- (130) Thence North 89°55'06" West, 312.68 feet;
- (131) Thence South 00°38'20" East, 20.00 feet;
- (132) Thence North 89°55'04" West, 52.94 feet to the beginning of a tangent curve concave Northerly and having a radius of 4050.00 feet;

- (133) Thence Westerly along said tangent curve, through a central angle of  $01^{\circ}19'12''$ , an arc distance of 93.31 feet;
- (134) Thence North  $83^{\circ}44'21''$  West, 119.99 feet;
- (135) Thence North  $88^{\circ}31'04''$  West, 60.33 feet;
- (136) Thence South  $84^{\circ}40'05''$  West, 84.28 feet;
- (137) Thence North  $88^{\circ}31'04''$  West, 92.10 feet to the beginning of a tangent curve concave Southerly and having a radius of 4200.97 feet;
- (138) Thence Westerly along last said tangent curve, through a central angle of  $01^{\circ}22'59''$ , an arc distance of 101.40 feet;
- (139) Thence continuing Westerly along said Northerly Right-of-Way and its prolongation North  $89^{\circ}55'04''$  West, 425.59 feet to the Westerly Right-of-Way line of 10<sup>th</sup> Street West;
- (140) Thence Northerly along last-said Westerly Right-of-Way, parallel with and 50.00 feet Westerly of the centerline of said 10<sup>th</sup> Street West, North  $00^{\circ}40'25''$  West, 1044.41 feet;
- (141) Thence South  $89^{\circ}38'15''$  West, 18.00 feet;
- (142) Thence North  $00^{\circ}40'25''$  West, 1224.75 feet;
- (143) Thence North  $89^{\circ}19'35''$  East, 8.00 feet;
- (144) Thence North  $00^{\circ}40'25''$  West, 255.20 feet;
- (145) Thence South  $89^{\circ}19'35''$  West, 20.00 feet to the beginning of a non-tangent curve concave Southwesterly, having a radius of 25.00 feet, and to which point a radial line bears North  $89^{\circ}19'35''$  East ;
- (146) Thence Northwesterly along said non-tangent curve, through a central angle of  $89^{\circ}41'20''$ , an arc distance of 39.13 feet to a point on the Southerly Right-of-Way line of Rancho Vista Boulevard (formerly Avenue P);
- (147) Thence North  $00^{\circ}21'40''$  West, 114.00 feet to the Northerly Right-of-Way line of Said Rancho Vista Boulevard (formerly Avenue P);
- (148) Thence Westerly along said Northerly Right-of-Way line, South  $89^{\circ}38'15''$  West, 967.93 feet;
- (149) Thence South  $82^{\circ}47'41''$  West, 100.72 feet;
- (150) Thence South  $89^{\circ}38'15''$  West, 343.99 feet;
- (151) Thence North  $89^{\circ}13'00''$  West, 300.08 feet;
- (152) Thence South  $89^{\circ}38'15''$  West, 350 feet;
- (153) Thence South  $88^{\circ}29'30''$  West, 300.06 feet;
- (154) Thence South  $89^{\circ}38'15''$  West, 147.93 feet;

- (155) Thence North  $45^{\circ}18'22''$  West, 38.22 feet to the Easterly Right of Way line of 15<sup>th</sup> Street West ( an Easterly 40.00-foot half Width Street);
- (156) Thence Northerly along last-said Easterly right-of-Way line North  $00^{\circ}15'00''$  West, 2538.96 feet;
- (157) Thence North  $44^{\circ}30'05''$  East, 38.02 feet to the **Point of Beginning.**

The above-described land for EIFD Area B-7 contains approximately 1332.91 acres more or less.

The bearings referenced in this description of land are based upon the bearing North  $89^{\circ}38'15''$  East, being the Southerly line of the Southeast Quarter of Section 16, Township 6 North, Range 12 West, San Bernardino Meridian, being the centerline of Avenue P as shown on Tract No. 46735, recorded in Book 1134, Pages 40 through 45 inclusive of Maps, records of los Angeles County.

**AREA B-8 (Palmdale Commercial Centers Area of the Pelona Vista Parkway District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of Section 34, Township 6 North, Range 12 West, San Bernardino Meridian, according to the Official Plats of said lands, being more particularly described as follows:

**Beginning** at the Northwest corner of said Section 34;

- (1) Thence Easterly along the North line of the Northwest Quarter of said Section 34, North  $89^{\circ}36'44''$  East 1950.55 feet to the beginning of a non-tangent curve concave Southwesterly, having a radius of 1,950.00 feet, and to which point a radial line bears North  $50^{\circ}24'16''$  East, being the Westerly Right-of-Way line of Tierra Subida Avenue;
- (2) Thence Southerly along said non-tangent curve and the Westerly Right-of-Way line of Tierra Subida, through a central angle of  $33^{\circ}03'03''$ , an arc distance of 1124.84 feet;
- (3) Thence North  $89^{\circ}29'12''$  East, 100.53 feet to a point on the Easterly Right-of-Way line of Tierra Subida Avenue;
- (4) Thence North  $24^{\circ}57'24''$  East, 27.79 feet to a point on the Southerly Right-of-Way line of Rayburn Road;
- (5) Thence North  $55^{\circ}03'09''$  East, 262.04 feet to the Northwest corner of the property described in Instrument No. 96-1464389 of Official Records, being South  $00^{\circ}16'24''$  East 849.54 feet from the North Quarter Corner of said Section 34;

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- (6) Thence along said property line North 55°03'09" East, 405.62 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 1950.00 feet;
- (7) Thence Northeasterly along said tangent curve, through a central angle of 29°55'05", an arc distance of 1018.23 feet;
- (8) Thence South 04°37'28" West, 102.24 feet;
- (9) Thence South 01°12'07" West, 1001.28 feet;
- (10) Thence South 15°01'59" East, 209.52 feet;
- (11) Thence South 05°28'30" East, 305.21 feet;
- (12) Thence South 10°17'07" East, 303.22 feet;
- (13) Thence South 11°51'21" East, 100.78 feet;
- (14) Thence South 08°37'48" West, 205.56 feet;
- (15) Thence South 07°41'29" East, 148.28 feet;
- (16) Thence North 89°57'45" East, 56.00 feet;
- (17) Thence South 08°02'47" East, 37.44 feet;
- (18) Thence South 21°41'54" West, 111.80 feet;
- (19) Thence South 02°22'35" East, 115.11 feet;
- (20) Thence South 09°15'54" East, 65.19 feet;
- (21) Thence South 00°19'40" West, 110.45 feet;
- (22) Thence South 24°44'18" West, 253.03 feet;
- (23) Thence South 04°51'59" East, 100.00 feet;
- (24) Thence South 13°23'50" East, 808.95 feet;

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- (25) Thence South 06°46'32" East, 300.17 feet;
- (26) Thence South 14°25'26" West, 105.95 feet;
- (27) Thence South 04°51'59" East, 85.00 feet;
- (28) Thence South 07°39'45" West, 184.39 feet;
- (29) Thence South 00°14'49" West, 281.11 feet;
- (30) Thence South 43°16'28" West, 153.15 feet to the Northerly Right-of-Way line of Avenue S;
- (31) Thence along last-said Northerly Right-of-Way line, North 89°25'23" West 75.00 feet;
- (32) Thence South 00°34'37" West, 30.00 feet;
- (33) Thence North 89°25'23" West, 200.00 feet;
- (34) Thence North 00°34'37" East, 30.00 feet;
- (35) Thence North 89°25'23" West, 400.00 feet;
- (36) Thence South 00°34'37" West, 30.00 feet;
- (37) Thence North 89°25'23" West, 600.00 feet;
- (38) Thence North 00°34'37" East, 30.00 feet;
- (39) Thence North 89°25'23" West, 1423.54 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 17.00 feet;
- (40) Thence Northwesterly along said tangent curve, through a central angle of 88°59'44", an arc distance of 26.41 feet to the Easterly Right-of-Way line of 7<sup>th</sup> Street West;
- (41) Thence along last-said Easterly Right-of-Way line, North 00°25'39" West, 2562.07 feet;
- (42) Thence leaving said Easterly Right-of-Way line, South 89°58'03.15" West, 1357.05 feet to the Southwest corner of the Northwest Quarter of Section 34;
- (43) Thence Northerly along the Westerly line of the Northwest Quarter of said Section 34, North 00°35'47" West, 2613.96 feet to the **Point of Beginning**.

The above-described land for EIFD Area B-8 contains approximately 381.84 acres more or less.

The bearings referenced in this description of land are based upon the bearing North 89°57'45" East, being the Southerly line of the Northwest Quarter of Section 32 per County Surveyors Map No. B-2834-1 Sheet A3, records of Los Angeles County.

**AREA B-9 (Palmdale Commercial Centers Area of the Four Points Gateway District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being Portions of the Southeast Quarter of Section 4 and the Northeast Quarter of Section 9, Township 5 North, Range 11 West, San Bernardino Meridian, according to the Official Plats of said land, more particularly described as follows:

**Beginning** at the Northeast Corner of Section 9, being at the centerline of Avenue T, as shown on County Surveyor Map B-5559, records of Los Angeles County;

- (1) Thence Southerly along the Easterly line of Northeast Quarter of said Section 9, South 00°08'20" East, 682.00 feet to a line on the Westerly prolongation of the Northerly line of Record of Survey filed in Book 72, Page 27 of Records of Survey, records of said County;
- (2) Thence along the Northerly line and its prolongation of last-said Record of Survey, South 89°51'34" West, 1980.12 feet;
- (3) Thence North 00°03'28" West, 749.50 feet, to a point on the Northerly Right-of-Way line of Pearblossom Highway (a 60.00-foot Northerly Half-Width Street);
- (4) Thence Easterly along said Northerly Right-of-Way line, North 89°55'25" West, 869.14 feet;
- (5) Thence North 00°03'10" West, 26.88 feet, to the beginning of a non-tangent curve concave Westerly, having a radius of 44.00 feet, and to which point a radial line bears South 43°02'19" East, being on the Easterly Right of Way line of Fallingstar Place;
- (6) Thence Northerly along said non-tangent curve, through a central angle of 64°24'48", an arc distance of 49.47 feet;
- (7) Thence North 17°27'06" West, 26.62 feet, to the beginning of a tangent curve concave Easterly and having a radius of 88.00 feet;
- (8) Thence Northerly along said tangent curve through a central angle of 17°23'56", an arc distance of 26.72 feet line parallel with and 30.00 feet Easterly of the Centerline of Fallingstar Place;

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- (9) Thence continuing along the Easterly Right-of-Way line of Fallingstar Place, North 00°03'10" West, 427.06 feet to the Southwesterly terminus of the Southeasterly Right-of Way Corner Cut-off of Fallingstar Place and Spyglass Drive;
- (10) Thence Northeasterly along said Right-of-Way corner Cut-Off, North 45°01'19" East, 18.36 feet to a point on the Southerly Right of Way line of Spyglass Drive;
- (11) Thence North 89°56'21" East, 7.67 feet;
- (12) Thence along the Easterly line of Tract No. 52029, filed in Book 1314, Pages 1 through 8 inclusive of Maps, record of said County, North 00°03'10" West, 572.21 feet, to the Southerly Right of Way line of the Southern Pacific Railroad;
- (13) Thence Easterly along last-said Southerly Right-of-Way line, North 89°56'13" East, 188.75 feet, to its intersection with the Westerly line of the Southeast Quarter of Section 4;
- (14) Thence continuing Easterly along said Southerly Right-of-Way line, North 89°47'56" East, 421.92 feet to the Westerly Right-of-Way line of Fort Tejon Road;
- (15) Thence continuing Easterly along said Southerly Right-of-Way line, North 87°50'58" East, 121.69 feet, to the Easterly Right of Way line of Fort Tejon Road;
- (16) Thence continuing Easterly along said Southerly Right-of-Way line, South 89°55'32" East, 2101.82 feet to the Easterly line of the Southeast Quarter of section 4;
- (17) Thence South 00°13'47" West, 1203.53 feet to the **Point of Beginning.**

The above-described land for EIFD Area B-9 contains 108.38 acres more or less.

