



**RANCHO CUCAMONGA EIFD  
PUBLIC FINANCING AUTHORITY AGENDA**  
**Special Meeting**  
**July 19, 2022 – 6:00 PM**  
**Council Chambers**  
**10500 Civic Center Drive**  
**Rancho Cucamonga, CA 91730**



**A. CALL TO ORDER**

**Pledge of Allegiance**

**Roll Call:**

Chair Michael  
Vice Chair Kennedy  
Board Members Daniels, Oaxaca and Scott

**B. ANNOUNCEMENT / PRESENTATIONS**

**C. PUBLIC COMMUNICATIONS**

This is the time set aside for anyone wishing to address the Authority on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Any person desiring to speak should fill out a "Speaker Request Form" and give it to the Clerk before that portion of the agenda is called. Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak.

**D. CONSENT CALENDAR**

- D1.** Consideration of Meeting Minutes for the Special Meeting of: June 14, 2022.
- D2.** Consideration of Resolution Designating the Executive Director as the Authority to Execute Agreements and Providing for the Rancho Cucamonga EIFD Public Financing Authority to Reimburse the City for Costs Incurred by the Rancho Cucamonga Enhanced Infrastructure Financing District. (PFA Resolution No. 2022-02) (EIFD)

**E. ITEMS FOR DISCUSSION**

**F. ADVERTISED PUBLIC HEARINGS ITEM(S)**

- F1.** Conduct a Public Hearing to Consider the Protest Proceeding for the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD), and Based on the Results, Consider a Resolution to (1) Adopt the Infrastructure Financing Plan (IFP); and (2) Form the EIFD; and (3) Certain Other Actions Relating Thereto. (PFA Resolution No. 2022-03)(EIFD)

## **G. ADJOURNMENT**

### **CERTIFICATION**

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on at least Seventy-Two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California and on the City's website.

**LINDA A. TROYAN, MMC**

**CITY CLERK SERVICES DIRECTOR**



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's Office at (909) 477-2700. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

June 14, 2022  
**RANCHO CUCAMONGA EIFD**  
**PUBLIC FINANCING AUTHORITY MEETING MINUTES**

**A. CALL TO ORDER**

The Rancho Cucamonga EIFD Public Financing Authority Meeting held a Special Meeting on Tuesday, June 14, 2022 in Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, California. Chair Michael called the meeting to order at 6:00 p.m.

Present were Members: Dennis Michael, Lynne Kennedy, Francisco Oaxaca, and Kristine Scott.

Absent: Linda Daniels

Also present were: Lori Sasso, Deputy City Manager/Administrative Services and Patricia Bravo-Valdez, Acting Secretary.

Board Member Oaxaca led the Pledge of Allegiance.

**B. ANNOUNCEMENT / PRESENTATIONS**

None.

**C. PUBLIC COMMUNICATIONS**

None.

**D. CONSENT CALENDAR**

**D1.** Consideration of Meeting Minutes for the Special Meeting of: May 10, 2022.

**MOTION:** Moved by Chair Michael, seconded by Board Member Scott, to approve Consent Calendar item D1. Motion carried, 4-0-1; Absent: Daniels.

**E. ITEMS FOR DISCUSSION –** None.

**F. ADVERTISED PUBLIC HEARINGS ITEM(S)**

**F1.** Public Hearing to Receive Comments Related to the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) and Infrastructure Financing Plan. (PFA)

Deputy City Manager Sasso provided a Staff Report.

Chair Michael opened the Public Hearing.

There were no public communications made.

Chair Michael closed the Public Hearing.

No action required.

Chair Michael thanked staff for their report.

**G. ADJOURNMENT** - The meeting adjourned at 6:04 p.m.

Respectfully submitted,

Approved: \*\*\*\*\*

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Patricia Bravo-Valdez, MMC  
Acting Secretary

\*\*DRAFT\*\*





# City of Rancho Cucamonga

## Rancho Cucamonga EIFD

### Public Financing Authority

**DATE:** July 19, 2022

**TO:** Chairman and Board Members of the Rancho Cucamonga EIFD Public Financing Authority

**FROM:** Lori Sasso, Deputy City Manager/Administrative Services  
Noah Daniels, Finance Director

**SUBJECT:** Consideration of Resolution Designating the Executive Director as the Authority to Execute Agreements and Providing for the Rancho Cucamonga EIFD Public Financing Authority to Reimburse the City for Costs Incurred by the Rancho Cucamonga Enhanced Infrastructure Financing District (PFA Resolution No. 2022-02) (EIFD)

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#### **RECOMMENDATION:**

It is recommended that the Rancho Cucamonga EIFD Public Financing Authority (PFA) adopt a Resolution to:

1. Designate the Executive Director of the PFA with signature authority to execute agreements on behalf of the EIFD.
2. Provide for the PFA to Reimburse the City of Rancho Cucamonga for authorized services, expenses, and expenditures incurred by the EIFD and PFA.

#### **BACKGROUND:**

On March 8, 2022, the PFA adopted bylaws to effectuate the orderly conduct of PFA business. The bylaws established rules on membership roles, regular meetings, officer duties, and other matters, including assigning the role of the Executive Director of the PFA to the current City Manager. In the ordinary course of business, the PFA will need to enter into agreements for services related to the formation and administration of the EIFD. Additionally, the EIFD will incur costs from services before collecting incremental tax revenues from the participating taxing entities.

#### **ANALYSIS:**

The proposed resolution accomplishes two administrative tasks related to the start-up of the PFA:

- First, per the PFA's bylaws, the Executive Director is responsible for the administrative duties of the EIFD. However, the bylaws do not yet explicitly give the Executive Director authority to approve agreements on behalf of the PFA and EIFD. Currently, that power resides solely with the PFA. The attached Resolution would provide the Executive Director with the same signature authority granted to the City Manager by the City Council (Resolution No. 17-042), which would streamline the administrative functions for the PFA and EIFD but maintain appropriate procurement processes. Any future amendments in the City Manager's signature authority would also update the Executive Director's authority.

- Secondly, a loan agreement is necessary to recognize that the EIFD will be operating in a fiscal deficit, and the City's General Fund, as a member agency of the PFA, is in effect covering the costs related to the start-up of the EIFD. Although the EIFD is expected to receive revenue during the Fiscal Year 2022/23, making the period of deficit spending relatively short, the exact timing is dependent on factors outside the control of the EIFD. For example, the time required to set up the EIFD in the County of San Bernardino's system to allocate incremental tax revenues. Also, the costs incurred by the EIFD are minimal at this point.

However, the PFA will likely increase the rate and scope of spending with early-phase development and planning activities for the proposed projects outlined in the IFFP after formation. Thus, the City's General Fund would need to cover this increased spending if the EIFD does not receive revenues during the expected time. The Resolution authorizes the PFA to enter into a loan agreement with the City so that in that event, the EIFD can continue performing its necessary functions, and the City's General Fund can mitigate the loss of investment earnings equal to the LAIF earnings rate.

**FISCAL IMPACT:**

There is no fiscal impact from this action at this time. If the loan agreement is executed and goes into effect in the future, the EIFD would pay interest equal to the rate of LAIF to the City's General Fund for the deficit spending.

**ATTACHMENTS:**

Attachment 1 – Resolution

**PFA RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE RANCHO CUCAMONGA EIFD  
PUBLIC FINANCING AUTHORITY (PFA) DESIGNATING THE  
EXECUTIVE DIRECTOR OF THE PFA AS THE OFFICER WITH  
AUTHORITY TO EXECUTE AGREEMENTS ON BEHALF OF  
THE RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT AND TO REIMBURSE THE CITY OF  
RANCHO CUCAMONGA FOR AUTHORIZED SERVICES,  
EXPENSES AND EXPENDITURES INCURRED ON BEHALF OF  
THE RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT, CONSISTENT WITH THE CITY  
MANAGER'S SIGNATURE AUTHORITY LIMITS SET FORTH IN  
CITY COUNCIL RESOLUTION NO. 17-042, AS AMENDED  
FROM TIME TO TIME**

**WHEREAS**, on February 16, 2022, the City Council of the City of Rancho Cucamonga ("City Council") adopted Resolution No. 2022-029, which initiated the process to establish the Rancho Cucamonga Enhanced Infrastructure Financing District ("Rancho Cucamonga EIFD") pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) and established the Rancho Cucamonga EIFD Public Financing Authority ("PFA") to serve as the governing board of the Rancho Cucamonga EIFD; and

**WHEREAS**, on March 8, 2022, the PFA adopted Bylaws of the PFA, which provide that the Executive Director of the Rancho Cucamonga EIFD ("Executive Director") shall be the then current City Manager of the City of Rancho Cucamonga ("City Manager") and shall conduct the day-to day administration of the Rancho Cucamonga EIFD's business and affairs subject to direction by the Board of Directors of the PFA ("Board"); and

**WHEREAS**, as set forth in Resolution No. 2022-029, the Rancho Cucamonga EIFD may finance public capital facilities or other projects of community-wide significance, on-going maintenance, planning and design work, replacement housing and relocation expenses and incidental expenses, as set forth in more detail in Exhibit B to Resolution No. 2022-029, and, in connection therewith, it will be necessary for the PFA to enter into agreements on behalf of the Rancho Cucamonga EIFD. In addition, the City of Rancho Cucamonga ("City") may provide services, incur expenses, and make expenditures on behalf of the Rancho Cucamonga EIFD and/or PFA (collectively, "Expenditures") and, in connection therewith, it will be necessary for the EIFD to reimburse the City for all authorized Expenditures; and

**WHEREAS**, the Board desires to designate the Executive Director as the officer with authority to approve agreements on behalf of the Rancho Cucamonga EIFD and to reimburse the City for authorized Expenditures in accordance with the signature authority limits established for the City Manager.

**NOW, THEREFORE**, the Board of Directors of the Rancho Cucamonga EIFD Public Financing Authority hereby resolves as follows:

**Section 1.** The facts set forth in the Recitals of this Resolution are true and correct.

**Section 2.** The Executive Director is hereby designated as the official with authority to approve agreements on behalf of the Rancho Cucamonga EIFD and to approve reimbursement of the City for authorized Expenditures.

**Section 3.** The authority of the Executive Director to approve agreements on behalf of the Rancho Cucamonga EIFD as set forth in Section 2 is subject to the same signature authority limits applicable to the City Manager pursuant to City Council Resolution No. 17-042, adopted on June 7, 2017, as such resolution may be amended from time to time.

**Section 4.** The Executive Director is hereby authorized and directed to reimburse the City for authorized Expenditures with revenues of the Rancho Cucamonga EIFD, to the extent permitted by law.

**Section 5.** This Resolution shall take effect immediately upon its adoption by the Board.

**Section 6.** The Secretary of the PFA shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 5th day of APRIL, 2022, by the following vote:



# City of Rancho Cucamonga

## Rancho Cucamonga EIFD

### Public Financing Authority

**DATE:** July 19, 2022

**TO:** Chairman and Board Members of the Rancho Cucamonga EIFD Public Financing Authority

**FROM:** Lori Sasso, Deputy City Manager/Administrative Services  
Noah Daniels, Finance Director

**SUBJECT:** Conduct a Public Hearing to Consider the Protest Proceeding for the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD), and Based on the Results, Consider a Resolution to (1) Adopt the Infrastructure Financing Plan (IFP); and (2) Form the EIFD; and (3) Certain Other Actions Relating Thereto (PFA Resolution No. 2022-03)(EIFD)

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#### **RECOMMENDATION:**

It is recommended that the Rancho Cucamonga Public Financing Authority (PFA) conduct a protest proceeding regarding the approval of the IFP for the EIFD to determine the percentage of protests filed by the combined number of eligible landowners and residents who are at least 18 years of age, and:

1. If the percentage of protests is less than 25 percent: Adopt a Resolution adopting the Infrastructure Financing Plan for the EIFD, forming the EIFD, and authorizing certain other actions relating thereto.
2. If the percentage of protests is 25 percent or more: Provide direction to staff regarding potential next steps.

#### **BACKGROUND:**

On February 16, 2022, the City Council adopted a Resolution of Intention (ROI) to initiate the establishment to form the EIFD and establish the Rancho Cucamonga EIFD Public Financing Authority (PFA). Additionally, on the same date, the Rancho Cucamonga Fire Protection Board of Directors adopted a Resolution to Participate in the EIFD and have membership in the PFA.

Pursuant to the Resolution of Intention, the PFA was established as the governing board of the proposed EIFD. On March 8, 2022, the PFA ordered the preparation of the Infrastructure Financing Plan as required by California Government Code Section regarding Enhanced Infrastructure Financing Districts (Government Code Section 53398.50-53398.88).

On March 24, 2022, the draft IFP was made available to the PFA, the Planning Commission, and each resident and owner of the land and affected taxing entities in the proposed EIFD. Then at the public meeting on April 5, 2022, the PFA received a presentation of the IFP, taking no action at that time.

On April 13, 2022, the Planning Commission was provided a presentation of the IFP and adopted a Resolution to make findings of General Plan conformance and review the CEQA documentation.

On May 10, 2022, the PFA received revisions to the IFP and conducted the first of three public hearings to receive written and oral comments from the public about the EIFD and IFP. There were no comments from the public at that meeting.

On May 18, 2022, the City Council and Rancho Cucamonga Fire Protection Board approved the IFP and allocated a portion of their incremental property tax.

On June 14, 2022, the PFA conducted the second of three public hearings to receive written and oral comments from the public about the EIFD and IFP. There were no comments from the public at that meeting.

**ANALYSIS:**

The PFA should conduct the public hearing and protest proceeding among the landowners and residents who are at least 18 years of age within the boundaries of the EIFD. The PFA should take the following actions based on the percentage of the combined number of landowners and residents who file written or oral protests before the close of the public hearing:

- If less than 25 percent, the PFA may consider adopting the Resolution approving the IFP, forming the EIFD, and certain other actions related thereto.
- If between 25 percent and 50 percent, the PFA may call a special election to approve the IFP and form the EIFD.
- If more than 50 percent, the PFA must terminate EIFD formation proceedings.

On July 7, each property owner and resident within the EIFD was sent a mailer explaining the documentation related to the EIFD and the availability of the IFP on the EIFD website. No written or oral comments have been provided by the public or affected taxing entities on the IFP or EIFD.

**Next Steps:**

If the EIFD is formed, the PFA will begin early-phase development and planning activities for the proposed parking infrastructure and related improvements and transportation connective improvements outlined in the IFP.

The PFA will also need to perform certain annual administrative processes, including a review of the IFP and requiring the preparation of an annual independent financial audit report for the EIFD.

Additionally, the PFA must adopt an annual report on or before June 30 of each fiscal year. Adopting the annual report is similar to the PFA's process of approving the IFP. Notices will be mailed to landowners and residents within the EIFD about the availability of the draft annual report and a public hearing to receive comments from the public. The annual report includes:

1. A description of the projects during the fiscal year;
2. A chart comparing actual and budgeted revenues and expenses;
3. The amount of tax increment received;
4. The completion status of the EIFD's projects; and
5. If any revenues were expended to assist private businesses.

Lastly, Appendix B - Legal Description of the Rancho Cucamonga EIFD for the IFP will remain in draft form until the final versions are available. The Resolution allows staff to make ministerial changes to the legal descriptions and attach the final versions to the IFP when available. Currently, the legal descriptions are in the review process for accuracy and completeness. However, properties cannot be added or removed for the EIFD boundary.

**CEQA REVIEW:**

The PFA's adoption of the Resolution is exempt from the California Environmental Quality Act ("CEQA") as actions solely related to the creation of government funding mechanisms or other government fiscal activities. Therefore, these actions do not constitute a "project" pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5). This action could not result in a physical change in the environment because the PFA has not committed itself to any specific project(s) that the EIFD could fund. As a separate and independent ground, these actions are exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment. However, future actions (such as the approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

**FISCAL IMPACT:**

If the EIFD is formed, a portion of future property tax revenue increases from properties within the boundary of the EIFD that the City or Fire District would otherwise receive would be allocated to the EIFD to fund infrastructure and other public improvements, subject to compliance by the EIFD and the PFA with the IFP for the EIFD. The City Council and Rancho Cucamonga Fire Protection Board approved the IFP and allocated a portion of their incremental property tax.

**ATTACHMENTS:**

Attachment 1 – Resolution

**PFA RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE RANCHO CUCAMONGA EIFD PUBLIC FINANCING AUTHORITY ADOPTING THE INFRASTRUCTURE FINANCING PLAN FOR THE RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE FINANCING DISTRICT, FORMING THE RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE FINANCING DISTRICT, AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

**WHEREAS**, the California Legislature enacted Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with section 53398.50 (“EIFD Law”) authorizing cities to form enhanced infrastructure financing districts (“EIFDs”) and authorizing EIFDs to use specified property tax increment revenue generated within their boundaries to finance certain public facilities and projects of communitywide significance that provide significant benefits to the EIFDs or the surrounding community; and

**WHEREAS**, in enacting the EIFD Law, the California Legislature found and declared that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies finance certain public facilities and projects authorized under the EIFD Law; and

**WHEREAS**, on February 16, 2022, the City Council of the City of Rancho Cucamonga (“City Council”) adopted Resolution No. 2022-029, which initiated the process to establish the Rancho Cucamonga Enhanced Infrastructure Financing District (“Rancho Cucamonga EIFD”) pursuant to EIFD Law and established the Rancho Cucamonga EIFD Public Financing Authority (“PFA”) to serve as the governing board of the Rancho Cucamonga EIFD; and

**WHEREAS**, on February 16, 2022, the Board of Directors of the Rancho Cucamonga Fire Protection District (“Fire District”) adopted Resolution No. FD 2022-003, which declared the Fire District’s intent to participate in the Rancho Cucamonga EIFD and take other actions in furtherance of the Rancho Cucamonga EIFD; and

**WHEREAS**, on March 8, 2022, the PFA adopted Bylaws of the PFA, which provide that the Executive Director of the Rancho Cucamonga EIFD (“Executive Director”) shall be the then current City Manager of the City of Rancho Cucamonga and shall conduct the day-to day administration of the Rancho Cucamonga EIFD’s business and affairs subject to direction by the Board of Directors of the PFA (“Board”); and

**WHEREAS**, on March 8, 2022, pursuant to Government Code Section 53398.63, the PFA directed the Executive Director of the PFA to prepare a draft Infrastructure Financing Plan (“IFP”) for the Rancho Cucamonga EIFD, which defines the boundaries of the Rancho Cucamonga EIFD, identifies the public facilities and improvements to be financed with assistance from the Rancho Cucamonga EIFD, and a plan for using tax increment generated in

the Rancho Cucamonga EIFD to finance the public facilities and improvements identified in the IFP, including the issuance of bonds and other debt; and

**WHEREAS**, on April 5, 2022, staff of the PFA and its consultants presented in a duly noticed public meeting the draft IFP, answered questions about the draft IFP, and considered comments about the draft IFP; and

**WHEREAS**, the PFA duly noticed and held three public hearings on the IFP on May 10, 2022, June 14, 2022, and July 19, 2022, and, in accordance with Government Code Section 53398.66, considered written and oral comments regarding the Rancho Cucamonga EIFD and draft IFP; and

**WHEREAS**, on May 18, 2022, the City Council and the Board of Directors of the Fire District respectively adopted Resolution No. 2022-050 and Resolution No. FD 2022-011 approving the IFP and respective contributions of property tax increment to the Rancho Cucamonga EIFD; and

**WHEREAS**, the PFA has heard and passed upon written and oral objections received before the close of the third public hearing, if any, and has considered the recommendations, if any, of affected taxing agencies and testimony for and against the adoption of the IFP; and

**WHEREAS**, the PFA held a protest proceeding at the third public hearing, and less than 25 percent of the combined number of landowners and residents in the area of the Rancho Cucamonga EIFD who are at least 18 years of age filed written or oral protests to the formation of the Rancho Cucamonga EIFD or the adoption of the IFP before the close of the public hearing; and

**WHEREAS**, all conditions, things and acts required by law to exist, to happen or to be performed precedent to and as a condition of the adoption of the IFP and the formation of the Rancho Cucamonga EIFD have existed, happened and been performed in the time, form and manner required by law; and

**WHEREAS**, based on the foregoing, the PFA has determined at this time to form the Rancho Cucamonga EIFD and adopt the IFP attached hereto as Exhibit A.

**NOW, THEREFORE**, the Board of Directors of the Rancho Cucamonga EIFD Public Financing Authority hereby resolves as follows:

**Section 1.** The facts set forth in the Recitals of this Resolution are true and correct.

**Section 2.** The PFA hereby finds and determines that less than 25 percent of the combined number of landowners and residents in the area of the Rancho Cucamonga EIFD who are at least 18 years of age filed written or oral protests to the formation of the Rancho Cucamonga EIFD or the adoption of the IFP before the close of the third public hearing and,

accordingly, the PFA is neither required to terminate the proceedings relating to the Rancho Cucamonga EIFD nor call an election relating to the Rancho Cucamonga EIFD.

**Section 3.** The PFA hereby adopts the IFP (attached hereto as Exhibit A, and on file with the Secretary of the PFA for this meeting) and declares that the IFP is in full force and effect. Pursuant to the IFP and the EIFD Law, incremental property tax revenue from the City of Rancho Cucamonga and the Fire District within the boundary of the Rancho Cucamonga EIFD will be used to finance the activities of the Rancho Cucamonga EIFD, subject to, and in accordance with, the terms and conditions of the IFP and the EIFD Law. The IFP shall be reviewed, and may be modified or amended, in accordance with the EIFD Law.

**Section 4.** The PFA hereby forms the Rancho Cucamonga EIFD and declares that the Rancho Cucamonga EIFD is validly formed and existing as an enhanced infrastructure financing district under the EIFD Law.

**Section 5.** The PFA hereby finds that the formation of the Rancho Cucamonga EIFD and the adoption of the IFP are not “projects” under the California Environmental Quality Act (§15378(b)(4)) because they involve the creation of a government funding mechanism that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, and further hereby finds that they are exempt from the California Environmental Quality Act (§15061(b)(3)) because the California Environmental Quality Act does not apply where it can be determined with certainty that there is no possibility that an activity will have a significant effect on the environment.

**Section 6.** The Chair, the Executive Director, the Secretary, the City Attorney, as counsel to the Rancho Cucamonga EIFD, and any and all other officers and consultants of the Rancho Cucamonga EIFD are hereby authorized and directed, on the Rancho Cucamonga EIFD’s behalf, to do any and all things and take any and all actions, that they, or any of them, consider necessary or advisable to implement the provisions of this Resolution, including correction of minor technical errors or omissions in the IFP and its exhibits and execution and delivery of any and all other documents, certificates, agreements, notices and consents which they, or any of them, may deem necessary or advisable in order to effectuate the purposes of this Resolution. Whenever in this Resolution any officer of the Rancho Cucamonga EIFD is directed to execute or attest any document or take any other action, that execution, attestation, or action may be taken on behalf of that officer by any person he or she designates to act on his or her behalf if the officer is absent or unavailable.

**Section 7.** If any section, subsection, phrase, or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion.

**Section 8.** This Resolution shall take effect immediately upon its adoption by the Board.

**Section 9.** The Secretary of the PFA shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of JULY, 2022, by the following vote:

AYES:                   BOARD MEMBERS:

NOES:                   BOARD MEMBERS:

ABSENT:                 BOARD MEMBERS:

ABSTAINED:             BOARD MEMBERS:

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Chair, Rancho Cucamonga EIFD Public Financing Authority

ATTEST:

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Secretary, Rancho Cucamonga EIFD Public Financing Authority



**Exhibit A**

**Infrastructure Financing Plan of the Rancho Cucamonga Enhanced Infrastructure  
Financing District**



# **CITY OF RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

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## **INFRASTRUCTURE FINANCING PLAN**

**Prepared For:**

The City of Rancho Cucamonga



**RANCHO  
CUCAMONGA**

**Prepared By:**



**APRIL 2022**

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# 1.0 Introduction

## 1.1 Background & Purpose

**Background.** Pursuant to its Resolution No. 2022-029, which was adopted by the City Council of the City of Rancho Cucamonga on February 16, 2022 (the “Resolution of Intention”) and Part 1 of Division 2 of Title 5 of the California Government Code (the “EIFD Law”), the City Council of the City of Rancho Cucamonga (the “City”) declared its intention to establish the Rancho Cucamonga Enhanced Infrastructure Financing District (“Rancho Cucamonga EIFD” or “District”). Pursuant to the same Resolution No. 2022-029, which was adopted by the City Council on February 16, 2022, the City Council of the City established the “Rancho Cucamonga EIFD Public Financing Authority” (“PFA”) as the governing body of the Rancho Cucamonga EIFD.

Pursuant to its Resolution No. FD 2022-003, which was adopted by the Board of Directors of the Rancho Cucamonga Fire Protection District on February 16, 2022 and the EIFD Law, the Rancho Cucamonga Fire Protection District (“Fire District”) declared its intention to participate in the Rancho Cucamonga EIFD and newly formed PFA.

At its inaugural meeting on March 8, 2022, the PFA directed its Executive Director, who is the City Manager of the City, to prepare an infrastructure financing plan (“IFP”) for the Rancho Cucamonga EIFD.

**Purpose of the Rancho Cucamonga EIFD.** The Rancho Cucamonga EIFD is intended to serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Rancho Cucamonga EIFD area and the City as a whole. The Rancho Cucamonga EIFD encompasses approximately 1,500 acres of land, representing approximately 6.0% of the total approximately 25,677 acres in the City limits. The Rancho Cucamonga EIFD includes various non-contiguous, largely undeveloped or underdeveloped parcels with significant potential for new development and/or rehabilitation. These areas were chosen based on their capacity to benefit from catalytic infrastructure improvements with communitywide significance and regional benefit.

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

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

- a) A map and legal description of the District, included herein as Appendix A and Appendix B, respectively.



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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- 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 from the District, those public improvements and facilities to be financed with assistance from the proposed District, and those to be provided jointly. The description includes the proposed location, timing, and costs of the development and financial assistance. [This information is included in Section 3 of this IFP.](#)
- c) 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 contains all of the following information:
  - 1) A specification of the maximum portion of the incremental tax revenue of the City and Fire District proposed to be committed to the District for each year during which the District will receive incremental tax revenue. The portion may change over time. [Section 5.1 and Table 3 of this IFP details the maximum portion of the incremental property tax revenue of the City and Fire District proposed to be committed to the District throughout the duration of the District lifetime, which is projected to be forty-five \(45\) years from the date on which the issuance of bonds is approved by the PFA.](#) In summary, the maximum portion of the City's property tax increment is 100% for initial years following formation of the District, decreasing in a gradual manner to approximately 9% at District termination. The maximum portion of the Fire District's property tax increment is 80% for initial years following formation of the District, decreasing in a gradual manner to approximately 5% at District termination. The proposed contribution scenario is intended to focus on funding debt service for bonds issued approximately four to six years following District formation, as well as maintenance of funded infrastructure improvements.
  - 2) 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. [Section 5.2 and Table 3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of the District's lifetime, as described in the previous paragraph.](#) 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. See paragraph 5 below for the Rancho Cucamonga EIFD termination date.

- 3) 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 intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Rancho Cucamonga EIFD will provide funding for approximately \$100 million (in present value dollars) of public improvement costs from a combination of tax increment bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go tax increment funding over the District lifetime.
- 4) 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 of taxes that may be allocated to the District shall not exceed \$500,000,000 in nominal dollars.**
- 5) 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 on the earlier of:** (i) forty-five (45) years from the date on which the issuance of bonds is approved by the PFA, or (ii) June 30, 2072. 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.
- 6) An analysis of the costs to the City 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 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 for providing facilities and services to the area of the District. Appendix D also includes an analysis of the tax, fee, charge, and other revenues expected to be received by the City as a result of expected development in the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of the District area), annual costs to the City will be approximately \$20.2 million and annual revenues to the City will be approximately \$25.5 million. Additionally, annual costs to the Fire District at Year 20 are estimated at \$4.6 million and annual revenues to the Fire District at Year 20 are estimated at \$5.8 million.
- 7) An analysis of the projected fiscal impact of the District and the associated development upon the City and the Fire District. **Appendix D to this IFP includes** an analysis of the projected fiscal impact of the District and the associated development upon the City and the Fire District, as the only affected taxing entities that are contributing tax increment revenues to the District at this time. It is

estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$5.3 million to the City and an annual net fiscal surplus of approximately \$1.2 million to the Fire District.

- 8) 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. **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 Rancho Cucamonga EIFD encompasses approximately 1,500 acres of land, representing approximately 6.0% of the total approximately 25,677 acres within the City limits. The Rancho Cucamonga EIFD includes various non-contiguous, largely undeveloped or underdeveloped parcels with significant potential for new development and/or rehabilitation. These areas were chosen based on their capacity to benefit from catalytic infrastructure improvements with communitywide significance and regional benefit.

Land use designations in the District primarily include residential, commercial / hotel / retail / office, industrial, and several public use parcels. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

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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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## 3.0 Description of Proposed Facilities and Development

### 3.1 Anticipated Future Private Development

Anticipated future private development within the Rancho Cucamonga EIFD is summarized in Table 1 below, with greater detail provided in Appendix C. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2022 Nominal Value)
For-sale Residential	1,514 units	\$618,074 per unit	\$936 million
Rental Residential	10,253 units	\$317,440 per unit	\$3.255 billion
Commercial / Retail	922,000 SF	\$274 PSF	\$253 million
Office	222,000 SF	\$211 PSF	\$47 million
Industrial	6,272,400 SF	\$172 PSF	\$1.079 billion
Hotel	171 rooms	\$162,000 per room	\$28 million
<b>Estimated Total</b>			<b>\$5.597 billion</b>

Source: City of Rancho Cucamonga Planning and Economic Development Staff, CoStar Property (2022)

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

The EIFD Law authorizes the Rancho Cucamonga EIFD to finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer, if they are of communitywide significance and provide significant benefits to the Rancho Cucamonga EIFD or the surrounding community.

The PFA intends to utilize the District to fund infrastructure projects of communitywide significance that provide significant benefits to the region over the District lifetime. Table 2 identifies the targeted infrastructure improvements to receive EIFD funding over the District's lifetime.

*Table 2: Potential Priority Projects for Receipt of EIFD Funding*

#	PROJECT	ESTIMATED COST	ESTIMATED TIMING
1	Parking infrastructure and related improvements between Haven Avenue and Day Creek Boulevard along Foothill Corridor	\$20-40 million	2028-2032
2	Transportation Connectivity Improvements linking Cucamonga Station and Haven / Arrow focus area	\$40-60 million	2028-2032
<b>Estimated Total Priority Projects</b>		<b>\$60-100 million</b>	

Additional expenditures by the Rancho Cucamonga EIFD, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Eligible expenditures in accordance with Government Code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer and are projects of communitywide significance that provide significant benefits to the district or the surrounding community. The Rancho Cucamonga EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Rancho Cucamonga EIFD. Facilities funded may be located outside the boundaries of the Rancho Cucamonga EIFD, as long as they have a tangible connection to the work of the Rancho Cucamonga EIFD. The Rancho Cucamonga EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Rancho Cucamonga EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;



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- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- 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;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

**Other Expenses:** In addition to the direct costs of the above facilities, the Rancho Cucamonga EIFD may finance the costs of planning and design work that is directly related to the purchase, construction, expansion or rehabilitation of property, including, but not limited to, the cost of environmental evaluation and engineering and surveying costs; environmental remediation costs; construction staking costs; utility relocation and demolition costs incidental to the construction of the facilities; costs of legal services; and costs of project/construction management.

In addition, the Rancho Cucamonga EIFD may finance any other expenses incidental to the formation, administration<sup>1</sup> and implementation of the Rancho Cucamonga EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the Rancho Cucamonga EIFD; costs of issuance of bonds or other debt of the Rancho Cucamonga EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the Rancho Cucamonga EIFD; costs incurred by the City,

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<sup>1</sup> Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Rancho Cucamonga EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, the City, or otherwise); the costs to the City, Rancho Cucamonga EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the Rancho Cucamonga EIFD; and the costs of the City, Rancho Cucamonga EIFD, or any designee thereof related to any appeal of the implementation of the Rancho Cucamonga EIFD. Administration costs shall also include amounts estimated or advanced by the City for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the Rancho Cucamonga EIFD.

Fire District, or the Rancho Cucamonga EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

Targeted improvements would conform to established guidelines in adopted planning documentation, such as the City General Plan.

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, complementary district formation (e.g., Mello-Roos Community Facilities District), impact fees, private sector investment incentivized by the formation of the Rancho Cucamonga EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure. Some public facilities included in the Rancho Cucamonga 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, and those advances may be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

In accordance with Government Code Section 53398.69, the Rancho Cucamonga EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Rancho Cucamonga EIFD on planning and dissemination of information to the residents within the Rancho Cucamonga EIFD boundaries about the IFP and planned activities to be funded by the Rancho Cucamonga EIFD, including reimbursement of the City's advanced funding of such eligible costs.

In addition, in accordance with Government Code Section 53398.76, costs incurred by the County of San Bernardino in connection with the division of taxes for the Rancho Cucamonga EIFD are eligible to be paid by the Rancho Cucamonga EIFD.

## 4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, facilitates implementation of regional connectivity through various modes of transportation, and provides the infrastructure foundation for the development of critically needed housing in the community and greater region.

The District supports job creation, housing production, improvement of quality of life, and promotion of environmental sustainability.

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

- Approx. \$146 million in net fiscal impact to the City over 50 years (on a present-value basis)
- Approx. \$57 million in net fiscal impact to the Fire District over 50 years (on a present-value basis)
- Approx. 11,767 housing units within the District upon buildout and stabilization
- 69,452 direct, indirect, and induced temporary, construction-related job-years<sup>2</sup> in the City and County
- 7,440 direct, permanent jobs in the City upon buildout and stabilization
- 2,575 additional indirect and induced permanent jobs in the City and County (total of 10,015 direct, indirect, and induced jobs) upon buildout and stabilization
- \$8.115 billion in economic output from construction in the City and County
- \$1.136 billion in annual ongoing economic output in the City and County upon buildout and stabilization.

<sup>2</sup> A job-year is defined as one year of employment for one employee. Over a 20-year construction period, 69,452 job-years translates into approximately 3,473 annual average jobs.



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## 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.*

Aside from the City and Fire District, no other taxing entity is allocating property tax increment to the District at this time. It is anticipated that property tax increment will be utilized on both a “pay-as-you-go” basis as well as security for tax increment bond issuance or loan acquisition.

**Definition of Tax Increment.** For purposes of clarity, the phrases “tax increment,” “incremental property tax” and “incremental tax revenue”, as used in this IFP and the EIFD Law, refer to the portion of future property tax revenue described in Section 53398.75(a)(2) of the EIFD Law, i.e., the difference between (A) and (B) in the following formula:

(A) the taxes that would be produced by the rate upon which the tax is levied each year during the term of the Rancho Cucamonga EIFD upon the total sum of the assessed value of the taxable property in the EIFD in each such year **minus**

(B) the taxes that would be produced by the rate upon which the tax is levied upon the total sum of the assessed value of the taxable property in the Rancho Cucamonga EIFD as shown upon the last equalized roll prior to the effective date of the resolution adopted pursuant to Section 53398.69 of the EIFD Law to create the Rancho Cucamonga EIFD.

In the case of the Rancho Cucamonga EIFD, the resolution adopted pursuant to Section 53398.69 was [is expected to be] adopted on July 19, 2022, and the last equalized roll prior to the effective date of that resolution is the roll for Fiscal Year 2021-2022. Fiscal Year 2021-22 is referred to as the “base year.” The assessed value of the taxable property shown in such last equalized roll is approximately \$729 million. This value is referred to as the “base year value”.

**Overlap with Boundaries of former Rancho Cucamonga Redevelopment Agency.** The Rancho Cucamonga EIFD includes overlap with former Redevelopment Project Area boundaries of the former Rancho Cucamonga Redevelopment Agency, and 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 and the Successor Agency is dissolved (currently anticipated by 2034). The City and Fire District anticipate allocating Redevelopment Property Tax Trust Fund (“RPTTF”) residual revenues to the District as part of the maximum allocations outlined in the following sections. As such, the exhibits included in this plan reflect such allocations.



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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Where the District boundaries overlap with the boundaries of the former Redevelopment Project Area, any debt or obligation of a District shall be subordinate to any and all enforceable obligations of the former Redevelopment Agency, as approved by the Oversight Board and the Department of Finance.