The bearings referenced in this description of land are based upon the bearing of North 89°55'25" West along the Centerline of Pearblossom Highway, as shown on Record of Survey Map filed in Book 72, Page 5827 of Records of Survey, record of said County.

**AREA C-10 (Las Colinas Area of the Ritter Ranch District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, being portions of Sections 29 and 30 , together with portions of Sections 29, 30, and 31 of Township 6 North, Range 12 West; as all said Townships and Ranges are on the San Bernardino Meridian according to the Official Plats of said lands, being more particularly described as follows:

**Beginning** at the Northwest corner of said Section 31;

- (1) Thence Easterly along the North line of said Section 31, South 89°26'57" East, 2120.50 feet as shown on Record of Survey filed in Book 120, Pages 63 through 67 inclusive of Records of Survey, records of Los Angeles County, to the beginning of a non-tangent curve concave Southwesterly, having a radius of 2,140.00 feet and to which point a radial line bears North 00°59'45" West, being on the Southerly Right-of-Way line of Avenue S;
- (2) Thence Easterly along said curve through a central angle of 14°26'15", an arc distance of 539.43 feet to the Easterly line of the Northwest Quarter of said Section 31;
- (3) Thence Northerly along the Easterly line of the Northwest Quarter of said Section 31 North 00°14'41" West, 52.95 feet to the North Quarter Corner of said Section 31;
- (4) Thence Northerly along the Easterly line of the Southwest Quarter, North 01°19'29" West, 2630.01 feet to the Center of Section 30;
- (5) Thence Westerly along the Southerly line of the Northwest Quarter of said Section 30, North 89°18'08" West, 2601.96 feet to the West Quarter Corner of said Section 30;
- (6) Thence Northerly along the Westerly line of said Northwest Quarter, North 03°40'41" West, 1327.16 feet to the Northwest corner of the Southerly Half of the Northerly Half of Section 30, as per Record of Survey 120 page 65;
- (7) Thence South 89°09'47" East, 5353.48 feet to the Northeast corner of the Southerly Half of Section 30, as per Record of Survey 120 page 65;
- (8) Thence North 00°42'26" West, 93.69 feet to the Southerly Right-of-Way of Elizabeth Lake Road (a 30.00-foot Southerly Half-Width Street);
- (9) Thence Easterly along said Southerly Right-of-Way line, South 84°28'03" East, 2169.93 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 530.00 feet;
- (10) Thence Northeasterly along said tangent curve, through a central angle of 54°36'23", an arc distance of 505.12 feet;
- (11) Thence South 40°55'33" West, 48.24 feet to the Westerly line of the Northeast Quarter of Section 29;
- (11) Thence North 00°51'56.59" West, 33.25 feet to the continuation of the Southerly Right-of-Way line of Elizabeth Lake Road (a 50.00-foot Southerly Half-Width Street);
- (12) Thence Northeasterly along said Right-of-Way, North 60°15'48" East, 555.60 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 377.00 feet;

- (13) Thence continuing Northeasterly along said tangent curve, through a central angle of  $09^{\circ}41'47''$ , an arc distance of 63.80 feet to the beginning of a reversing curve concave Northwesterly, and having a radius of 393.00 feet;
- (14) Thence along said reversing curve, through a central angle of  $09^{\circ}41'47.40''$ , an arc distance of 66.51 feet to a point of tangency;
- (15) Thence North  $60^{\circ}15'48''$  East, 175.00 feet;
- (16) Thence leaving the Right-of-Way of Elizabeth Lake Road, North  $74^{\circ}44'12''$  West, 35.36 feet;
- (17) Thence North  $60^{\circ}15'48''$  East, 32.00 feet to the centerline of Delta Way (a 64.00-foot Street, 32.00-foot Half-Width Street);
- (18) Thence along said centerline, North  $29^{\circ}44'12''$  West, 9.00 feet;
- (19) Thence North  $60^{\circ}15'48''$  East, 32.00 feet to the Southerly line of the Right-of-Way of Elizabeth Lake Road;
- (20) Thence along said Right-of-Way line, North  $10^{\circ}41'22''$  East, 35.47 feet;
- (21) Thence ,North  $60^{\circ}15'48''$  East, 434.64 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 377.00 feet;
- (22) Thence Northeasterly along said Southerly Right-of-Way, through a central angle of  $09^{\circ}41'47.40''$ , an arc distance of 63.80 feet to a reversing curve concave Northwesterly and having a radius of 393.00 feet;
- (23) Thence along said reversing curve, through a central angle of  $09^{\circ}41'47.40''$ , an arc distance of 66.51 feet to a point of tangency;
- (24) Thence North  $60^{\circ}15'48''$  East 186.40 feet;
- (25) Thence South  $74^{\circ} 44' 12''$  East, 26.59 feet;
- (26) Thence North  $56^{\circ} 38'18''$  East, 71.83 feet;
- (27) Thence North  $10^{\circ} 41'22''$  East, 33.18 feet;
- (28) Thence North  $60^{\circ} 15'48''$  East, 47.28 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 1480.00 feet;
- (29) Thence Northeasterly and Easterly along said tangent curve, through a central angle of  $29^{\circ} 30'00''$ , an arc distance of 762.01 feet to a point of tangency;
- (30) Thence Easterly, North  $89^{\circ} 45'48''$  East, 270.59 feet to the Easterly line of Section 29;
- (31) Thence leaving the Southerly Right-of-Way line of Elizabeth Lake Road along the East line of the Northeast Quarter of Section 29, South  $00^{\circ} 54' 52''$  East, 2567.62 feet to the Southeast corner of the Northeast Quarter of said Section 29;
- (32) Thence continuing Southerly along the East line of the Southeast Quarter of Section 29, South  $00^{\circ} 53' 03''$  East, 2617.05 feet to the Southeasterly corner of Section 29;

- (33) Thence Southerly along the East line of the Northeast Quarter of Section 32, South 00° 01'49" East, 2649.98 feet to the Southeasterly corner of the Northeasterly Quarter of said Section 32;
- (34) Thence continuing Southerly along the East line of the Southeast Quarter of said Section 32, South 00° 00'21" East, 2649.81 feet to the Southeast corner of said Section 32;
- (35) Thence Westerly along the Southerly line of said Section 32, North 89° 30'56" West, 2662.10 feet to the Westly line of Southeasterly Quarter of said Section 32;
- (36) Thence continuing Westerly along the Southerly line of said Section 32, North 89° 31'26" West, 2638.92 feet to the Southwesterly corner of Section 32;
- (37) Thence continuing Westerly along the Southerly line of Section 31, North 89° 30'13" West, 2638.84 feet to the Southwest Corner of the Southeast Quarter of Section 31;
- (38) Thence Westerly along the Southerly line of the Southwest Quarter of said Section 31, North 89° 38'15" West, 2655.92 feet to the Southwest Corner of Section 31;
- (39) Thence Northerly along the Westerly line of the Southwest Quarter of said Section 31, North 00° 00'07" West, 2625.36 feet to the Northwest Corner of the Southwest Quarter of said Section 31;
- (40) Thence continuing Northerly along the Westerly line of the Northwest Quarter of Section 31, North 00° 26'44" West, 2628.52 feet to the Northwest corner of said Section 31 and the **Point of Beginning**.

The above-described land for EIFD Area C-10 contains approximately 2128.1 acres more or less.

The bearings referenced in this description of land are based upon the bearing North 89°26'57" West as shown on Record of Survey filed in Book 120, Pages 63 through 67 inclusive of Records of Survey, in the County of Los Angeles, State of California.

#### **AREA C-11 (Las Colinas Area of the Anaverde District)**

All that certain real property in the City of Palmdale, County of Los Angeles, State of California, located in all of Sections 25, 26, 27, 32, 33, 34, 35, and 36, together with portions of Sections 15, 16, 21, 22, 23, 24, 28, and 29 all in Township 6 North, Range 13 West, inclusive; also together with a portion of Section 30 in Township 6 North, Range 12 West; also together with portions of Sections 1, 2, 3, and 4, all in Township 5 North, Range 13 West, inclusive; as all said Townships and Ranges are on the San Bernardino Meridian according to the Official Plats of said land, being more particularly described as follows:

**Beginning** at the North 1/4 Corner of Section 23, Township 6 North, Range 13 West, San Bernardino Meridian;

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- (1) Thence, Easterly along the North line of the Northeast  $\frac{1}{4}$  of said Section 23, South  $89^{\circ}47'28''$  East, a distance of 2,637.60 feet to the Northeast Corner of said Section 23;
- (2) Thence, Southerly along the East line of the Northeast  $\frac{1}{4}$  of said Section 23, South  $02^{\circ}51'57''$  East, a distance of 2,644.28 feet to the East  $\frac{1}{4}$  Corner of said Section 23 and West  $\frac{1}{4}$  Corner of Section 24, Township 6 North, Range 13 West, San Bernardino Meridian;
- (3) Thence, Southerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 24, South  $02^{\circ}52'29''$  East, a distance of 1,322.02 feet to the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 24;
- (4) Thence, Easterly along said North line, South  $89^{\circ}51'19''$  East, a distance of 2,562.74 feet to the East line of the Southwest  $\frac{1}{4}$  of said Section 24;
- (5) Thence, Southerly along said East line, South  $01^{\circ}50'21''$  East, a distance of 1,327.74 feet to the South  $\frac{1}{4}$  Corner of said Section 24;
- (6) Thence, Easterly along the South line of the Southeast  $\frac{1}{4}$  of said Section 24, South  $89^{\circ}42'06''$  East, a distance of 1,220.61 feet, more or less, to a point on the West line of Lot 2 of Tract No. 51508-01 recorded on October 31, 1995 as Instrument No. 95-1761809, and filed in Book 1214 pages 28 through 36, inclusive, of Maps of Los Angeles County;
- (7) Thence, Northerly along said West line of said Lot 2, North  $0^{\circ}42'24''$  East, a distance of 450.00 feet to the northwest corner of said Lot 2;
- (8) Thence, Easterly along the north line of said Lot 2, South  $88^{\circ}37'56''$  East, a distance of 500.00 feet to a point on the West line of Lot 13 of said Tract No. 51508-01, said point being also the northeast corner of said Lot 2;
- (9) Thence, Northerly along the West line of said Lot 13, North  $01^{\circ}11'36''$  West, a distance of 535.63 feet, more or less, to a point on the South line of Elizabeth Lake Road;  
Thence, Southeasterly along the South line of Elizabeth Lake Road, the following courses:
  - (10) South  $80^{\circ}05'27''$  East, a distance of 96.87 feet;
  - (11) Thence, South  $41^{\circ}40'29''$  East, a distance of 21.79 feet, more or less, to a point on the West line of Ranch Center Drive;
  - (12) Thence, South  $64^{\circ}57'04''$  East, a distance of 92.75 feet, more or less, to a point on the East line of Ranch Center Drive;
  - (13) Thence, North  $65^{\circ}14'43''$  East, a distance of 61.31 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 2,138.00 feet, the radial to said point bears North  $12^{\circ}53'28''$  East;