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

Table 3 details the maximum portion of the incremental property tax revenue of the City and Fire District proposed to be committed to the District throughout the duration of the District lifetime. In summary, the maximum portion of the City's property tax increment is 100% for initial years following formation of the District, decreasing in a gradual manner to approximately 9% at District termination. The maximum portion of the Fire District's property tax increment is 80% for initial years following formation of the District, decreasing in a gradual manner to approximately 5% at District termination. The proposed contribution scenario is intended to focus on funding debt service for bonds issued approximately four to six years following District formation, as well as maintenance of funded infrastructure improvements.

### **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 Fire District allocations to the District over the District lifetime. It is expected that a total of approximately \$255,688,000 of incremental tax revenues will be allocated to the District over the District lifetime (approximately \$97,757,000 from the City and approximately \$157,931,000 from the Fire District). 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.

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

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, grant sources, complementary district formation (e.g., Community Facilities District), impact fees, private sector investment incentivized by the formation of the Rancho Cucamonga EIFD itself, and/or other sources.

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 the Rancho Cucamonga EIFD will provide funding for approximately \$100 million (in present value dollars) of public improvement costs from a combination of tax increment bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go tax increment funding over the District lifetime.



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

The total number of dollars of taxes that may be allocated to the District shall not exceed \$500,000,000 in nominal dollars over the District lifetime.

The City hereby irrevocably allocates all of the City's share of tax increment as characterized herein to the Rancho Cucamonga EIFD to the extent that: (i) the City's share of increment is necessary to repay bonds, notes or related agreements or to meet contractual obligations that the Rancho Cucamonga EIFD is obligated to satisfy with Rancho Cucamonga EIFD tax increment, and (ii) prior to the PFA incurring an obligation under subsection (i), such bonds, notes, agreements or obligations shall be approved by the City Council.

#### **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 issuance of bonds is approved by the PFA, or (ii) June 30, 2072. 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 for providing facilities and services to the area of the District while the area is being developed and after the area is developed. 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 \$20.2 million to service the area of the District. Additionally, annual costs to the Fire District at Year 20 are estimated at \$4.6 million.

#### **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 the City and the Fire District, as the only affected taxing entities that are allocating tax increment revenues to the District. Table 4 presents an overview of fiscal impacts to the City and Fire District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately \$5.3 million to the City and an annual net fiscal surplus of approximately \$1.2 million to the Fire District. Over 50 years, it is estimated that District activity will generate a positive net fiscal impact of approximately \$146 million for the City and approximately \$57 million for the Fire District on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFFP (e.g., housing, jobs, mobility and connectivity, quality of life, environmental sustainability).

*Table 3: Projection of District Revenues by Year*

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	City Contribution				Fire District Contribution				Total Taxes Allocated to EIFD
			Average City Share Available	City Increment Available	Portion of City Share Allocated	City Increment Allocated	Average Fire District Share Available	Fire District Increment Available	Portion of Fire Share Allocated	Fire Increment Allocated	
0	2021 / 2022	\$0	\$0	5.20%	\$0	100%	\$0	12.4%	\$0	80%	\$0
1	2022 / 2023	\$79,994,178	\$799,942	5.20%	\$41,565	100%	\$41,565	12.4%	\$98,820	80%	\$79,056
2	2023 / 2024	\$1,460,958,382	\$14,609,584	5.20%	\$759,118	100%	\$759,118	12.4%	\$1,804,788	80%	\$1,443,830
3	2024 / 2025	\$2,629,495,495	\$26,294,955	5.20%	\$1,366,293	100%	\$1,366,293	12.4%	\$3,248,334	80%	\$2,598,667
4	2025 / 2026	\$3,843,897,932	\$38,438,979	5.20%	\$1,997,300	100%	\$1,997,300	12.4%	\$4,748,540	80%	\$3,798,832
5	2026 / 2027	\$5,123,419,002	\$51,234,190	5.20%	\$2,662,143	100%	\$2,662,143	12.4%	\$6,329,190	80%	\$5,063,352
6	2027 / 2028	\$5,471,300,778	\$54,713,008	5.20%	\$2,842,904	90%	\$2,558,613	12.4%	\$6,758,944	70%	\$4,731,261
7	2028 / 2029	\$5,830,756,681	\$58,307,567	5.20%	\$3,029,678	90%	\$2,726,710	12.4%	\$7,202,996	70%	\$5,042,097
8	2029 / 2030	\$6,202,110,524	\$62,021,105	5.20%	\$3,222,634	90%	\$2,900,371	12.4%	\$7,661,746	70%	\$5,363,222
9	2030 / 2031	\$6,585,694,440	\$65,856,944	5.20%	\$3,421,946	90%	\$3,079,751	12.4%	\$8,135,605	70%	\$5,694,923
10	2031 / 2032	\$6,981,849,092	\$69,818,491	5.20%	\$3,627,789	90%	\$3,265,010	12.4%	\$8,624,993	70%	\$6,037,495
11	2032 / 2033	\$7,136,074,915	\$71,360,749	5.20%	\$3,707,925	80%	\$2,966,340	12.4%	\$8,815,515	60%	\$5,289,309
12	2033 / 2034	\$7,293,385,254	\$72,933,853	5.20%	\$3,789,664	80%	\$3,031,731	12.4%	\$9,009,847	60%	\$5,405,908
13	2034 / 2035	\$7,453,841,799	\$74,538,418	5.20%	\$3,873,038	80%	\$3,098,430	12.4%	\$9,208,066	60%	\$5,524,840
14	2035 / 2036	\$7,617,507,476	\$76,175,075	5.20%	\$3,958,079	80%	\$3,166,463	12.4%	\$9,410,250	60%	\$5,646,150
15	2036 / 2037	\$7,784,446,466	\$77,844,465	5.20%	\$4,044,821	80%	\$3,235,857	12.4%	\$9,616,477	60%	\$5,769,886
16	2037 / 2038	\$7,954,724,236	\$79,547,242	5.20%	\$4,133,298	70%	\$2,893,308	12.4%	\$9,826,829	50%	\$4,913,414
17	2038 / 2039	\$8,128,407,561	\$81,284,076	5.20%	\$4,223,544	70%	\$2,956,481	12.4%	\$10,041,388	50%	\$5,020,694
18	2039 / 2040	\$8,305,564,553	\$83,055,646	5.20%	\$4,315,595	70%	\$3,020,917	12.4%	\$10,260,238	50%	\$5,130,119
19	2040 / 2041	\$8,486,264,685	\$84,862,647	5.20%	\$4,409,488	70%	\$3,086,641	12.4%	\$10,483,465	50%	\$5,241,732
20	2041 / 2042	\$8,670,578,819	\$86,705,788	5.20%	\$4,505,258	70%	\$3,153,680	12.4%	\$10,711,156	50%	\$5,355,578
21	2042 / 2043	\$8,858,579,236	\$88,585,792	5.20%	\$4,602,943	60%	\$2,761,766	12.4%	\$10,943,402	40%	\$4,377,361
22	2043 / 2044	\$9,050,339,661	\$90,503,397	5.20%	\$4,702,583	60%	\$2,821,550	12.4%	\$11,180,292	40%	\$4,472,117
23	2044 / 2045	\$9,245,935,295	\$92,459,353	5.20%	\$4,804,215	60%	\$2,882,529	12.4%	\$11,421,920	40%	\$4,568,768
24	2045 / 2046	\$9,445,442,842	\$94,454,428	5.20%	\$4,907,879	60%	\$2,944,728	12.4%	\$11,668,381	40%	\$4,667,352
25	2046 / 2047	\$9,648,940,539	\$96,489,405	5.20%	\$5,013,617	60%	\$3,008,170	12.4%	\$11,919,771	40%	\$4,767,908
26	2047 / 2048	\$9,856,508,190	\$98,565,082	5.20%	\$5,121,470	50%	\$2,560,735	12.4%	\$12,176,188	30%	\$3,652,856
27	2048 / 2049	\$10,068,227,195	\$100,682,272	5.20%	\$5,231,480	50%	\$2,615,740	12.4%	\$12,437,734	30%	\$3,731,320
28	2049 / 2050	\$10,284,180,579	\$102,841,806	5.20%	\$5,343,690	50%	\$2,671,845	12.4%	\$12,704,511	30%	\$3,811,353
29	2050 / 2051	\$10,504,453,032	\$105,044,530	5.20%	\$5,458,144	50%	\$2,729,072	12.4%	\$12,976,624	30%	\$3,892,987
30	2051 / 2052	\$10,729,130,933	\$107,291,309	5.20%	\$5,574,887	50%	\$2,787,444	12.4%	\$13,254,178	30%	\$3,976,254
31	2052 / 2053	\$10,958,302,392	\$109,583,024	5.20%	\$5,693,965	40%	\$2,277,586	12.4%	\$13,537,284	20%	\$2,707,457
32	2053 / 2054	\$11,192,057,280	\$111,920,573	5.20%	\$5,815,425	40%	\$2,326,170	12.4%	\$13,826,052	20%	\$2,765,210
33	2054 / 2055	\$11,430,487,267	\$114,304,873	5.20%	\$5,939,314	40%	\$2,375,726	12.4%	\$14,120,596	20%	\$2,824,119
34	2055 / 2056	\$11,673,685,853	\$116,736,859	5.20%	\$6,065,681	9%	\$545,911	12.4%	\$14,421,030	5%	\$721,051
35	2056 / 2057	\$11,921,748,410	\$119,217,484	5.20%	\$6,194,575	9%	\$557,512	12.4%	\$14,727,473	5%	\$736,374
36	2057 / 2058	\$12,174,772,219	\$121,747,722	5.20%	\$6,326,047	9%	\$569,344	12.4%	\$15,040,044	5%	\$752,002
37	2058 / 2059	\$12,432,856,504	\$124,328,565	5.20%	\$6,460,148	9%	\$581,413	12.4%	\$15,358,867	5%	\$767,943
38	2059 / 2060	\$12,696,102,475	\$126,961,025	5.20%	\$6,596,931	9%	\$593,724	12.4%	\$15,684,067	5%	\$784,203
39	2060 / 2061	\$12,964,613,365	\$129,646,134	5.20%	\$6,736,450	9%	\$606,281	12.4%	\$16,015,771	5%	\$800,789
40	2061 / 2062	\$13,238,494,473	\$132,384,945	5.20%	\$6,878,760	9%	\$619,088	12.4%	\$16,354,108	5%	\$817,705
41	2062 / 2063	\$13,517,853,203	\$135,178,532	5.20%	\$7,023,915	9%	\$632,152	12.4%	\$16,699,213	5%	\$834,961
42	2063 / 2064	\$13,802,799,107	\$138,027,991	5.20%	\$7,171,974	9%	\$645,478	12.4%	\$17,051,219	5%	\$852,561
43	2064 / 2065	\$14,093,443,930	\$140,934,439	5.20%	\$7,322,994	9%	\$659,069	12.4%	\$17,410,266	5%	\$870,513
44	2065 / 2066	\$14,389,901,649	\$143,899,016	5.20%	\$7,477,034	9%	\$672,933	12.4%	\$17,776,493	5%	\$888,825
45	2066 / 2067	\$14,692,288,523	\$146,922,885	5.20%	\$7,634,155	9%	\$687,074	12.4%	\$18,150,045	5%	\$907,502
46	2067 / 2068	\$15,000,723,134	\$150,007,231	5.20%	\$7,794,419	9%	\$701,498	12.4%	\$18,531,069	5%	\$926,553
47	2068 / 2069	\$15,315,326,437	\$153,153,264	5.20%	\$7,957,888	9%	\$716,210	12.4%	\$18,919,712	5%	\$945,986
48	2069 / 2070	\$15,636,221,807	\$156,362,218	5.20%	\$8,124,626	9%	\$731,216	12.4%	\$19,316,129	5%	\$965,806
49	2070 / 2071	\$15,963,535,083	\$159,635,351	5.20%	\$8,294,699	9%	\$746,523	12.4%	\$19,720,474	5%	\$986,024
50	2071 / 2072	\$16,297,394,626	\$162,973,946	5.20%	\$8,468,173	9%	\$762,136	12.4%	\$20,132,905	5%	\$1,006,645
<b>Total</b>			<b>\$4,901,246,175</b>		<b>\$254,670,163</b>	<b>38%</b>	<b>\$97,757,347</b>		<b>\$605,473,006</b>	<b>26%</b>	<b>\$157,930,876</b>
<b>Present Value @ 3%</b>			<b>\$2,127,176,505</b>		<b>\$110,528,704</b>	<b>51%</b>	<b>\$55,963,836</b>		<b>\$262,779,691</b>	<b>36%</b>	<b>\$93,907,319</b>
											<b>\$149,871,155</b>

*Table 4: Overview of Fiscal Impacts to City and Fire District*

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Rancho Cucamonga</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$25,486,770	\$1,622,088,000	\$651,158,500
Estimated Fiscal Expenditures	\$20,218,100	\$1,257,660,100	\$505,229,600
<b>Estimated Net Fiscal Impact to City</b>	<b>\$5,268,670</b>	<b>\$364,427,900</b>	<b>\$145,928,900</b>
<b>Rancho Cucamonga Fire Protection District</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$5,795,350	\$463,975,600	\$172,055,900
Estimated Fiscal Expenditures	\$4,613,300	\$286,979,900	\$115,294,800
<b>Estimated Net Fiscal Impact to Fire District</b>	<b>\$1,182,050</b>	<b>\$176,995,700</b>	<b>\$56,761,100</b>

## 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.

## 6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipate that any housing units will be removed as a result of any 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. 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.

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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

As stated in the Resolution of Intention, the goal of the Rancho Cucamonga EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Rancho Cucamonga EIFD or the surrounding community and, for those facilities located outside the Rancho Cucamonga EIFD boundaries which also have a tangible connection to the Rancho Cucamonga EIFD.

More specifically, the goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan, facilitate implementation of regional connectivity through various modes of transportation, and to provide the infrastructure foundation for the development of critically-needed housing in the community and greater region. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the City and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are critical to catalyze private sector investment and development.

## 8.0 Appendices

- Appendix A: Map of Boundaries of the Rancho Cucamonga EIFD
- Appendix B: Legal Description of the Rancho Cucamonga EIFD
- Appendix C: Projected Tax Increment Revenue Analysis
- Appendix D: Fiscal Impact Analysis
- Appendix E: City General Plan Environmental Impact Report

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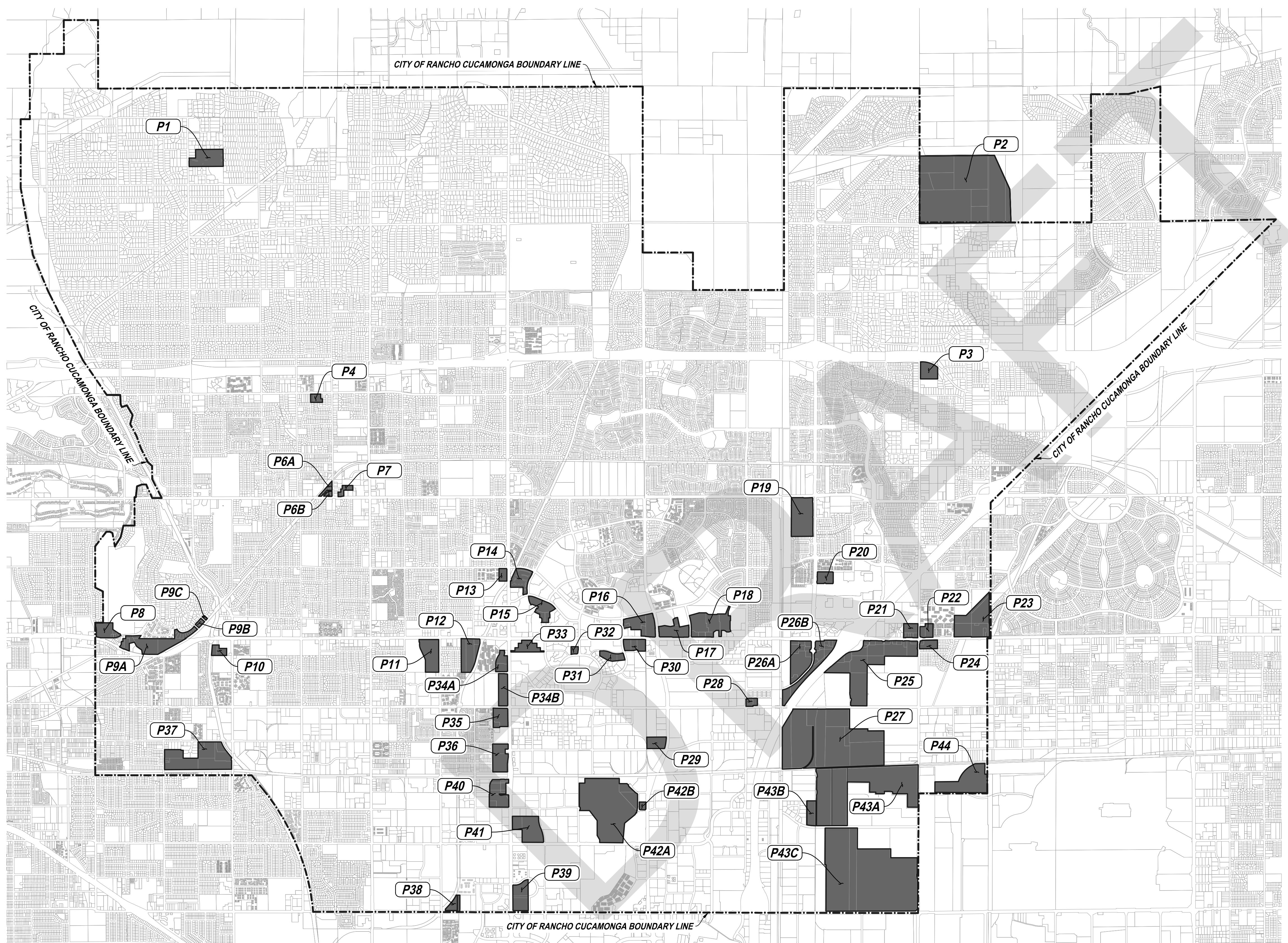
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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

## CITY OF RANCHO CUCAMONGA EXHIBIT "B"



**INDEX MAP**

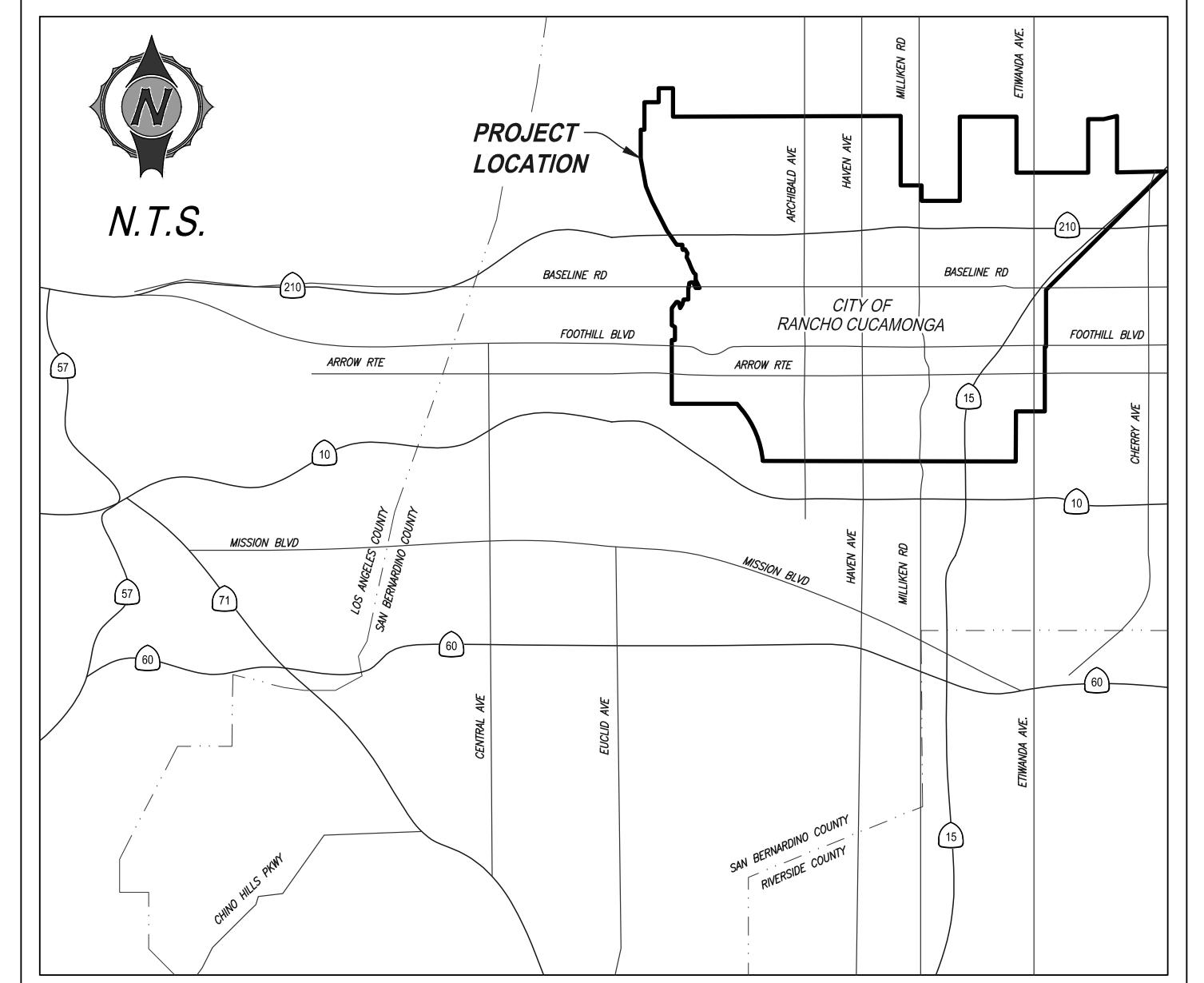
**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF THE CITY OF RANCHO CUCAMONGA.

SCOTT T. BENNETT, P.L.S. #9708  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

06/30/2022

DATE



**PARCEL INDEX**

<b>INDEX MAP</b>	<b>SHEET 1</b>
<b>P1</b>	<b>PARCEL 1.....SHEET 2</b>
<b>P2A</b>	<b>PARCEL 2A.....SHEET 3</b>
<b>P2B</b>	<b>PARCEL 2B.....SHEET 3</b>
<b>P3</b>	<b>PARCEL 3.....SHEET 4</b>
<b>P4</b>	<b>PARCEL 4.....SHEET 4</b>
<b>PARCEL 5</b>	<b>OMITTED</b>
<b>P6A</b>	<b>PARCEL 6A.....SHEET 5</b>
<b>P6B</b>	<b>PARCEL 6B.....SHEET 5</b>
<b>P7</b>	<b>PARCEL 7.....SHEET 5</b>
<b>P8</b>	<b>PARCEL 8.....SHEET 6</b>
<b>P9A</b>	<b>PARCEL 9A.....SHEET 7</b>
<b>P9B</b>	<b>PARCEL 9B.....SHEET 7</b>
<b>P9C</b>	<b>PARCEL 9C.....SHEET 7</b>
<b>P10</b>	<b>PARCEL 10.....SHEET 8</b>
<b>P11</b>	<b>PARCEL 11.....SHEET 9</b>
<b>P12</b>	<b>PARCEL 12.....SHEET 9</b>
<b>P13</b>	<b>PARCEL 13.....SHEET 10</b>
<b>P14</b>	<b>PARCEL 14.....SHEET 11</b>
<b>P15</b>	<b>PARCEL 15.....SHEET 12</b>
<b>P16</b>	<b>PARCEL 16.....SHEET 13</b>
<b>P17</b>	<b>PARCEL 17.....SHEET 13</b>
<b>P18</b>	<b>PARCEL 18.....SHEET 14</b>
<b>P19</b>	<b>PARCEL 19.....SHEET 15</b>
<b>P20</b>	<b>PARCEL 20.....SHEET 15</b>
<b>P21</b>	<b>PARCEL 21.....SHEET 16</b>
<b>P22</b>	<b>PARCEL 22.....SHEET 16</b>
<b>P23</b>	<b>PARCEL 23.....SHEET 17</b>
<b>P24</b>	<b>PARCEL 24.....SHEET 16</b>
<b>P25</b>	<b>PARCEL 25.....SHEET 18 &amp; 19</b>
<b>P26A</b>	<b>PARCEL 26A.....SHEET 20</b>
<b>P26B</b>	<b>PARCEL 26B.....SHEET 20</b>
<b>P27</b>	<b>PARCEL 27.....SHEET 21</b>
<b>P28</b>	<b>PARCEL 28.....SHEET 22</b>
<b>P29</b>	<b>PARCEL 29.....SHEET 22</b>
<b>P30</b>	<b>PARCEL 30.....SHEET 23</b>
<b>P31</b>	<b>PARCEL 31.....SHEET 23</b>
<b>P32</b>	<b>PARCEL 32.....SHEET 24</b>
<b>P33</b>	<b>PARCEL 33.....SHEET 24</b>
<b>P34A</b>	<b>PARCEL 34A.....SHEET 25</b>
<b>P34B</b>	<b>PARCEL 34B.....SHEET 25</b>
<b>P35</b>	<b>PARCEL 35.....SHEET 26</b>
<b>P36</b>	<b>PARCEL 36.....SHEET 26</b>
<b>P37</b>	<b>PARCEL 37.....SHEET 27</b>
<b>P38</b>	<b>PARCEL 38.....SHEET 28</b>
<b>P39</b>	<b>PARCEL 39.....SHEET 28</b>
<b>P40</b>	<b>PARCEL 40.....SHEET 29</b>
<b>P41</b>	<b>PARCEL 41.....SHEET 29</b>
<b>P42A</b>	<b>PARCEL 42A.....SHEET 30</b>
<b>P42B</b>	<b>PARCEL 42B.....SHEET 30</b>
<b>P43A</b>	<b>PARCEL 43A.....SHEET 31</b>
<b>P43B</b>	<b>PARCEL 43B.....SHEET 31</b>
<b>P43C</b>	<b>PARCEL 43C.....SHEET 32</b>
<b>P44</b>	<b>PARCEL 44.....SHEET 33</b>

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## Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

EIFD MAP - EXHIBIT "B"		
INDEX MAP		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 1 OF 33 DATE: 06/30/2022 FILE NAME: Index Map.dwg		

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4150 Concourse Street, Suite 100 Ontario,  
CA 91764  
Phone: (909) 989-2789 Fax: (909) 989-4660

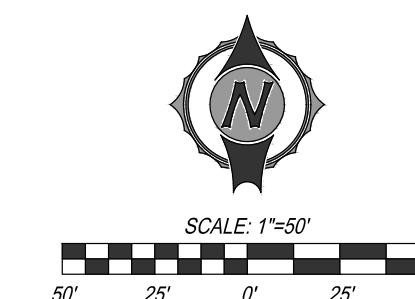
# **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 1



# **Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

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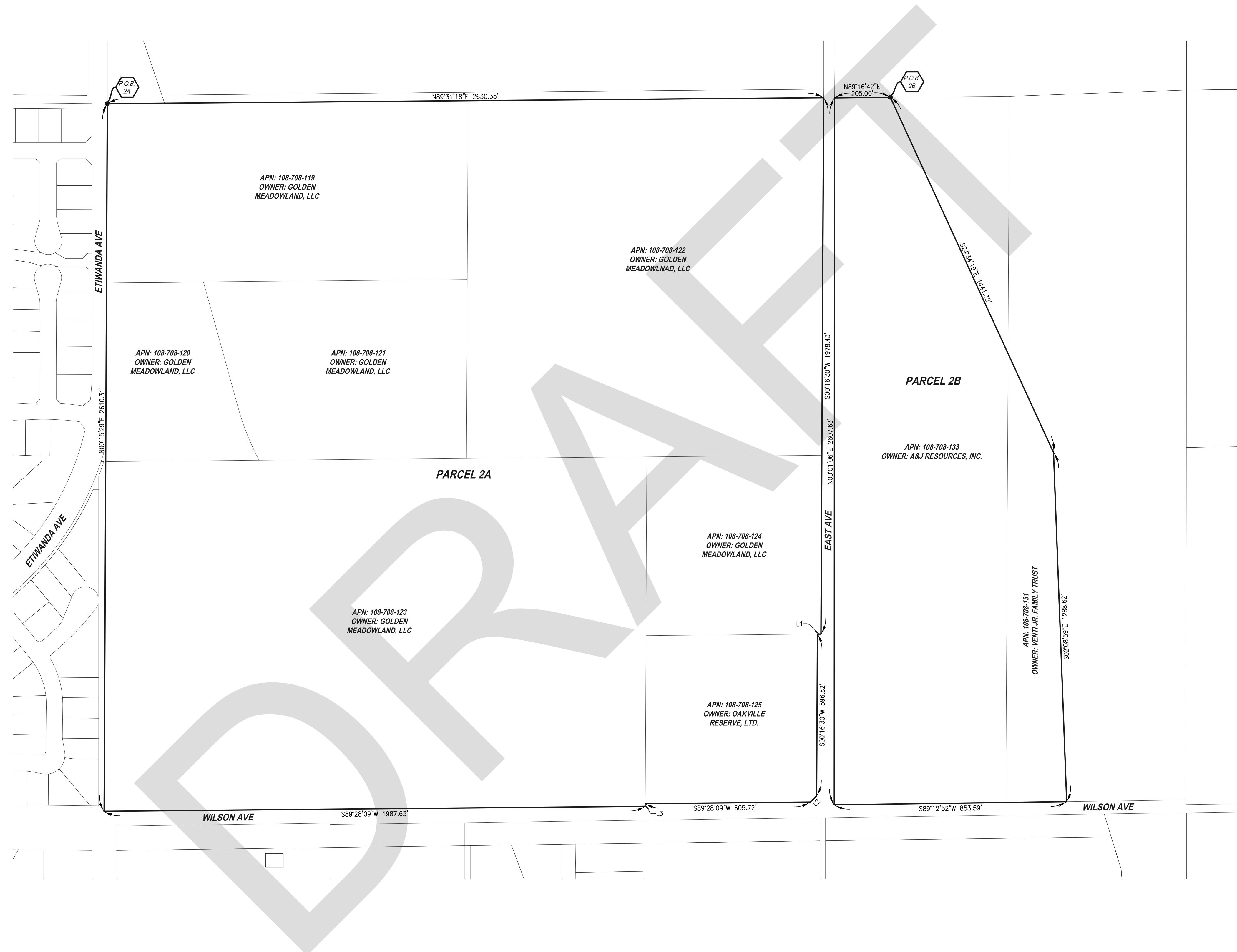


<b>EIFD MAP - EXHIBIT "B"</b>		
<b>PARCEL 1</b>		
CITY: RANCHO CUCAMONGA		COUNTY: SAN BERNARDINO
SURVEYED BY: NA		SURVEY DATE: NA
DRAWN BY: RM		
CHECKED BY: SHELBY/HAVENS		APPROVED BY: S. BENNETT
JOB REF. NO.: 2		
SHEET: 2	OF 33	DATE: 06/30/2022
FILE NAME: Parcel 1 - Exhibit B.dwg		

The logo for WestLAND Group, Inc. features the word "WestLAND" in large, bold, blue capital letters above a horizontal gold bar. To the left of the bar is a gold starburst graphic. Below the bar is the word "Group" in a large, stylized blue font, followed by "Inc." in a smaller blue font.