- (14) Thence, Southeasterly along said curve, through a central angle of  $6^{\circ}38'52''$ , an arc length of 248.06 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 2,143.69 feet, the radial to said point bears North  $18^{\circ}33'55''$  East;
- (15) Thence, Southeasterly along said curve, through a central angle of  $9^{\circ}24'27''$ , an arc length of 351.98 feet, more or less, a point on the East line of the Southeast  $\frac{1}{4}$  of Section 24 of Township 6 North, Range 13 West, San Bernardino Meridian;
- (16) Thence, Southerly along said East line of the Southeast  $\frac{1}{4}$  of said Section 24, South  $01^{\circ}11'21''$  East, a distance of 725.90 feet to the Southeast Corner of said Section 24 and Northeast Corner of Section 25, Township 6 North Range 13 West, San Bernardino Meridian;
- (17) Thence, Southerly along the East line of the Northeast  $\frac{1}{4}$  of said Section 25, South  $03^{\circ}52'34''$  East, a distance of 2,654.15 feet to the East  $\frac{1}{4}$  Corner of said Section 25 and West  $\frac{1}{4}$  Corner of Section 30, Township 6 North, Range 12 West, San Bernardino Meridian;
- (18) Thence, Easterly along the North line of the Southwest  $\frac{1}{4}$  of said Section 30, South  $89^{\circ}29'48''$  East, a distance of 2,601.95 feet to the Center of said Section 30;
- (19) Thence, Southerly along the East line of the Southwest  $\frac{1}{4}$  of said Section 30, South  $01^{\circ}31'18''$  East, a distance of 2,629.86 feet to the South  $\frac{1}{4}$  Corner of said Section 30;
- (20) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 30, North  $89^{\circ}39'02''$  West, a distance of 2,654.36 feet to the Southwest Corner of said Section 30 and Northeast Corner of Section 36, Township 6 North, Range 13 West, San Bernardino Meridian;
- (21) Thence, Southerly along the East line of the Northeast  $\frac{1}{4}$  of said Section 36, South  $0^{\circ}38'40''$  East, a distance of 2,628.27 feet to the East  $\frac{1}{4}$  Corner of said Section 36;
- (22) Thence, Southerly along the East line of the Southeast  $\frac{1}{4}$  of said Section 36, South  $0^{\circ}11'46''$  East, a distance of 2,625.29 feet to the Southeast Corner of said Section 36, said point being also the Township Corner of Township 6 North;
- (23) Thence, continuing Southerly along the same bearing, South  $0^{\circ}11'46''$  East, a distance of 348.29 feet;
- (24) Thence, North  $89^{\circ}59'11''$  East, a distance of 1,828.24 feet, more or less, to a point on the East line of the Northwest  $\frac{1}{4}$  of Section 1, Township 5 North, Range 13 West, San Bernardino Meridian;
- (25) Thence, Southerly along said East line, South  $0^{\circ}19'30''$  East, a distance of 4,073.28 feet, more or less, to the Center of said Section 1;
- (26) Thence, Westerly along the South line of the Northwest  $\frac{1}{4}$  of said Section 1, North  $88^{\circ}25'36''$  West, a distance of 1,306.35 feet, to the East line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1;

- (27) Thence, Southerly along said East line, South  $0^{\circ}01'07''$  East, a distance of 1,350.05 feet, to the South line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1;
- (28) Thence, Westerly along said South line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1, North  $88^{\circ}06'19''$  West, a distance of 1,313.85 feet, to the West line of the Southwest  $\frac{1}{4}$  of said Section 1, said West line being also the East line of the Southeast  $\frac{1}{4}$  of Section 2, Township 5 North, Range 13 West, San Bernardino Meridian;
- (29) Thence, Westerly along the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 2, North  $89^{\circ}46'15''$  West, a distance of 2,649.77 feet to the West line of the Southeast  $\frac{1}{4}$  of said Section 2;
- (30) Thence, Westerly along the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 2, North  $89^{\circ}46'38''$  West, a distance of 2,649.84 feet to the West line of the Southwest  $\frac{1}{4}$  of said Section 2;
- (31) Thence, Southerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 2, South  $0^{\circ}47'58''$  West, a distance of 1,333.01 feet to the Southwest Corner of said Section 2 and Southeast Corner of Section 3, Township 5 North, Range 13 West, San Bernardino Meridian;
- (32) Thence, Westerly along the South line of the Southeast  $\frac{1}{4}$  of said Section 3, South  $89^{\circ}22'42''$  West, a distance of 2,654.72 feet to the South  $\frac{1}{4}$  Corner of said Section 3;
- (33) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 3, South  $89^{\circ}22'16''$  West, a distance of 2,655.51 feet to the Southwest Corner of said Section 3 and Southeast Corner of Section 4, Township 5 North, Range 13 West, San Bernardino Meridian;
- (34) Thence, Westerly along the South line of the Southeast  $\frac{1}{4}$  of said Section 4, North  $88^{\circ}41'46''$  West, a distance of 2,654.51 feet to the South  $\frac{1}{4}$  Corner of said Section 4;
- (35) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 4, North  $88^{\circ}41'04''$  West, a distance of 2,654.19 feet to the Southwest Corner of said Section 4;
- (36) Thence, Northerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 4, North  $2^{\circ}00'56''$  East, a distance of 2,651.34 feet to the West  $\frac{1}{4}$  Corner of said Section 4;
- (37) Thence, Northerly along the West line of the Northwest  $\frac{1}{4}$  of said Section 4, North  $2^{\circ}00'59''$  East, a distance of 4,274.88 feet to the Northwest Corner of said Section 4, said point being also on the South line of the Southeast  $\frac{1}{4}$  of Section 33, Township 6 North, Range 13 West, San Bernardino Meridian, distant thereon 633.64 feet Westerly from the Standard Southwest Corner of said Section 33;
- (38) Thence, Westerly along the South line of the Southeast  $\frac{1}{4}$  of said Section 33, South  $89^{\circ}57'57''$  West, a distance of 2,034.44 feet to the South  $\frac{1}{4}$  Corner of said Section 33;

- (39) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 33, South  $89^{\circ}39'34''$  West, a distance of 2,646.14 feet to the Standard Southwest Corner of said Section 33 and Southeast Corner of Section 32, Township 6 North, Range 13 West, San Bernardino Meridian;
- (40) Thence, Westerly along the South line of the Southeast  $\frac{1}{4}$  of said Section 32, South  $89^{\circ}48'42''$  West, a distance of 2,616.22 feet to the South  $\frac{1}{4}$  Corner of said Section 32;
- (41) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 32, South  $89^{\circ}12'04''$  West, a distance of 2,620.46 feet to the Standard Southwest Corner of said Section 32;
- (42) Thence, Northerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 32, North  $0^{\circ}13'39''$  West, a distance of 2,550.23 feet to the West  $\frac{1}{4}$  Corner of said Section 32;
- (43) Thence, Northerly along the West line of the Northwest  $\frac{1}{4}$  of said Section 32, North  $0^{\circ}21'06''$  West, a distance of 2,740.74 feet to the Northwest Corner of said Section 32 and Southwest Corner of Section 29, Township 6 North, Range 13 West, San Bernardino Meridian;
- (44) Thence, Northerly along the West line of the Southwest  $\frac{1}{4}$  of said Section 29, North  $0^{\circ}19'00''$  West, a distance of 2,668.51 feet to the West  $\frac{1}{4}$  Corner of said Section 29;
- (45) Thence, Northerly along the West line of the Northwest  $\frac{1}{4}$  of said Section 29, North  $0^{\circ}14'37''$  East, a distance of 1,359.42 feet to the South line of Government Lot 4 in said Section 29;
- (46) Thence, Easterly along the South line of said Government Lot 4, South  $89^{\circ}44'06''$  East, a distance of 1,315.19 feet to the East line of said Government Lot 4;
- (47) Thence, Northerly along the East line of said Government Lot 4, North  $0^{\circ}08'37''$  East, a distance of 1,358.72 feet to the North line of the Northwest  $\frac{1}{4}$  of said Section 29;
- (48) Thence, Easterly along the North line of the Northwest  $\frac{1}{4}$  of said Section 29, South  $89^{\circ}42'17''$  East, a distance of 1,312.83 to the North  $\frac{1}{4}$  Corner of said Section 29;
- (49) Thence, Easterly along the North line of the Northeast  $\frac{1}{4}$  of said Section 29, South  $89^{\circ}08'46''$  East, a distance of 1,318.34 feet to the West line of Government Lot 1 of said Section 29;
- (50) Thence, Southerly along the West line of said Government Lot 1, South  $0^{\circ}10'44''$  West, a distance of 1,350.92 feet to the South line of said Government Lot 1;
- (51) Thence, Easterly along the South line of said Government Lot 1, South  $89^{\circ}27'16''$  East, a distance of 1,314.94 feet, more or less, to a point on the East line of the Northeast  $\frac{1}{4}$  of said Section 29, said point being also the southwest corner of Government Lot 4 in Section 28, Township 6 North, Range 13 West, San Bernardino Meridian;

- (52) Thence, Easterly along the South line of Government Lot 4 and Government Lot 3 in said Section 28, North  $89^{\circ}26'55''$  East, a distance of 2,669.07 feet, more or less, to the southeast corner of said Government Lot 3;
- (53) Thence, Northerly along the East line of Government Lot 3 of said Section 28, North  $0^{\circ}48'55''$  West, a distance of 1,452.41 feet, more or less, to the northeast corner of said Government Lot 3, said corner being also a point on the South line of the Southeast  $\frac{1}{4}$  of Section 21, Township 6 North, Range 13 West, San Bernardino Meridian;
- (54) Thence, Westerly along the South line of the Southeast  $\frac{1}{4}$  of said Section 21, South  $89^{\circ}26'36''$  West, a distance of 193.61 feet to the South  $\frac{1}{4}$  Corner of said Section 21;
- (55) Thence, Westerly along the South line of the Southwest  $\frac{1}{4}$  of said Section 21, South  $89^{\circ}27'04''$  West, a distance of 1,323.32 feet to the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 21;
- (56) Thence, Northerly along said West line, North  $0^{\circ}41'50''$  West, a distance of 1,330.62 feet, more or less, to the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 21;
- (57) Thence, Westerly along said South line, South  $89^{\circ}40'20''$  West, a distance of 1,321.12 feet, more or less, to the West line of the Southwest  $\frac{1}{4}$  of said Section 21;
- (58) Thence, Northerly along said West line, North  $0^{\circ}36'08''$  West, a distance of 1,335.72 to the West  $\frac{1}{4}$  Corner of said Section 21;
- (59) Thence, Northerly along the West line of the Northwest  $\frac{1}{4}$  of said Section 21, North  $0^{\circ}36'12''$  West, a distance of 333.72 feet, more or less, to a point on the South curve of Bouquet Canyon Road, said curve being concave Westerly and having a radius of 530.00 feet, with the radial to said point bearing South  $71^{\circ}14'00''$  East;
- (60) Thence, Northerly along said curve through a central angle of  $19^{\circ}22'12''$ , an arc length of 179.18 feet, more or less, to a point on a tangent line parallel with and distant 30.00 feet Easterly from the West line of the Northwest  $\frac{1}{4}$  of said Section 21, said parallel line being the East line of Bouquet Canyon Road;
- (61) Thence, Northerly along said East line of Bouquet Canyon Road, North  $0^{\circ}36'12''$  West, a distance of 2,141.57 feet to a point on the North line of the Northwest  $\frac{1}{4}$  of said Section 21, said North line being also the South line of the Southwest  $\frac{1}{4}$  of Section 16, Township 6 North, Range 13 West, San Bernardino Meridian;
- (62) Thence, Northerly along a line parallel with and distant 30.00 feet Easterly from the West line of the Southwest  $\frac{1}{4}$  of said Section 16, said parallel line being the East line of Bouquet Canyon Road, North  $0^{\circ}32'46''$  West, a distance of 658.77 feet to a point on the North line of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 16;
- (63) Thence, Easterly along said North line, South  $89^{\circ}51'31''$  East, a distance of 2,601.55 feet to a point on the West line of the Southeast  $\frac{1}{4}$  of said Section 16;

- (64) Thence, Northerly along said West line, North  $0^{\circ}20'54''$  West, a distance of 987.29 feet to the point of intersection with the South line of the East  $\frac{2}{3}$  of the North  $\frac{3}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 16;
- (65) Thence, Westerly along said the South line, North  $89^{\circ}50'25''$  West, a distance of 878.32 feet, more or less, to the point of intersection with the West line of the East  $\frac{2}{3}$  of the North  $\frac{3}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 16;
- (66) Thence, Northerly along said West line, North  $0^{\circ}24'52''$  West, a distance of 987.57 feet, more or less, to the point of intersection with the North line of the Southwest  $\frac{1}{4}$  of said Section 16;
- (67) Thence, Easterly along said North line, South  $89^{\circ}49'20''$  East, a distance of 879.46 feet, more or less, to the Center of said Section 16;
- (68) Thence, Southerly along the East line of the Southwest  $\frac{1}{4}$  of said Section 16, South  $0^{\circ}20'54''$  East, a distance of 82.58 feet, more or less, to a point on a non-tangent curve concave Southwesterly and having a radius of 1,000.00 feet, the radial to said point bears North  $5^{\circ}21'40''$  West, said curve being also the Centerline of Elizabeth Lake Road;
- (69) Thence, continuing along the Centerline of Elizabeth Lake Road and Southeasterly along said curve through a central angle of  $20^{\circ}02'23''$ , an arc length of 349.76 feet to the beginning of a tangent line;
- (70) Thence, Southeasterly along said tangent line, South  $64^{\circ}35'57''$  East, a distance of 1,796.54 feet, to the beginning of a tangent curve concave Southwesterly and having a radius of 1,000.00 feet;
- (71) Thence, Southeasterly along said tangent curve through a central angle of  $20^{\circ}38'01''$ , an arc length of 360.12 feet to the beginning of a tangent line;
- (72) Thence, Southeasterly along said tangent line, South  $43^{\circ}57'56''$  East, a distance of 254.07 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 1,000.00 feet;
- (73) Thence, Southeasterly along said tangent curve through a central angle of  $15^{\circ}47'08''$ , an arc length of 275.51 feet, more or less, to a point on the East line of the Southeast  $\frac{1}{4}$  of said Section 16, said point distant thereon 1,131.37 feet Northerly from the Southeast Corner of said Section 16;
- (74) Thence, Northerly along said East line of the Southeast  $\frac{1}{4}$  of said Section 16, North  $0^{\circ}09'02''$  West, a distance of 34.97 feet to a point distant thereon 1,463.93 feet Southerly from the East  $\frac{1}{4}$  Corner of said Section 16, said point being also the beginning of a non-tangent curve concave Northeasterly and having a radius of 970.00 feet, the radial to said point bears North  $31^{\circ}17'41''$  East;

- (75) Thence, continuing along the Centerline of Elizabeth Lake Road and Southeasterly along said non-tangent curve, through a central angle of  $8^{\circ}53'23''$ , an arc length of 150.50 feet to the beginning of a tangent line;
- (76) Thence, Southeasterly along said tangent line, South  $67^{\circ}35'42''$  East, a distance of 691.81 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 1,030.00 feet;
- (77) Thence, Southeasterly along said tangent curve through a central angle of  $8^{\circ}48'17''$ , an arc length of 158.28 feet to the beginning of a tangent line;
- (78) Thence, Southeasterly along said tangent line, South  $58^{\circ}47'25''$  East, a distance of 709.98 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 5,030.00 feet;
- (79) Thence, Southeasterly along said tangent curve through a central angle of  $6^{\circ}10'33''$ , an arc length of 542.18 feet to the beginning of a tangent line;
- (80) Thence, Southeasterly along said tangent line, South  $52^{\circ}36'52''$  East, a distance of 213.82 feet, more or less, to a point on the North line of the Northwest  $\frac{1}{4}$  of Section 22, Township 6 North, Range 13 West, San Bernardino Meridian, said point distant thereon 506.06 feet Westerly from the North  $\frac{1}{4}$  Corner of said Section 22;
- (81) Thence, Westerly along said North line of the Northwest  $\frac{1}{4}$  of said Section 22, North  $88^{\circ}56'13''$  West, a distance of 50.65 feet to a point distant thereon 556.71 feet Westerly from the North  $\frac{1}{4}$  Corner of said Section 22;
- (82) Thence, South  $52^{\circ}36'52''$  East, a distance of 4.33 feet;
- (83) Thence, South  $88^{\circ}52'08''$  West, a distance of 19.77 feet to a point on the alignment of centerline of Elizabeth Lake Road per Book 9362, Page 119, Official Records of Los Angeles County, recorded on September 13, 1929;
- (84) Thence, continuing along the Centerline of Elizabeth Lake Road, Southeasterly along said alignment, South  $51^{\circ}10'25''$  East, a distance of 378.61 feet;
- (85) Thence, South  $56^{\circ}48'11''$  East, a distance of 317.99 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 300.00 feet;
- (86) Thence, Southeasterly along said tangent curve, through a central angle of  $5^{\circ}46'40''$ , an arc length of 30.25 feet, more or less, to a point on the West line of the Northeast  $\frac{1}{4}$  of said Section 22, said point distant thereon 418.88 feet Southerly from the North  $\frac{1}{4}$  Corner of said Section 22;
- (87) Thence, continuing Southeasterly along said tangent curve, through a central angle of  $18^{\circ}26'28''$ , an arc length of 96.56 feet to the beginning of a tangent line;

- (88) Thence, Southeasterly along said tangent line, South 81°01'19" East, a distance of 149.49 feet to the beginning of a tangent curve concave Northerly and having a radius of 300.00 feet;
- (89) Thence, Easterly along said tangent curve, through a central angle of 30°31'10", an arc length of 159.80 feet to the beginning of a tangent line;
- (90) Thence, Northeasterly along said tangent line, North 68°27'31" East, a distance of 209.34 feet;
- (91) Thence, North 62°46'53" East, a distance of 145.23 feet to the beginning of a tangent curve concave Southerly and having a radius of 200.00 feet;
- (92) Thence, Easterly along said tangent curve, through a central angle of 52°28'10", an arc length of 183.15 feet to the beginning of a tangent line;
- (93) Thence, Southeasterly along said tangent line, South 64°44'57" East, a distance of 469.49 feet;
- (94) Thence, South 69°22'01" East, a distance of 1,125.96 feet;
- (95) Thence, South 62°27'51" East, a distance of 336.46 feet;
- (96) Thence, South 3°02'51" East, a distance of 12.55 feet;
- (97) Thence, South 64°51'25" East, a distance of 7.99 feet to a point on the East line of the Northeast ¼ of said Section 22;
- (98) Thence, Southerly along said East line, South 2°57'08" East, a distance of 293.79 feet to a point distant thereon 1,323.57 feet Northerly from the East ¼ Corner of said Section 22;
- (99) Thence, North 88°52'29" West, a distance of 1,333.07 feet;
- (100) Thence, South 2°26'31" East, a distance of 1,321.27 feet to a point on the South line of the Northeast ¼ of said Section 22, said point distant thereon 1,344.98 feet Westerly from the East ¼ Corner of said Section 22;
- (101) Thence, Westerly along the South line of the Northeast ¼ of said Section 22, North 88°48'33" West, a distance of 1,344.95 feet to the Center of said Section 22;
- (102) Thence, Westerly along the South line of the Northwest ¼ of said Section 22, North 88°48'40"W, a distance of 1,352.44 feet, more or less, to a point on the West line of the East ½ of the Southwest ¼ of said Section 22;
- (103) Thence, Southerly along said West line, South 1°16'41" East, a distance of 1,316.51 feet, more or less, to a point on the South line of the North ½ of the Southwest ¼ of said Section 22;

APPENDIX B: LEGAL/GEOGRAPHICAL DESCRIPTION OF PALMDALE EIFD

- (104) Thence, Westerly along said South line, North 88°46'52" West, a distance of 341.94 feet, more or less, to a point on the West line of the East ½ of the East ½ of the Southwest ¼ of the Southwest ¼ of said Section 22;
- (105) Thence, Southerly along said West line, South 1°06'43" East, a distance of 658.07 feet, more or less, to a point on the South line of the North ½ of the Southwest ¼ of the Southwest ¼ of said Section 22;
- (106) Thence, Easterly along said South line, South 88°45'51" East, a distance of 343.85 feet, more or less, to a point on the West line of the East ½ of the Southwest ¼ of said Section 22;
- (107) Thence, Northerly along said West line, North 1°16'41" West, a distance of 526.37 feet;
- (108) Thence, North 89°31'36" East, a distance of 1,367.66 feet, more or less, to a point on the East line of the Southwest ¼ of said Section 22;
- (109) Thence, Southerly along said East line, South 1°56'32" East, a distance of 1,226.46 feet to the South ¼ Corner of said Section 22;
- (110) Thence, Easterly along the South line of the Southeast ¼ of said Section 22, South 88°38'14" East, a distance of 1,430.41 feet to a point distant thereon 1,306.59 feet Westerly from the Southeast ¼ Corner of said Section 22;
- (111) Thence, North 0°04'39" East, a distance of 1,271.73 feet;
- (112) Thence, North 89°31'12" East, a distance of 1,236.88 feet to a point on the East line of the Southeast ¼ of said Section 22;
- (113) Thence, Northerly along said East line, North 2°56'58" West, a distance of 1,332.24 feet to the East ¼ Corner of said Section 22 and West ¼ Corner of Section 23, Township 6 North, Range 13 West, San Bernardino Meridian;
- (114) Thence, Easterly along the North line of the Southwest ¼ of said Section 23, South 89°49'13" East, a distance of 2,630.27 feet to the Center of said Section 23;
- (115) Thence, Northerly along the West line of the Northeast ¼ of said Section 23, North 2°47'46" West, a distance of 2,645.45 feet to the North ¼ Corner of said Section 23 and the True Point of Beginning.

The above-described land for EIFD Area C-11 contains 10,865.90 acres more or less.

The bearings referenced in this description of land are based upon the bearing North 69°58'42" West along the line between USC&GS Control Station "Hauser" and USC&GS Control Station "Mint" based on "CCS 27, Zone 7" coordinates published in the 1974 Adjustment.

APPENDIX B: LEGAL/GEOGRAPHICAL DESCRIPTION OF PALMDALE EIFD

The combined area of the land described for the Palmdale EIFD contains approximately 21,801.87 acres more or less.

This description of land is for assessment purposes only. This description is not to be considered a survey of land or used for the establishment of property lines. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by or under the direction of:

Elias Chaij, P.L.S. 8908

## Appendix C:

# Projected Tax Increment Revenue Analysis



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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# Appendix C