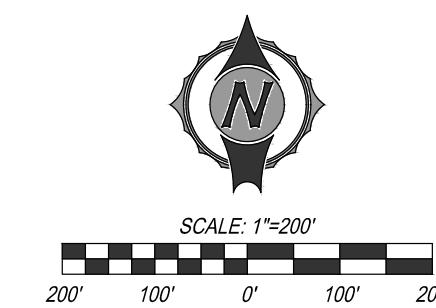
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 2A & 2B



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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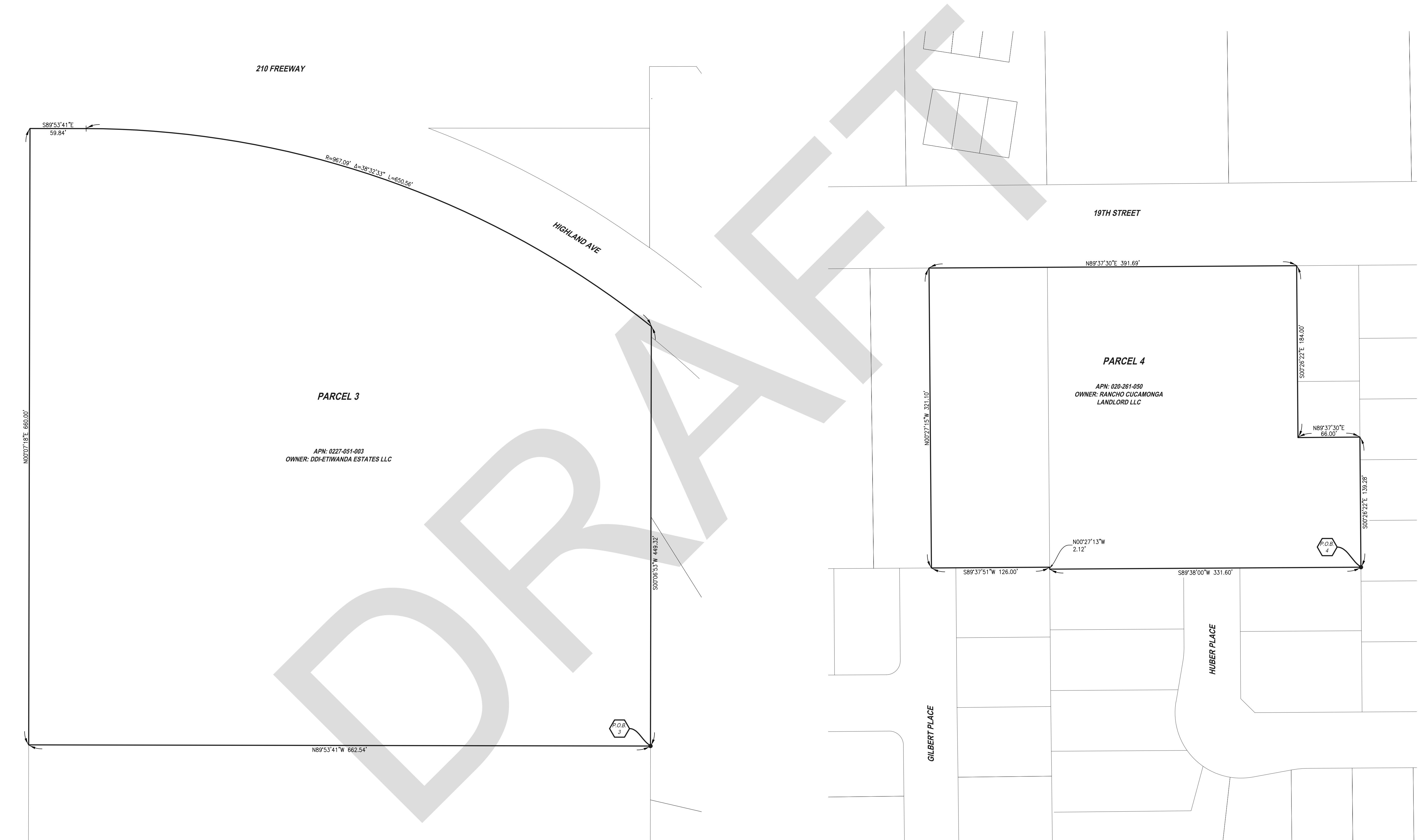


EIFD MAP - EXHIBIT "B"		
PARCEL 2A & 2B		
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SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM.PT.GU.SD.MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 3 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 2-Exhibit B.dwg

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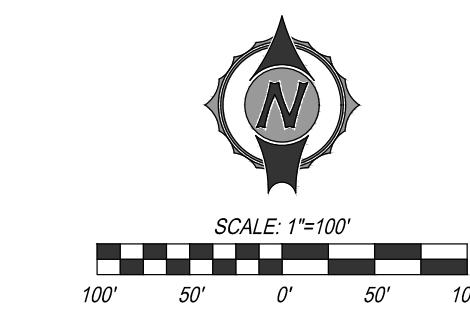
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 3 & PARCEL 4



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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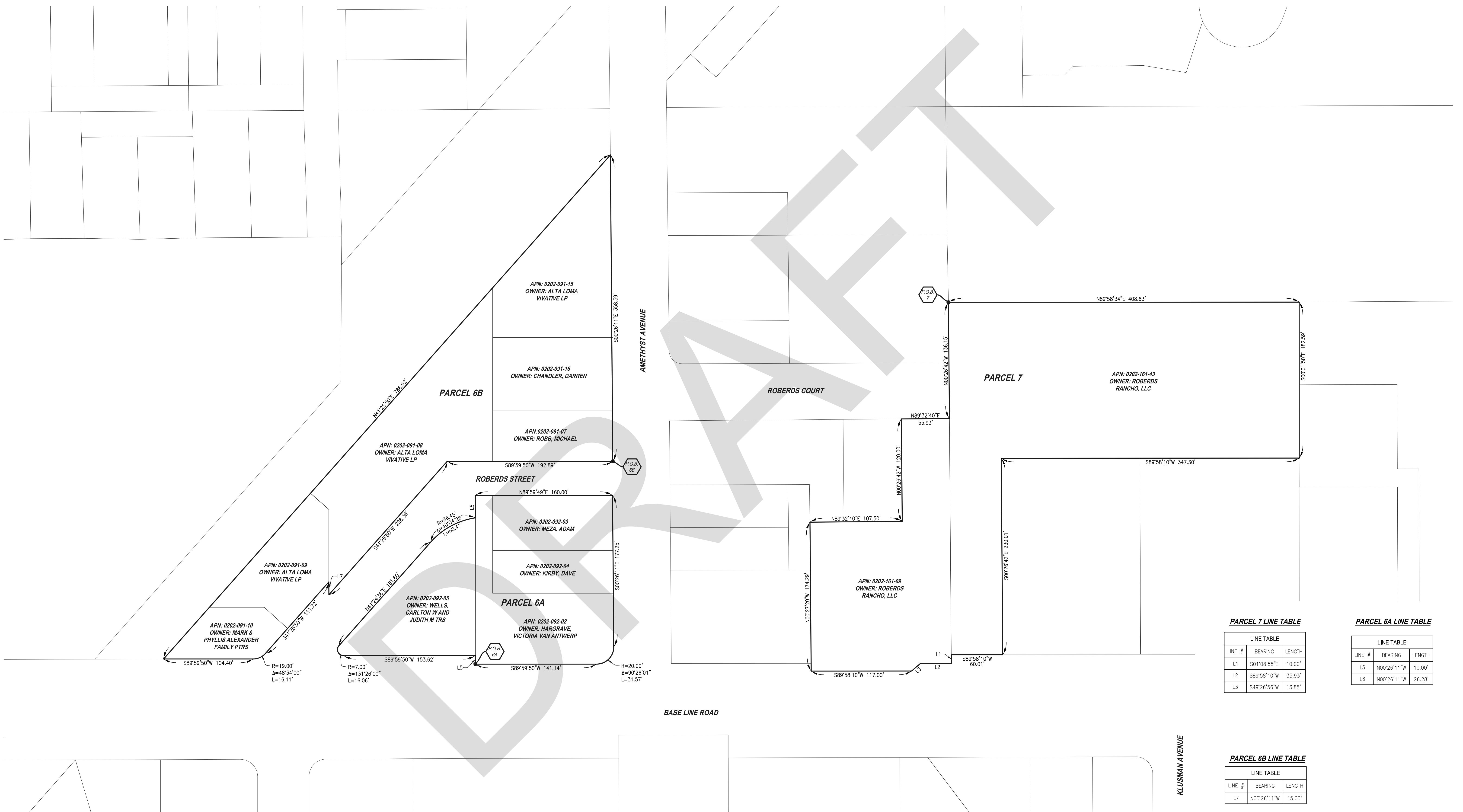


EIFD MAP - EXHIBIT "B"		
PARCELS 3 & 4		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 4 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 3 & 4 - Exhibit B.dwg

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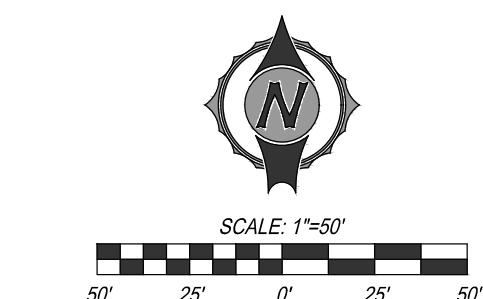
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 6A, 6B, & 7



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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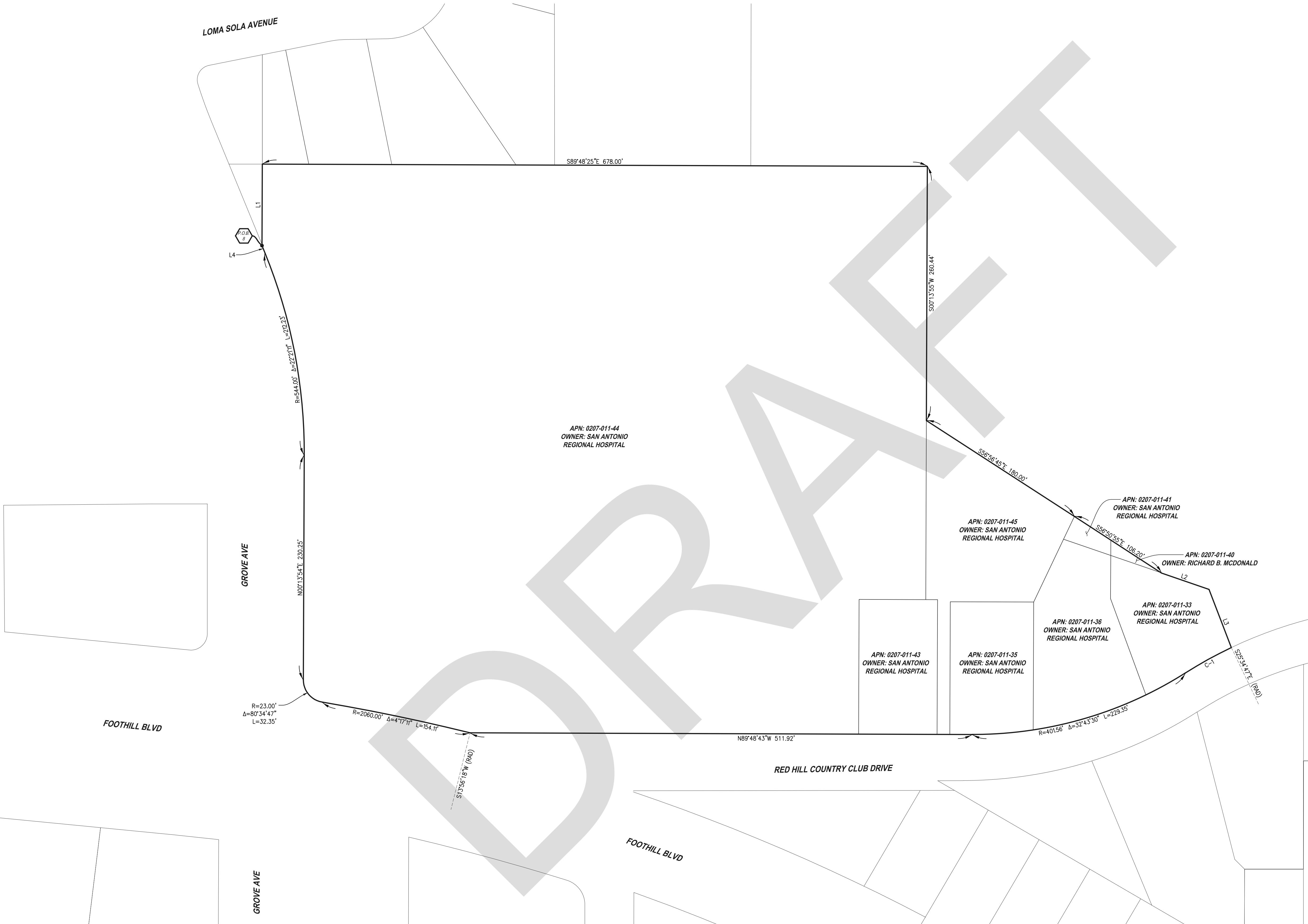


EIFD MAP - EXHIBIT "B"		
PARCELS 6A, 6B, & 7		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 5 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 6 & 7 Exhibit B.dwg

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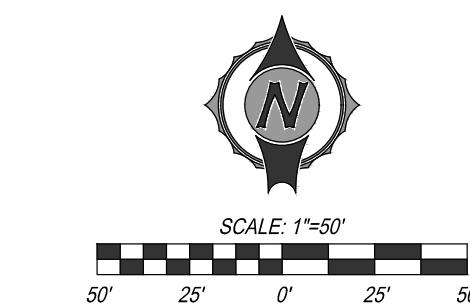
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 8



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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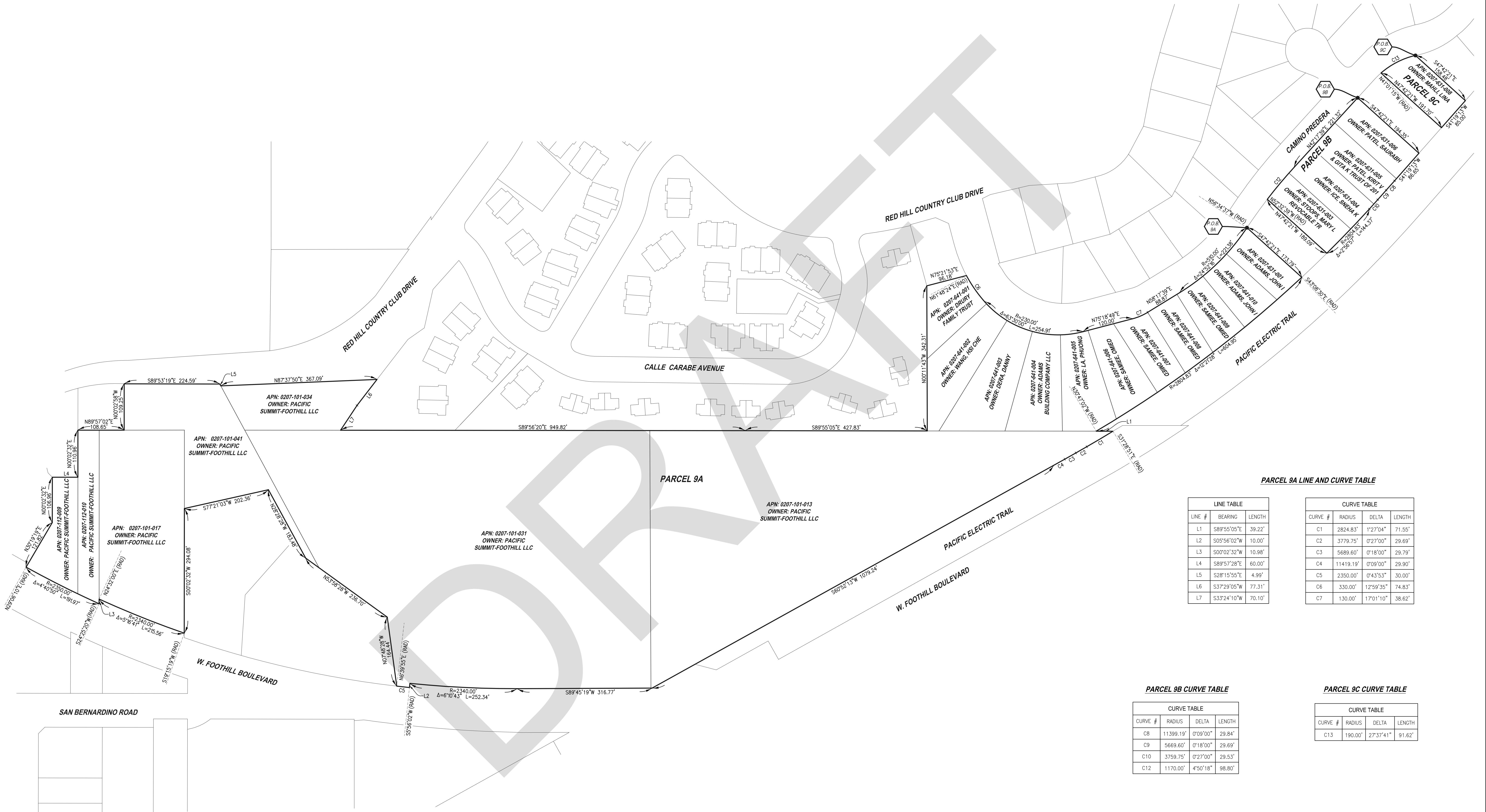


EIFD MAP - EXHIBIT "B"		
PARCEL 8		
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SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 6 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 8 - Exhibit B.dwg

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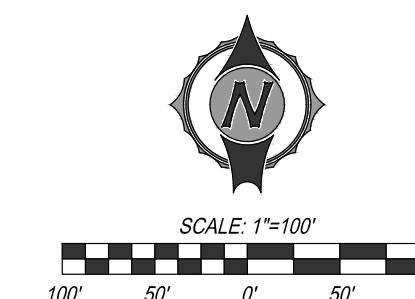
## **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 9A, PARCEL 9B & PARCEL 9C



## **Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

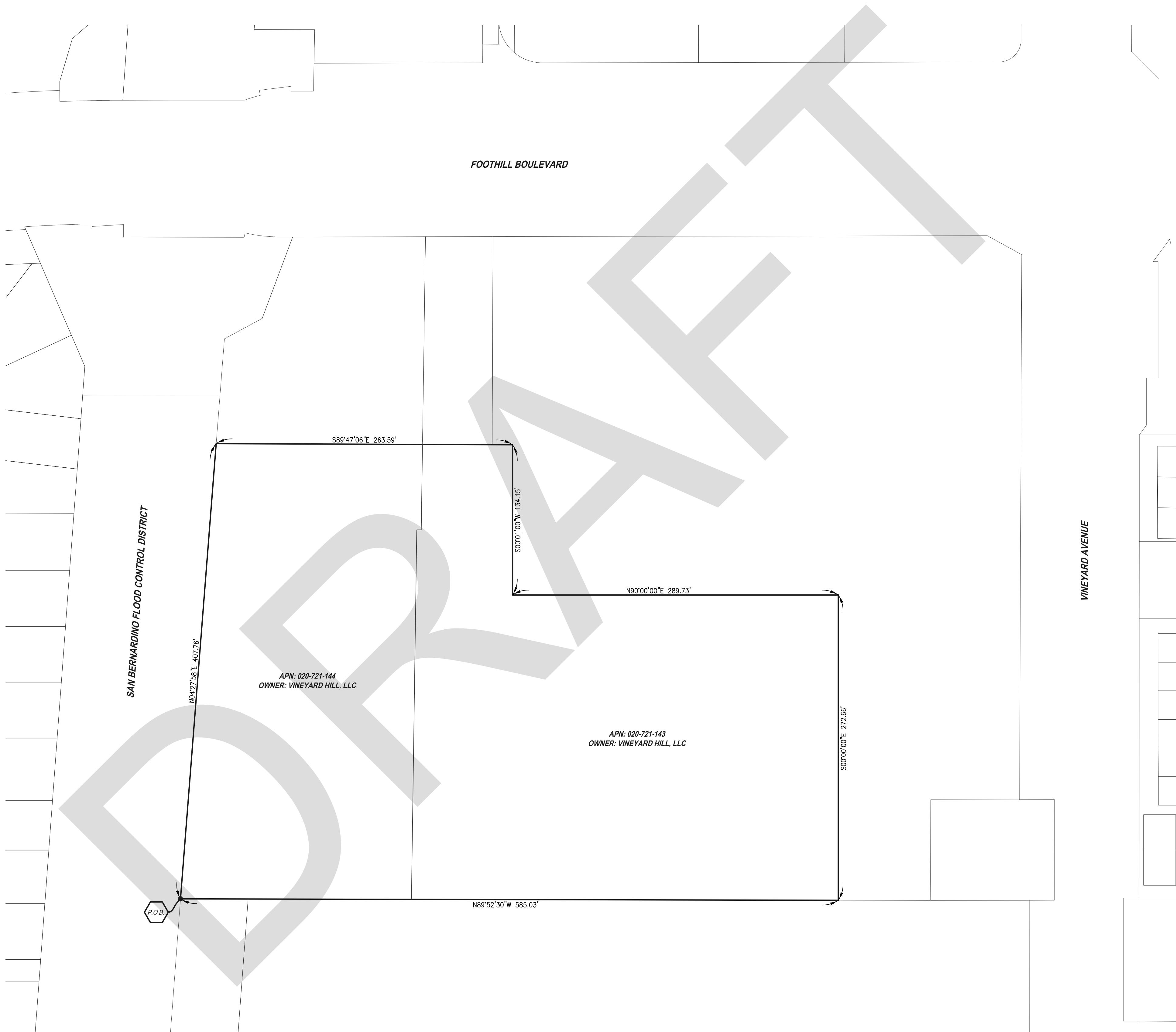
DRAFT



<b>EIFD MAP - EXHIBIT "B"</b>		
<b>PARCEL 9A, PARCEL 9B &amp; PARCEL 9C</b>		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM,PT,GU,SD,MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-090
SHEET: 7	OF 33	DATE: 06/30/2022
FILE NAME: Parcel 9 - Exhibit B.dwg		

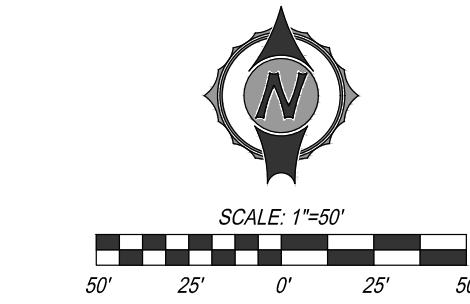
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 10



**Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

**DRAFT**

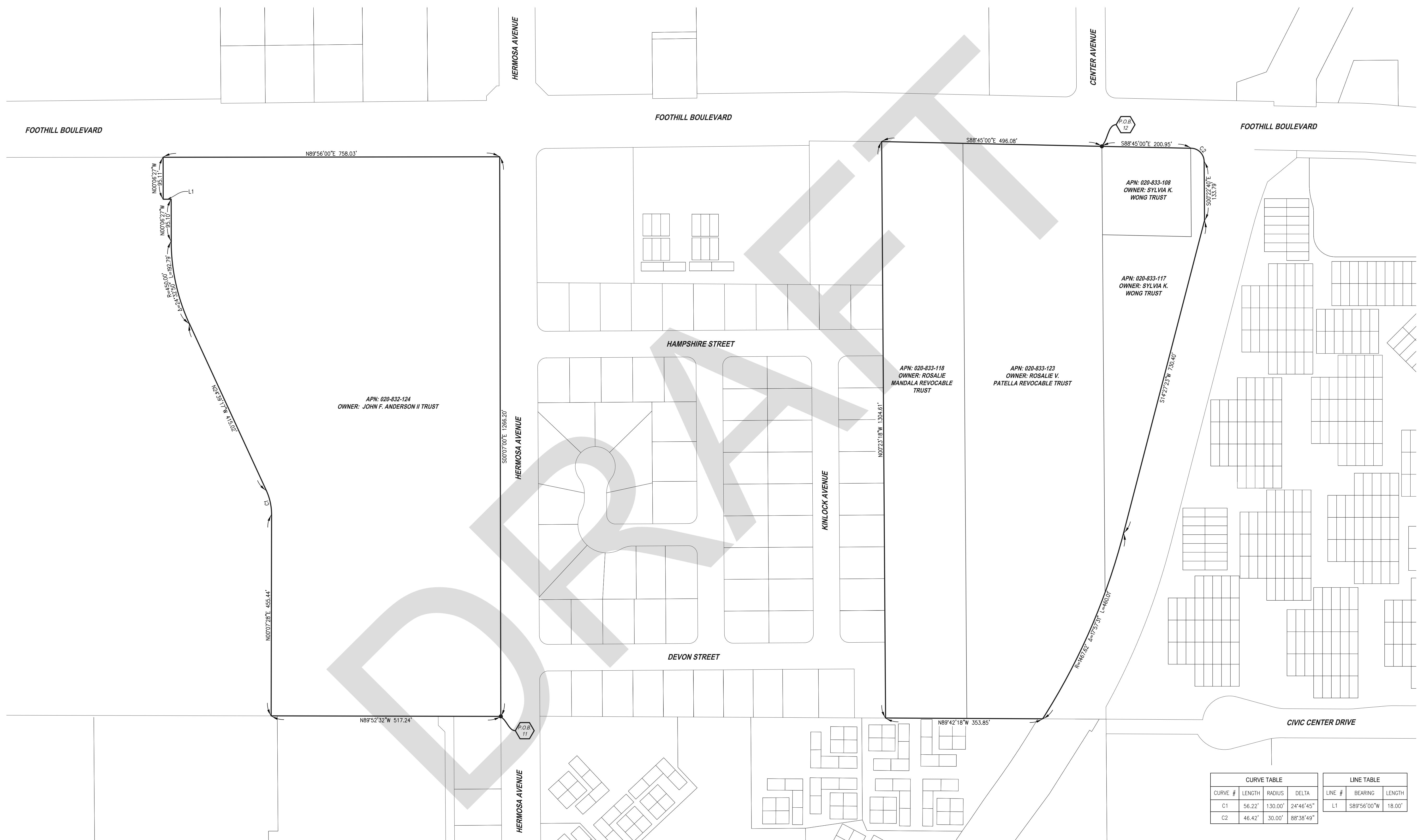


EIFD MAP - EXHIBIT "B"		
PARCEL 10		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM.PT.GU.SD.MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 8 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 10 - Exhibit B.dwg

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CA 91764  
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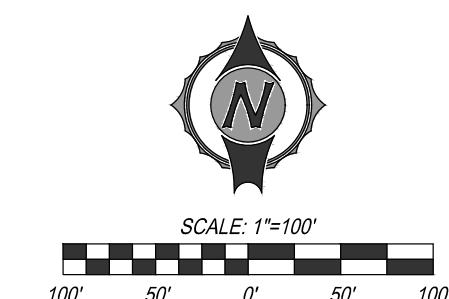
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 11 & 12



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT



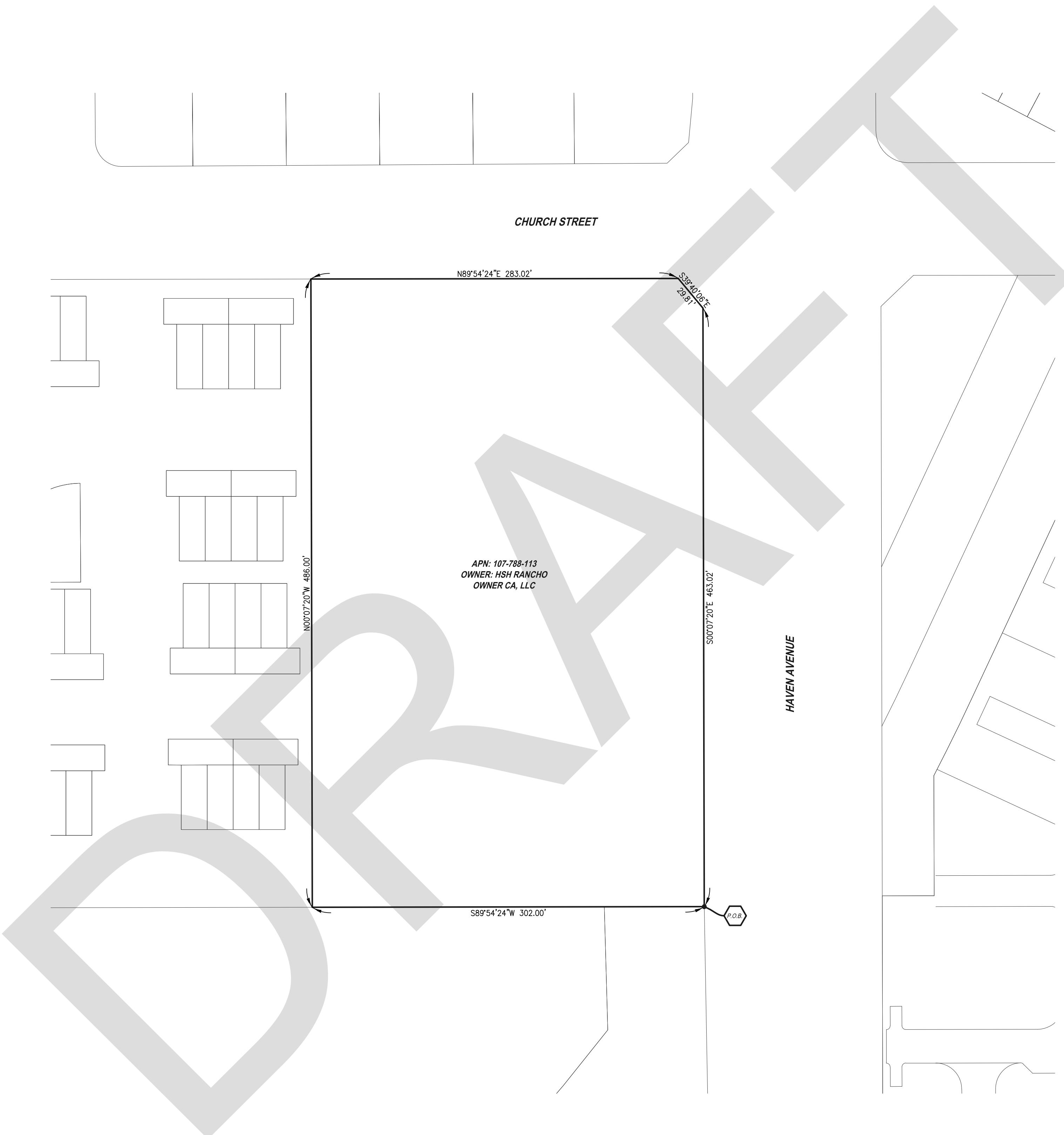
EIFD MAP - EXHIBIT "B"  
PARCELS 11 & 12

CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 9 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 11 & 12 Exhibit B.dwg

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Phone: (909) 989-5789 Fax: (909) 989-8660

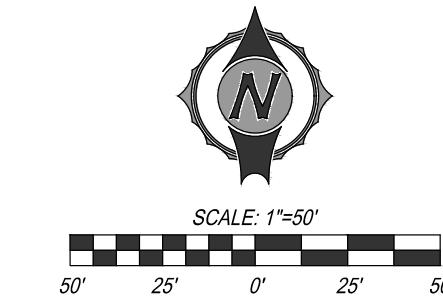
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 13



DRAFT

## Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

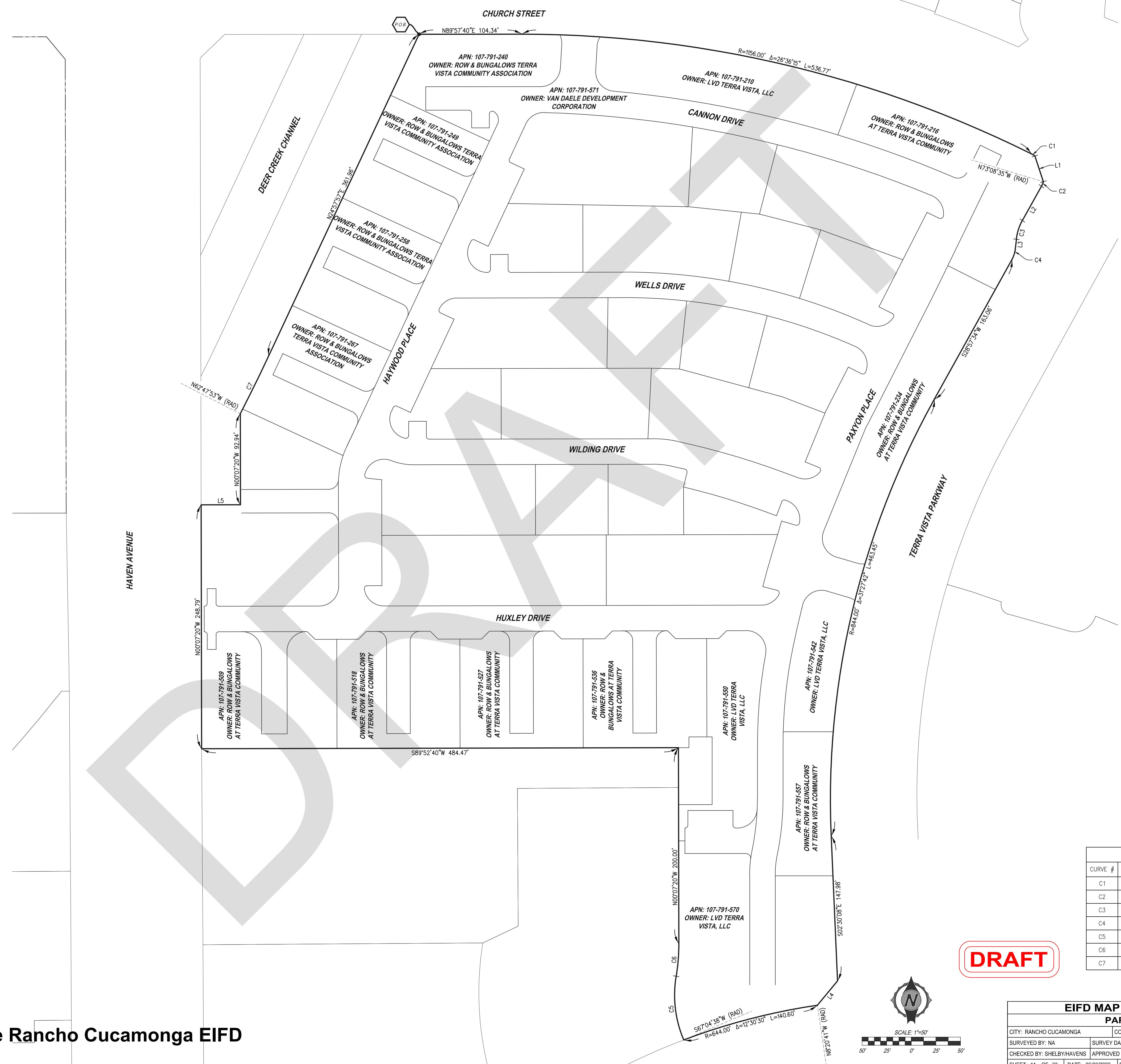


EIFD MAP - EXHIBIT "B"		
PARCEL 13		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SD.MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 10 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 13 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 14



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

CURVE TABLE			
LINE #	BEARING	LENGTH	
C1	4.26°	24.00'	10°0'31"
C2	5.07°	24.00'	12°0'09"
C3	20.13°	51.00'	22°3'12"
C4	11.45°	29.00'	22°3'12"
C5	66.28°	117.38'	32°2'14"
C6	33.35°	200.00'	9°33'12"
C7	65.72°	1684.13'	214'09"

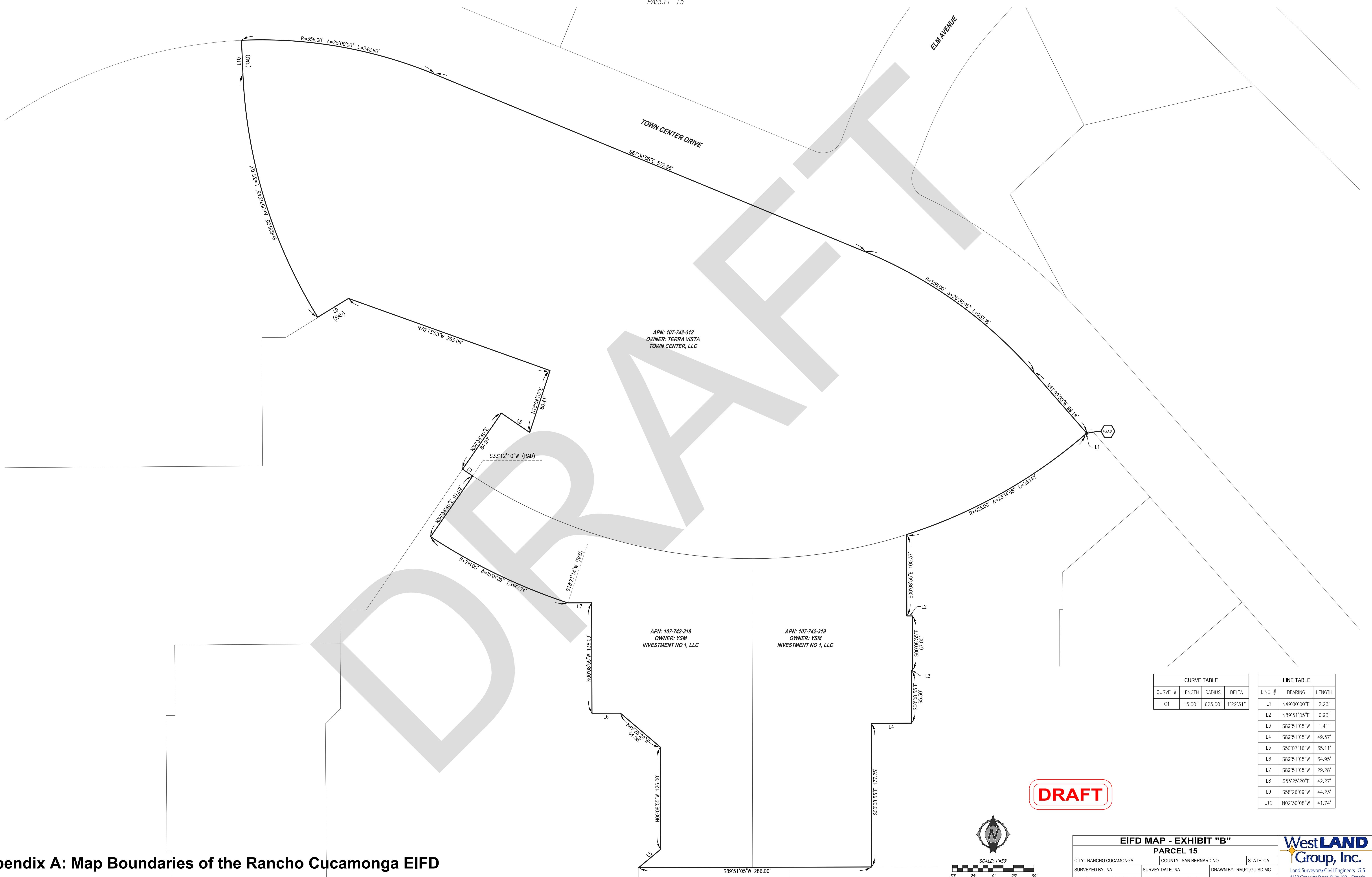
LINE TABLE	
LINE #	BEARING
L1	S18°12'34"E
L2	S28°57'34"W
L3	S06°20'22"W
L5	N89°52'40"E

EIFD MAP - EXHIBIT "B"		
PARCEL 14		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 11 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 14 - Exhibit B.dwg

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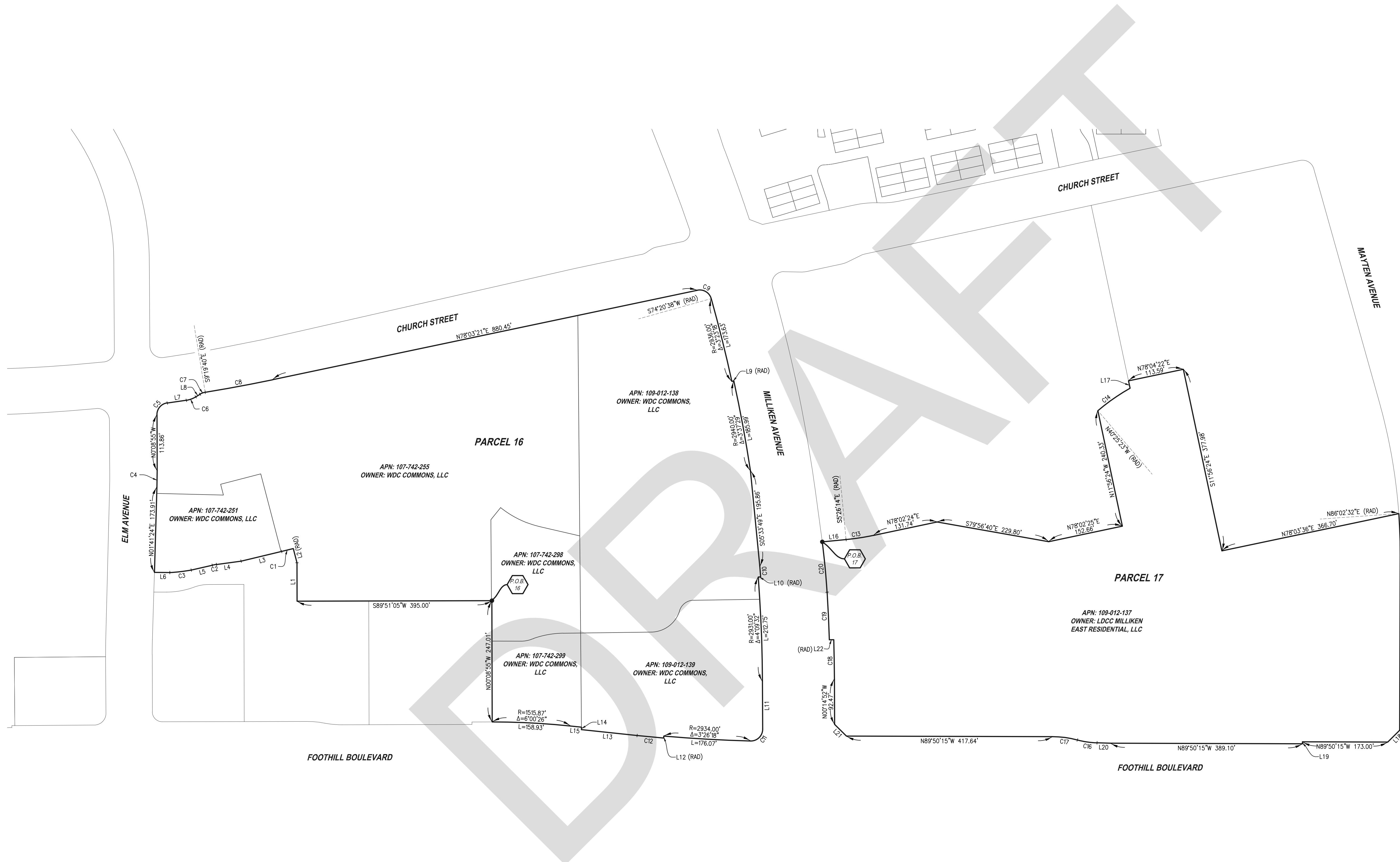
CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 15



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

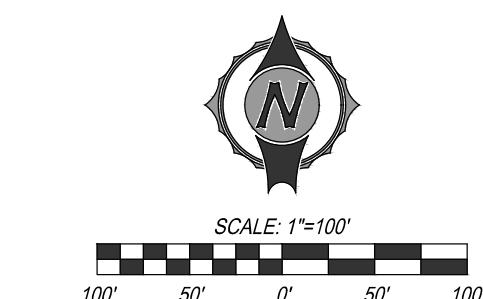
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 16 & 17



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT

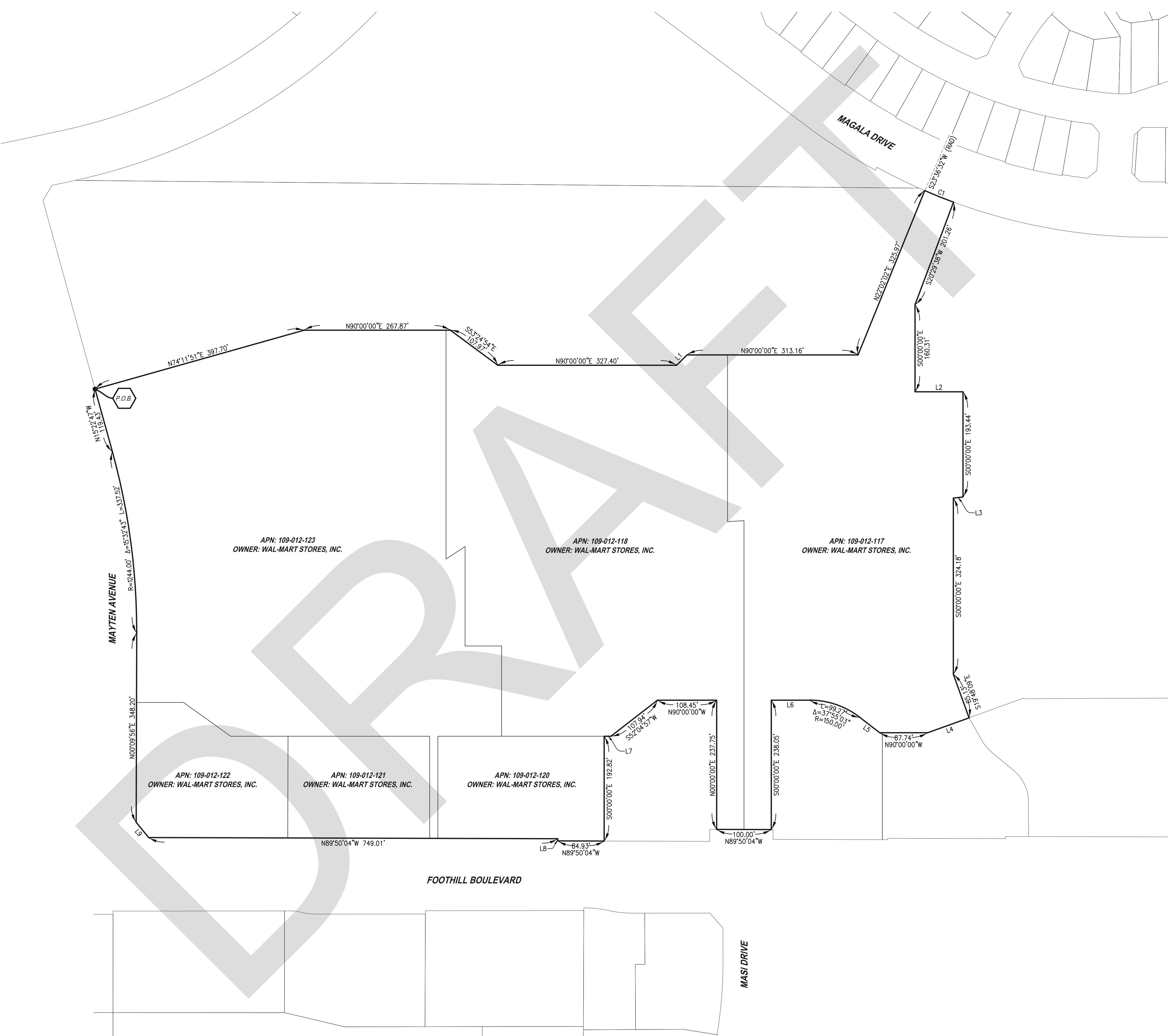


EIFD MAP - EXHIBIT "B"		
PARCELS 16 & 17		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 13 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 16 & 17 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

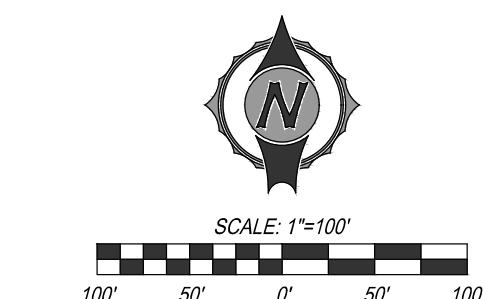
CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 18



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	56.76'	1044.00'	3°06'54"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45°00'00"E	26.87'
L2	N90°00'00"E	87.83'
L3	S83°20'24"W	17.89'
L4	S70°10'42"W	80.60'
L5	N52°04'57"W	46.02'
L6	N90°00'00"W	70.14'
L7	N90°00'00"W	12.29'
L8	N00°09'56"E	4.00'
L9	N39°14'06"W	36.24'

Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

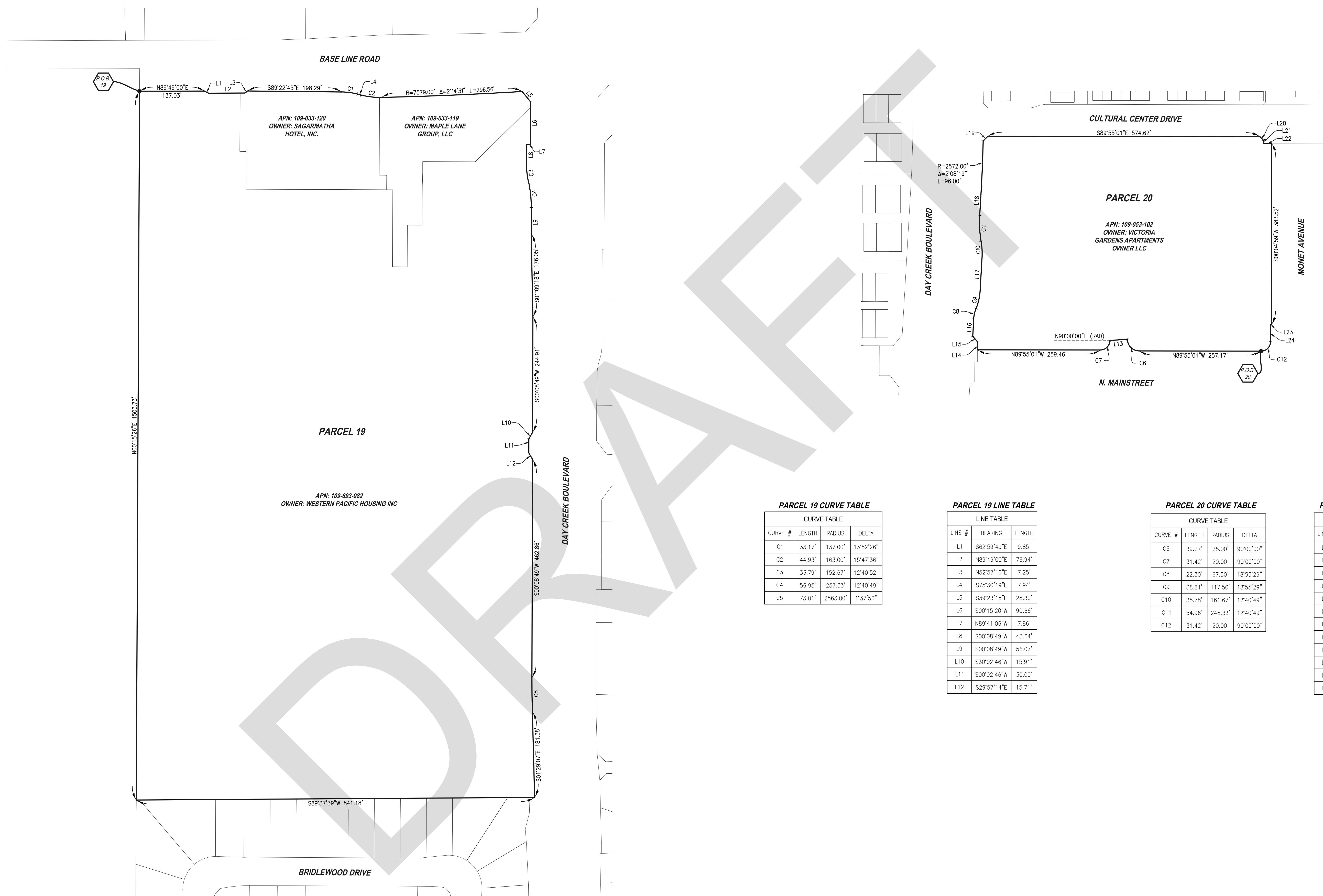


EIFD MAP - EXHIBIT "B"		
PARCEL 18		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 14 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 18 - Exhibit B.dwg

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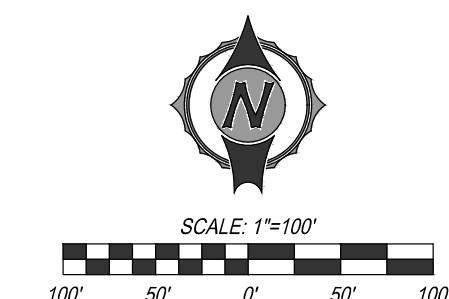
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 19 & 20



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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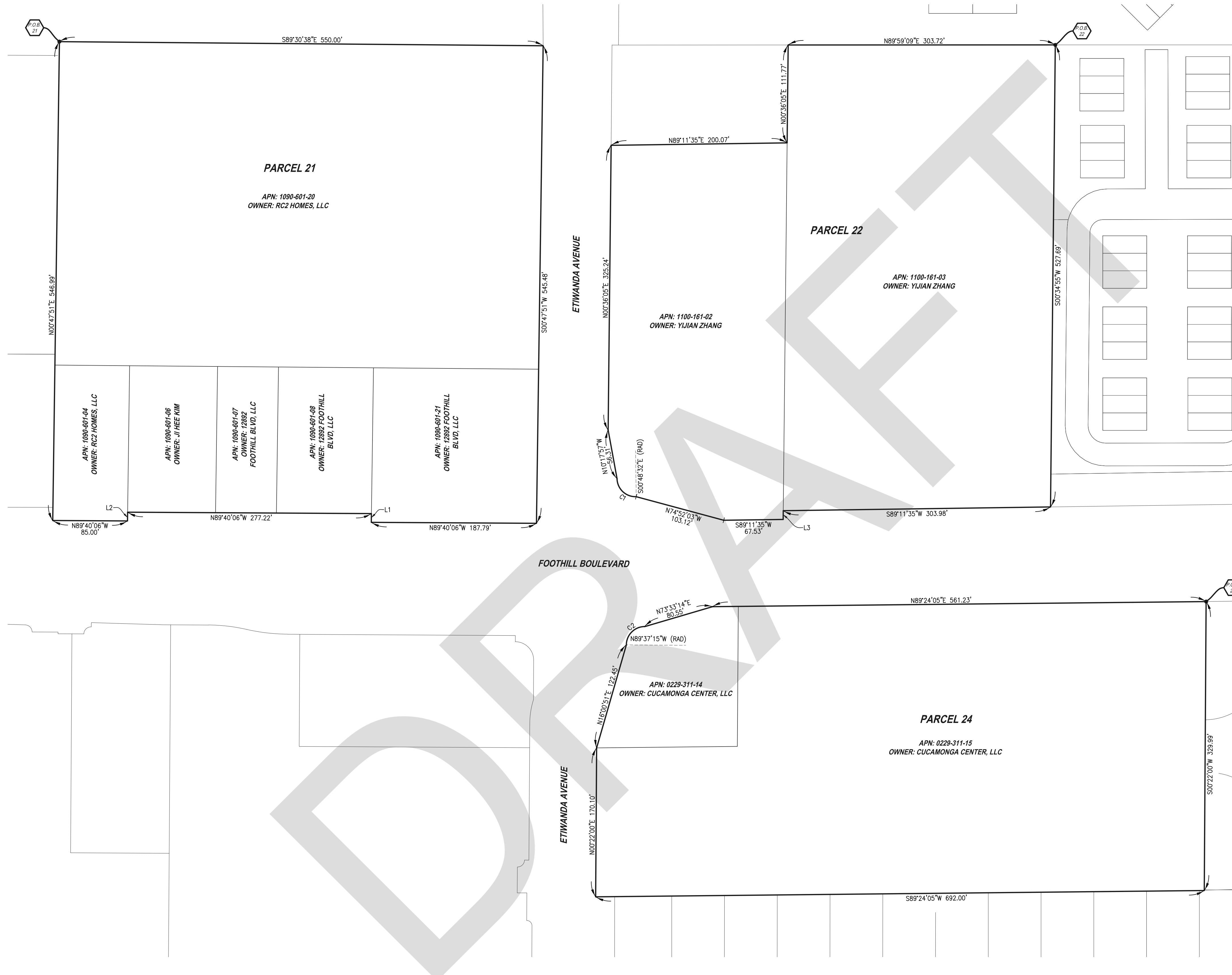


EIFD MAP - EXHIBIT "B"		
PARCELS 19 & 20		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 15 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 19 & 20 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 21, PARCEL 22 & PARCEL 24



PARCEL 21 LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°47'51"E	10.00'
L2	S00°47'51"W	10.00'

PARCEL 22 LINE TABLE

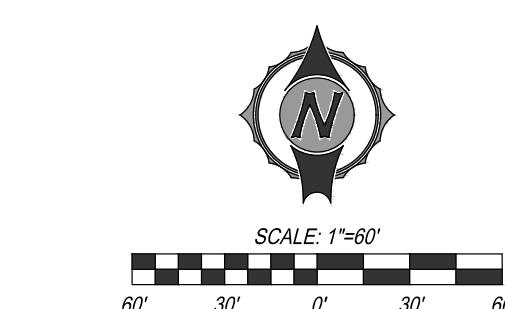
LINE TABLE		
LINE #	BEARING	LENGTH
L3	S00°36'05"W	10.00'

PARCEL 22 CURVE TABLE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	33.50'	21.00'	91°25'42"

PARCEL 24 CURVE TABLE

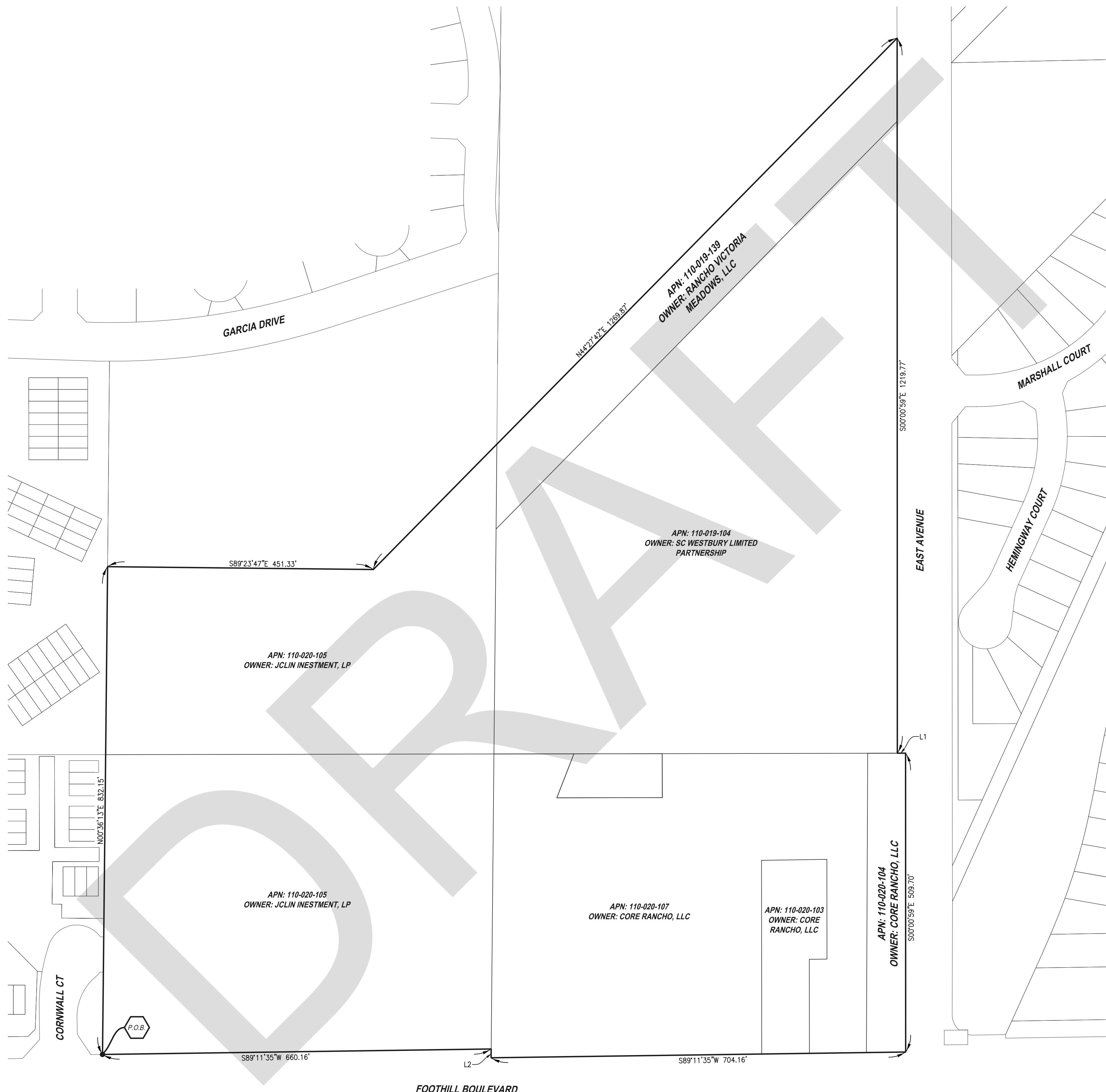
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	32.63'	21.00'	89°01'20"



EIFD MAP - EXHIBIT "B"		
PARCEL 21, PARCEL 22 & PARCEL 24		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SDMC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 16 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 21 22 & 24 - Exhibit B.dwg

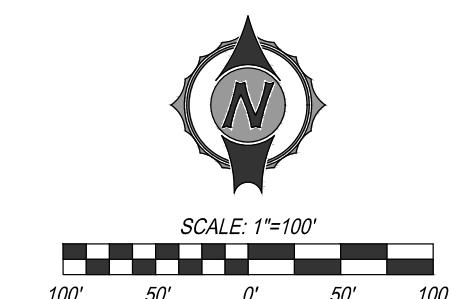
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 23



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

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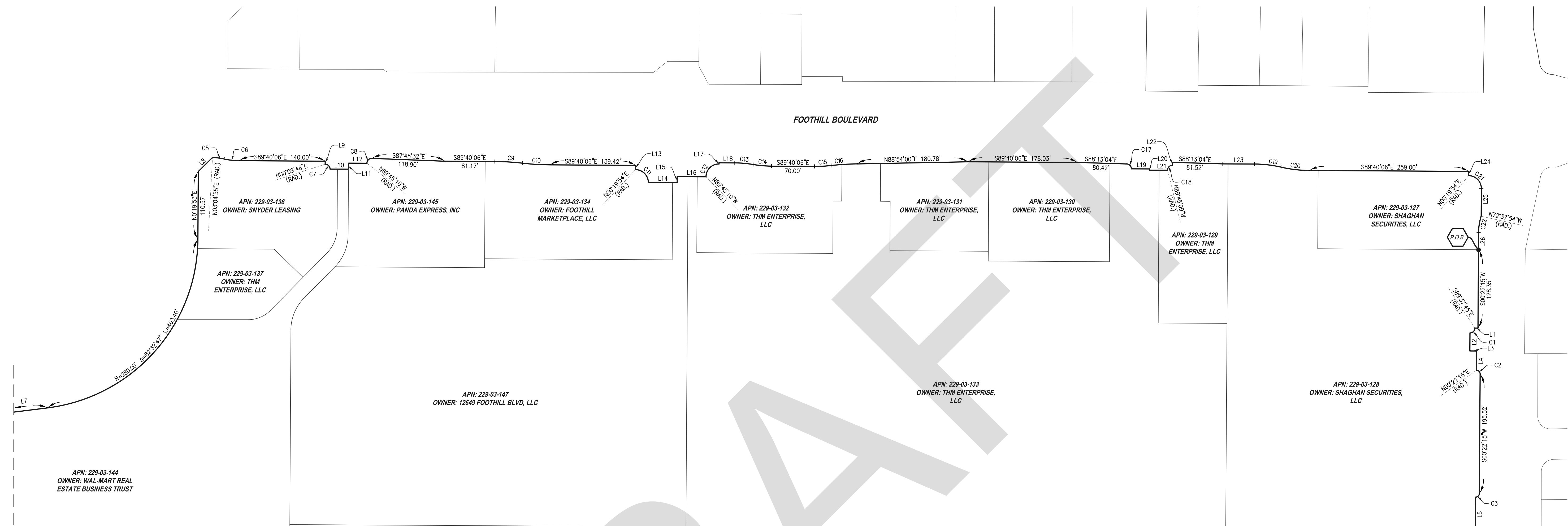


EIFD MAP - EXHIBIT "B"		
PARCEL 23		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: [Signature]	SURVEY DATE: NA	DRAWN BY: RMPT.GU.SD.MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 17 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 23 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 25



SEE SHEET 19

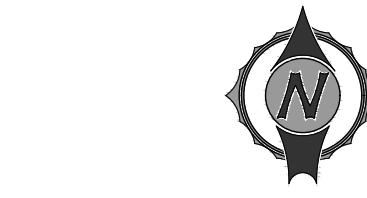
PARCEL 25 LINE AND CURVE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°37'45"W	5.00'
L2	S00°22'15"W	29.50'
L3	S89°37'45"E	11.00'
L4	S00°22'15"W	31.50'
L5	S00°22'15"W	56.00'
L6	N48°25'52"W	31.92'
L7	N82°25'40"E	197.58'
L8	N45°14'51"E	32.67'
L9	S00°19'54"W	5.00'
L10	S89°45'10"E	29.99'
L11	N00°19'26"E	9.86'
L12	S89°45'10"E	30.00'
L13	S00°19'54"W	7.00'
L14	S89°45'10"E	47.00'
L15	N00°14'50"E	9.80'
L16	S89°45'10"E	47.00'
L17	N00°19'54"E	2.00'
L18	S89°40'06"E	25.60'
L19	S89°45'10"E	29.50'
L20	S00°19'54"W	2.01'
L21	S89°45'10"E	29.50'
L22	N01°46'56"E	5.00'
L23	S89°40'06"E	51.64'
L24	S00°19'54"W	7.00'
L25	S00°22'15"W	45.23'
L26	S00°22'15"W	27.99'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	12.57'	8.00'	90°00'00"
C2	9.42'	6.00'	90°00'00"
C3	9.42'	6.00'	90°00'00"
C4	25.13'	96.00'	150°00'00"
C5	19.12'	120.00'	90°03'37"
C6	24.88'	120.00'	11°52'38"
C7	12.55'	8.00'	89°54'56"
C8	12.84'	8.00'	91°59'38"
C9	45.09'	406.25'	6°21'35"
C10	45.09'	406.25'	6°21'35"
C11	32.96'	21.00'	89°54'56"
C12	33.02'	21.00'	90°05'04"
C13	30.14'	181.25'	93°11'38"
C14	30.14'	181.25'	93°11'38"
C15	27.18'	239.00'	6°31'00"
C16	42.42'	478.00'	5°05'06"
C17	12.35'	8.00'	88°27'55"
C18	12.78'	8.00'	91°32'05"
C19	43.82'	198.00'	12°40'49"
C20	46.92'	212.00'	12°40'49"
C21	33.00'	21.00'	90°02'21"
C22	27.17'	91.57'	16°59'51"

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Appendix A: Map Boundaries of the Rancho Cucamonga EIFD



80° 40° 0° 40° 80°

EIFD MAP - EXHIBIT "B"

PARCEL 25

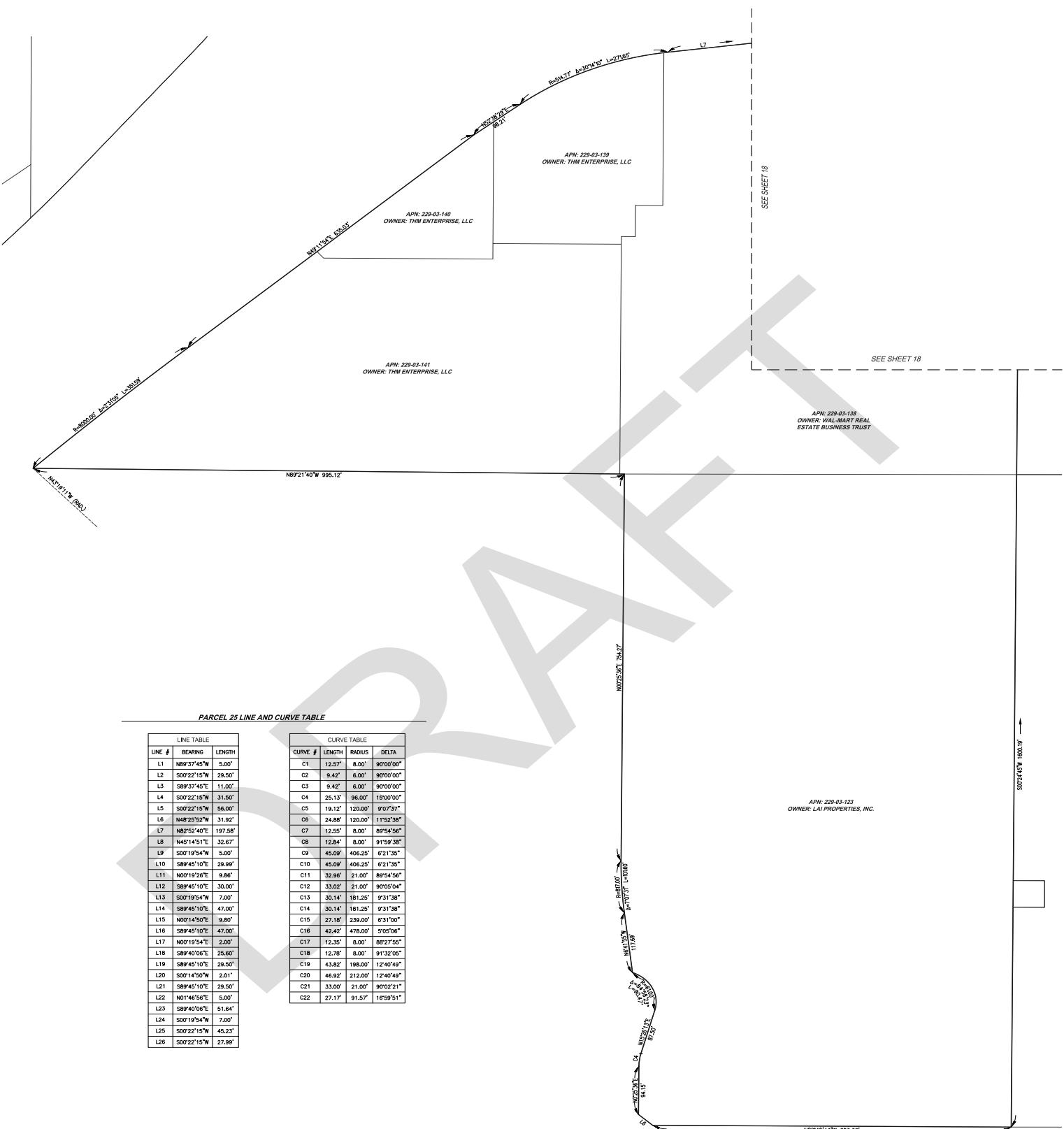
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM.PT.GU.SD.MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 18 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 25 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 25



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Appendix A: Map Boundaries of the Rancho Cucamonga EIFD



## EIFD MAP - EXHIBIT "B"

PARCEL 25

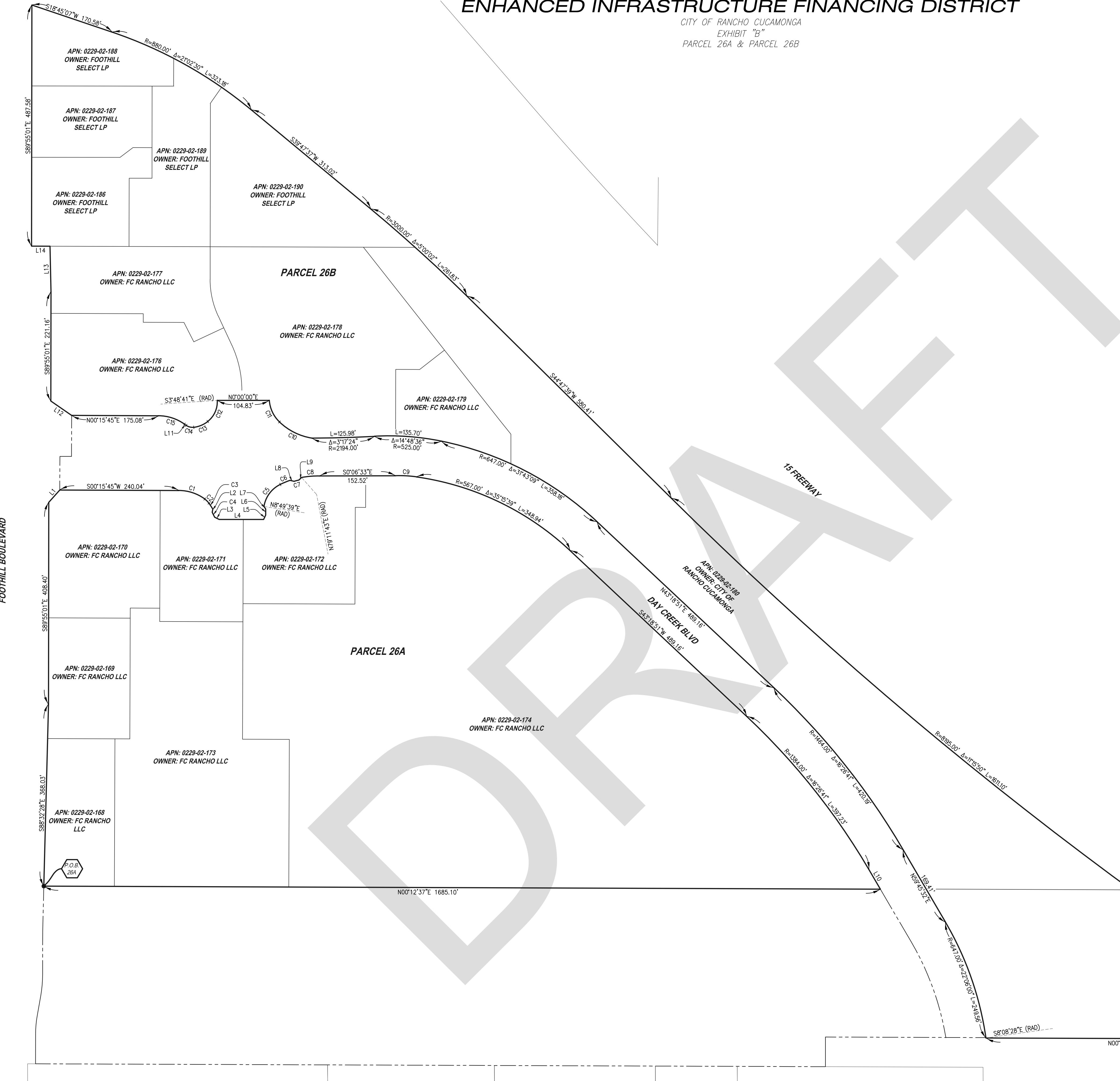
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RMP, PT, GUS, MC
CHECKED BY: SHELBYHAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-000
SHEET: 19 OF 31	DATE: 06/30/2022	FILE NAME: Parcel 25 - Exhibit B.dwg

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 26A & PARCEL 26B



PARCEL 26A LINE AND CURVE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S48°25'46"E	33.32'
L2	N79°41'30"W	6.27'
L3	S27°13'19"W	9.97'
L4	S00°00'00"E	89.65'
L5	S65°49'42"E	9.85'
L6	S89°47'20"E	12.25'
L7	N56°25'12"E	5.97'
L8	S13°39'43"W	8.07'
L9	S43°00'46"E	7.74'
L10	S59°45'32"W	45.74'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	89.00'	35°46'53"	55.58'
C2	39.00'	18°23'12"	12.52'
C3	149.00'	51°6'51"	13.62'
C4	145.00'	4°33'19"	11.53'
C5	60.00'	54°58'38"	57.57'
C6	174.00'	7°06'02"	21.56'
C7	170.00'	3°19'30"	9.87'
C8	174.00'	12°07'05"	36.80'
C9	239.00'	10°04'39"	42.04'

PARCEL 26B LINE AND CURVE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L11	N35°35'43"E	4.28'
L12	N34°45'55"E	50.97'
L13	N88°42'37"E	92.14'
L14	N00°11'21"E	37.07'
L15	N84°53'23"W	78.90'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	122.00'	34°50'50"	74.20'
C11	67.00'	42°11'29"	49.34'
C12	50.00'	56°02'16"	48.90'
C13	58.00'	30°27'36"	30.83'
C14	21.50'	42°55'55"	16.11'
C15	90.50'	35°19'58"	55.81'