## City of Palmdale - Preliminary Property Tax Increment Analysis

### Palmdale EIFD

#### Preliminary Property Tax Increment Analysis

	Units / SF	Value / Unit / SF	50 Year Total Total	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
			\$0	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Construction inflator																										
Current Assessed Value (2020 Roll)			\$2,095,667,552																							
New Developments																										
Project Area #1 The Hangar District																										
1,000,000 SF Industrial/Warehouse 125,000 SF	125 PSF	1,000,000 SF \$125,000,000	\$125,000,045		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #2 Palmdale Aerospace Village																										
150,000 units Commercial/Retail/Office 37,500,000	250 PSF	150,000 SF \$46,779,030	\$46,779,030		\$0	\$0	\$0	\$0	\$0	\$0	\$14,077,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1,500,000 SF Industrial/Warehouse 187,500,000	125 PSF	1,500,000 SF \$233,895,152	\$233,895,152		\$0	\$0	\$0	\$0	\$0	\$0	\$70,385,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
120 units Other-Hotel 24,000,000		120 rooms \$29,840,983	\$29,840,983		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #3 Runway Industrial Park																										
50,000 SF Commercial/Retail/Office 12,500,000	250 PSF	50,000 SF \$14,077,030	\$14,077,030		\$0	\$0	\$0	\$0	\$0	\$0	\$14,077,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1,200,000 SF Industrial/Warehouse 150,000,000	125 PSF	1,200,000 SF \$197,174,579	\$197,174,579		\$0	\$0	\$0	\$0	\$0	\$0	\$42,231,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
426,888 SF Other-Specialized Sports Complex 10,672,200		426,888 SF \$12,018,631	\$12,018,631		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #4 Flight Path Industrial Park																										
100,000 SF Commercial/Retail/Office 25,000,000	250 PSF	100,000 SF \$29,619,129	\$29,619,129		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
300,000 SF Industrial/Warehouse 37,500,000	125 PSF	300,000 SF \$46,779,030	\$46,779,030		\$0	\$0	\$0	\$0	\$0	\$0	\$14,077,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #5 Plant 42																										
2,000,000 SF Industrial/Warehouse 250,000,000	125 PSF	2,000,000 SF \$328,624,299	\$328,624,299		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #6 Palmdale Medical Campus																										
400,000 SF Commercial/Retail/Office 100,000,000	250 PSF	400,000 SF \$121,712,121	\$121,712,121		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #7 Golden Spike District																										
90 units Residential-SF/Owner 31,500,000		90 units \$39,294,386	\$39,294,386		\$0	\$0	\$0	\$0	\$0	\$0	\$11,824,705		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
850 units Residential-Apts/Rental 148,750,000		850 units \$186,618,007	\$186,618,007		\$0	\$0	\$0	\$0	\$0	\$0	\$49,269,606		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
750,000 SF Commercial/Retail/Office 187,500,000	250 PSF	750,000 SF \$233,895,152	\$233,895,152		\$0	\$0	\$0	\$0	\$0	\$0	\$70,385,151		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
220 rooms Other-Hotel 44,000,000		220 rooms \$200,000 per room	\$200,000 per room		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
56 units Residential - Affordable Duplex \$244,643 per unit		56 units \$0 per unit	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #8 Pelona Vista Parkway																										
150 units Residential-SF/Owner \$2,500,000		150 units \$65,490,643	\$65,490,643		\$0	\$0	\$0	\$0	\$0	\$0	\$15,707,842		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
75,000 SF Commercial/Retail/Office 18,750,000	250 PSF	75,000 SF \$22,580,694	\$22,580,694		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #9 Four Points Gateway																										
200 units Residential-SF/Owner 70,000,000		200 units \$82,993,785	\$82,993,785		\$0	\$0	\$0	\$0	\$0	\$0	\$39,415,685		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
30,000 SF Commercial/Retail/Office 7,500,000	250 PSF	30,000 SF \$8,885,763	\$8,885,763		\$0	\$0	\$0	\$0	\$0	\$0	\$4,223,109		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #10 Ritter Ranch																										
4,000 units Residential-SF/Owner 1,400,000,000		4,000 units \$1,840,296,072	\$1,840,296,072		\$0	\$0	\$0	\$0	\$0	\$0	\$394,156,847		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1,000 units \$530,483,220	
1,200 units Residential-Apts/Rental 175,000,000		1,200 units \$223,785,981	\$223,785,981		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Project Area #11 Anavere Nuevo																										
600 units Residential-SF/Owner 210,000,000		600 units \$248,801,356	\$248,801,356		\$0	\$0	\$0	\$0	\$0	\$0	\$118,247,054		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1,200 units Residential-Apts/Rental 210,000,000		1,200 units \$248,801,356	\$248,801,356		\$0	\$0	\$0	\$0	\$0	\$0	\$118,247,054		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
40,000 SF Commercial/Retail/Office 10,000,000	250 PSF	40,000 SF \$11,261,624	\$11,261,624		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		<b>\$3,525,172,200</b>																								
Subtotal Value Add		\$4,476,731,035																								
Total Assessed value (with 2% growth factor)		<b>\$4,627,020,540</b>																								
Incremental Value		\$41,913,351																								
		\$84,664,969																								
		\$128,271,639,52																								
		\$17,444,325,243																								
		\$1,417,124																								
		\$12,862,235,243																								
		\$447,534,35																								
City VL		50,001,110,8																								
		\$1,102																								
Total TI		\$459,916,247																								
		\$146,234																								



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

# Appendix C

## City of Palmdale - Preliminary Property Tax Increment Analysis

### Palmdale EIFD

#### Preliminary Property Tax Increment Analysis

	Units / SF	Value / Unit / SF	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	
	Construction inflator		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	
	Current Assessed Value (2020 Roll)	\$2,095,667,552	1,546	1,577	1,608	1,641	1,673	1,707	1,741	1,776	1,811	1,848	1,885	1,922	1,961	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	
<b>New Developments</b>																										
Project Area #1 The Hangar District																										
1,000,000 SF Industrial/Warehouse 125,000,000	\$125 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #2 Palmdale Aerospace Village																										
150,000 units Commercial/Retail/Office 37,500,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1,500,000 SF Industrial/Warehouse 187,500,000	\$125 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24,000 units Other-Hotel 24,000,000	\$200,000 per room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #3 Runway Industrial Park																										
50,000 SF Commercial/Retail/Office 12,500,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1,200,000 SF Industrial/Warehouse 150,000,000	\$125 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
426,888 SF Other-Specialized Sports Complex 10,672,200	\$25 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #4 Flight Path Industrial Park																										
100,000 SF Commercial/Retail/Office 25,000,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
300,000 SF Industrial/Warehouse 37,500,000	\$125 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #5 Plant 42																										
2,000,000 SF Industrial/Warehouse 250,000,000	\$125 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #6 Palmdale Medical Campus																										
400,000 SF Commercial/Retail/Office 100,000,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #7 Golden Spike District																										
90 units Residential-SF/Owner 31,500,000	\$350,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
850 units Residential-Apts/Rental 148,750,000	\$175,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
750,000 SF Commercial/Retail/Office 187,500,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
220 rooms Other-Hotel 44,000,000	\$200,000 per room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$244,643 per unit 56 units Residential - Affordable Duplex 0	\$0 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #8 Pelona Vista Parkway																										
150 units Residential-SF/Owner 52,500,000	\$350,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
75,000 SF Commercial/Retail/Office 18,750,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #9 Four Points Gateway																										
200 units Residential-SF/Owner 70,000,000	\$350,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30,000 SF Commercial/Retail/Office 7,500,000	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #10 Ritter Ranch																										
4,000 units Residential-SF/Owner 1,400,000,000	\$350,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1,200 units Residential-Apts/Rental 210,000,000	\$175,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40,000 SF Commercial/Retail/Office 10,000 PSF	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Area #11 Anavere Nuevo																										
600 units Residential-SF/Owner 210,000,000	\$350,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1,200 units Residential-Apts/Rental 210,000,000	\$175,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40,000 SF Commercial/Retail/Office 10,000 PSF	\$250 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add																										
Total Assessed value (with 2% growth factor)		\$8,689,703,889	\$8,863,988,069	\$9,040,768,030	\$9,221,583,391	\$9,406,015,059	\$9,594,135,360	\$9,786,018,067	\$9,981,738,429	\$10,181,371,197	\$10,385,000,661	\$10,592,700,474	\$10,804,554,688	\$11,020,645,782	\$11,241,058,697	\$11,465,879,871	\$11,695,197,469	\$11,929,101,418	\$12,117,683,446	\$12,411,037,115	\$12,659,257,858	\$12,912,441,075	\$13,434,105,112			
Incremental AV		\$6,934,036,437	\$6,767,830,517	\$6,695,100,478	\$7,125,915,839	\$7,340,347,507	\$7,498,467,808	\$7,690,350,515	\$7,886,078,877	\$8,085,705,645	\$8,289,331,109	\$8,487,933,122	\$8,708,877,136	\$8,924,978,230	\$9,145,391,453	\$9,370,212,319	\$9,599,529,917	\$9,833,433,866	\$10,072,015,894	\$10,315,369,563	\$10,561,590,306	\$10,816,775,463	\$11,076,024,233	\$11,339,438,160		
Total tax increment @ 1%		\$65,940,864	\$67,678,305	\$69,451,005	\$71,259,158	\$73,103,475	\$74,984,678	\$76,903,505	\$78,860,709	\$80,357,056	\$82,891,331	\$84,970,331	\$86,088,711	\$89,249,782	\$91,453,911	\$93,702,123	\$95,995,299	\$98,334,339	\$100,720,159	\$101,153,696	\$105,635,903	\$108,167,755	\$110,750,243	\$111,384,382		
Annual increment to EIFD	Share of Tax Dollar Dedicated																									
City	100.0%	6.43%	\$4,237,997	\$4,349,695	\$4,463,627	\$4,579,837	\$4,698,371	\$4,819,277	\$4,942,600	\$5,068,390	\$5,196,695	\$5,327,567	\$5,461,056	\$5,597,215	\$5,736,097	\$5,877,57	\$6,022,250	\$6,169,632	\$6,319,96							

# Appendix C

## City of Palmdale - Preliminary Property Tax Increment Analysis

### Palmdale EIFD

#### Preliminary Property Tax Increment Analysis

	Units / SF	Value / Unit / SF	45 2055 2,438	46 2066 2,487	47 2067 2,536	48 2068 2,587	49 2069 2,639	50 2070 2,692
Construction inflator								
Current Assessed Value (2020 Roll)		\$2,095,667,552						
New Development								
Project Area #1 The Hangar District								
1,000,000 SF Industrial/Warehouse 125,000,000	\$125 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #2 Palmdale Aerospace Village								
150,000 units Commercial/Retail/Office 37,500,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
1,500,000 SF Industrial/Warehouse 187,500,000	\$125 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
120 units Other-Hotel 24,000,000	\$200,000 per room	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #3 Runway Industrial Park								
50,000 SF Commercial/Retail/Office 12,500,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
1,200,000 SF Industrial/Warehouse 150,000,000	\$125 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
426,888 SF Other-Specialized Sports Complex 10,672,200	\$25 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #4 Flight Path Industrial Park								
100,000 SF Commercial/Retail/Office 25,000,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
300,000 SF Industrial/Warehouse 37,500,000	\$125 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #5 Plant 42								
2,000,000 SF Industrial/Warehouse 250,000,000	\$125 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #6 Palmdale Medical Campus								
400,000 SF Commercial/Retail/Office 100,000,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #7 Golden Spike District								
90 units Residential-SF/Owner 31,500,000	\$350,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
850 units Residential-Apts/Rental 148,750,000	\$175,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
750,000 SF Commercial/Retail/Office 187,500,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
220 rooms Other-Hotel 44,000,000	\$200,000 per room	\$0 \$0 \$0 \$0 \$0 \$0						
56 units Residential - Affordable Duplex \$244,643 per unit	0	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #8 Pelona Vista Parkway								
150 units Residential-SF/Owner 52,500,000	\$350,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
75,000 SF Commercial/Retail/Office 18,750,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #9 Four Points Gateway								
200 units Residential-SF/Owner 70,000,000	\$350,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
30,000 SF Commercial/Retail/Office 7,500,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #10 Ritter Ranch								
4,000 units Residential-SF/Owner 1,400,000,000	\$350,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
1,200 units Residential-Apts/Rental 175,000,000	\$175,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
Project Area #11 Anavere Nuevo								
600 units Residential-SF/Owner 210,000,000	\$350,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
1,200 units Residential-Apts/Rental 210,000,000	\$175,000 per unit	\$0 \$0 \$0 \$0 \$0 \$0						
40,000 SF Commercial/Retail/Office 10,000,000	\$250 PSF	\$0 \$0 \$0 \$0 \$0 \$0						
		<b>\$3,525,172,200</b>						
<b>Subtotal Value Add</b>			\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value (with 2% growth factor)		\$13,702,787,827	\$13,976,843,583	\$14,256,380,455	\$14,541,508,064	\$14,832,338,225	\$15,128,984,990	
Incremental AV		\$11,607,120,275	\$11,881,76,031	\$12,160,712,903	\$12,445,840,512	\$12,736,670,673	\$13,033,317,438	
Total tax increment @ 1%		\$116,071,203	\$118,811,760	\$121,167,129	\$124,448,405	\$127,366,707	\$130,333,174	
Annual increment to EIFD								
Share of Tax Dollar Dedicated								
City 100.0% 6.43%	\$7,459,914	\$7,636,050	\$7,815,709	\$7,998,960	\$8,185,877	\$8,376,533		
County 69.9% 17.44%	\$20,248,880	\$20,726,465	\$21,214,111	\$21,711,510	\$22,218,857	\$22,736,351		
Current VLF In-Lieu		\$14,171,224						
Citywide AV		\$12,862,235,243						
Increment VLF		50,001,1108	\$12,788,466	\$13,090,415	\$13,398,402	\$13,712,550	\$14,032,980	\$14,359,819
Per \$1M		\$1,102						
Total TI		\$40,496,760	\$41,452,929	\$42,428,222	\$43,423,020	\$44,437,715	\$45,472,703	



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

## Appendix D: Fiscal Impact Analysis



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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## Palmdale EIFD - Fiscal Impact Analysis