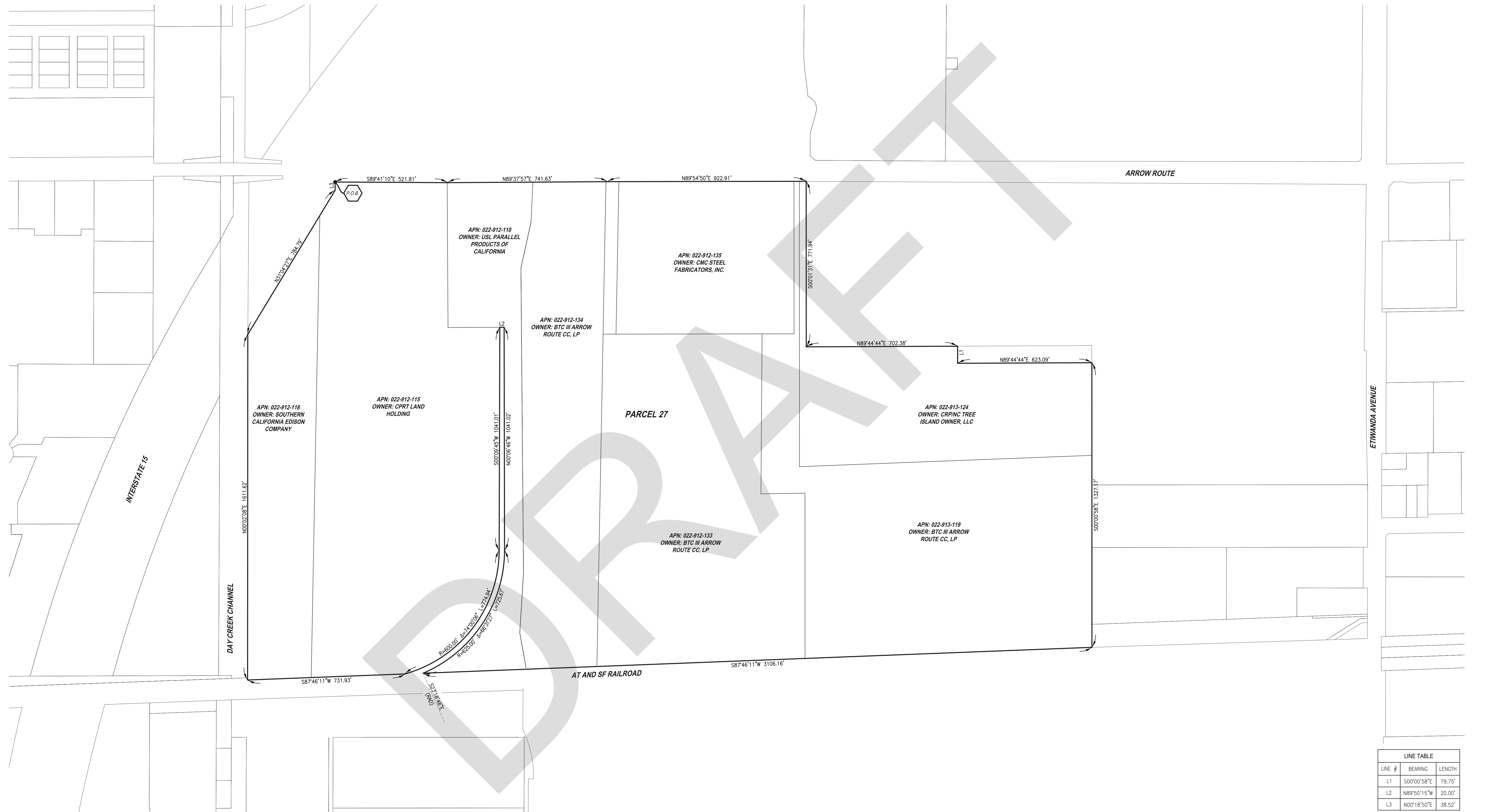
Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

EIFD MAP - EXHIBIT "B"		
PARCEL 26A & PARCEL 26B		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM
CHECKED BY: S SHELBY	APPROVED BY: A HAVENS	JOB REF. NO.: 2022-090
SHEET: 20 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 26 - Exhibit B.dwg

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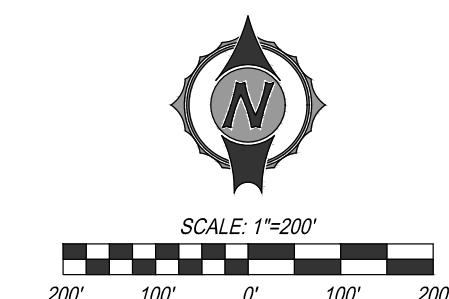
# **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 27



## **Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

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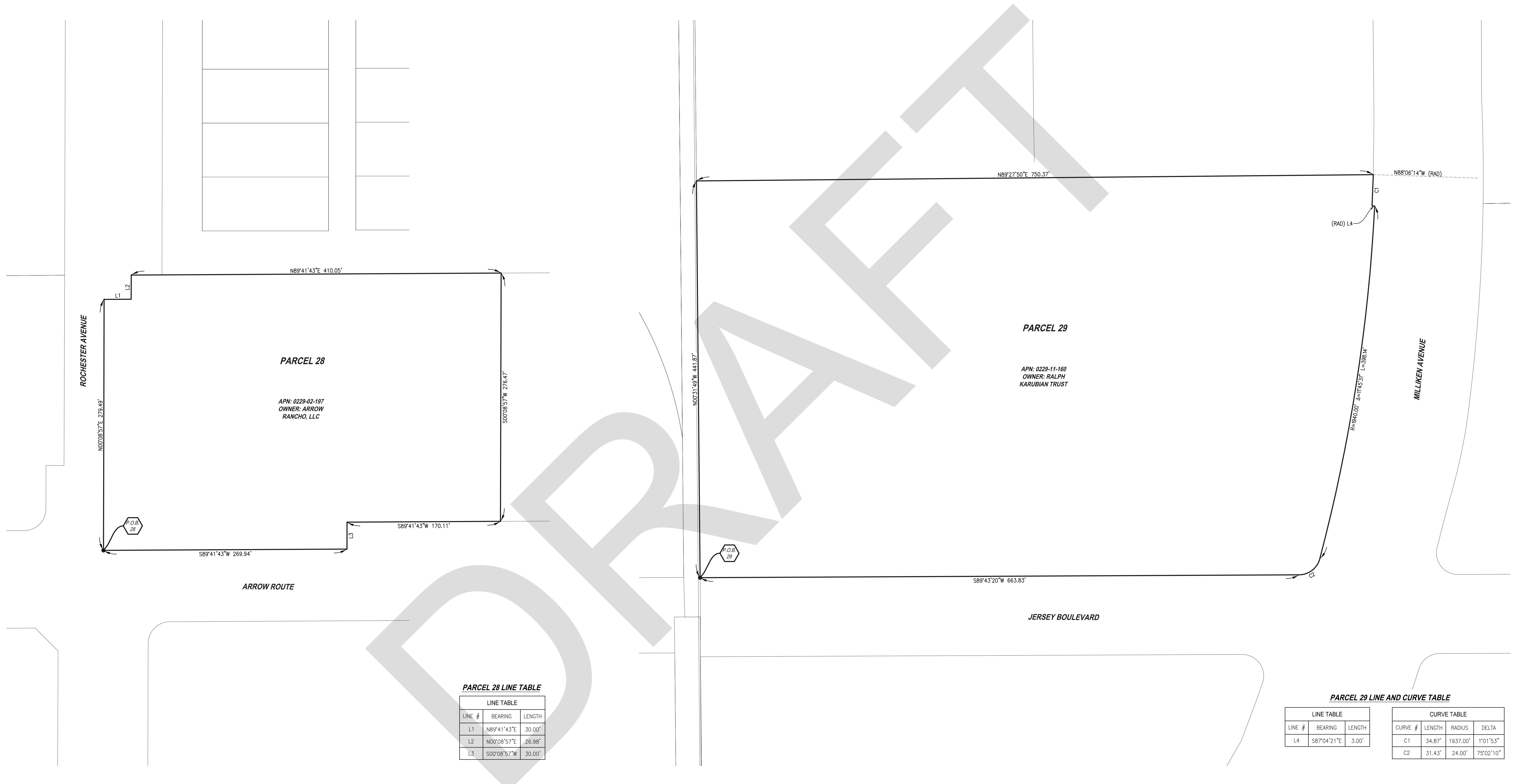


<b>EIFD MAP - EXHIBIT "B"</b>		
<b>PARCEL 27</b>		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2
SHEET: 21 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 27 - Exhibit B.dwg

The logo for WestLAND Group, Inc. features the word "WestLAND" in large, bold, blue capital letters above a horizontal blue line. To the left of the line is a yellow starburst graphic. Below the line is the word "Group, Inc." in a large, blue, serif font.

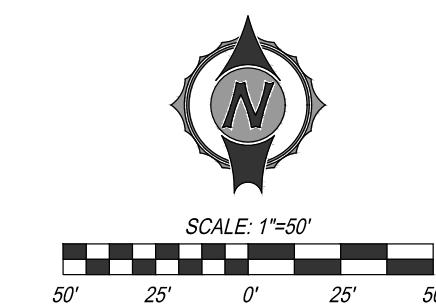
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 28 & PARCEL 29



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT

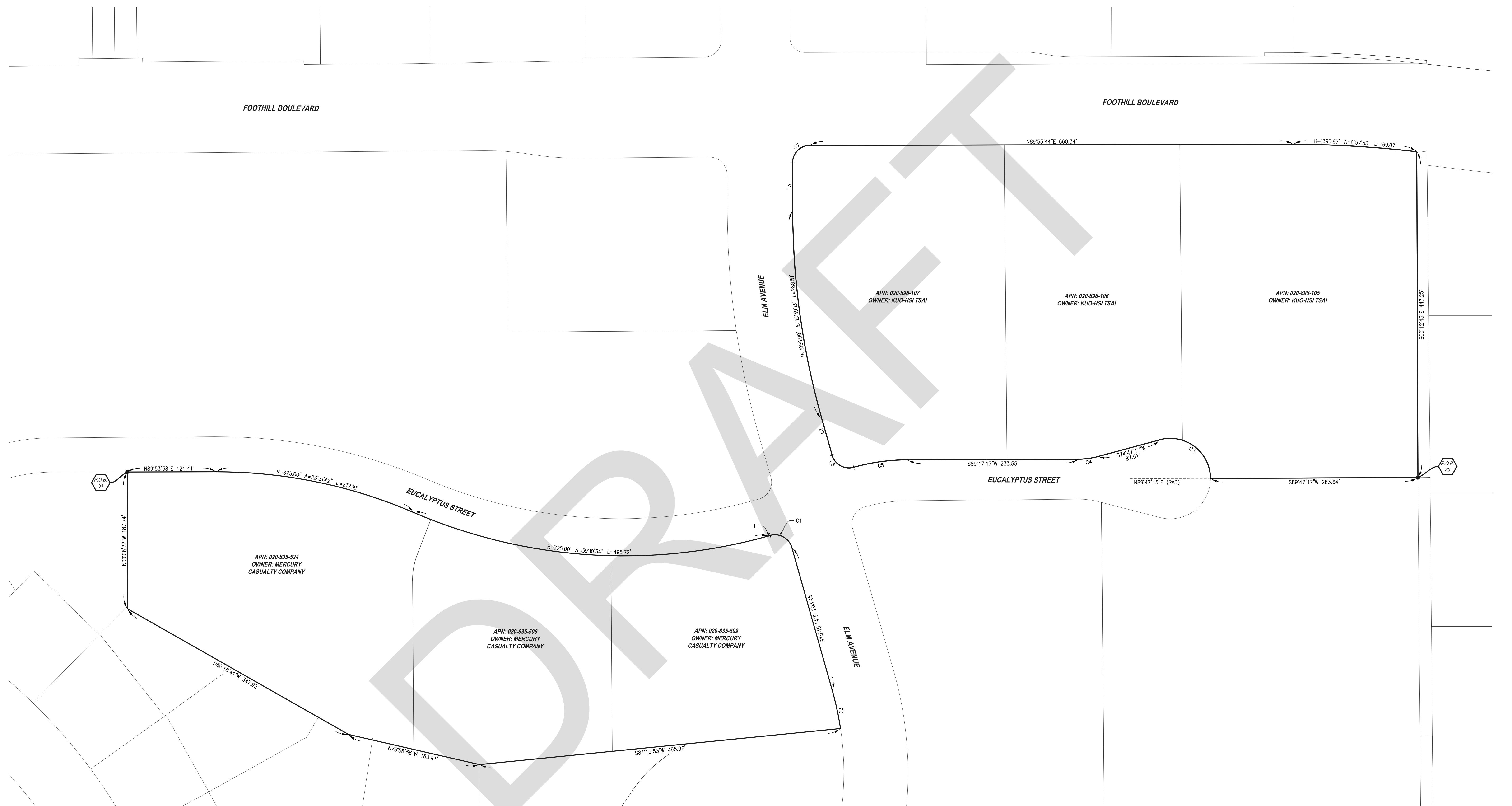


EIFD MAP - EXHIBIT "B"			
PARCEL 28 & PARCEL 29			
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA	
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC	
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490	
SHEET: 22 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 28 & 29 - Exhibit B.dwg	

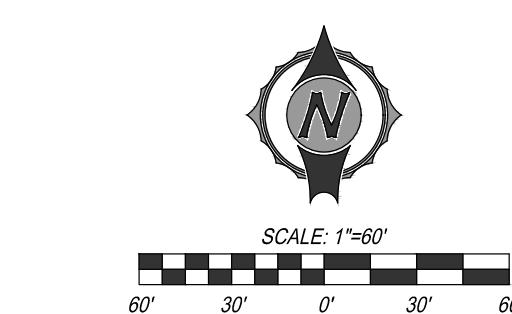
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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 30 & 31



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

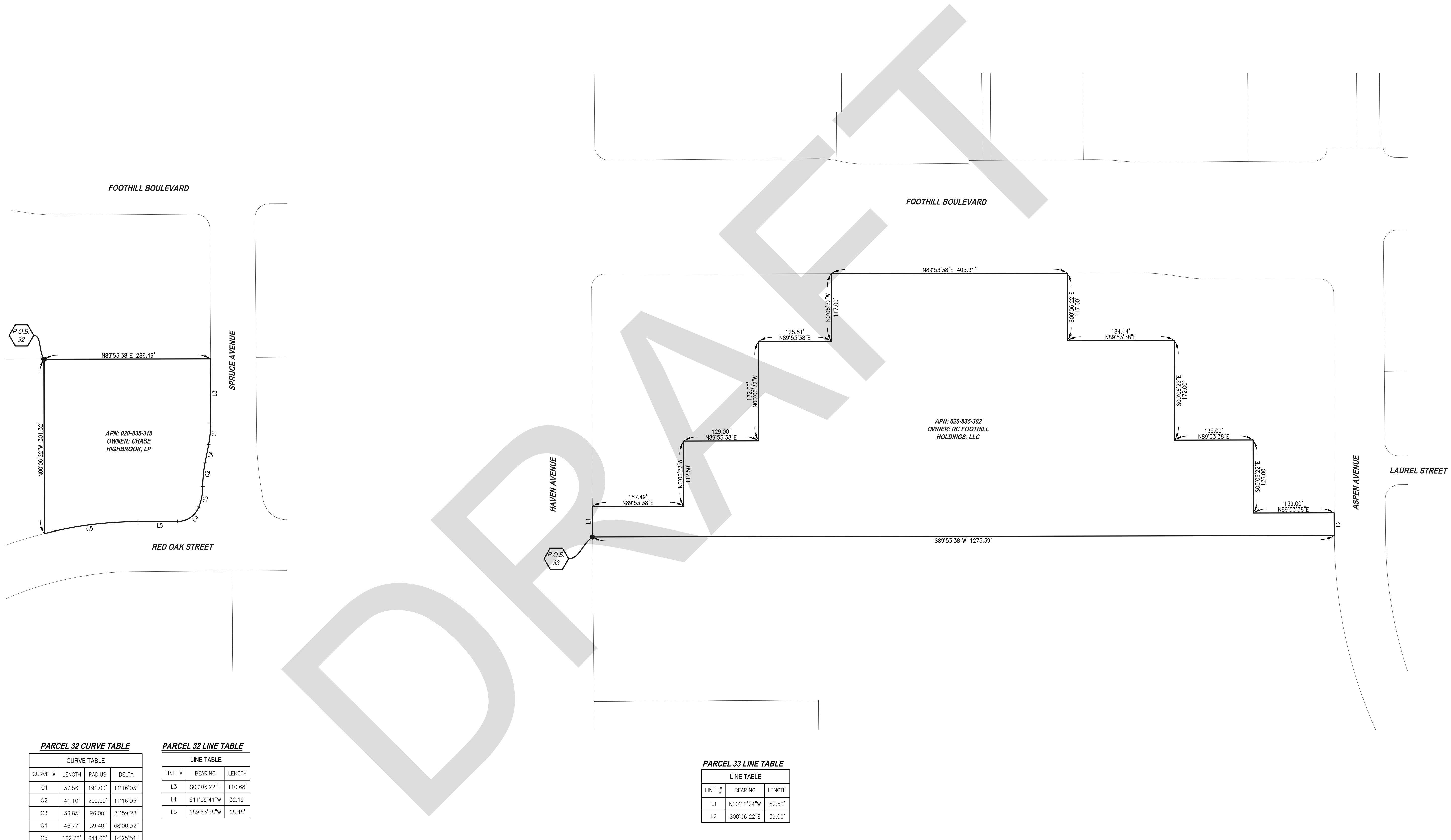


EIFD MAP - EXHIBIT "B"		
PARCELS 30 & 31		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 23 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 30 & 31 - Exhibit B.dwg

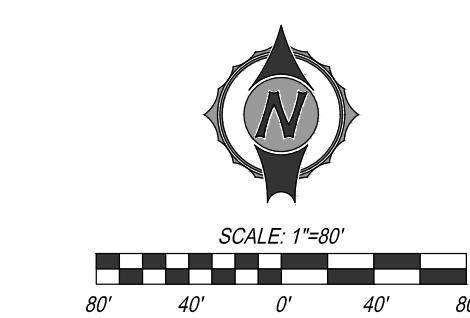
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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 32 & 33



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD



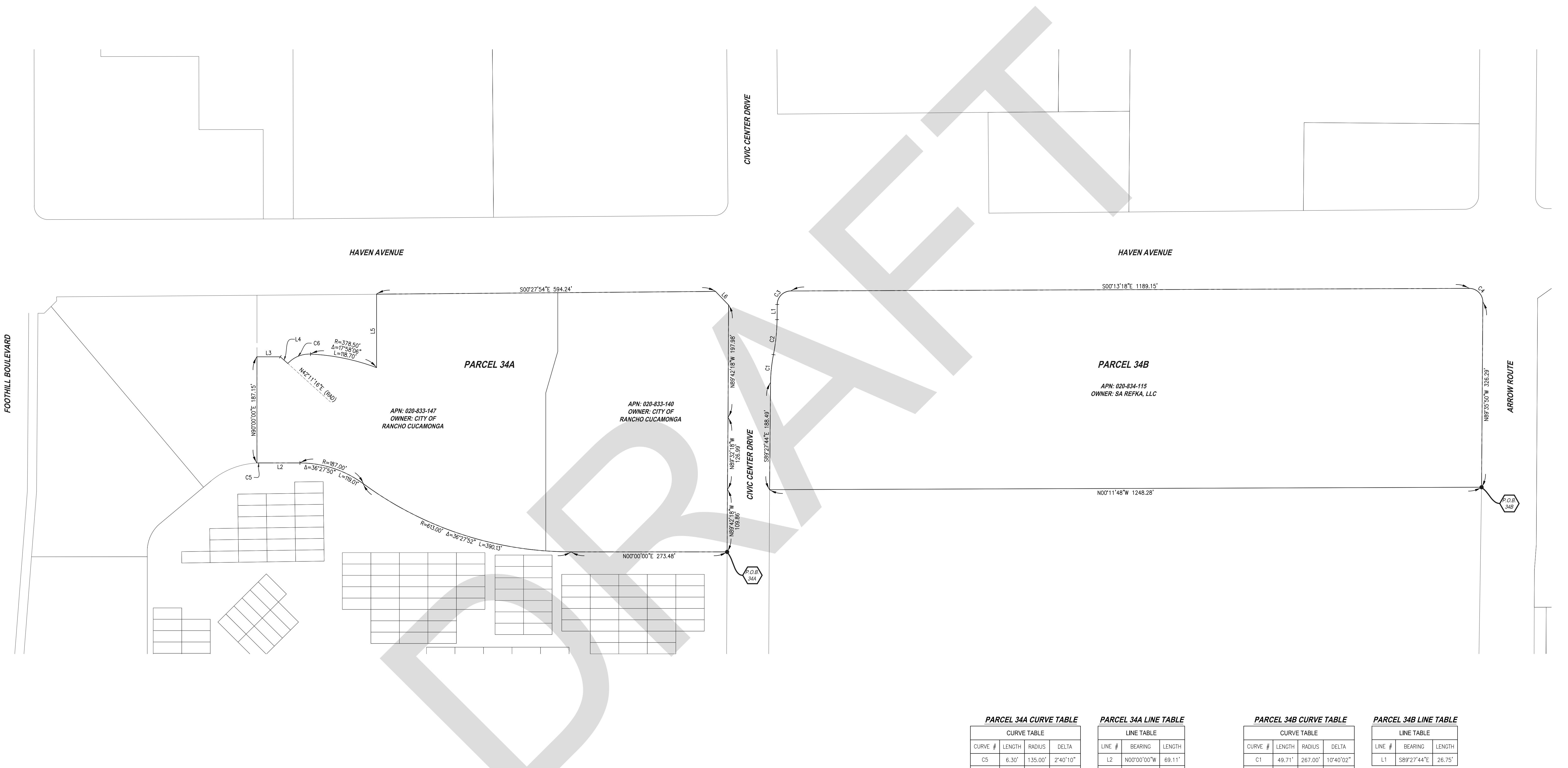
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EIFD MAP - EXHIBIT "B"		
PARCELS 32 & 33		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 23 OF 32	DATE: 06/30/2022	FILE NAME: Parcel 32 & 33 - Exhibit B.dwg

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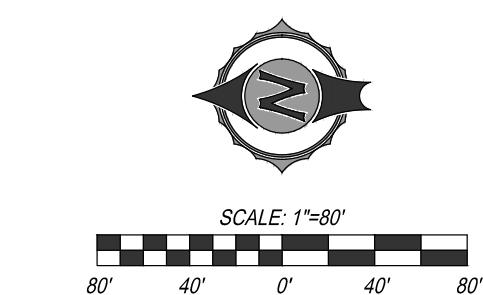
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 34A & 34B



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

**DRAFT**

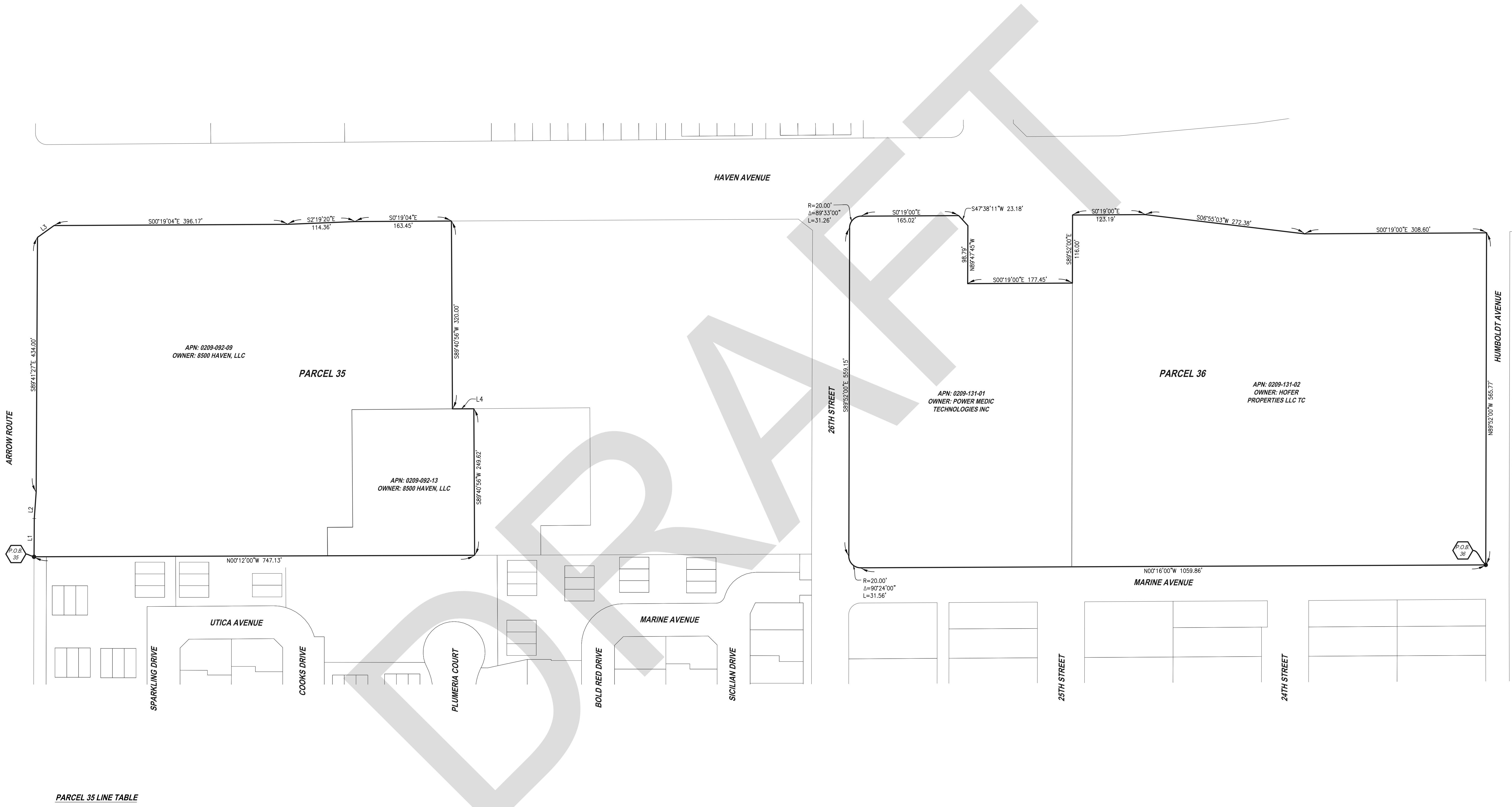


EIFD MAP - EXHIBIT "B"		
PARCEL 34A & 34B		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 25 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 34A & 34B - Exhibit B.dwg

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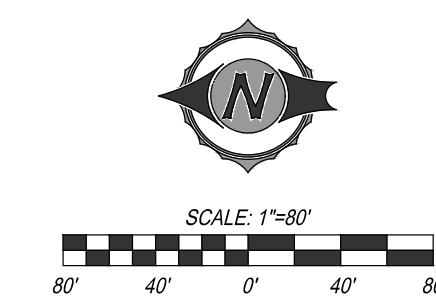
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 35 & 36



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT

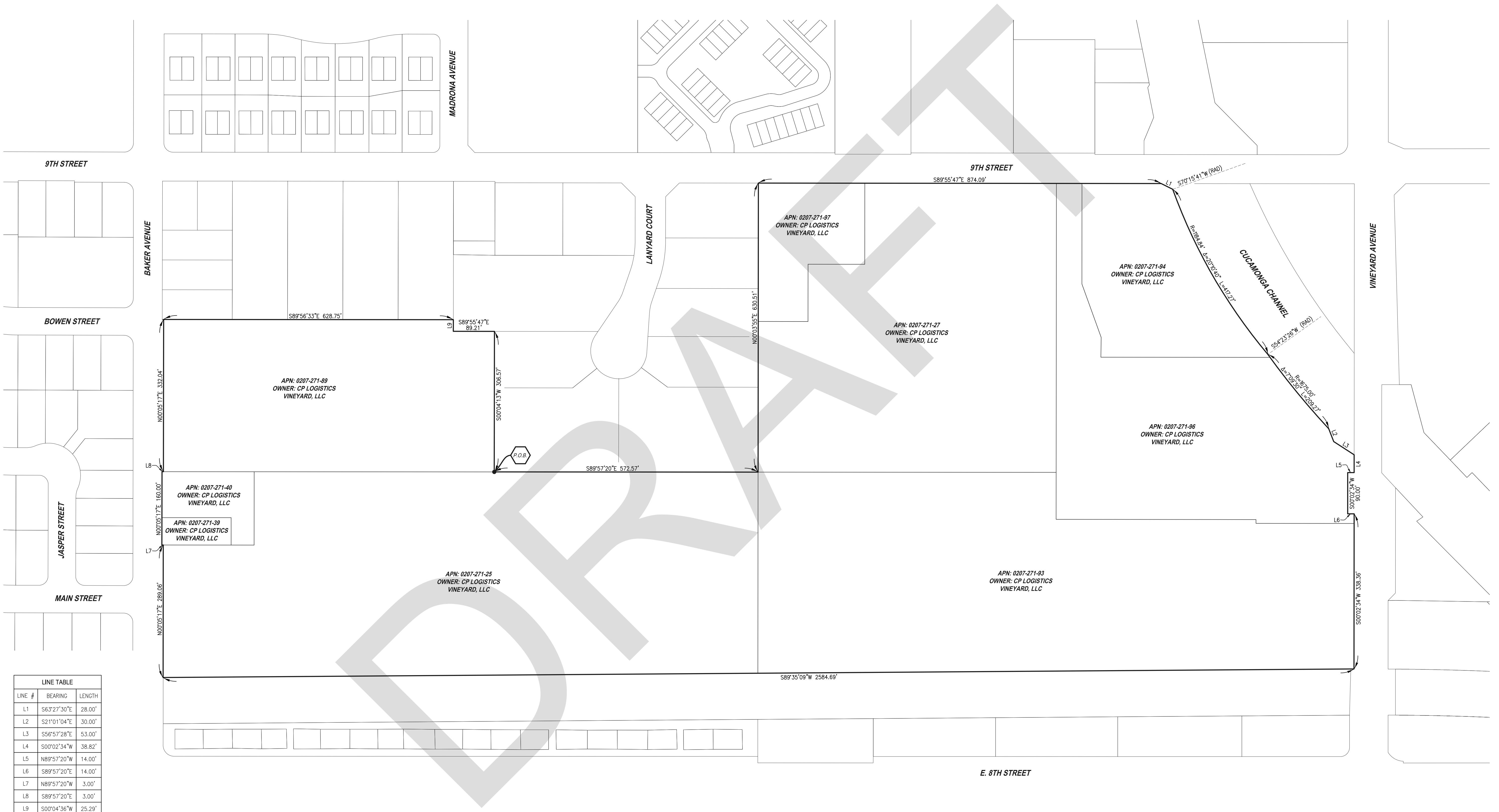


EIFD MAP - EXHIBIT "B"		
PARCELS 35 & 36		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 26 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 35 & 36 - Exhibit B.dwg

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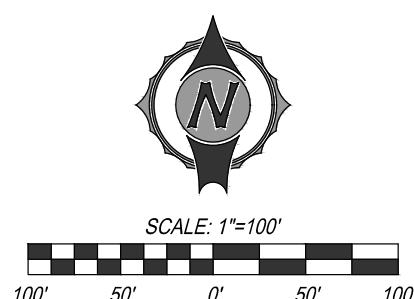
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 37



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

**DRAFT**



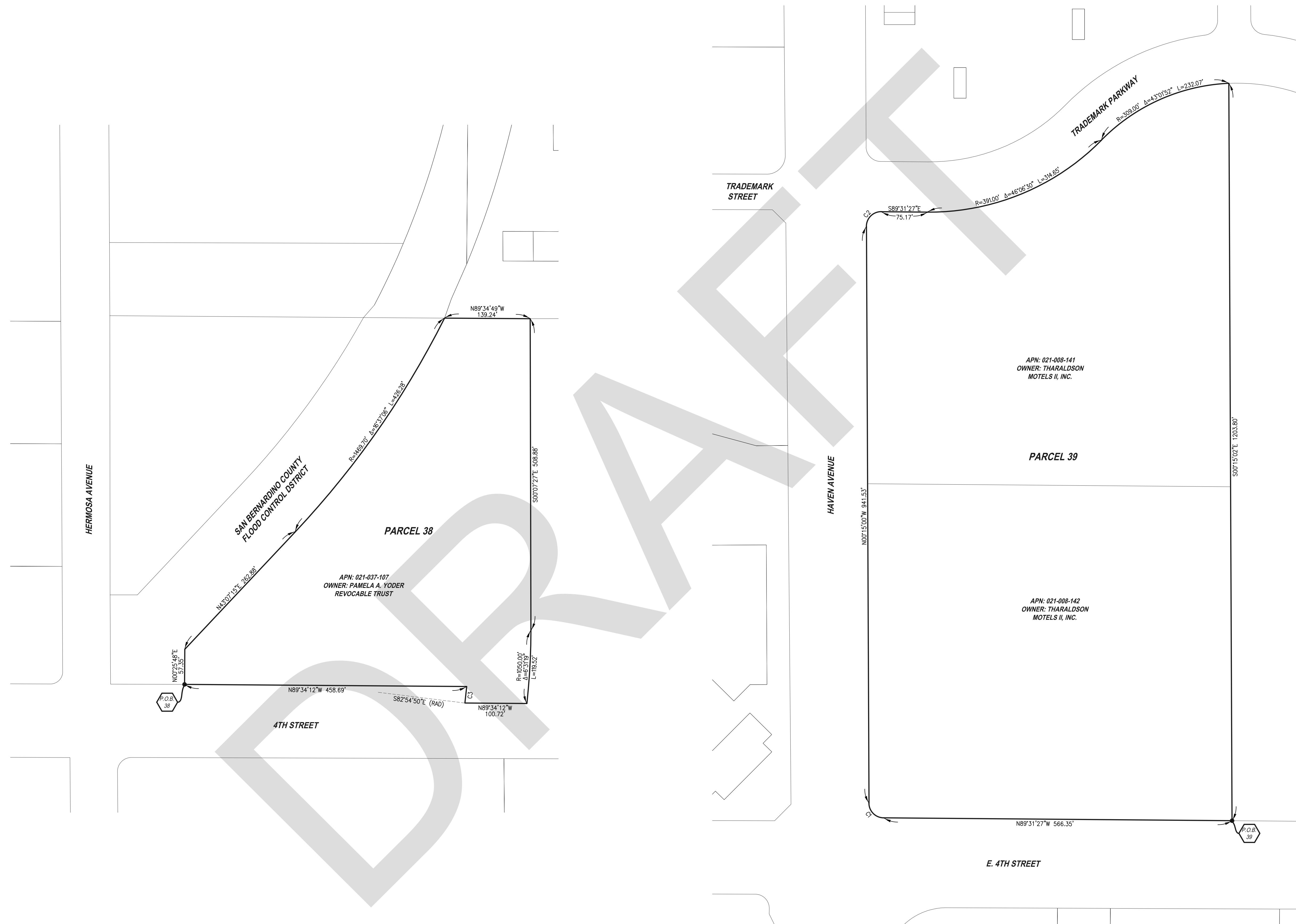
SCALE: 1"=100'

EIFD MAP - EXHIBIT "B"		
PARCEL 37		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 27 OF 33 DATE: 06/30/2022 FILE NAME: Parcel 37 - Exhibit B.dwg		

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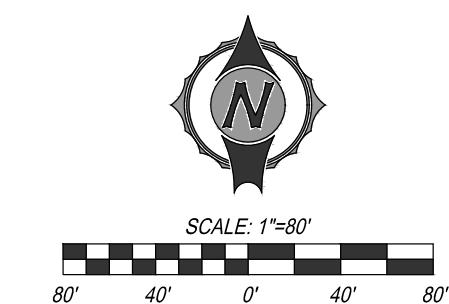
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCELS 38 & 39



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT

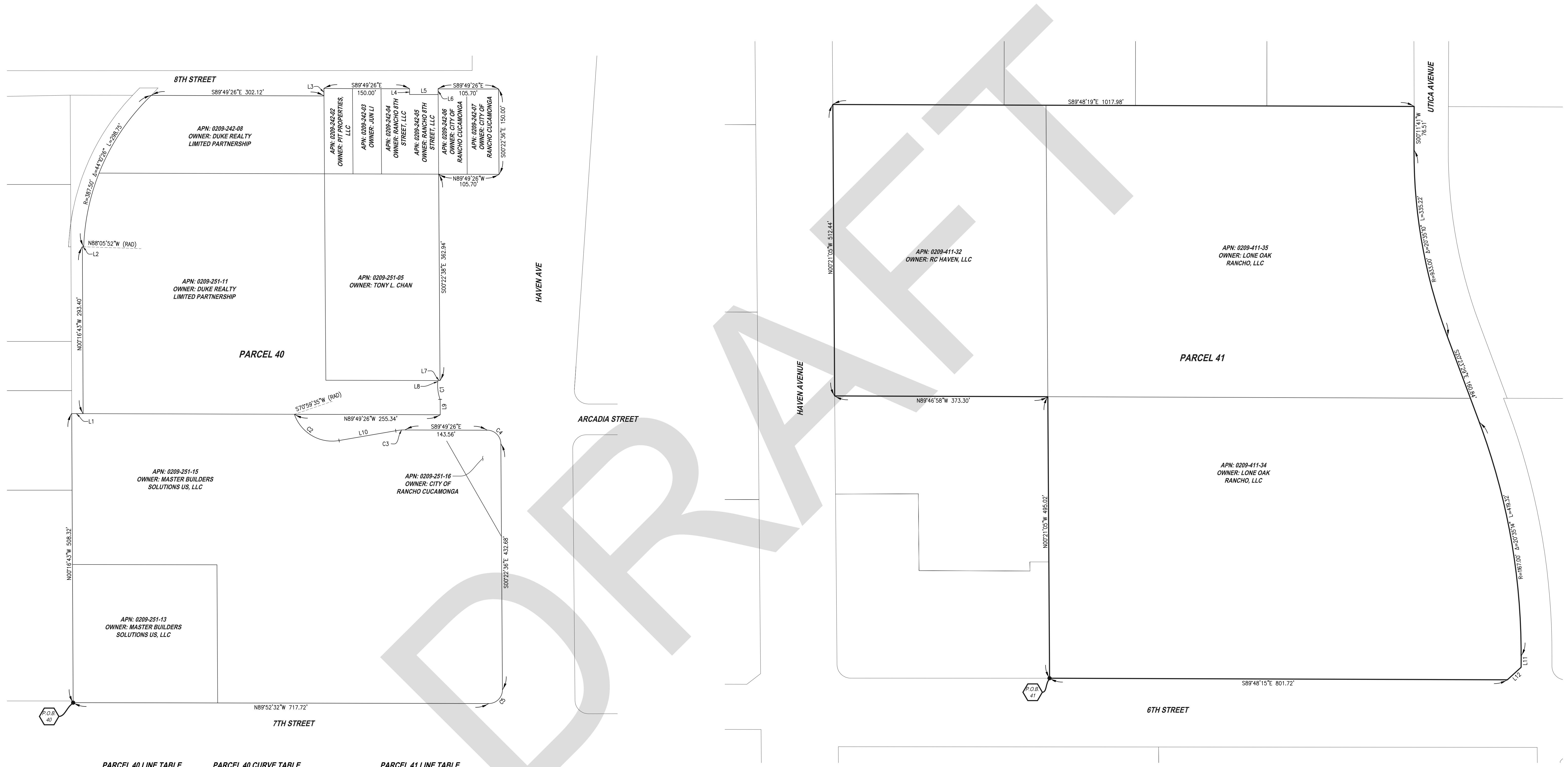


EIFD MAP - EXHIBIT "B"			
PARCELS 38 & 39			
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA	
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC	
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490	
SHEET: 28 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 38 & 39 - Exhibit B.dwg	

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 40 & 41

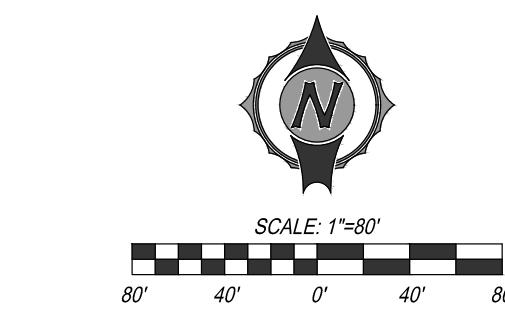


**Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

PARCEL 40 LINE TABLE			PARCEL 40 CURVE TABLE		
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS
L1	S89°49'26"E	20.00'	C1	29.74'	76.00'
L2	N89°43'17"E	2.50'	C2	98.73'	70.00'
L3	N00°22'36"W	13.00'	C3	16.58'	95.00'
L4	S00°25'00"E	10.00'	C4	37.47'	24.00'
L5	S89°49'26"E	50.00'	C5	37.91'	24.00"
L6	N00°22'36"W	10.00'			
L7	N89°47'53"W	3.85'			
L8	S02°55'35"W	3.82'			
L9	S00°25'00"E	8.38'			
L10	N80°10'34"E	100.74'			

PARCEL 41 LINE TABLE		
LINE #	BEARING	LENGTH
L11	S00°11'45"W	20.06'
L12	S47°41'07"W	32.56'

DRAFT



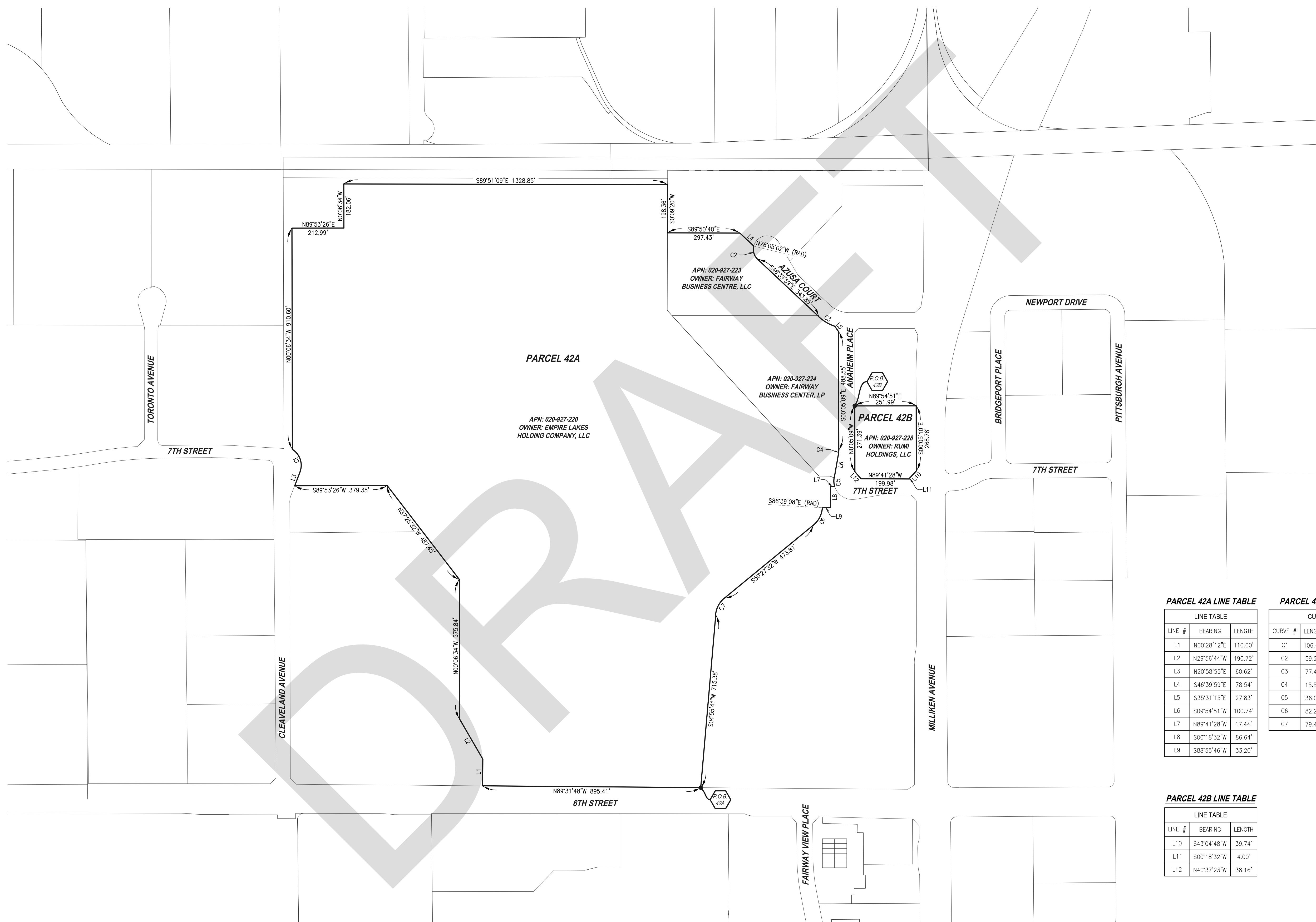
SCALE: 1"=80'

EIFD MAP - EXHIBIT "B"		
PARCELS 40 & 41		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 29 OF 33 DATE: 06/30/2022 FILE NAME: Parcel 40 & 41 - Exhibit B.dwg		

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# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 42A & 42B



PARCEL 42A LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°28'12"E	110.00'
L2	N29°56'44"W	190.72'
L3	N20°58'55"E	60.62'
L4	S46°39'59"E	78.54'
L5	S35°31'15"E	27.83'
L6	S09°54'51"W	100.74'
L7	N89°41'28"W	17.44'
L8	S00°18'32"W	86.64'
L9	S88°55'46"W	33.20'

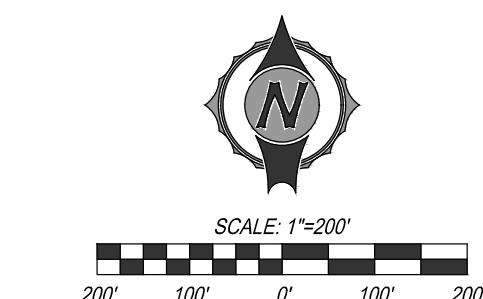
PARCEL 42A CURVE TABLE

CURVE TABLE		
CURVE #	LENGTH	RADUS
C1	106.42'	77.00' 79°11'15"
C2	59.22'	56.00' 60°35'16"
C3	77.47'	183.00' 24°15'18"
C4	15.53'	89.00' 10°00'00"
C5	36.01'	76.00' 27°08'47"
C6	82.21'	100.00' 47°06'07"
C7	79.47'	100.00' 45°31'51"

PARCEL 42B LINE TABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L10	S43°04'48"W	39.74'
L11	S00°18'32"W	4.00'
L12	N40°37'23"W	38.16'

**DRAFT**



SCALE: 1"=200'

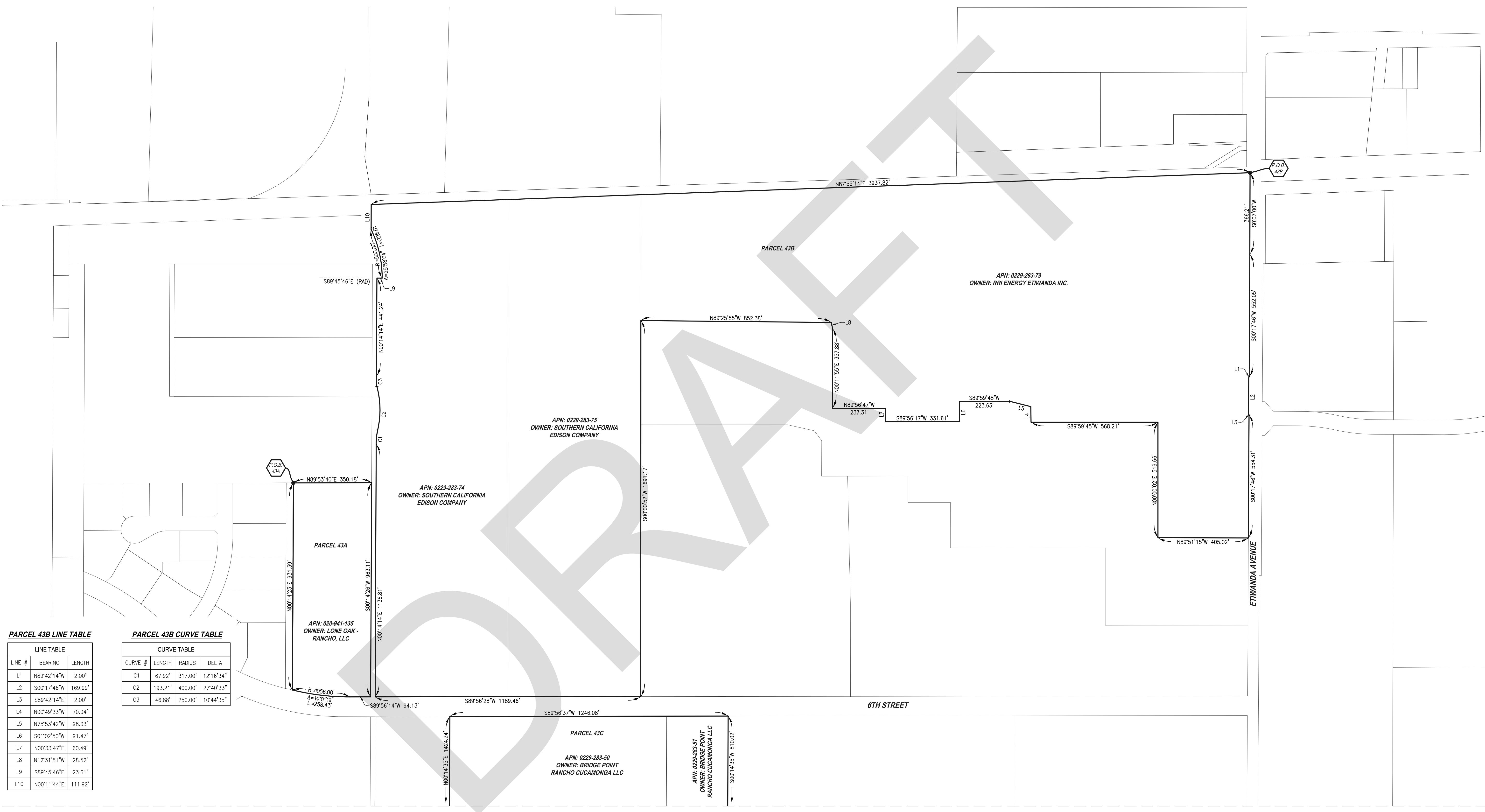
EIFD MAP - EXHIBIT "B"		
PARCELS 42A & 42B		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 30 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 42 A & B - Exhibit B.dwg

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Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

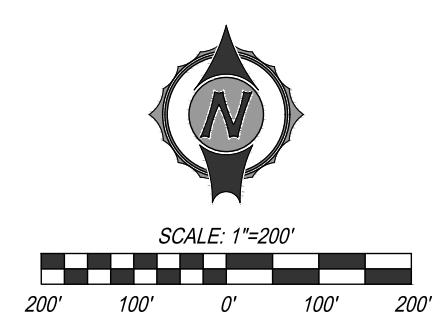
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 43A, 43B, & 43C



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

DRAFT

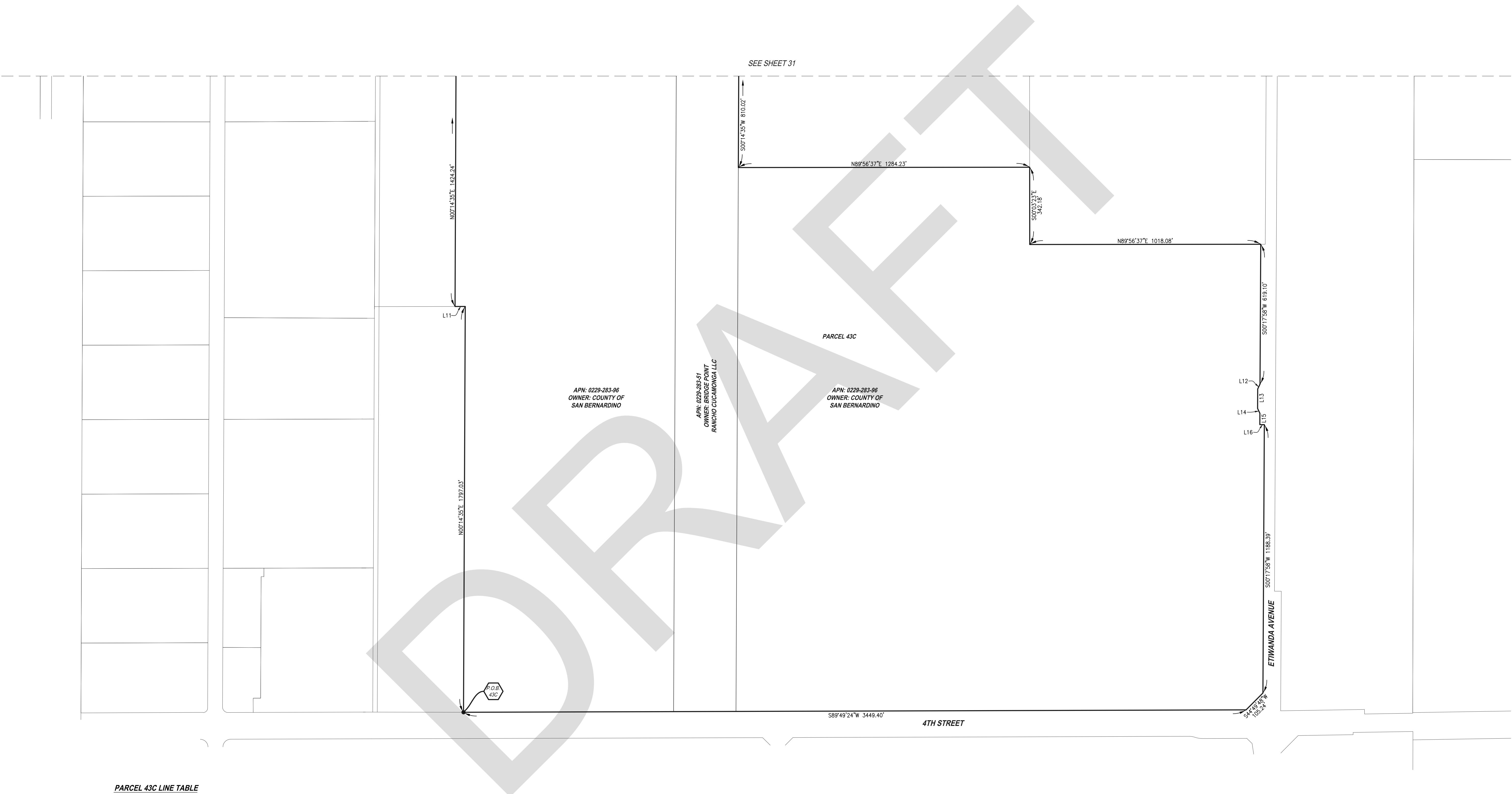


EIFD MAP - EXHIBIT "B"		
PARCELS 43A, 43B, & 43C		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBYHAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 31 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 43A B & C - Exhibit B.dwg

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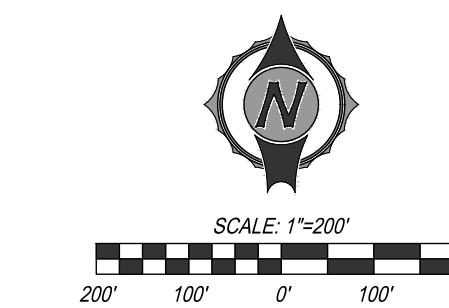
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 43A, 43B, & 43C



**Appendix A: Map Boundaries of the Rancho Cucamonga EIFD**

**DRAFT**

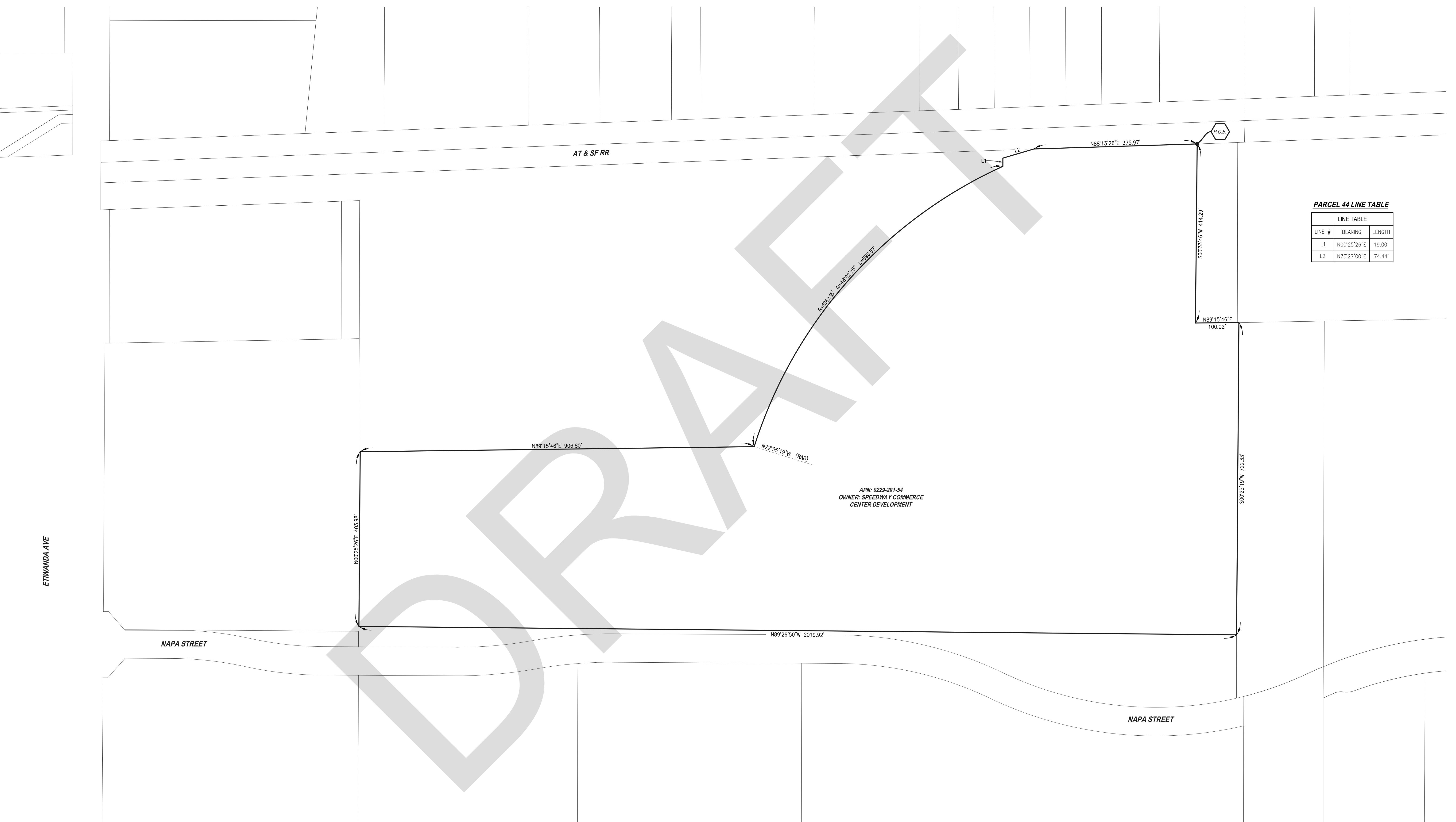


EIFD MAP - EXHIBIT "B"		
PARCELS 43A, 43B, & 43C		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 32 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 43A B & C - Exhibit B.dwg

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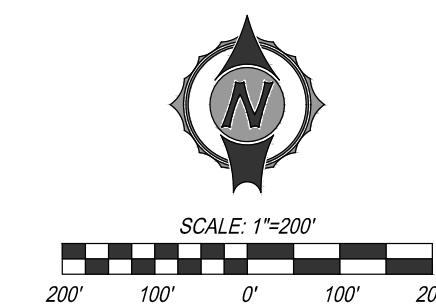
# ENHANCED INFRASTRUCTURE FINANCING DISTRICT

CITY OF RANCHO CUCAMONGA  
EXHIBIT "B"  
PARCEL 44



Appendix A: Map Boundaries of the Rancho Cucamonga EIFD

**DRAFT**



EIFD MAP - EXHIBIT "B"		
PARCEL 44		
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA
SURVEYED BY: NA	SURVEY DATE: NA	DRAWN BY: RM, PT, GU, SD, MC
CHECKED BY: SHELBY/HAVENS	APPROVED BY: S. BENNETT	JOB REF. NO.: 2022-490
SHEET: 33 OF 33	DATE: 06/30/2022	FILE NAME: Parcel 44 - Exhibit B.dwg

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**EXHIBIT "A" - LEGAL DESCRIPTION**

THOSE PORTIONS OF SECTIONS 4, 5, 6, 7, 8, 9, 16, 17, 21 & 33, TOWNSHIP 1 NORTH, RANGE 6 WEST, AND THOSE PORTIONS OF SECTIONS 1, 2, 4, 9, 11, 12, 13, 14 & 20, TOWNSHIP 1 NORTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE IS DESCRIBED AS FOLLOWS:

**PARCEL 1 AS SHOWN ON SHEET 2**

**BEGINNING** AT THE NORTHEAST CORNER OF TRACT NO. 20042 RECORDED IN BOOK 355, PAGES 52 THROUGH 55 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT SOUTH  $00^{\circ} 35' 37''$  EAST 663.58 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
- 2) THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT SOUTH  $89^{\circ} 32' 29''$  WEST 1315.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CARNELIAN STREET;
- 3) THENCE NORtherly ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ} 36' 00''$  WEST 214.98 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $23^{\circ} 08' 53''$  EAST 17.48 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ} 36' 00''$  WEST 72.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $24^{\circ} 06' 04''$  WEST 17.46 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ} 36' 00''$  WEST 15.00 FEET TO THE NORTHWEST CORNER OF LOT "D" AS SHOWN ON SAID TRACT;
- 8) THENCE LEAVING SAID RIGHT-OF-WAY NORTH  $89^{\circ} 33' 23''$  EAST 254.95 FEET TO THE NORTHEAST CORNER OF LOT "E" AS SHOWN ON SAID TRACT;
- 9) THENCE NORtherly ALONG THE WESTERLY LINE OF LOT 25 AS SHOWN ON SAID TRACT NORTH  $00^{\circ} 36' 00''$  WEST 329.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 25;
- 10) THENCE EASTERLY ALONG THE NORtherly LINE OF SAID TRACT NORTH  $89^{\circ} 33' 23''$  EAST 1061.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 788,737 SQUARE FEET, OR 18.107 ACRES, MORE OR LESS.

**PARCEL 02A AS SHOWN ON SHEET 3**

**BEGINNING** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 6 WEST, AS SHOWN ON RECORD OF SURVEY BOOK 88, PAGES 36 THROUGH 42 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE NORTH  $89^{\circ} 31' 18''$  EAST 2,630.35 TO THE WESTERLY RIGHT-OF-WAY LINE OF EAST AVENUE;
- 2) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 16' 30''$  WEST 1,978.43 FEET TO THE NORtherly LINE OF AN EASEMENT FOR STREETS,

## **Appendix B: Legal Description of the Rancho Cucamonga EIFD**

HIGHWAYS AND RELATED PURPOSES PER DOCUMENT NO. 2008-0372698  
RECORDED ON AUGUST 14, 2008, OFFICIAL RECORDS OF SAID COUNTY  
RECORDER;

- 3) THENCE SOUTH  $89^{\circ}28'50''$  WEST 13.00 FEET;
- 4) THENCE SOUTH  $00^{\circ}16'30''$  WEST 596.82 FEET;
- 5) THENCE SOUTH  $46^{\circ}06'36''$  WEST 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY  
LINE OF WILSON AVENUE;
- 6) THENCE WESTERLY ALONG SAID NORTHERLY LINE SOUTH  $89^{\circ}28'09''$  WEST 605.72  
FEET;
- 7) THENCE SOUTH  $00^{\circ}16'26''$  WEST 10.00 FEET;
- 8) THENCE SOUTH  $89^{\circ}28'09''$  WEST 1987.63 FEET TO THE WESTERLY LINE OF SAID  
SECTION 21;
- 9) THENCE NORTHERLY ALONG SAID SECTION LINE NORTH  $00^{\circ}15'29''$  EAST  
2610.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,846,553.32 SQUARE FEET, OR 157.175 ACRES, MORE OR LESS.

### **PARCEL 2B AS SHOWN ON SHEET 3**

**BEGINNING** AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAN  
BERNARDINO COUNTY FLOOD CONTROL DISTRICT EASEMENT RECORDED JULY  
24, 1940 IN BOOK 1409, PAGE 346 OF OFFICIAL RECORDS AND THE NORTHERLY  
LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE  
6 WEST SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY 07-333  
RECORDED IN BOOK 137, PAGES 64 AND 65 OF MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID EASEMENT  
SOUTH  $24^{\circ}34'19''$  EAST 1441.32 FEET;
- 2) THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH  $02^{\circ}08'59''$  EAST  
1288.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WILSON AVE;
- 3) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}12'52''$  WEST  
853.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST AVENUE;
- 4) THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}01'06''$  EAST  
2607.63 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF  
SAID SECTION;
- 5) THENCE NORTH  $89^{\circ}16'42''$  EAST 205.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,734,195.54 SQUARE FEET, OR 39.812 ACRES, MORE OR LESS.

### **PARCEL 03 AS SHOWN ON SHEET 4**

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK H, AS SHOWN ON  
TRACT MAP NO. 16279-1 RECORDED IN BOOK 295, PAGES 31 THROUGH 39 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE  
OF CALIFORNIA;

- 1) THENCE ALONG THE SOUTH LINE OF SAID LOT 4, HAVING A BEARING OF NORTH  
 $89^{\circ}53'41''$  WEST AS CALCULATED FROM SAID TRACT MAP 16279-1, A DISTANCE OF  
662.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ETIWANDA  
AVENUE;

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- 2) THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH  $00^{\circ}07'18''$  EAST 660.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE;
- 3) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH  $89^{\circ}53'41''$  EAST 59.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 967.09 FEET;
- 4) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTHEASTERLY 650.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $38^{\circ}32'33''$  TO THE EAST LINE OF SAID LOT 4;
- 5) THENCE ALONG SAID EAST LINE SOUTH  $00^{\circ}06'53''$  WEST 449.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 396,964 SQUARE FEET, OR 9.113 ACRES, MORE OR LESS.

**PARCEL 4 AS SHOWN ON SHEET 4**

**BEGINNING** AT THE NORTHEASTERLY CORNER OF LOT 16 OF TRACT NO. 16432, AS SHOWN ON THE MAP RECORDED IN BOOK 299 OF TRACT MAPS, PAGES 92 THROUGH 95, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 16, AND THE WESTERLY PROLONGATION THEREOF, SOUTH  $89^{\circ}38'00''$  WEST 331.60 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF LOT 7, BLOCK 12, AS SHOWN ON THE MAP OF THE LANDS OF "CUCAMONGA HOMESTEAD ASSOCIATION", RECORDED IN BOOK 6 OF MAP BOOKS, PAGE 46, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 17 OF TRACT NO. 16432, AS SHOWN ON SAID TRACT MAP;
- 2) THENCE DEPARTING SAID NORTHWESTERLY CORNER OF SAID LOT 17 NORTHERLY ALONG SAID EASTERLY LINE OF THE WEST ONE-HALF OF LOT 7, BLOCK 12 NORTH  $00^{\circ}27'13''$  WEST 2.12 FEET TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID LOT 7, BLOCK 12;
- 3) THENCE DEPARTING SAID EASTERLY LINE OF THE WEST ONE-HALF OF LOT 7, BLOCK 12 ALONG SAID NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID LOT 7, BLOCK 12 SOUTH  $89^{\circ}37'51''$  WEST 126.00 FEET;
- 4) THENCE DEPARTING SAID NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID LOT 7, BLOCK 12 NORTH  $00^{\circ}27'15''$  WEST 321.10' FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 44 FEET, MEASURED AT RIGHT ANGLES, SOUTHERLY OF THE CENTERLINE OF 19<sup>TH</sup> STREET, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 19<sup>TH</sup> STREET;
- 5) THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 19<sup>TH</sup> STREET NORTH  $89^{\circ}37'30''$  EAST 391.69 FEET;
- 6) THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF 19<sup>TH</sup> STREET SOUTH  $00^{\circ}26'22''$  EAST 184.00 FEET;
- 7) THENCE NORTH  $89^{\circ}37'30''$  EAST 66.00 FEET TO THE WESTERLY LINE OF LOT 10 AS SHOWN ON SAID TRACT MAP;
- 8) THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH  $00^{\circ}26'22''$  EAST 139.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 135,525 SQUARE FEET (3.111 ACRES) MORE OR LESS.

**PARCEL 06A AS SHOWN ON SHEET 5**

**BEGINNING** AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BASELINE AVENUE, BEING 160.00 FEET WEST AND 17 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 12, BLOCK 12 AS SHOWN ON RECORD OF SURVEY 00-150 RECORDED IN BOOK 114, PAGE 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}26'11''$  WEST 10.00 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}59'50''$  WEST 153.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 7.00 FEET;
- 3) THENCE ALONG SAID RIGHT-OF-WAY LINE 16.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $131^{\circ}26'00''$  TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A PRIVATE ROAD, SAID POINT BEING THE END OF CURVE;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $41^{\circ}24'36''$  EAST 161.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 86.45 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 60.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $40^{\circ}04'28''$  TO THE END OF CURVE;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}26'11''$  WEST 26.28 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}59'49''$  EAST 160.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AMETHYST AVENUE;
- 8) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}26'11''$  EAST 177.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 20.00 FEET;
- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 31.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}26'01''$  TO THE END OF CURVE;
- 10) THENCE SOUTH  $89^{\circ}59'50''$  WEST 141.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 47,193.20 SQUARE FEET, OR 1.083 ACRES, MORE OR LESS.

**PARCEL 06B AS SHOWN ON SHEET 5**

**BEGINNING** AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AMETHYST AVENUE, BEING 254.4 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 12, BLOCK 12 AS SHOWN ON RECORD OF SURVEY 00- 150 RECORDED IN BOOK 114, PAGE 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ROBERDS STREET SOUTH  $89^{\circ}59'50''$  WEST 192.89 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $41^{\circ}25'50''$  WEST 208.36 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}26'11''$  WEST

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- 15.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $41^{\circ}25'50''$  WEST 111.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 19.00 FEET;
  - 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 16.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $48^{\circ}34'00''$  TO THE NORTHERLY RIGHT-OF-WAY LINE OF BASELINE AVENUE;
  - 6) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}59'50''$  WEST 104.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD;
  - 7) THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $41^{\circ}25'50''$  EAST 786.92 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AMETHYST AVENUE;
  - 8) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}26'11''$  EAST 358.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 85,348.19 SQUARE FEET, OR 1.959 ACRES, MORE OR LESS.

### PARCEL 07 AS SHOWN ON SHEET 7

**BEGINNING** AT THE NORTHWESTERLY CORNER OF PARCEL 1 SHOWN ON PARCEL MAP BOOK 54, PAGES 49 THROUGH 50 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE EASTERLY ALONG THE NORTHERLY LINE OF PARCEL 1 NORTH  $89^{\circ}58'34''$  EAST 408.63 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 3;
- 2) THENCE SOUTHERLY ALONG THE EASTERN LINE OF PARCEL 3 SOUTH  $00^{\circ}01'50''$  EAST 182.59 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP;
- 3) THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PARCEL 1 SOUTH  $89^{\circ}58'10''$  WEST 347.30 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP;
- 4) THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 2 SOUTH  $00^{\circ}26'42''$  EAST 230.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
- 5) THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PARCEL 1 SOUTH  $89^{\circ}58'10''$  WEST 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BASE LINE ROAD;
- 6) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $01^{\circ}08'58''$  EAST 10.00 FEET;
- 7) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}58'10''$  WEST 35.93 FEET;
- 8) THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $49^{\circ}26'56''$  WEST 13.85 FEET;
- 9) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}58'10''$  WEST 117.00 FEET;
- 10) THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}27'20''$  WEST 174.29 FEET;
- 11) THENCE NORTH  $89^{\circ}32'40''$  EAST 107.50 FEET;
- 12) THENCE NORTH  $00^{\circ}26'42''$  WEST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERDS COURT;

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- 13) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}32'40''$  EAST 55.93 FEET TO THE WESTERLY LINE OF PARCEL 1;
- 14) THENCE NORtherly ALONG SAID WESTERLY LINE NORTH  $00^{\circ}26'42''$  WEST 136.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 123,226 SQUARE FEET OR 2.80 ACRES MORE OR LESS.