## Overview of Fiscal Impacts

	Annual (Stabilized Year 20)	Year 0-50: Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Palmdale</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$20,180,300	\$1,170,544,100	\$441,219,300
Estimated Fiscal Expenditures	\$12,764,300	\$737,357,100	\$276,854,800
<b>Estimated Net Fiscal Impact to City</b>	<b>\$7,416,000</b>	<b>\$433,187,000</b>	<b>\$164,364,500</b>
<b>County of Los Angeles</b>			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$33,259,175	\$1,784,749,800	\$686,867,400
Estimated Fiscal Expenditures	\$15,505,300	\$895,185,500	\$335,963,100
<b>Estimated Net Fiscal Impact to County</b>	<b>\$17,753,875</b>	<b>\$889,564,300</b>	<b>\$350,904,300</b>

## Key Land Use Assumptions (Stabilized Year 20)

Project Component	Rooms or DU	Building SF
Residential	8,146 DU	10,305,000 SF
Hotel	340 rooms	255,000 SF
Commercial / Retail		1,595,000 SF
Industrial		6,000,000 SF
Office		0 SF
Recreational		426,888 SF
<b>Estimated Total Buildings</b>		<b>18,581,888 SF</b>

## Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2021 dollars



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

## Palmdale EIFD - Fiscal Impact Analysis

## Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5	Year 10	Year 15	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2026	2031	2036	2041	2051	2061	2071			
<b>General Fund Revenues</b>										
Property Tax	\$863,100	\$1,870,700	\$2,812,700	\$3,553,500	\$4,331,697	\$5,280,314	\$6,436,673	2.0%	\$179,459,700	\$70,116,500
Property Tax Contribution to EIFD	(\$863,100)	(\$1,870,700)	(\$2,812,700)	(\$3,553,500)	(\$4,331,697)	(\$5,280,314)	(\$6,436,673)	2.0%	(\$179,459,700)	(\$70,116,500)
Property Tax In-Lieu of MVLF	\$1,425,300	\$3,093,500	\$4,651,200	\$5,886,800	\$7,175,976	\$8,747,475	\$10,663,123	2.0%	\$297,200,200	\$116,092,200
Property Tax In-Lieu of MVLF Contribution to EIFD	(\$1,425,300)	(\$3,093,500)	(\$4,651,200)	(\$5,886,800)	(\$7,175,976)	(\$8,747,475)	(\$10,663,123)	2.0%	(\$297,200,200)	(\$116,092,200)
Property Transfer Tax	\$35,600	\$77,200	\$116,100	\$146,900	\$179,070	\$218,286	\$266,089	2.0%	\$7,416,700	\$2,897,200
Sales and Use Tax - Direct / On-Site	\$2,470,500	\$5,351,600	\$8,383,200	\$10,461,500	\$14,059,381	\$18,894,633	\$25,392,806	3.0%	\$609,139,000	\$230,126,900
Sales and Use Tax - Indirect / Off-Site	\$900,100	\$2,048,600	\$3,226,600	\$4,195,400	\$5,638,267	\$7,577,359	\$10,183,337	3.0%	\$242,566,700	\$91,134,700
Transient Occupancy Tax	\$370,200	\$944,300	\$1,691,800	\$1,961,200	\$2,635,689	\$3,542,145	\$4,760,347	3.0%	\$114,026,100	\$42,914,000
Business License Tax	\$66,000	\$142,100	\$222,700	\$277,800	\$373,340	\$501,738	\$674,294	3.0%	\$16,178,200	\$6,113,000
Other Licenses & Permits	\$113,100	\$258,300	\$406,100	\$531,000	\$713,620	\$959,045	\$1,288,876	3.0%	\$30,679,600	\$11,520,800
Fines & Forfeitures	\$13,200	\$30,200	\$47,400	\$62,000	\$83,323	\$111,979	\$150,490	3.0%	\$3,582,200	\$1,345,200
Franchise Fees	\$259,700	\$593,100	\$932,300	\$1,219,100	\$1,638,368	\$2,201,830	\$2,959,076	3.0%	\$70,435,800	\$26,449,900
Use of Money and Property	\$134,100	\$306,300	\$481,500	\$629,600	\$846,130	\$1,137,128	\$1,528,204	3.0%	\$36,376,700	\$13,660,200
Charges for Services	\$65,900	\$152,600	\$240,100	\$317,200	\$426,290	\$572,898	\$769,928	3.0%	\$18,295,500	\$6,861,100
Charges for Services - Development	\$55,700	\$129,000	\$202,900	\$268,200	\$360,438	\$484,399	\$650,992	3.0%	\$15,468,900	\$5,800,900
Other, Interest and Other	\$23,500	\$53,700	\$84,400	\$110,400	\$148,368	\$199,395	\$267,970	3.0%	\$6,378,700	\$2,395,400
<b>Estimated Total Revenues</b>	<b>\$4,507,600</b>	<b>\$10,087,000</b>	<b>\$16,035,100</b>	<b>\$20,180,300</b>	<b>\$27,102,285</b>	<b>\$36,400,834</b>	<b>\$48,892,409</b>		<b>\$1,170,544,100</b>	<b>\$441,219,300</b>
<b>General Fund Expenditures</b>										
Neighborhood Services	\$1,441,300	\$3,291,000	\$5,173,400	\$6,764,800	\$9,091,326	\$12,217,981	\$16,419,945	3.0%	\$390,848,600	\$146,770,900
Public Works	\$432,000	\$986,400	\$1,550,600	\$2,027,600	\$2,724,925	\$3,662,071	\$4,921,517	3.0%	\$117,148,000	\$43,991,200
Parks and Recreation	\$210,900	\$488,300	\$768,200	\$1,015,200	\$1,364,344	\$1,833,564	\$2,464,157	3.0%	\$58,553,200	\$21,957,700
Economic & Community Development	\$158,800	\$362,600	\$570,100	\$745,400	\$1,001,755	\$1,346,275	\$1,809,281	3.0%	\$43,067,000	\$16,172,500
City Manager	\$351,300	\$803,200	\$1,262,800	\$1,652,900	\$2,221,359	\$2,985,321	\$4,012,022	3.0%	\$95,483,100	\$35,850,900
Admin. Services	\$71,500	\$163,400	\$256,900	\$336,200	\$451,825	\$607,215	\$816,046	3.0%	\$19,421,600	\$7,292,300
Legal	\$43,100	\$98,600	\$155,000	\$202,900	\$272,681	\$366,460	\$492,492	3.0%	\$11,721,000	\$4,400,900
City Council	\$4,100	\$9,400	\$14,700	\$19,300	\$25,938	\$34,858	\$46,846	3.0%	\$1,114,600	\$418,400
<b>Estimated Total Expenditures</b>	<b>\$2,713,000</b>	<b>\$6,202,900</b>	<b>\$9,751,700</b>	<b>\$12,764,300</b>	<b>\$17,154,152</b>	<b>\$23,053,746</b>	<b>\$30,982,306</b>		<b>\$737,357,100</b>	<b>\$276,854,800</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$1,794,600</b>	<b>\$3,884,100</b>	<b>\$6,283,400</b>	<b>\$7,416,000</b>	<b>\$9,948,133</b>	<b>\$13,347,089</b>	<b>\$17,910,103</b>		<b>\$433,187,000</b>	<b>\$164,364,500</b>
Revenue / Cost Ratio	1.66	1.63	1.64	1.58	1.58	1.58	1.58		1.59	1.59

## Notes:

Estimated impacts upon Project build-out &amp; stabilization in Year 20 (estimated in 2041/2042)

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2021 dollars

Select years shown for illustration



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## Palmdale EIFD - Fiscal Impact Analysis

## Summary of Estimated Fiscal Impacts to County and other Taxing Entities

Stabilized

	Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041	Year 30 2051	Year 40 2061	Year 50 2071	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>County of Los Angeles Revenues</b>										
Property Tax - County General	\$3,353,000	\$7,267,600	\$10,926,800	\$13,804,800	\$16,827,974	\$20,513,207	\$25,005,484	2.0%	\$697,173,100	\$272,391,600
Property Tax - County Fire	\$2,438,200	\$5,284,700	\$7,945,500	\$10,038,300	\$12,236,632	\$14,916,386	\$18,182,991	2.0%	\$506,956,400	\$198,072,300
Property Tax - County Contribution to EIFD	(\$2,342,700)	(\$5,077,800)	(\$7,634,400)	(\$9,645,300)	(\$11,757,567)	(\$14,332,408)	(\$17,471,126)	2.0%	(\$487,108,600)	(\$190,317,500)
Property Tax in Lieu of MVLF	\$1,255,900	\$2,726,000	\$4,098,700	\$5,187,500	\$6,323,534	\$7,708,352	\$9,396,438	2.0%	\$261,895,700	\$102,301,700
Property Transfer Tax	\$35,600	\$77,200	\$116,100	\$146,900	\$179,070	\$218,286	\$266,089	2.0%	\$7,416,700	\$2,897,200
Sales Tax (County Transportation) - Direct / On-Site	\$2,559,675	\$4,829,325	\$7,565,025	\$9,440,475	\$12,687,209	\$17,050,548	\$22,914,511	3.0%	\$550,358,900	\$208,220,300
Sales Tax (County Transportation) - Indirect / Off-Site	\$932,550	\$1,848,675	\$2,911,650	\$3,786,000	\$5,088,067	\$6,837,937	\$9,189,616	3.0%	\$219,140,000	\$82,442,600
Other Court Fines	\$68,700	\$156,800	\$246,500	\$322,300	\$433,144	\$582,110	\$782,307	3.0%	\$18,621,600	\$6,992,800
Penalties, Interest & Costs on Delinquent Taxes	\$38,000	\$86,700	\$136,300	\$178,200	\$239,486	\$321,849	\$432,538	3.0%	\$10,296,000	\$3,866,400
<b>Estimated County Revenues</b>	<b>\$8,338,925</b>	<b>\$17,199,200</b>	<b>\$26,312,175</b>	<b>\$33,259,175</b>	<b>\$42,257,549</b>	<b>\$53,816,265</b>	<b>\$68,698,848</b>		<b>\$1,784,749,800</b>	<b>\$686,867,400</b>
<b>County of Los Angeles Expenditures</b>										
Public Protection (adjusted - note below)	\$1,414,400	\$3,229,700	\$5,077,100	\$6,638,800	\$8,921,992	\$11,990,411	\$16,114,110	3.0%	\$383,569,300	\$144,037,500
General Government (adjusted - note below)	\$826,200	\$1,913,500	\$3,010,100	\$3,977,900	\$5,345,965	\$7,184,530	\$9,655,407	3.0%	\$229,432,200	\$86,038,200
Health and Sanitation	\$387,600	\$897,700	\$1,412,200	\$1,866,300	\$2,508,151	\$3,370,745	\$4,530,000	3.0%	\$107,641,800	\$40,366,200
Public Assistance	\$481,200	\$1,098,800	\$1,727,300	\$2,258,600	\$3,035,370	\$4,079,283	\$5,482,215	3.0%	\$130,494,700	\$49,003,200
Recreational and Cultural	\$158,600	\$367,300	\$577,900	\$763,700	\$1,026,349	\$1,379,327	\$1,853,700	3.0%	\$44,047,500	\$16,518,000
<b>Estimated County Expenditures</b>	<b>\$3,268,000</b>	<b>\$7,507,000</b>	<b>\$11,804,600</b>	<b>\$15,505,300</b>	<b>\$20,837,827</b>	<b>\$28,004,297</b>	<b>\$37,635,433</b>		<b>\$895,185,500</b>	<b>\$335,963,100</b>
<b>Estimated County Net Fiscal Impact</b>	<b>\$5,070,925</b>	<b>\$9,692,200</b>	<b>\$14,507,575</b>	<b>\$17,753,875</b>	<b>\$21,419,723</b>	<b>\$25,811,969</b>	<b>\$31,063,415</b>		<b>\$889,564,300</b>	<b>\$350,904,300</b>

## Notes:

Assumes installation of necessary public infrastructure

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects, Extraordinaroring Maintenance, and Appropriations for Contingencies

Values in 2021 dollars

Select years shown for illustration



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## Project Description

Project Component	Year 5	Year 10	Year 15	Year 20	
	2026	2031	2036	2041	
Total Rental Residential - Units	1,100 DU	2,250 DU	3,050 DU	3,050 DU	
Total For-Sale Residential - Units	1,480 DU	2,960 DU	4,040 DU	5,040 DU	
Total Affordable Duplex Residential	56 DU	56 DU	56 DU	56 DU	
Total Hotel - Rooms	100 rooms	220 rooms	340 rooms	340 rooms	
Total Commercial / Retail - SF	680,000 SF	1,195,000 SF	1,595,000 SF	1,595,000 SF	
Total Industrial - SF	1,900,000 SF	3,800,000 SF	5,200,000 SF	6,000,000 SF	
Total Office - SF	0 SF	0 SF	0 SF	0 SF	
Total Sports Complex - SF	426,888 SF	426,888 SF	426,888 SF	426,888 SF	
Total Hotel - SF	75,000 SF	165,000 SF	255,000 SF	255,000 SF	
Total Rental Residential - SF	990,000 SF	2,025,000 SF	2,745,000 SF	2,745,000 SF	
Total For Sale Residential - SF	2,220,000 SF	4,440,000 SF	6,060,000 SF	7,560,000 SF	
<b>Total Building SF</b>	<b>6,291,888 SF</b>	<b>12,051,888 SF</b>	<b>16,281,888 SF</b>	<b>18,581,888 SF</b>	
Annual Escalation Factor	2.0%	1.13	1.24	1.37	1.52
Estimated A/V - Rental Residential	\$175K Per Unit	\$216,786,266	\$489,578,634	\$732,724,370	\$808,986,911
Estimated A/V - For-Sale Residential	\$350K Per Unit	\$583,352,133	\$1,288,135,783	\$1,941,118,987	\$2,673,635,431
Estimated A/V - Affordable Duplex	\$0K Per Unit	\$0	\$0	\$0	\$0
Estimated A/V - Hotel	\$200K Per Room	\$22,523,248	\$54,708,470	\$93,349,428	\$103,065,311
Estimated A/V - Commercial / Retail	\$250 PSF	\$191,447,611	\$371,458,075	\$547,398,300	\$604,371,955
Estimated A/V - Industrial	\$125 PSF	\$267,463,575	\$590,602,796	\$892,310,708	\$1,136,749,758
Estimated A/V - Office	\$250 PSF	\$0	\$0	\$0	\$0
Estimated A/V - Sports Complex	\$25 PSF	\$12,018,631	\$13,269,539	\$14,650,644	\$16,175,494
<b>Total Estimated Assessed Value</b>	<b>\$1,293,591,464</b>	<b>\$2,807,753,297</b>	<b>\$4,221,552,437</b>	<b>\$5,342,984,860</b>	

## Assumptions:

Hotel Rooms	750 SF Per Room
Apartments	900 SF Per Unit
SF Home	1,500 SF Per Unit
Affordable Duplex	1,100 SF Per Unit

## Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).

Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers

Select years shown for illustration

Values in 2021 dollars



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## Project Employment and Occupants

Project Component	Year 5	Year 10	Year 15	Year 20
	2026	2031	2036	2041
Commercial / Retail - SF	680,000 SF	1,195,000 SF	1,595,000 SF	1,595,000 SF
Industrial - SF	1,900,000 SF	3,800,000 SF	5,200,000 SF	6,000,000 SF
Sports Complex - SF	426,888 SF	426,888 SF	426,888 SF	426,888 SF
Hotel - Rooms	100 Rooms	220 Rooms	340 Rooms	340 Rooms
Rental Residential SF	1,100 DU	2,250 DU	3,050 DU	3,050 DU
For Sale Residential SF	1,480 DU	2,960 DU	4,040 DU	5,040 DU
Affordable Duplex SF	56 DU	56 DU	56 DU	56 DU
<b>Estimated # Employees (FTE)</b>				
Commercial / Retail	500 SF / emp	1,360	2,390	3,190
Industrial	1,500 SF / emp	1,267	2,533	3,467
Office	275 SF / emp	0	0	0
Recreational	5,000 SF / emp	85	85	85
Hotel	1.5 room / emp	67	147	227
Apartments	50 DU / emp	22	45	61
<b>Total Estimated # Employees (FTE)</b>	<b>2,801</b>	<b>5,200</b>	<b>7,030</b>	<b>7,563</b>
Occupied Dwelling Units	95%	2,504 DU	5,003 DU	6,789 DU
Residents	2.25 per DU	5,634	11,256	15,275
Employees Weighted at 50%	50%	1,400	2,600	3,515
<b>Total Service Population (Residents + Empl.)</b>	<b>7,035</b>	<b>13,856</b>	<b>18,789</b>	<b>21,194</b>
Occupied Hotel Rooms	70%	70 rooms	154 rooms	238 rooms
Hotel Guests	1.5 per room	105	231	357

## Notes:

Average household size reflects City average household size and mix of single family and multifamily units

Select years shown for illustration

Values in 2021 dollars



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## Palmdale EIFD - Fiscal Impact Analysis

## Property Tax

	Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041
Estimated Assessed Value - Residential	\$800,138,399	\$1,777,714,417	\$2,673,843,357	\$3,482,622,342
Estimated Assessed Value - Non-Residential	\$493,453,065	\$1,030,038,880	\$1,547,709,080	\$1,860,362,518
<b>Total Estimated Assessed Value</b>	<b>\$1,293,591,464</b>	<b>\$2,807,753,297</b>	<b>\$4,221,552,437</b>	<b>\$5,342,984,860</b>
Total Secured Property Tax General Levy	1.00%	\$12,935,915	\$28,077,533	\$42,215,524
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$493,453	\$1,030,039	\$1,547,709
Total Estimated Secured + Unsecured Property Tax		\$13,429,368	\$29,107,572	\$43,763,233
<b>Distributions to Taxing Entities</b>				
City of Palmdale	6.43%	\$863,100	\$1,870,700	\$2,812,700
City Contribution to EIFD	(6.43%)	(\$863,100)	(\$1,870,700)	(\$2,812,700)
<b>Net Property Tax to City</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Los Angeles County General	24.97%	\$3,353,000	\$7,267,600	\$10,926,800
Los Angeles County Fire	18.16%	\$2,438,200	\$5,284,700	\$7,945,500
County Contribution to EIFD	(17.44%)	(\$2,342,700)	(\$5,077,800)	(\$7,634,400)
<b>Net Los Angeles County Distributions</b>	<b>25.68%</b>	<b>\$3,448,500</b>	<b>\$7,474,500</b>	<b>\$11,237,900</b>
				<b>\$14,197,800</b>

## Notes:

General levy distributions primarily represent primary tax rate areas (TRAs)

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)

Palmdale Share  
County Share



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## Property Tax In-Lieu of Motor Vehicle License Fees (MVLF)

Total AV within <b>CITY</b> (FY 2018-19)	\$12,862,235,243				
Current Property Tax In-Lieu of MVLF (2018-2019)	\$14,171,324				
Prop Tax In-Lieu of MVLF per \$1M of AV	\$1,102				
	Year 0 2021	Year 1 2022	Year 5 2026	Year 10 2031	Year 20 2041
Estimated Project Assessed Value	\$0	\$0	\$1,293,591,464	\$2,807,753,297	\$5,342,984,860
Incremental Property Tax In-Lieu of MVLF to City	\$0	\$0	\$1,425,300	\$3,093,500	\$5,886,800
<b>City Contribution to EIFD</b>	\$0	\$0	(\$1,425,300)	(\$3,093,500)	(\$5,886,800)
<b>Net Incremental Property Tax In-Lieu of MVLF to City</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Total AV within <b>COUNTY</b> (FY 2018-19)	\$1,529,882,495,000				
Current Property Tax In-Lieu of MVLF (2017-2018)	\$1,485,364,000				
Prop Tax In-Lieu of MVLF per \$1M of AV	\$971				
	Year 0 2021	Year 1 2022	Year 5 2026	Year 10 2031	Year 20 2041
Estimated Project Assessed Value	\$0	\$0	\$1,293,591,464	\$2,807,753,297	\$5,342,984,860
<b>Incremental Property Tax In-Lieu of MVLF to County</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,255,900</b>	<b>\$2,726,000</b>	<b>\$5,187,500</b>

## Notes:

Select years shown for illustration

100%

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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## Transient Occupancy Tax ("TOT")

	Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041
Estimated # Hotel Rooms	100 rooms	220 rooms	340 rooms	340 rooms
Average Daily Room Rate (ADR)	\$145	\$168	\$195	\$226
Average Occupancy Rate	70%	70%	70%	70%
Annual Hotel Room Receipts	\$3,702,432	\$9,442,692	\$16,917,579	\$19,612,110
<b>TOT to City</b>	<b>10.0%</b>	<b>\$370,200</b>	<b>\$944,300</b>	<b>\$1,691,800</b>
				<b>\$1,961,200</b>

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Does not include additional indirect impacts on hotel stays induced by new commercial / industrial development



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**Property Transfer Tax**

	<i>Year 5 2026</i>	<i>Year 10 2031</i>	<i>Year 15 2036</i>	<i>Year 20 2041</i>
Estimated Assessed Value	\$1,293,591,464	\$2,807,753,297	\$4,221,552,437	\$5,342,984,860
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred	\$64,679,573	\$140,387,665	\$211,077,622	\$267,149,243
Total Transfer Tax	\$1.10 per \$1,000	\$71,100	\$154,400	\$232,200
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000</b>	<b>\$35,600</b>	<b>\$77,200</b>	<b>\$116,100</b>
<b>Transfer Tax to County</b>	<b>\$0.55 per \$1,000</b>	<b>\$35,600</b>	<b>\$77,200</b>	<b>\$116,100</b>
				<b>\$146,900</b>

Notes:

Select years shown for illustration

Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)



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## Sales Tax - Direct / On-Site

Project Component		Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041
Total Commercial / Retail SF		680,000 SF	1,195,000 SF	1,595,000 SF	1,595,000 SF
Total Industrial SF		1,900,000 SF	3,800,000 SF	5,200,000 SF	6,000,000 SF
Commercial / Retail - Sales Tax Generating SF	33%	224,400 SF	394,350 SF	526,350 SF	526,350 SF
Industrial - Sales Tax Generating SF	10%	190,000 SF	380,000 SF	520,000 SF	600,000 SF
Total - Sales Generating SF		414,400 SF	774,350 SF	1,046,350 SF	1,126,350 SF
Estimated Taxable Sales	\$275 PSF	\$132,110,874	\$286,181,953	\$448,299,282	\$559,436,182
Sales Tax to City	1.00%	\$1,321,109	\$2,861,820	\$4,482,993	\$5,594,362
Sales Tax to City - Palmdale Measure AV	0.75%	\$990,832	\$2,146,365	\$3,362,245	\$4,195,771
Use Tax as % of Sales Tax	12.00%	\$158,533	\$343,418	\$537,959	\$671,323
<b>Sales and Use Tax to City - Direct</b>		<b>\$2,470,500</b>	<b>\$5,351,600</b>	<b>\$8,383,200</b>	<b>\$10,461,500</b>
Sales Tax to County (Transportation)	2.25%	\$2,972,500	\$6,439,100	\$10,086,700	\$12,587,300
Measure H (Supportive Services)	0.25%	\$330,300	\$0	\$0	\$0
Net of Sales Transfer within County	(25%)	(\$743,125)	(\$1,609,775)	(\$2,521,675)	(\$3,146,825)
<b>Sales Tax to County (Transportation)</b>		<b>\$2,559,675</b>	<b>\$4,829,325</b>	<b>\$7,565,025</b>	<b>\$9,440,475</b>

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Measure H assumed through 2027

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2021 dollars.