**PARCEL 08 AS SHOWN ON SHEET 6**

**BEGINNING** AT THE NORtherly CORNER OF LOT 18 AS SHOWN ON TRACT NO. 10035 RECORDED IN BOOK 179, PAGES 33 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE NORTHEAST LINE OF SAID LOT 18 SOUTH  $47^{\circ} 42' 21''$  EAST 158.46 FEET TO THE NORTHWEST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID TRACT NO. 10035;
- 2) THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH  $41^{\circ} 19' 13''$  WEST 251.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 11399.19 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ} 09' 00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 5669.60 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ} 18' 00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3759.75 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ} 27' 00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2804.83 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 830.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ} 58' 13''$  TO THE SOUTH LINE OF SAID TRACT NO. 10035;
- 7) THENCE SOUTH  $89^{\circ} 55' 05''$  EAST 38.58 FEET TO SAID RIGHT-OF-WAY, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCENTRIC WITH LAST SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2824.83 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH  $31^{\circ} 28'51''$  EAST;
- 8) THENCE ALONG SAID RIGHT-OF-WAY SOUTHWEST 71.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ} 27' 04''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3779.75 FEET;
- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ} 27' 00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 5689.60 FEET;
- 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ} 18' 00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND

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- HAVING A RADIUS OF 11419.19 FEET;
- 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWEST 29.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 09' 00" TO THE END OF CURVE;
  - 12) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 60° 52' 13" WEST 1079.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
  - 13) THENCE ALONG SAID RIGHT-OF-WAY OF FOOTHILL BOULEVARD SOUTH 89° 45' 19" WEST 316.77 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2340.00 FEET;
  - 14) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WEST 252.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 10' 43";
  - 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 05° 56' 02" WEST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2350.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 05° 56' 02" WEST;
  - 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 30.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 43' 53" TO THE EAST LINE OF PARCEL 1 PER DOCUMENT NO. 2020- 0007773 RECORDED ON JANUARY 08, 2020 IN THE OFFICE OF SAID COUNTY RECORDER;
  - 17) THENCE ALONG SAID EAST LINE NORTH 07° 47' 28" WEST 1644.44 FEET;
  - 18) THENCE CONTINUING ALONG SAID EAST LINE NORTH 53° 58' 28" WEST 236.70 FEET;
  - 19) THENCE CONTINUING ALONG SAID EAST LINE NORTH 28° 28' 28" WEST 173.48 FEET TO THE NORTH LINE OF PARCEL 2 OF SAID DOCUMENT;
  - 20) THENCE ALONG SAID NORTH LINE SOUTH 77° 21' 03" WEST TO THE WEST LINE OF SAID PARCEL 2;
  - 21) THENCE ALONG SAID WEST LINE SOUTH 00° 02' 32" WEST 294.08 FEET TO SAID RIGHT-OF-WAY OF FOOTHILL BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2340.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 19° 15' 19" WEST;
  - 22) THENCE ALONG SAID RIGHT-OF-WAY NORTHWEST 215.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 16' 41";
  - 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00° 02' 32" WEST 10.98 TO THE BEGINNING OG A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2350.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 24° 25' 20";
  - 24) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHWEST 191.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 40' 50"
  - 25) THENCE NORTH 30° 19' 19" EAST 121.82 FEET;
  - 26) THENCE NORTH 00° 02' 32" EAST 106.96 FEET;
  - 27) THENCE SOUTH 89° 57' 28" EAST 60.00 FEET TO THE WEST LINE OF LOT 1 AS SHOWN ON TRACT NO. 2521 RECORDED IN BOOK 36, PAGES 37 THROUGH 38 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
  - 28) THENCE ALONG SAID WEST LINE NORTH 00° 02' 32" EAST 110.96 FEET TO THE SOUTH LINE OF LOT 13 OF SAID TRACT NO. 2521;
  - 29) THENCE ALONG SAID SOUTH LINE NORTH 89° 57' 02" EAST 108.65 TO THE SOUTHEAST CORNER OF SAID LOT 13;

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- 30) THENCE ALONG THE EAST LINE OF SAID LOT 13 NORTH  $00^{\circ} 02' 58''$  WEST 109.25 FEET TO THE NORTHWEST CORNER OF LOT 15 AS SHOWN ON THE PLAT OF RED HILL SUBDIVISION RECORDED IN BOOK 21, PAGE 33 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 31) THENCE ALONG THE NORTH LINE OF SAID LOT 15 NORTH  $89^{\circ} 53' 19''$  WEST 224.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;
- 32) THENCE ALONG THE NORTHEAST LINE OF SAID LOT 15 SOUTH  $28^{\circ} 15' 55''$  EAST 4.99 FEET TO THE NORTHWEST CORNER OF PARCEL B PER DOCUMENT NO. 2020-0007772 RECORDED ON JANUARY 08, 2020, OFFICIAL RECORDS OF SAID COUNTY RECORDER;
- 33) THENCE ALONG THE NORTH LINE OF SAID PARCEL B NORTH  $87^{\circ} 37' 50''$  EAST 367.09 FEET TO THE NORTHWEST LINE OF LOT 2 AS SHOWN ON TRACT NO. 8884 RECORDED IN BOOK 136, PAGES 75 THROUGH 76 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 34) THENCE ALONG THE NORTHWEST LINE OF SAID LOT 2 SOUTH  $37^{\circ} 29' 05''$  WEST 77.31 FEET;
- 35) THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH  $33^{\circ} 24' 10''$  WEST 70.10 FEET TO THE SOUTH LINE OF SAID TRACT NO. 8884;
- 36) THENCE ALONG THE SOUTH LINE OF SAID TRACT NO. 8884 SOUTH  $89^{\circ} 56' 20''$  EAST 949.82 FEET;
- 37) THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH  $89^{\circ} 55'05''$  EAST 427.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT NO. 8884;
- 38) THENCE ALONG THE EAST LINE OF SAID TRACT NO. 8884 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID TRACT NO. 10035;
- 39) THENCE ALONG THE NORTHWEST LINE OF SAID LOT 1 NORTH  $75^{\circ} 21' 53''$  EAST TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CAMINO PREDERA AS SHOWN ON SAID TRACT NO. 10035, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET, AND FROM WHICH A RADIAL LINE FOR SAID CURVE BEARS SOUTH  $67^{\circ} 19' 43''$  WEST;
- 40) THENCE ALONG SAID RIGHT-OF WAY 74.83 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ} 59' 35''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 230.00 FEET;
- 41) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 254.91 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $63^{\circ} 30' 00''$  TO THE END OF CURVE;
- 42) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $75^{\circ} 18' 49''$  EAST 120.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS  
130.00 FEET;
- 43) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 38.62 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ} 01' 10''$  TO THE END OF CURVE;
- 44) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $58^{\circ} 17' 39''$  EAST TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 510.00 FEET;
- 45) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 221.38 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $24^{\circ}$

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- 52'16" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1170.00 FEET;
- 46) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 181.15 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 52' 16" TO THE END OF CURVE;
- 47) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 42° 17' 39" EAST TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 190.00 FEET;
- 48) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 113.81 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 19' 12" TO THE **POINT OF BEGINNING**.

CONTAINING 1,325,152 SQUARE FEET, OR 30.421 ACRES, MORE OR LESS.

**PARCEL 09A AS SHOWN ON SHEET 7**

**BEGINNING** AT THE NORTHERLY CORNER OF LOT 11 AS SHOWN ON TRACT NO. 10035 RECORDED IN BOOK 179, PAGES 33 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 SOUTH 47°42'21" EAST 173.79 FEET TO A POINT ON THE NORTHWEST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID TRACT NO. 10035, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2804.83 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 43°08'30" EAST;
- 2) THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 604.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'28" TO THE END OF CURVE;
- 3) THENCE SOUTH 89°55'05" EAST 39.22 FEET TO SAID RIGHT-OF-WAY, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCENTRIC WITH LAST SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2824.83 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 31°28'51" EAST;
- 4) THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 71.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'04" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3779.75 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 29.69 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00°27'00" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 5689.60 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 29.79 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00°18'00" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 11,419.19 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 29.90 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE

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- OF 00°09'00" TO THE END OF CURVE;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 60°52'13" WEST 1079.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
  - 9) THENCE ALONG SAID RIGHT-OF-WAY OF FOOTHILL BOULEVARD SOUTH 89° 45' 19" WEST 316.77 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2340.00 FEET;
  - 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE WESTERLY 252.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 10' 43";
  - 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 05° 56' 02" WEST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2350.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 05° 56' 02" WEST;
  - 12) THENCE CONTINUING 30.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 43' 53" TO THE EASTERN LINE OF PARCEL 1 PER DOCUMENT NO. 2020-0007773 RECORDED ON JANUARY 08, 2020 IN THE OFFICE OF SAID COUNTY RECORDER;
  - 13) THENCE ALONG SAID EASTERN LINE NORTH 07° 48' 28" WEST 164.44 FEET;
  - 14) THENCE CONTINUING ALONG SAID EAST LINE NORTH 53° 58' 28" WEST 236.70 FEET;
  - 15) THENCE CONTINUING ALONG SAID EAST LINE NORTH 28° 28' 28" WEST 183.48 FEET TO THE NORTH LINE OF PARCEL 2 OF SAID DOCUMENT;
  - 16) THENCE ALONG SAID NORTH LINE SOUTH 77° 21' 03" WEST 202.36 FEET TO THE WEST LINE OF SAID PARCEL 2;
  - 17) THENCE ALONG SAID WEST LINE SOUTH 00° 02' 32" WEST 294.08 FEET TO THE RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2340.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 19° 15' 19" WEST;
  - 18) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 215.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 16' 41";
  - 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 02' 32" WEST 10.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2350.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 24° 25' 20" WEST;
  - 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 191.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 40' 50" TO THE END OF CURVE;
  - 21) THENCE NORTH 30° 19' 19" EAST 121.82 FEET;
  - 22) THENCE NORTH 00° 02' 32" EAST 106.96 FEET;
  - 23) THENCE SOUTH 89° 57' 28" EAST 60.00 FEET TO THE WESTERLY LINE OF LOT 1 AS SHOWN ON TRACT NO. 2521 RECORDED IN BOOK 36, PAGES 37 THROUGH 38 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
  - 24) THENCE ALONG SAID WESTERLY LINE NORTH 00° 02' 32" EAST 110.96 FEET TO THE SOUTH LINE OF LOT 13 OF SAID TRACT NO. 2521;
  - 25) THENCE ALONG SAID SOUTH LINE NORTH 89° 57' 02" EAST 108.65 TO THE SOUTHEAST CORNER OF SAID LOT 13;
  - 26) THENCE ALONG THE EASTERN LINE OF SAID LOT 13 NORTH 00° 02' 58" WEST 109.25 FEET TO THE NORTHWEST CORNER OF LOT 15 AS SHOWN ON

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- THE PLAT OF RED HILL SUBDIVISION RECORDED IN BOOK 21, PAGE 33 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 27) THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15 SOUTH  $89^{\circ} 53' 19''$  EAST 224.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;
  - 28) THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 SOUTH  $28^{\circ} 15' 55''$  EAST 4.99 FEET TO THE NORTHWEST CORNER OF PARCEL B PER DOCUMENT NO. 2020-0007772 RECORDED ON JANUARY 08, 2020, OFFICIAL RECORDS OF SAID COUNTY RECORDER;
  - 29) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL B NORTH  $87^{\circ} 37' 50''$  EAST 367.09 FEET TO THE NORTHWESTERLY LINE OF LOT 2 AS SHOWN ON TRACT NO. 8884 RECORDED IN BOOK 136, PAGES 75 THROUGH 76 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
  - 30) THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 SOUTH  $37^{\circ} 29' 05''$  WEST 77.31 FEET;
  - 31) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH  $33^{\circ} 24' 10''$  WEST 70.10 FEET TO THE SOUTH LINE OF SAID TRACT NO. 8884;
  - 32) THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 8884 SOUTH  $89^{\circ} 56' 20''$  EAST 949.82 FEET;
  - 33) THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH  $89^{\circ} 55'05''$  EAST 427.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT NO. 8884;
  - 34) THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 8884 NORTH  $00^{\circ} 11'43''$  WEST 342.31 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID TRACT NO. 10035;
  - 35) THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 NORTH  $75^{\circ} 21' 53''$  EAST 96.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAMINO PREDERA AS SHOWN ON SAID TRACT NO. 10035, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET, AND FROM WHICH A RADIAL LINE FOR SAID CURVE BEARS SOUTH  $67^{\circ} 19' 43''$  WEST;
  - 36) THENCE ALONG SAID RIGHT-OF WAY 74.83 FEET SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ} 59' 35''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 230.00 FEET;
  - 37) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 254.91 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $63^{\circ} 30' 00''$  TO THE END OF CURVE;
  - 38) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $75^{\circ} 18' 49''$  EAST 120.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS 130.00 FEET;
  - 39) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 38.62 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ} 01' 10''$  TO THE END OF CURVE;
  - 40) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $58^{\circ} 17' 39''$  EAST 88.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 510.00 FEET;
  - 41) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 221.38 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $24^{\circ} 52'16''$  TO THE **POINT OF BEGINNING.**

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CONTAINING 1,217,071.31 SQUARE FEET, OR 27.940 ACRES, MORE OR LESS.

**PARCEL 9B AS SHOWN ON SHEET 7**

**BEGINNING** AT THE NORTHERLY CORNER OF LOT 16 AS SHOWN ON TRACT NO. 10035 RECORDED IN BOOK 179, PAGES 33 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 16 SOUTH  $47^{\circ}42'21''$  EAST 194.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID TRACT NO. 10035;
- 2) THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH  $41^{\circ}19'13''$  WEST 86.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 11,399.19 FEET;
- 3) THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 29.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}09'00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 5,669.60 FEET;
- 4) THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 29.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}18'00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3759.75 FEET;
- 5) THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 29.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}27'00''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 2804.83 FEET;
- 6) THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 144.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ}56'57''$  TO THE SOUTHERLY CORNER OF LOT 13 AS SHOWN ON SAID TRACT NO. 10035;
- 7) THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13 NORTH  $47^{\circ}42'21''$  WEST 189.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMINO PREDERA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,170.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $52^{\circ}32'39''$  WEST;
- 8) THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 98.80 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ}50'18''$  TO THE END OF CURVE;
- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $42^{\circ}17'39''$  EAST 221.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 62,490.50 SQUARE FEET, OR 1.434 ACRES, MORE OR LESS.

**PARCEL 9C AS SHOWN ON SHEET 7**

**BEGINNING** AT THE NORTHERLY CORNER OF LOT 18 AS SHOWN ON TRACT NO. 10035 RECORDED IN BOOK 179, PAGES 33 THROUGH 35 OF MAPS IN THE OFFICE

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OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 18 SOUTH  $47^{\circ}42'21''$  EAST 158.48 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID TRACT NO. 10035;
- 2) THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH  $41^{\circ}19'13''$  WEST 85.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 18;
- 3) THENCE NORTH  $47^{\circ}42'21''$  WEST 191.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 190.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $41^{\circ}01'15''$  WEST;
- 4) THENCE EASTERLY 91.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $27^{\circ}37'41''$  TO THE **POINT OF BEGINNING**.

CONTAINING 15,213.95 SQUARE FEET, OR 0.349 ACRES, MORE OR LESS.

**PARCEL 10 AS SHOWN ON SHEET 8**

**BEGINNING** AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 17 AND THE EASTERN LINE OF THE LAND CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AS SHOWN ON RECORD OF SURVEY BOOK 92, PAGE 58 OF MAPS IN THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 2 AS SHOWN ON THE CERTIFICATE OF COMPLIANCE NO. 557 RECORDED JUNE 18, 2004 DOCUMENT NO. 2004-0434439 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY:

- 1) THENCE NORtherly along the easterly line of said parcel 2 north  $04^{\circ}27'58''$  east 407.76 feet to the northwest corner of said parcel;
- 2) thence easterly along the northerly line of said parcel 2 south  $89^{\circ}47'06''$  east 263.59 feet;
- 3) thence south  $00^{\circ}01'00''$  west 134.15 feet;
- 4) thence north  $90^{\circ}00'00''$  east 289.73 feet to the easterly line of said parcel 2;
- 5) thence southerly along the easterly line of said parcel 2 south  $00^{\circ}00'00''$  east 272.66 feet to the southeast corner of said parcel 2;
- 6) thence westerly along the southerly line of said parcel 2 north  $89^{\circ}52'30''$  west 585.03 feet to the **POINT OF BEGINNING**.

CONTAINING 192,466.33 SQUARE FEET, OR 4.418 ACRES, MORE OR LESS.

**PARCEL 13 AS SHOWN ON SHEET 9**

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL A, AS SHOWN ON DOCUMENT NO. 2014-0164356, RECORDED MAY 07, 2014, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL A NORTH  $89^{\circ}52'32''$  west 517.24 feet to the southwest corner of said parcel A;
- 2) thence along the westerly line of said parcel A north  $00^{\circ}07'28''$  east 455.44 feet to the beginning of a tangent curve, concave to the southwest, and having a radius of 130.00 feet;

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- 3) THENCE NORTHWESTERLY 56.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°46'45";
- 4) THENCE ALONG SAID WESTERLY LINE NORTH 24°39'17" WEST 415.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 450.00 FEET;
- 5) THENCE NORTHWESTERLY 192.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°32'50";
- 6) THENCE ALONG SAID WESTERLY LINE NORTH 00°06'27" WEST 95.10 FEET;
- 7) THENCE SOUTH 89°56'00" WEST 18.00 FEET;
- 8) THENCE ALONG SAID WESTERLY LINE NORTH 00°06'27" WEST 95.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 9) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°56'00" EAST 758.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HERMOSA AVENUE;
- 10) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°07'00" EAST 1,266.20 FEET TO THE SOUTHEAST CORNER OF PARCEL A AND THE **POINT OF BEGINNING**.

CONTAINING 773,632 SQUARE FEET, OR 17.760 ACRES, MORE OR LESS.

### **PARCEL 14 AS SHOWN ON SHEET 9**

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 3 AS SHOWN ON TRACT MAP BOOK 4, PAGE 9, ALSO SHOWN ON TRACT NO. 16179 RECORDED IN BOOK 301, PAGES 34 THROUGH 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA;

- 1) THENCE EASTERLY ALONG THE NORtherly LINE OF LOT 2 AS SHOWN ON TRACT MAP BOOK 4, PAGE 9, ALSO SHOWN ON SAID TRACT NO. 16179 SOUTH 88°45'00" EAST 200.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DEER CREEK CHANNEL, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 30.00 FEET;
- 2) THENCE SOUTHEASTERLY 46.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°38'49" TO THE END OF CURVE;
- 3) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH 00°22'40" EAST 133.79 FEET;
- 4) THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY SOUTH 14°27'23" WEST 730.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1467.62 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 460.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'31" TO THE END OF CURVE;
- 6) THENCE NORTH 89°42'18" WEST 353.85 FEET TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF LOT 3 AS SHOWN ON TRACT MAP NO. 9337 RECORDED IN BOOK 134, PAGES 65 AND 66 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 7) THENCE ALONG SAID EAST LINE NORTH 00°23'18" WEST 1304.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 8) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 88°45'00" EAST 496.08

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**FEET TO THE POINT OF BEGINNING.**

CONTAINING 764,003.04 SQUARE FEET, OR 17.539 ACRES, MORE OR LESS.

**PARCEL 15 AS SHOWN ON SHEET 9**

**BEGINNING** AT THE SOUTHEAST CORNER OF THE REMAINDER PARCEL AS SHOWN ON TRACT NO. 17435 RECORDED IN BOOK 326, PAGES 19 THROUGH 23 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE SOUTHERLY LINE OF SAID REMAINDER PARCEL SOUTH 89° 54' 24" WEST  
302.00 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER PARCEL;
- 2) THENCE ALONG THE WESTERLY LINE OF SAID REMAINDER PARCEL NORTH 00° 07' 20" WEST  
486.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET AS SHOWN ON SAID TRACT NO. 17435;
- 3) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89° 54' 24" EAST  
283.02 FEET;
- 4) THENCE SOUTH 39° 40'06" EAST 29.81 FEET THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE AS SHOWN ON SAID TRACT MAP;
- 5) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00° 07' 20" EAST  
463.02 FEET TO THE **PONT OF BEGINNING**.

CONTAINING 146,553 SQUARE FEET, OR 3.364 ACRES, MORE OR LESS.

**PARCEL 15 AS SHOWN ON SHEET 9**

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 13 AS SHOWN ON TRACT MAP NO. 20054 RECORDED IN BOOK 349, PAGES 69 THROUGH 74 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID TRACT MAP NORTH 89° 57' 40" EAST 104.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 1156.00 FEET;
- 2) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTHEASTERLY 536.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 36' 15" TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
- 3) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTHEASTERLY 4.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 09' 31";
- 4) THENCE SOUTH 18° 12' 34" EAST 27.58 FEET TO THE EASTERLY LINE OF SAID TRACT MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 24.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 73° 08' 35" WEST;
- 5) THENCE ALONG SAID EASTERLY LINE SOUTHWESTERLY 5.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 06' 09";

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- 6) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH  $28^{\circ} 57' 34''$  WEST 40.00 FEET TO BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 51.00 FEET;
- 7) THENCE CONTINUING ALONG SAID EAST LINE SOUTHERLY 20.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ} 37' 12''$ ;
- 8) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH  $06^{\circ} 20' 22''$  WEST 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 29.00 FEET;
- 9) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHWESTERLY 11.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ} 37' 12''$ ;
- 10) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH  $28^{\circ} 57' 34''$  WEST 163.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EASTERLY, AND HAVING A RADIUS OF 844.00 FEET;
- 11) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHERLY 463.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $31^{\circ} 27' 42''$ ;
- 12) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH  $02^{\circ} 30' 08''$  EAST 147.98 FEET
- 13) THENCE SOUTH  $39^{\circ} 34' 35''$  WEST 32.17 FEET TO THE SOUTHERLY LINE OF SAID TRACT MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 644.00 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH  $08^{\circ} 20' 41''$  WEST;
- 14) THENCE ALONG SAID SOUTHERLY LINE SOUTHWESTERLY 140.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ} 30' 30''$  TO THE SOUTHWEST CORNER OF LOT 3 AS SHOWN ON SAID TRACT MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 117.38 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH  $67^{\circ} 04' 38''$  WEST;
- 15) THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 NORTHERLY 66.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $32^{\circ} 21' 14''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 200.00 FEET;
- 16) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTHERLY 33.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $09^{\circ} 33' 12''$ ;
- 17) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH  $00^{\circ} 07' 20''$  WEST 200.00 FEET TO THE SOUTHERLY LINE OF LOT 5 AS SHOWN ON SAID TRACT MAP;
- 18) THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 SOUTH  $89^{\circ} 52' 40''$  WESTERLY 484.47 FEET TO THE WEST LINE OF SAID TRACT MAP;
- 19) THENCE ALONG SAID WESTERLY LINE NORTH  $00^{\circ} 07' 20''$  WEST 248.79 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DEER CREEK CHANNEL AS SHOWN ON SAID TRACT MAP;
- 20) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ} 52' 40''$  EAST 40.00 FEET;
- 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ} 07' 20''$  WEST 92.94' FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1684.13 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH  $62^{\circ} 47' 53''$  EAST;
- 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 65.72

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FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 14' 09";  
23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 24° 57' 57"  
EAST 361.96 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING 515,319 SQUARE FEET, OR 11.830 ACRES, MORE OR LESS.

### **PARCEL 15 AS SHOWN ON SHEET 12**

**BEGINNING** AT THE EAST CORNER OF PARCEL 7 AS SHOWN ON PARCEL MAP NO. 11030 RECORDED IN BOOK 145, PAGES 33 THROUGH 39 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE SOUTH LINE OF SAID PARCEL 7 SOUTH 49° 00'00" WEST 2.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 625.00 FEET;
- 2) THENCE CONTINUING ALONG SAID SOUTH LINE SOUTHWESTERLY 253.61 FEET ALONG SAID CURVE TO THE NORTHEAST CORNER OF PARCEL 12 AS SHOWN ON PARCEL MAP NO. 16480 RECORDED IN BOOK 203, PAGES 78 THROUGH 83 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 3) THENCE ALONG THE EAST LINE OF SAID PARCEL 12 SOUTH 00° 08' 55" EAST 100.37 FEET;
- 4) THENCE CONTINUING ALONG SAID EAST LINE NORTH 89° 51' 05" EAST 6.93 FEET;
- 5) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00° 08' 55" EAST 67.00 FEET;
- 6) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 89° 51' 05" WEST 1.41 FEET;
- 7) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00° 08' 55" EAST 65.30 FEET;
- 8) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 89° 51' 05" WEST 49.57 FEET;
- 9) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00° 08' 55" EAST 117.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 12;
- 10) THENCE ALONG THE SOUTH LINE OF PARCEL 11 AND PARCEL 12 OF SAID MAP SOUTH 89° 51' 05" WEST 286.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 11 AS SHOWN ON SAID PARCEL MAP NO. 16480;
- 11) THENCE ALONG THE WEST LINE OF SAID PARCEL 11 NORTH 50° 07' 16" EAST 35.11 FEET;
- 12) THENCE CONTINUING ALONG SAID WEST LINE NORTH 00° 08' 55" WEST 126.00 FEET;
- 13) THENCE CONTINUING ALONG SAID WEST LINE NORTH 49° 25' 20" WEST 64.58 FEET;
- 14) THENCE CONTINUING ALONG SAID WEST LINE SOUTH 89° 51' 05" WEST 34.95 FEET;
- 15) THENCE CONTINUING ALONG SAID WEST LINE NORTH 00° 08' 55" WEST 136.09 FEET;
- 16) THENCE CONTINUING ALONG SAID WEST LINE SOUTH 89° 51' 05" WEST 29.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 716.00 FEET;

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- 17) THENCE CONTINUING ALONG SAID WEST LINE NORTHEASTERLY 187.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ} 01' 25''$ ;
- 18) THENCE CONTINUING ALONG SAID WEST LINE NORTH  $34^{\circ} 34' 40''$  EAST 91.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 11, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 625.00 FEET AND BEING CONCENTRIC WITH THE SOUTH LINE OF SAID PARCEL 7, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH  $33^{\circ} 12' 09''$  WEST;
- 19) THENCE ALONG THE SOUTH LINE OF SAID PARCEL 7 NORTHWESTERLY 15.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ} 22' 31''$ ;
- 20) THENCE NORTH  $34^{\circ} 34' 40''$  EAST 84.00 FEET;
- 21) THENCE SOUTH  $55^{\circ} 25' 20''$  EAST 42.27 FEET;
- 22) THENCE NORTH  $18^{\circ} 04' 03''$  EAST 80.41 FEET;
- 23) THENCE NORTH  $70^{\circ} 13'53''$  WEST 263.06 FEET;
- 24) THENCE SOUTH  $58^{\circ} 26' 09''$  WEST 44.23 FEET TO THE EAST CORNER OF PARCEL 4 AS SHOWN ON PARCEL MAP NO. 15476 RECORDED IN BOOK 191, PAGES 23 THROUGH 25 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER, SAID CORNER BEING A POINT ON SAID SOUTH LINE OF PARCEL 7 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 625.00 FEET;
- 25) THENCE ALONG SAID SOUTH LINE NORTHERLY 317.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ} 03' 43''$ ;
- 26) THENCE CONTINUING ALONG SAID SOUTH LINE NORTH  $02^{\circ} 30' 08''$  WEST 41.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER DRIVE AS SHOWN ON SAID PARCEL MAP NO. 15476, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 556.00 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH  $02^{\circ} 30'08''$  WEST;
- 27) THENCE ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 242.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ} 00' 00''$ ;
- 28) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $67^{\circ} 30' 08''$  EAST 572.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 556.00 FEET;
- 29) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHEASTERLY 257.18 FEET;
- 30) THENCE SOUTH  $41^{\circ} 00'00''$  EAST 99.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 498,393.77 SQUARE FEET, OR 11.442 ACRES, MORE OR LESS.

### PARCEL 16 AS SHOWN ON SHEET 13

**BEGINNING** AT THE NORTHEASTERLY CORNER OF PARCEL 3 AS SHOWN ON PARCEL MAP NO. 15424 RECORDED IN BOOK 191 OF PARCEL MAPS, PAGES 46 THROUGH 48, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 SOUTH  $89^{\circ}51'05''$  WEST 395.00 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 5 AS SHOWN ON SAID PARCEL MAP;
- 2) THENCE NORtherly ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2

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- NORTH 00°08'55" WEST 78.13 FEET;
- 3) THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 NORTH 14°31'53" WEST 30.00 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORtherly TO AND HAVING A RADIUS OF 1,335.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 14°31'53" EAST;
  - 4) THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2 ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°02'54", AN ARC DISTANCE OF 24.43 FEET;
  - 5) THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL 2 SOUTH 76°31'01" WEST 84.41 FEET;
  - 6) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 2 SOUTH 82°06'01" WEST 50.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET;
  - 7) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 2 ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°55'21", AN ARC DISTANCE OF 8.59 FEET;
  - 8) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 2 SOUTH 77°10'40" WEST 43.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORtherly AND HAVING A RADIUS OF 360.00 FEET;
  - 9) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°57'28", AN ARC DISTANCE OF 43.72 FEET;
  - 10) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 2 NORTH 89°15'55" WEST 31.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELM AVENUE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP;
  - 11) THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°41'24" EAST 173.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1044.00 FEET;
  - 12) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°50'19", AN ARC DISTANCE OF 33.50 FEET;
  - 13) THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°08'55" WEST 113.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 24.00 FEET;
  - 14) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 82°18'39", AND ARC DISTANCE OF 34.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET;
  - 15) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 81°47'42" EAST 39.14 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORtherly AND HAVING A RADIUS OF 51.00 FEET;
  - 16) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°51'47", AN ARC DISTANCE OF 20.35 FEET;
  - 17) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 58°33'53" EAST 10.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 29.00 FEET;
  - 18) THENCE ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°06'27", AN ARC DISTANCE OF 11.19 FEET TO A NON-TANGENT CURVE, CONCAVE NORtherly AND HAVING A RADIUS OF 3,044.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 09°19'40" EAST;
  - 19) THENCE CONTINUING ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°36'59", AN ARC DISTANCE OF 139.00 FEET;
  - 20) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 78°03'21" EAST 880.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 24.00 FEET;

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- 21) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $86^{\circ}17'17''$ , AN ARC DISTANCE OF 36.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILLIKEN AVENUE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY TO AND HAVING A RADIUS OF 2936.00 FEET;
- 22) THENCE CONTINUING ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}23'18''$ , AN ARC DISTANCE OF 173.63 FEET;
- 23) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH  $77^{\circ}43'56''$  EAST 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2940.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH  $77^{\circ}43'56''$  WEST;
- 24) THENCE CONTINUING ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}37'29''$ , AN ARC DISTANCE OF 185.99;
- 25) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH  $05^{\circ}33'49''$  EAST 195.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2936.00 FEET;
- 26) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}25'05''$ , AN ARC DISTANCE OF 21.42 FEET;
- 27) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH  $85^{\circ}35'40''$  WEST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING RADIUS OF 2931.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH  $85^{\circ}35'40''$  WEST;
- 28) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE  $04^{\circ}09'32''$ , AN ARC DISTANCE OF 212.75 FEET;
- 29) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE; SOUTH  $00^{\circ}14'48''$  EAST 97.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 24.00 FEET;
- 30) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $91^{\circ}46'12''$ , AN ARC DISTANCE OF 38.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORtherly AND HAVING A RADIUS OF 2934.00 FEET;
- 31) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG SAID CONCAVE CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}26'18''$ , AN ARC DISTANCE OF 176.07 FEET;
- 32) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH  $04^{\circ}57'42''$  WEST 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORtherly AND HAVING A RADIUS OF 2938.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH  $04^{\circ}57'42''$  WEST;
- 33) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}03'20''$ , AN ARC DISTANCE OF 54.13 FEET;
- 34) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH  $83^{\circ}58'58''$  WEST 113.50 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 4 AS SHOWN ON PARCEL MAP NO. 16432 RECORDED IN BOOK 191 OF PARCEL MAPS, PAGES 46 THROUGH 48;
- 35) THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 4 NORTH  $00^{\circ}14'48''$  WEST 5.03 FEET;
- 36) THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 4 NORTH  $83^{\circ}58'58''$  WEST 22.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1515.87 FEET;
- 37) THE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 4 ALONG SAID

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CONCAVE CURVE THROUGH A CENTRAL ANGLE OF 06°00'26" AN ARC DISTANCE OF 158.93 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 OF SAID PARCEL MAP;

- 38) THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 3 NORTH 00°08'55" WEST 247.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 748,199.84 SQUARE FEET, OR 17.176 ACRES, MORE OR LESS.

### **PARCEL 17 AS SHOWN ON SHEET 13**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 15923 RECORDED IN BOOK 200, PAGES 15 THROUGH 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH 84°30'32" EAST 48.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 05°26'14" EAST;
- 2) THENCE NORTHEASTERLY 56.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°28'14";
- 3) THENCE ALONG SAID NORTHERLY LINE NORTH 78°02'24" EAST 131.74 FEET;
- 4) THENCE ALONG SAID NORTHERLY LINE SOUTH 79°56'40" EAST 229.80 FEET;
- 5) THENCE ALONG SAID NORTHERLY LINE NORTH 78°02'25" EAST 152.66 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS DESCRIBED IN DOCUMENT NO. 2017-0032354;
- 6) THENCE DEPARTING SAID NORTHERLY LINE NORTH 11°56'24" WEST 240.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 426.94 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 40°25'23" WEST;
- 7) THENCE NORTHEASTERLY 79.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'19";
- 8) THENCE NORTH 11°56'46" WEST 15.34 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP;
- 9) THENCE NORTH 78°04'22" EAST 113.59 FEET ALONG SAID BOUNDARY LINE TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP;
- 10) THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 11°56'24" EAST 377.98 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
- 11) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 78°03'36" EAST 366.70 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,156.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 86°02'32" EAST;
- 12) THENCE SOUTHERLY 83.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°07'24";
- 13) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH 00°09'56" WEST 358.16 FEET;
- 14) THENCE SOUTH 45°09'50" WEST 33.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2;
- 15) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH 89°50'15" WEST 173.00 FEET;
- 16) THENCE SOUTH 00°09'45" WEST 4.00 FEET;
- 17) THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'15" WEST 389.10 FEET;
- 18) THENCE ALONG SAID SOUTHERLY LINE NORTH 88°24'19" WEST 27.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING

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A RADIUS OF 172.00 FEET;

- 19) THENCE NORTHWESTERLY 40.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $13^{\circ}25'38''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 198.00 FEET;
- 20) THENCE NORTHWESTERLY 51.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $14^{\circ}51'24''$  TO THE END OF CURVE;
- 21) THENCE ALONG SAID SOUTHERLY LINE NORTH  $89^{\circ}50'15''$  WEST 417.64 FEET;
- 22) THENCE NORTH  $45^{\circ}02'34''$  WEST 33.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2;
- 23) THENCE ALONG SAID WESTERLY LINE NORTH  $00^{\circ}14'52''$  WEST 92.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 3,079.00 FEET;
- 24) THENCE NORtherly 80.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}29'21''$ ;
- 25) THENCE SOUTH  $88^{\circ}15'47''$  WEST 9.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,070.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $88^{\circ}15'47''$  EAST;
- 26) THENCE NORtherly 97.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}48'42''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1,557.00 FEET;
- 27) THENCE NORTHWESTERLY 103.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}47'34''$  TO THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE **POINT OF BEGINNING**.

CONTAINING 545,237 SQUARE FEET, OR 12.512 ACRES, MORE OR LESS.