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**Sales Tax - Indirect / Off-Site**

		Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041
Estimated # Employees		2,801	5,200	7,030	7,563
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$9,005	\$10,439
Estimated Employee Taxable Retail Spending		\$18,766,455	\$40,395,684	\$63,302,910	\$78,953,061
Estimated Capture within City	75.0%	\$14,074,841	\$30,296,763	\$47,477,183	\$59,214,796
Estimated # Occupied Dwelling Units		2,504 DU	5,003 DU	6,789 DU	7,739 DU
Estimated Annual Taxable Retail Spending / HH		\$30,885	\$35,804	\$41,507	\$48,118
Estimated Resident Taxable Retail Spending		\$77,342,274	\$179,117,703	\$281,777,811	\$372,369,677
Estimated Capture within City	50.0%	\$38,671,137	\$89,558,851	\$140,888,905	\$186,184,839
Estimated # Occupied Hotel Rooms		70 rooms	154 rooms	238 rooms	238 rooms
Estimated Annual Taxable Retail Spending / Room		\$31,735	\$36,790	\$42,649	\$49,442
Estimated Resident Taxable Retail Spending		\$2,221,459	\$5,665,615	\$10,150,547	\$11,767,266
Estimated Capture within City	33.0%	\$733,081	\$1,869,653	\$3,349,681	\$3,883,198
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$53,479,060</b>	<b>\$121,725,267</b>	<b>\$191,715,769</b>	<b>\$249,282,833</b>
Less Estimated Capture Within District Retail	(10.0%)	(\$5,347,906)	(\$12,172,527)	(\$19,171,577)	(\$24,928,283)
Net Indirect Taxable Sales		\$48,131,154	\$109,552,741	\$172,544,192	\$224,354,549
Sales Tax to City	1.00%	\$481,312	\$1,095,527	\$1,725,442	\$2,243,545
Sales Tax to City - Palmdale Measure AV	0.75%	\$360,984	\$821,646	\$1,294,081	\$1,682,659
Use Tax as % of Sales Tax	12.00%	\$57,757	\$131,463	\$207,053	\$269,225
<b>Sales and Use Tax to City - Indirect</b>		<b>\$900,100</b>	<b>\$2,048,600</b>	<b>\$3,226,600</b>	<b>\$4,195,400</b>
Sales Tax to County (Transportation)	2.250%	\$1,083,000	\$2,464,900	\$3,882,200	\$5,048,000
Measure H (Supportive Services)	0.25%	\$120,300	\$0	\$0	\$0
Net of Sales Transfer within County	(25%)	(\$270,750)	(\$616,225)	(\$970,550)	(\$1,262,000)
<b>Sales Tax to County (Transportation)</b>		<b>\$932,550</b>	<b>\$1,848,675</b>	<b>\$2,911,650</b>	<b>\$3,786,000</b>

Notes:

County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).

Household spending based on average household income within City.

Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Measure H assumed through 2027



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**City Service Population**

City Population	156,910
City Employee Population	33,193
<u>Employee Weighting for Service Population</u>	0.5
Weighted # Employees	16,597
<b>Total City Service Population</b>	<b>173,507</b>

Source: CA Department of Finance 2020 Population Estimates, U.S. Census Bureau Center for Economic Studies (2020)



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## Palmdale EIFD - Fiscal Impact Analysis

## City Multiplier Revenue and Expenditure Factors

\$ 46,033,500

Budget Category	FY 2020 Projected	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
							2026	2031	2036	2041
<b>Revenues</b>										
Business License Tax	\$675,000	Employees	33,193	0%	\$20.34	3.0%	\$23.57	\$27.33	\$31.68	\$36.73
Other Licenses & Permits	\$2,407,000	Service Population	173,507	0%	\$13.87	3.0%	\$16.08	\$18.64	\$21.61	\$25.06
Fines & Forfeitures	\$281,000	Service Population	173,507	0%	\$1.62	3.0%	\$1.88	\$2.18	\$2.52	\$2.93
Franchise Fees	\$5,526,000	Service Population	173,507	0%	\$31.85	3.0%	\$36.92	\$42.80	\$49.62	\$57.52
Use of Money and Property	\$2,854,040	Service Population	173,507	0%	\$16.45	3.0%	\$19.07	\$22.11	\$25.63	\$29.71
Charges for Services	\$1,582,870	Residents	156,910	0%	\$10.09	3.0%	\$11.69	\$13.56	\$15.72	\$18.22
Charges for Services - Development	\$1,338,060	Residents	156,910	0%	\$8.53	3.0%	\$9.89	\$11.46	\$13.29	\$15.40
Other, Interest and Other	\$500,470	Service Population	173,507	0%	\$2.88	3.0%	\$3.34	\$3.88	\$4.49	\$5.21
Total Primary Revenues	\$15,164,440									
<b>Expenditures</b>										
Neighborhood Services	\$30,663,570	Service Population	173,507	0%	\$176.73	3.0%	\$204.88	\$237.51	\$275.34	\$319.19
Public Works	\$12,254,100	Service Population	173,507	25%	\$52.97	3.0%	\$61.41	\$71.19	\$82.52	\$95.67
Parks and Recreation	\$6,753,520	Residents	156,910	25%	\$32.28	3.0%	\$37.42	\$43.38	\$50.29	\$58.30
Economic & Community Development	\$4,505,140	Service Population	173,507	25%	\$19.47	3.0%	\$22.58	\$26.17	\$30.34	\$35.17
Total Non-Admin	\$54,176,330									
City Manager	\$16,970,750	% Non-Admin. Costs	\$54,176,330	50%	15.7%	N/A	15.7%	15.7%	15.7%	15.7%
Admin. Services	\$3,452,340	% Non-Admin. Costs	\$54,176,330	50%	3.2%	N/A	3.2%	3.2%	3.2%	3.2%
Legal	\$2,083,330	% Non-Admin. Costs	\$54,176,330	50%	1.9%	N/A	1.9%	1.9%	1.9%	1.9%
City Council	\$197,790	% Non-Admin. Costs	\$54,176,330	50%	0.2%	N/A	0.2%	0.2%	0.2%	0.2%
Total Admin	\$22,704,210	% Non-Admin. Costs	\$54,176,330	50%	21.0%	N/A	21.0%	21.0%	21.0%	21.0%
Total Primary Expenditures	\$76,880,540									

## Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

BLT figure based on adopted budget 2019-20 estimate

Values in 2021 dollars.

Source: City of Palmdale 2020-2021 Adopted Budget, Page 62



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**City Multiplier Revenues and Expenditures**

	<b>Year 5 2026</b>	<b>Year 10 2031</b>	<b>Year 15 2036</b>	<b>Year 20 2041</b>
Estimated # Residents	5,634	11,256	15,275	17,412
Estimated # Employees	2,801	5,200	7,030	7,563
<i>Commercial Employees</i>	1,534	2,667	3,563	3,563
<i>Industrial Employees</i>	1,267	2,533	3,467	4,000
Total Project Service Population	7,035	13,856	18,789	21,194
<b>Budget Category</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>
<i>Revenues</i>				
Business License Tax	\$66,000	\$142,100	\$222,700	\$277,800
Other Licenses & Permits	\$113,100	\$258,300	\$406,100	\$531,000
Fines & Forfeitures	\$13,200	\$30,200	\$47,400	\$62,000
Franchise Fees	\$259,700	\$593,100	\$932,300	\$1,219,100
Use of Money and Property	\$134,100	\$306,300	\$481,500	\$629,600
Charges for Services	\$65,900	\$152,600	\$240,100	\$317,200
Charges for Services - Development	\$55,700	\$129,000	\$202,900	\$268,200
Other, Interest and Other	\$23,500	\$53,700	\$84,400	\$110,400
<b>Total Multiplier Revenues</b>	<b>\$731,200</b>	<b>\$1,665,300</b>	<b>\$2,617,400</b>	<b>\$3,415,300</b>
<i>Expenditures</i>				
Neighborhood Services	\$1,441,300	\$3,291,000	\$5,173,400	\$6,764,800
Public Works	\$432,000	\$986,400	\$1,550,600	\$2,027,600
Parks and Recreation	\$210,900	\$488,300	\$768,200	\$1,015,200
Economic & Community Development	\$158,800	\$362,600	\$570,100	\$745,400
City Manager	\$351,300	\$803,200	\$1,262,800	\$1,652,900
Admin. Services	\$71,500	\$163,400	\$256,900	\$336,200
Legal	\$43,100	\$98,600	\$155,000	\$202,900
City Council	\$4,100	\$9,400	\$14,700	\$19,300
<b>Total Multiplier Expenditures</b>	<b>\$2,713,000</b>	<b>\$6,202,900</b>	<b>\$9,751,700</b>	<b>\$12,764,300</b>

Notes:

Major case study revenues not shown include property tax, sales tax, transient occupancy tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Source: City of Palmdale 2020-2021 Adopted Budget



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**County Service Population**

County Population	10,253,716
County Employee Population	4,593,835
Employee Weighting for Service Population	0.5
Weighted # Employees	2,296,918
<b>Total County Service Population</b>	<b>12,550,634</b>

Source: CA Department of Finance, CA Employment Development Department (2020)



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## Palmdale EIFD - Fiscal Impact Analysis

## County Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
							2026	2031	2036	2041
<b>Select General Fund Revenues</b>										
Other Court Fines	\$ 105,681,000	Service Population	12,550,634	0%	\$8.42	3.0%	\$9.76	\$11.32	\$13.12	\$15.21
Penalties, Interest & Costs on Delinquent Taxes	\$ 58,434,000	Service Population	12,550,634	0%	\$4.66	3.0%	\$5.40	\$6.26	\$7.25	\$8.41
Total General Fund	\$ 164,115,000									
<b>Primary Expenditures - Net County Cost</b>										
Public Protection (adjusted - note below)	\$2,902,338,000	Service Population	12,550,634	25%	\$173.44	3.0%	\$201.06	\$233.09	\$270.21	\$313.25
Health and Sanitation	\$1,297,000,000	Resident Population	10,253,716	0%	\$126.49	3.0%	\$146.64	\$169.99	\$197.07	\$228.46
Public Assistance	\$1,217,000,000	Resident Population	10,253,716	50%	\$59.34	3.0%	\$68.80	\$79.75	\$92.46	\$107.18
General Government (adjusted - note below)	\$987,400,000	Service Population	12,550,634	25%	\$59.00	3.0%	\$68.40	\$79.30	\$91.93	\$106.57
Recreational and Cultural	\$249,000,000	Resident Population	10,253,716	0%	\$24.28	3.0%	\$28.15	\$32.64	\$37.83	\$43.86
Other	\$87,000,000	N/A								
Total Net County Cost	\$6,739,738,000									

## Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects, Extraordinaroring Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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## County Multiplier Revenues and Expenditures

	Year 5 2026	Year 10 2031	Year 15 2036	Year 20 2041
Budget Category	2026	2031	2036	2041
Estimated # Residents	5,634	11,256	15,275	17,412
Estimated # Employees	2,801	5,200	7,030	7,563
Total Project Service Population	7,035	13,856	18,789	21,194
<b>Select General Fund Revenues</b>				
Other Court Fines	\$68,700	\$156,800	\$246,500	\$322,300
Penalties, Interest & Costs on Delinquent Taxe:	\$38,000	\$86,700	\$136,300	\$178,200
<b>Total Select GF Revenues</b>	<b>\$106,700</b>	<b>\$243,500</b>	<b>\$382,800</b>	<b>\$500,500</b>
<b>Primary Expenditures - Net County Cost</b>				
Public Protection (adjusted - note below)	\$1,414,400	\$3,229,700	\$5,077,100	\$6,638,800
General Government (adjusted - note below)	\$826,200	\$1,913,500	\$3,010,100	\$3,977,900
Health and Sanitation	\$387,600	\$897,700	\$1,412,200	\$1,866,300
Public Assistance	\$481,200	\$1,098,800	\$1,727,300	\$2,258,600
Recreational and Cultural	\$158,600	\$367,300	\$577,900	\$763,700
<b>Total Primary Expenditures</b>	<b>\$3,268,000</b>	<b>\$7,507,000</b>	<b>\$11,804,600</b>	<b>\$15,505,300</b>

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget



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## Appendix E: General Plan and Transit Area Specific Plan Environmental Impact Report Links

City of Palmdale 1993 General Plan Environmental Impact Report:

<https://cityofpalmdale.org/DocumentCenter/View/4819/Final-General-Plan-EIR-PDF?bidId=>

City of Palmdale Transit Area Specific Plan Environmental Impact Report:

<https://cityofpalmdale.org/DocumentCenter/View/9219/Palmdale-Transit-Area-Specific-Plan-Initial-Study-PDF>



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