### **PARCEL 18 AS SHOWN ON SHEET 14**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 11, AS SHOWN ON PARCEL MAP NO. 14022 RECORDED IN BOOK 180, PAGES 19 THROUGH 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE NORtherly LINE OF SAID PARCEL 11 NORTH  $74^{\circ}11'51''$  EAST 397.70 FEET;
- 2) THENCE ALONG THE NORtherly LINES OF SAID PARCEL AND PARCEL 6 NORTH  $90^{\circ}00'00''$  EAST 267.87 FEET TO AN ANGLE POINT ON THE NORtherly LINE OF SAID PARCEL 6 AS SHOWN ON SAID PARCEL MAP;
- 3) THENCE ALONG SAID NORtherly LINE SOUTH  $53^{\circ}24'54''$  EAST 107.97 FEET;
- 4) THENCE ALONG SAID NORtherly LINE NORTH  $90^{\circ}00'00''$  EAST 327.40 FEET;
- 5) THENCE ALONG SAID NORtherly LINE NORTH  $45^{\circ}00'00''$  EAST 26.87 FEET;
- 6) THENCE ALONG SAID NORtherly LINE AND THE NORtherly LINE OF PARCEL 5 NORTH  $90^{\circ}00'00''$  EAST 313.16 FEET TO AN ANGLE POINT ON THE NORtherly LINE OF PARCEL 5 AS SHOWN ON SAID PARCEL MAP;
- 7) THENCE NORTH  $22^{\circ}02'02''$  EAST 325.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,044.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH  $23^{\circ}36'32''$  WEST;
- 8) THENCE SOUTHEASTERLY 56.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}06'54''$ ;
- 9) THENCE SOUTH  $20^{\circ}29'38''$  WEST 201.26 FEET;
- 10) THENCE SOUTH  $00^{\circ}00'00''$  EAST 160.31 FEET;
- 11) THENCE NORTH  $90^{\circ}00'00''$  EAST 87.83 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID PARCEL 5;

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- 12) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 5 SOUTH 00°00'00" EAST 193.44 FEET;
  - 13) THENCE SOUTH 83°20'24" WEST 17.89 FEET;
  - 14) THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'00" EAST 324.18 FEET;
  - 15) THENCE ALONG SAID EASTERLY LINE SOUTH 19°48'09" EAST 85.13 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF SAID PARCEL 5;
  - 16) THENCE SOUTH 70°10'42" WEST 80.60 FEET;
  - 17) THENCE NORTH 90°00'00" WEST 87.74 FEET;
  - 18) THENCE NORTH 52°04'57" WEST 46.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 150.00 FEET;
  - 19) THENCE NORTHWESTERLY 99.27 FEET THROUGH A CENTRAL ANGLE OF 37°55'03";
  - 20) THENCE NORTH 90°00'00" WEST 70.14 FEET;
  - 21) THENCE SOUTH 00°00'00" EAST 238.05 FEET TO A POINT ON THE SOUTHERNMOST LINE OF SAID PARCEL 5;
  - 22) THENCE NORTH 89°50'04" WEST 100.00 FEET ALONG THE SOUTHERLY LINES OF PARCEL 5 AND PARCEL 6 TO A POINT ON THE SOUTHERNMOST LINE OF SAID PARCEL 6;
  - 23) THENCE NORTH 00°00'00" EAST 237.75 FEET;
  - 24) THENCE NORTH 90°00'00" WEST 108.45 FEET;
  - 25) THENCE SOUTH 52°04'57" WEST 107.94 FEET;
  - 26) THENCE NORTH 90°00'00" WEST 12.28 FEET TO THE NORTHEAST CORNER OF PARCEL 8 AS SHOWN ON SAID PARCEL MAP;
  - 27) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 8 SOUTH 00°00'00" EAST 192.83 FEET TO THE SOUTHEAST CORNER OF SAID PAREL 8;
  - 28) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 8 NORTH 89°50'04" WEST 84.93 FEET;
  - 29) THENCE NORTH 00°09'56" EAST 4.00 FEET;
  - 30) THENCE ALONG THE SOUTHERLY LINES OF PARCELS 8,9, AND 10 NORTH 89°50'04" WEST 749.01 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF PARCEL 10 AS SHOWN ON SAID PARCEL MAP;
  - 31) THENCE NORTH 39°14'06" WEST 36.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 10;
  - 32) THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF PARCEL 11 NORTH 00°09'56" EAST 348.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1,244.00 FEET;
  - 33) THENCE NORTHWESTERLY 337.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'43";
  - 34) THENCE ALONG SAID WESTERLY LINE NORTH 15°22'47" WEST 119.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 11 AND THE **POINT OF BEGINNING.**
- CONTAINING 1,245,604 SQUARE FEET, OR 28.595 ACRES, MORE OR LESS.

**PARCEL 19 AS SHOWN ON SHEET 15**

**BEGINNING AT THE NORTHWEST CORNER OF PARCEL 4, AS SHOWN ON PARCEL MAP NO. 19762, RECORDED IN BOOK 250, PAGES 72 THROUGH 74, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;**

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 4 NORTH 89°49'00" EAST 137.03 FEET;
- 2) THENCE SOUTH 62°59'49" EAST 9.85 FEET;
- 3) THENCE NORTH 89°49'00" EAST 76.94 FEET;
- 4) THENCE NORTH 52°57'10" EAST 7.25 FEET;
- 5) THENCE SOUTH 89°22'45" EAST 198.29 FEET TO THE BEGINNING OF A TANGENT

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- CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 137.00 FEET;
- 6) THENCE CONTINUING SOUTHEAST 33.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $13^{\circ}52'26''$  TO THE END OF CURVE;
  - 7) THENCE SOUTH  $75^{\circ}30'19''$  EAST 7.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 163.00 FEET;
  - 8) THENCE CONTINUING SOUTHEAST 44.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}47'36''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 7579.00 FEET;
  - 9) THENCE CONTINUING EASTERLY 296.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ}14'31''$  TO THE END OF CURVE;
  - 10) THENCE SOUTH  $39^{\circ}23'18''$  EAST 28.30 FEET;
  - 11) THENCE SOUTH  $00^{\circ}15'20''$  WEST 90.66 FEET;
  - 12) THENCE NORTH  $89^{\circ}41'06''$  WEST 7.86 FEET;
  - 13) THENCE SOUTH  $00^{\circ}08'49''$  WEST 43.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 152.67 FEET;
  - 14) THENCE CONTINUING SOUTHERLY 33.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}40'52''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 257.33 FEET;
  - 15) THENCE CONTINUING SOUTHERLY 56.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}40'49''$  TO THE END OF CURVE;
  - 16) THENCE SOUTH  $00^{\circ}08'49''$  WEST 56.07 FEET;
  - 17) THENCE SOUTH  $01^{\circ}09'18''$  EAST 176.05 FEET;
  - 18) THENCE SOUTH  $00^{\circ}08'49''$  WEST 244.91 FEET;
  - 19) THENCE SOUTH  $30^{\circ}02'46''$  WEST 15.91 FEET;
  - 20) THENCE SOUTH  $00^{\circ}02'46''$  WEST 30.00 FEET;
  - 21) THENCE SOUTH  $29^{\circ}57'14''$  EAST 15.71 FEET;
  - 22) THENCE SOUTH  $00^{\circ}08'49''$  WEST 462.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 2563.00 FEET;
  - 23) THENCE CONTINUING SOUTHERLY 73.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}37'56''$  TO THE END OF CURVE;
  - 24) THENCE SOUTH  $01^{\circ}29'07''$  EAST 181.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4;
  - 25) THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH  $89^{\circ}37'39''$  WEST 841.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;
  - 26) THENCE NORTH  $00^{\circ}15'26''$  EAST 1503.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,245,204.28 SQUARE FEET, OR 28.58 ACRES, MORE OR LESS.

### PARCEL 20 AS SHOWN ON SHEET 15

**BEGINNING** AT THE SOUTHEAST CORNER OF THE DESIGNATED REMAINDER PARCEL AS SHOWN ON PARCEL MAP NO. 15716-1 RECORDED IN BOOK 199, PAGE 66 THROUGH 68 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH MAINSTREET;

- 1) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ} 55' 01''$  WEST 257.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 25.00 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 00' 00''$ ;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $85^{\circ} 26' 51''$  WEST 37.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE

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- NORTHWEST, HAVING A RADIUS OF 20.00 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH  $89^{\circ} 55' 01''$  WEST;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWEST 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 00' 00''$ ;
  - 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ} 55' 01''$  WEST 259.46 FEET;
  - 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ} 04' 59''$  EAST 16.76 FEET;
  - 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $40^{\circ} 54' 17''$  WEST 15.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DAY CREEK BOULEVARD;
  - 8) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH  $03^{\circ} 18' 10''$  EAST 36.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 67.50 FEET;
  - 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEAST 22.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ} 55' 29''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 117.50 FEET;
  - 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEAST 38.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ} 55' 29''$ ;
  - 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $03^{\circ} 18' 10''$  EAST 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 161.67 FEET;
  - 12) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 35.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ} 40' 49''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 248.33 FEET;
  - 13) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 54.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ} 40' 49''$ ;
  - 14) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $03^{\circ} 18' 10''$  EAST 62.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WEST, AND HAVING A RADIUS OF 2572.00 FEET;
  - 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 96.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ} 08' 19''$  TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CULTURAL CENTER DRIVE;
  - 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $45^{\circ} 47' 32''$  WEST 13.79 FEET;
  - 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ} 55' 01''$  EAST 574.62 FEET;
  - 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $44^{\circ} 55' 01''$  EAST 10.30 FEET;
  - 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 04' 59''$  WEST 7.72 FEET;
  - 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ} 55' 01''$  EAST 17.72 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONET AVENUE;
  - 21) THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 04' 59''$  WEST 383.52 FEET;
  - 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ} 55' 01''$  WEST 2.00 FEET;
  - 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 04' 59''$  WEST 36.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 20.00 FEET;
  - 24) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWEST 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 00' 00''$  TO THE **POINT**

**OF BEGINNING.**

CONTAINING 278,123.99 SQUARE FEET, OR 6.372 ACRES, MORE OR LESS.

**PARCEL 26 AS SHOWN ON SHEET 16**

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 5 AS SHOWN ON PARCEL MAP 16767, BOOK 222, PAGES 88 AND 89 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTH  $89^{\circ}30'38''$  EAST 550.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE AS SHOWN ON SAID PARCEL MAP;
- 2) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}47'51''$  WEST 545.48 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 3) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}40'06''$  WEST 187.79 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}47'51''$  EAST 10.00 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}40'06''$  WEST 277.22 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}47'51''$  WEST 10.00 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}40'06''$  WEST 85.00 FEET;
- 8) THENCE NORTH  $00^{\circ}47'51''$  EAST 546.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 297,653 SQUARE FEET, OR 6.80 ACRES, MORE OR LESS.

**PARCEL 26 AS SHOWN ON SHEET 16**

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 4 AS SHOWN ON TRACT NO. 16882 RECORDED IN BOOK 327, PAGES 56 THROUGH 59 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4 SOUTH  $00^{\circ}34'55''$  WEST 527.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 2) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}11'35''$  WEST 303.98 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}36'05''$  EAST 10.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}11'35''$  WEST 67.53 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $74^{\circ}52'03''$  WEST 103.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 21.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $02^{\circ}13'09''$  WEST;
- 6) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 33.50 FEET

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ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°25'42" TO THE END OF CURVE;

- 7) THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF ETIWANDA AVENUE NORTH 10°17'57" WEST 56.31 FEET;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°36'05" EAST 325.24 FEET;
- 9) THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°11'35" 200.06 FEET;
- 10) THENCE NORTH 00°36'05" EAST 111.77 FEET;
- 11) THENCE NORTH 89°59'09" EAST 303.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 244,017 SQUARE FEET, OR 5.60 ACRES, MORE OR LESS.

### **PARCEL 27 AS SHOWN ON SHEET 16**

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 99 AS SHOWN ON TRACT NO. 15711 RECORDED IN BOOK 278, PAGES 96 THROUGH 103 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE WESTERLY LINE OF SAID LOT 99 NORTH 00°36'13" EAST 832.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 99;
- 2) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 89°23'47" EAST 451.33 FEET;
- 3) THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 99 NORTH 44°27'42" EAST 1269.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EAST AVE;
- 4) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH 00°00'59" EAST 1219.77 FEET;
- 5) THENCE NORTH 89°59'01" EAST 14.00 FEET;
- 6) THENCE SOUTH 00°00'59" EAST 509.70 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 7) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY SOUTH 89°11'35" WEST 704.16 FEET;
- 8) THENCE NORTH 00°36'23" EAST 15.00 FEET;
- 9) THENCE SOUTH 89°11'35" WEST 660.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,522,150 SQUARE FEET, OR 34.90 ACRES, MORE OR LESS.

### **PARCEL 27 AS SHOWN ON SHEET 16**

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 28 AS SHOWN ON TRACT NO. 4578, BOOK 60, PAGES 21 THROUGH 23 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE WEST LINE OF SAID LOT 28 SOUTH 00°22'00" WEST 329.99 FEET TO THE SOUTHWEST CORNER OF LOT 27 AS SHOWN ON SAID TRACT MAP;
- 2) THENCE SOUTH 89°24'05" WEST 692.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE;

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- 3) THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}22'00''$  EAST 170.10 FEET TO THE MOST SOUTHERLY CORNER OF AN EASEMENT PER DOCUMENT NO. 93-191521 RECORDED ON MAY 4, 1993 IN THE OFFICE OF SAID COUNTY RECORDER;
- 4) THENCE ALONG THE EASTERLY LINE OF SAID EASEMENT NORTH  $16^{\circ}00'51''$  EAST 122.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 21.00 FEET;
- 5) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTHEASTERLY 32.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}01'20''$  TO THE END OF CURVE;
- 6) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH  $73^{\circ}33'14''$  EAST 80.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FOOTHILL BOULEVARD;
- 7) THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD NORTH  $89^{\circ}24'05''$  EAST 561.23 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 223,586.16 SQUARE FEET, OR 5.132 ACRES, MORE OR LESS.

**PARCEL 28 AS SHOWN ON SHEET 16**

**BEGINNING** AT THE NORTHEASTERLY CORNER OF LOT 2 AS SHOWN ON PARCEL MAP 13724 RECORDED IN BOOK 164, PAGES 100 THROUGH 107 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 SOUTH  $00^{\circ}22'15''$  WEST 128.35 FEET;
- 2) THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE AS SHOWN ON SAID PARCEL MAP NORTH  $89^{\circ}37'45''$  WEST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 8.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH  $89^{\circ}37'45''$  EAST;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 12.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  TO THE END OF CURVE;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}22'15''$  WEST 29.50 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}37'45''$  EAST 11.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}22'15''$  WEST 31.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6.0 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $00^{\circ}22'15''$  EAST;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 9.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  TO THE END OF CURVE;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}22'15''$  WEST 195.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 6.00 FEET;

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- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 9.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF CURVE;
- 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°22'15" WEST 56.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
- 11) THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°40'24" WEST 1266.78 FEET;
- 12) THENCE SOUTH 00°23'31" WEST 329.98 FEET;
- 13) THENCE NORTH 89°40'33" WEST 664.90 FEET;
- 14) THENCE SOUTH 00°24'45" WEST 1600.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ARROW ROUTE;
- 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°40'44" WEST 603.36 FEET;
- 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 48°25'52" WEST 31.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF YELLOWWOOD ROAD AS SHOWN ON EASEMENT DEED DOC NO. 2017-0527045;
- 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 48°25'52" WEST 31.92 FEET;
- 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°25'36" EAST 94.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 96.00 FEET;
- 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 25.13 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00" TO THE END OF CURVE;
- 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 15°26'13" EAST 87.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 61.00 FEET;
- 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHWESTERLY 90.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°58'23" TO THE END OF CURVE;
- 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 06°41'55" WEST 117.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 817.00 FEET;
- 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 101.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'31" TO THE END OF CURVE;
- 24) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°25'36" EAST 754.27 FEET;
- 25) THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°21'40" WEST 995.12 FEET TO A POINT ON THE SOUTH EASTERN RIGHT-OF-WAY LINE OF DEVORE FREEWAY AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 8000.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 43°19'11" WEST;
- 26) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 351.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'05" TO THE END OF CURVE;
- 27) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 49°11'54" EAST 635.03 FEET;
- 28) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 52°38'29" EAST 98.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE

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- SOUTHEAST, AND HAVING A RADIUS OF 514.77 FEET;
- 29) THENCE LEAVING SAID RIGHT-OF-WAY NORTHEASTERLY 271.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $30^{\circ}14'10''$  TO THE END OF CURVE;
  - 30) THENCE NORTH  $82^{\circ}52'40''$  EAST 197.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 280.00 FEET;
  - 31) THENCE NORTHEASTERLY 403.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $82^{\circ}32'47''$  TO THE END OF CURVE;
  - 32) THENCE NORTH  $00^{\circ}19'53''$  EAST 110.57 FEET;
  - 33) THENCE NORTH  $45^{\circ}14'51''$  EAST 32.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $03^{\circ}04'55''$  EAST;
  - 34) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 19.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $09^{\circ}07'37''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 120.00 FEET;
  - 35) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 24.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}52'38''$  TO THE END OF CURVE,
  - 36) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}40'06''$  EAST 140.00 FEET;
  - 37) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}19'54''$  WEST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 8.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $00^{\circ}09'46''$  EAST;
  - 38) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 12.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}54'56''$  TO THE END OF CURVE;
  - 39) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}45'10''$  EAST 29.99 FEET;
  - 40) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $00^{\circ}19'26''$  EAST 9.86 FEET;
  - 41) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}45'10''$  EAST 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 8.00 FEET; AND FROM WHICH A RADIAL LINE BEARS NORTH  $89^{\circ}45'10''$  WEST;
  - 42) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 12.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $91^{\circ}59'38''$  TO THE END OF CURVE;
  - 43) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $87^{\circ}45'32''$  EAST 118.90 FEET;
  - 44) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}40'06''$  EAST 81.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 406.25 FEET;
  - 45) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 45.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ}21'35''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 406.25 FEET;
  - 46) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 45.09 FEET ALONG SAID

## Appendix B: Legal Description of the Rancho Cucamonga EIFD

- CURVE THROUGH A CENTRAL ANGLE OF 06°21'35" TO THE END OF CURVE;
- 47) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 139.42 FEET;
  - 48) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°19'54" WEST 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 21.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 00°19'54" EAST;
  - 49) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 32.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°54'56" TO THE END OF CURVE;
  - 50) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 47.00 FEET;
  - 51) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°14'50" EAST 9.80 FEET;
  - 52) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 47.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 21.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 89°45'10" WEST;
  - 53) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 33.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°05'04" TO THE END OF CURVE;
  - 54) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°19'54" EAST 2.00 FEET;
  - 55) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 25.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 181.25 FEET;
  - 56) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY EASTERLY 30.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'38" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORtherly, AND HAVING A RADIUS OF 181.25 FEET;
  - 57) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 30.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°31'38" TO THE END OF CURVE;
  - 58) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 239.00 FEET;
  - 59) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 27.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°31'00" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 478.00 FEET;
  - 60) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 42.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'06" TO THE END OF CURVE;
  - 61) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 88°54'00" EAST 180.78 FEET;
  - 62) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 178.03 FEET;
  - 63) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°13'04" EAST 80.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 8.00 FEET;
  - 64) THENCE SOUTHEASTERLY ALONG RIGHT-OF-WAY 12.35 FEET ALONG SAID

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- CURVE THROUGH A CENTRAL ANGLE OF 88°27'55" TO THE END OF CURVE;
- 65) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 29.50 FEET;
- 66) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°14'50" WEST 2.01 FEET;
- 67) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 29.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 8.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 89°45'09" WEST;
- 68) THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY 12.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°32'05" TO THE END OF CURVE;
- 69) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 01°46'56" EAST 5.00 FEET;
- 70) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°13'04" EAST 81.52 FEET;
- 71) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 51.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 198.00 FEET;
- 72) THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 43.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'49" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 212.00 FEET;
- 73) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 46.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'49" TO THE END OF CURVE;
- 74) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 259.00 FEET;
- 75) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°19'54" WEST 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 21.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 00°19'54" EAST;
- 76) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 33.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'21" TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE, SAID POINT BEING THE END OF CURVE;
- 77) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°22'15" WEST 45.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 91.57 FEET; AND FROM WHICH A RADIAL LINE BEARS NORTH 72°37'54" WEST;
- 78) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY 27.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'51" TO THE END OF CURVE;
- 79) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°22'15" WEST 27.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,262,553 SQUARE FEET, OR 74.90 ACRES, MORE OR LESS.

**PARCEL 26A AS SHOWN ON SHEET 19**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 16033 RECORDED IN BOOK 202, PAGES 99 THROUGH 107 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

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- 1) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD SOUTH  $88^{\circ}32'28''$  EAST 368.03 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}55'01''$  EAST 408.40 FEET;
- 3) THENCE SOUTH  $48^{\circ}25'46''$  EAST 33.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DAY CREEK BOULEVARD;
- 4) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}15'45''$  WEST 240.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 89.00 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 55.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}46'53''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 39.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 12.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}23'12''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 149.00 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 13.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $05^{\circ}18'51''$  TO THE END OF CURVE;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $79^{\circ}41'30''$  EAST 6.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 145.00 FEET;
- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 11.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ}33'19''$  TO THE END OF CURVE;
- 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $27^{\circ}13'19''$  WEST 9.97 FEET;
- 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}00'00''$  EAST 89.65 FEET;
- 12) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $65^{\circ}49'42''$  EAST 9.85 FEET;
- 13) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}47'20''$  EAST 12.25 FEET;
- 14) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $56^{\circ}25'12''$  EAST 5.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $08^{\circ}49'39''$  EAST;
- 15) THENCE ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 57.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $54^{\circ}58'38''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 174.00 FEET;
- 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 21.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $07^{\circ}06'02''$  TO THE END OF CURVE;
- 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $13^{\circ}39'43''$  WEST 8.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 170.00 FEET;
- 18) THENCE ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 9.87 FEET ALONG SAID

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- CURVE THROUGH A CENTRAL ANGLE OF 03°19'30" TO THE END OF CURVE;
- 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 43°00'46" EAST 7.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 174.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 79°11'43" WEST;
  - 20) THENCE ALONG SAID RIGHT-OF-WAY SOUTHERLY 36.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°07'05" TO THE END OF CURVE;
  - 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°06'33" EAST 152.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 239.00 FEET;
  - 22) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 42.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'39" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 567.00 FEET;
  - 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 348.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°15'39" TO THE END OF CURVE;
  - 24) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 43°18'51" WEST 489.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 1384.00 FEET;
  - 25) THENCE ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 397.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°26'41" TO THE END OF CURVE;
  - 26) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 59°45'32" WEST 45.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 9 AS SHOWN ON SAID PARCEL MAP;
  - 27) THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 9 AND THE WESTERLY LINE OF PARCEL 8, PARCEL 7 AND PARCEL 2 NORTH 00°12'37" EAST 1685.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,071,984.18 SQUARE FEET, OR 24.609 ACRES, MORE OR LESS.

**PARCEL 26B AS SHOWN ON SHEET 19**

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF PARCEL 15 AS SHOWN ON PARCEL MAP NO. 16033 RECORDED IN BOOK 202, PAGES 99 THROUGH 107 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°12'37" EAST 606.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DAY CREEK BOULEVARD, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 647.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 08°08'28" EAST;
- 2) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY 249.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°06'00" TO THE END OF CURVE;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 59°45'32" EAST 169.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE

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- NORTHWEST, AND HAVING A RADIUS OF 1464.00 FEET;
- 4) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHEAST 420.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}26'41''$  TO THE END OF CURVE;
  - 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $43^{\circ}18'51''$  EAST 489.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 647.00 FEET;
  - 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEAST 358.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $31^{\circ}43'09''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 525.00 FEET;
  - 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 135.70 FEET NORtherly ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $14^{\circ}48'36''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 2194.00 FEET;
  - 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 125.98 FEET NORtherly ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $03^{\circ}17'24''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 122.00 FEET;
  - 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 74.20 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $34^{\circ}50'50''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 67.00 FEET;
  - 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 49.34 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $42^{\circ}11'29''$  TO THE END OF CURVE;
  - 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}00'00''$  WEST 104.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH  $03^{\circ}48'41''$  EAST;
  - 12) THENCE ALONG SAID RIGHT-OF-WAY NORTHWEST 48.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $56^{\circ}02'16''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 58.00 FEET;
  - 13) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 30.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $30^{\circ}27'36''$  TO BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 21.50 FEET;
  - 14) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEAST 16.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $42^{\circ}55'55''$  TO THE END OF CURVE;
  - 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $35^{\circ}35'43''$  EAST 4.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 90.50 FEET;
  - 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY 55.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}19'58''$  TO THE END OF CURVE;
  - 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH  $00^{\circ}15'45''$  EAST 175.08 FEET;

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- 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 34°45'55" EAST 50.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
- 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°55'01" EAST 221.16 FEET;
- 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88°42'37" EAST 92.14 FEET TO THE NORTHEAST CORNER OF PARCEL 11 AS SHOWN ON SAID PARCEL MAP;
- 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°11'21" EAST 37.07 FEET;
- 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°55'01" EAST 487.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15 AS SHOWN ON SAID PARCEL MAP,
- 23) THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 18°45'07" WEST 170.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 880.00 FEET;
- 24) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 323.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'30" TO THE END OF CURVE;
- 25) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 39°47'37" WEST 313.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 3000.00 FEET;
- 26) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 261.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'02" TO THE END OF CURVE;
- 27) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 44°47'39" WEST 580.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 8195.00 FEET;
- 28) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 1611.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'50" TO THE END OF CURVE;
- 29) THENCE NORTH 84°53'23" WEST 78.50 FEET TO THE **POINT OF BEGINNING.**  
CONTAINING 945,549.04 SQUARE FEET, OR 21.706 ACRES, MORE OR LESS.

### PARCEL 27 AS SHOWN ON SHEET 20

**BEGINNING** AT THE NORTHWESTERLY CORNER OF PARCEL NO 1 AS SHOWN ON RECORD OF SURVEY BOOK 33, PAGE 6 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ARROW ROUTE AS SHOWN ON SAID RECORD OF SURVEY SOUTH 89°41'10" EAST 521.81 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°37'57" WEST 741.63 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°54'50" EAST 922.91 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 2421 RECORDED IN BOOK 22, PAGE 20 OF MAPS IN THE

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- OFFICE OF SAID COUNTY RECORDER;
- 4) THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 SOUTH 00°01'31" EAST 771.94 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 19448 RECORDED IN BOOK 242, PAGES 56 THROUGH 60 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
  - 5) THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 NORTH 89°44'44" EAST 702.33 FEET;
  - 6) THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 00°00'58" 79.75 FEET;
  - 7) THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°44'44" EAST 623.09 FEET;
  - 8) THENCE SOUTH 00°00'58" EAST 1327.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AT&SF RAILROAD RIGHT-OF-WAY;
  - 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°46'11" WEST 3106.16 FEET TO THE SOUTHEAST CORNER OF THE AT&SF RAILROAD EASEMENT AS SHOWN ON MAP 804-36- 7D, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 625.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 23°18'48" EAST;
  - 10) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY 725.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°31'27" TO THE END OF CURVE;
  - 11) THENCE NORTH 00°06'46" WEST 1041.02 FEET TO THE NORTHEAST CORNER OF SAID AT&SF RAILROAD EASEMENT;
  - 12) THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID EASEMENT NORTH 89°50'15" WEST 20.00 FEET TO THE NORTHWESTERLY CORNER OF SAID EASEMENT;
  - 13) THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID EASEMENT SOUTH 00°09'45" WEST 1041.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 600.00 FEET;
  - 14) THENCE CONTINUING ALONG SAID EASEMENT SOUTHWESTERLY 774.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°00'06" TO THE NORTHERLY RIGHT-OF-WAY LINE OF AT&SF RAILROAD RIGHT-OF-WAY;
  - 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°46'11" WEST 731.93 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAY CREEK CHANNEL;
  - 16) THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 00°02'08" EAST 1611.62 FEET TO THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 15;
  - 17) THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 31°04'27" EAST 784.79 FEET;
  - 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°18'50" EAST 38.52 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,542,233 SQUARE FEET, OR 173.146 ACRES, MORE OR LESS.

**PARCEL 37 AS SHOWN ON SHEET 21**

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**BEGINNING** AT A POINT ON THE CENTERLINE OF ROCHESTER AVENUE 30.00 FEET NORTH OF THE CENTERLINE INTERSECTION OF ARROW ROUTE AND ROCHESTER AVENUE AS SHOWN ON PARCEL MAP NO. 17229 RECORDED IN BOOK 206, PAGES 96 AND 97 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE NORTHERLY ALONG THE CENTERLINE OF ROCHESTER AVENUE NORTH  $00^{\circ}08'57''$  EAST 279.49 FEET;
- 2) THENCE LEAVING SAID CENTERLINE NORTH  $89^{\circ}41'43''$  EAST 30.00 FEET;
- 3) THENCE NORTH  $00^{\circ}08'57''$  EAST 26.98 FEET TO THE SOUTHWEST CORNER OF AN EASEMENT FOR STREETS, HIGHWAYS AND RELATED PURPOSES IN FAVOR OF THE CITY OF RANCHO CUCAMONGA RECORDED ON APRIL 23, 2004, AS INSTRUMENT NO 2004-0280380, OF OFFICIAL RECORDS;
- 4) THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID EASEMENT AND THE SOUTHERLY LINE OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP NORTH  $89^{\circ}41'43''$  EAST 410.05 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP;
- 5) THENCE SOUTH  $00^{\circ}08'57''$  WEST 276.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ARROW ROUTE;
- 6) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}41'43''$  WEST 170.11 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}08'57''$  WEST 30.00 FEET;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}41'43''$  WEST 269.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 128,945.64 SQUARE FEET, OR 2.960 ACRES, MORE OR LESS.

**PARCEL 38 AS SHOWN ON SHEET 21**

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 7, AS SHOWN ON PARCEL MAP NO. 11891 RECORDED IN BOOK 168, PAGES 26 THROUGH 37 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 7 NORTH  $00^{\circ}31'49''$  WEST 441.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 7;
- 2) THENCE ALONG THE NORTHERLY LINES OF PARCEL 7 AND PARCEL 5 OF SAID PARCEL MAP NORTH  $89^{\circ}27'50''$  EAST 750.37 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5 TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1937.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $88^{\circ}06'14''$  WEST;
- 3) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 5 SOUTHWESTERLY 34.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}01'53''$  TO AN ANGLE POINT;
- 4) THENCE ALONG SAID EASTERLY LINE SOUTH  $87^{\circ}04'21''$  EAST 3.00 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1940.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH  $87^{\circ}04'21''$  EAST;
- 5) THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL 5 AND PARCEL 6 OF SAID PARCEL MAP 398.14 FEET ALONG SAID CURVE THROUGH A CENTRAL

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- ANGLE OF  $11^{\circ}45'31''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
- 6) THENCE 31.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $75^{\circ}02'10''$  TO THE END OF CURVE AND BEING A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 6;
  - 7) THENCE CONTINUING ALONG THE SOUTHERLY LINES OF SAID PARCELS 6 AND 7 SOUTH  $89^{\circ}43'20''$  WEST 663.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 322,099 SQUARE FEET, OR 7.394 ACRES, MORE OR LESS.

### **PARCEL 39 AS SHOWN ON SHEET 21**

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF PARCEL 5, AS SHOWN ON THE PARCEL MAP NO. 7244 RECORDED IN BOOK 76, PAGES 74 THROUGH 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE SOUTH  $89^{\circ}47'17''$  WEST 283.64 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 5 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH  $89^{\circ}47'15''$  EAST;
- 2) THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL 5 AND PARCEL 6 AS SHOWN ON SAID PARCEL MAP NORTHWESTERLY 100.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $105^{\circ}00'00''$ ;
- 3) THENCE CONTINUING ON THE SOUTHERLY LINE OF SAID PARCEL 6 SOUTH  $74^{\circ}47'17''$  WEST 87.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 102.00 FEET;
- 4) THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTHWESTERLY 26.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}00'00''$ ;
- 5) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 6 AND PARCEL 7 AS SHOWN ON SAID PARCEL MAP SOUTH  $89^{\circ}47'17''$  WEST 233.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 277.00 FEET;
- 6) THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL 7 74.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}25'19''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 24.00 FEET;
- 7) THENCE NORTHWESTERLY 37.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}53'27''$  BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL 7 AND THE END OF SAID CURVE;
- 8) THENCE ALONG SAID WESTERLY LINE NORTH  $15^{\circ}44'34''$  WEST 52.58 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 1056.00 FEET;
- 9) THENCE CONTINUING ALONG SAID WESTERLY LINE 288.51 FEET NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}39'13''$ ;
- 10) THENCE ALONG SAID WESTERLY LINE NORTH  $00^{\circ}05'21''$  WEST 65.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 24.00 FEET;
- 11) THENCE 37.69 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}59'05''$  TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 7;
- 12) THENCE ALONG THE NORTHERLY LINES OF SAID PARCELS 7, 6 AND 5 NORTH  $89^{\circ}53'44''$  EAST 660.34 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1390.87 FEET;

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- 13) THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 5 169.07 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ}57'53''$  TO THE NORTHEASTERLY CORNER OF SAID PARCEL 5;
- 14) THENCE ALONG THE EASTERN LINE OF SAID PARCEL 5 SOUTH  $00^{\circ}12'43''$  EAST 447.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5, AND THE **POINT OF BEGINNING**.

CONTAINING 366,549 SQUARE FEET, OR 8.415 ACRES, MORE OR LESS.

**PARCEL 31 AS SHOWN ON SHEET 22**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2, AS SHOWN ON THE PARCEL MAP NO. 10037 RECORDED IN BOOK 118, PAGES 74 THROUGH 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH  $89^{\circ}53'38''$  EAST 121.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 675.00 FEET;
- 2) THENCE CONTINUING ALONG SAID NORTHERLY LINE 277.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $23^{\circ}31'42''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 725.00 FEET,
- 3) THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL 2 AND PARCELS 3 AND 4 AS SHOWN ON SAID PARCEL MAP 495.72 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $39^{\circ}10'34''$  TO THE END OF CURVE;
- 4) THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 4 NORTH  $74^{\circ}14'46''$  EAST 2.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
- 5) THENCE 37.70 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  TO A POINT ON THE EASTERN LINE OF SAID PARCEL 4;
- 6) THENCE ALONG SAID EASTERN LINE SOUTH  $15^{\circ}45'14''$  EAST 203.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 426.00 FEET;
- 7) THENCE CONTINUING ALONG SAID EASTERN LINE 53.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $07^{\circ}12'52''$  TO THE SOUTHEAST CORNER OF SAID PARCEL 4;
- 8) THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 3 SOUTH  $84^{\circ}15'53''$  WEST 495.96 FEET;
- 9) THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS 3 AND 2 NORTH  $76^{\circ}58'56''$  WEST 183.41 FEET;
- 10) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH  $60^{\circ}16'41''$  WEST 347.92 FEET;
- 11) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 NORTH  $00^{\circ}06'22''$  WEST 187.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE **POINT OF BEGINNING**.

CONTAINING 265,893 SQUARE FEET, OR 6.104 ACRES, MORE OR LESS.

**PARCEL 40 AS SHOWN ON SHEET 23**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2, AS SHOWN ON THE PARCEL

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MAP NO. 11236 RECORDED IN BOOK 124, PAGES 68 THROUGH 69 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH  $89^{\circ}53'38''$  EAST 286.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2;
- 2) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH  $00^{\circ}06'22''$  EAST 110.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 191.00 FEET;
- 3) THENCE ALONG SAID EASTERLY LINE SOUTHWESTERLY 37.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}16'03''$ ;
- 4) THENCE ALONG SAID EASTERLY LINE SOUTH  $11^{\circ}09'41''$  WEST 32.19 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 209.00 FEET;
- 5) THENCE ALONG SAID EASTERLY LINE SOUTHWESTERLY 41.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}16'03''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 96.00 FEET;
- 6) THENCE ALONG SAID EASTERLY LINE SOUTHEASTERLY 36.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $21^{\circ}59'28''$  TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 39.40 FEET;
- 7) THENCE SOUTHWESTERLY 46.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $68^{\circ}00'32''$  TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2;
- 8) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 SOUTH  $89^{\circ}53'38''$  WEST 68.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 644.00 FEET;
- 9) THENCE ALONG SAID SOUTHERLY LINE SOUTHWESTERLY 162.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $14^{\circ}25'51''$  TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
- 10) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 NORTH  $00^{\circ}06'22''$  WEST 301.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE **POINT OF BEGINNING**.

CONTAINING 79,454 SQUARE FEET, OR 1.824 ACRES, MORE OR LESS.

### **PARCEL 41 AS SHOWN ON SHEET 23**

**BEGINNING** AT THE SOUTHERNMOST SOUTHWEST CORNER OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 9612 RECORDED IN BOOK 105, PAGE 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH  $00^{\circ}10'24''$  WEST 52.50 FEET;
- 2) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH  $89^{\circ}53'38''$  EAST 157.49 FEET;
- 3) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH  $00^{\circ}06'22''$  WEST 112.50 FEET;
- 4) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH  $89^{\circ}53'38''$  EAST 129.00

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- FEET;
- 5) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 00°06'22" WEST 172.00 FEET;
  - 6) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 125.51 FEET;
  - 7) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 00°06'22" WEST 117.00 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL 2;
  - 8) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH 89°53'38" EAST 405.31 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL 2;
  - 9) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 SOUTH 00°06'22" EAST 117.00 FEET;
  - 10) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 184.14 FEET;
  - 11) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 SOUTH 00°06'22" EAST 172.00 FEET;
  - 12) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 135.00 FEET;
  - 13) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 SOUTH 00°06'22" EAST 126.00 FEET;
  - 14) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 139.00 FEET;
  - 15) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 SOUTH 00°06'22" EAST 39.00 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID PARCEL 2;
  - 16) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 SOUTH 89°53'38" WEST 1275.39 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID PARCEL 2, AND THE **POINT OF BEGINNING**.

CONTAINING 345,610 SQUARE FEET, OR 7.934 ACRES, MORE OR LESS.

### PARCEL 42A AS SHOWN ON SHEET 24

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 2 AS SHOWN ON TRACT NO. 16179 RECORDED IN BOOK 301, PAGES 34 THROUGH 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE WEST LINE OF SAID LOT NORTH 273.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 613.00 FEET;
- 2) THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF LOT 3 390.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'52" TO A POINT ON THE WEST LINE OF LOT 4 AS SHOWN ON SAID TRACT, SAID POINT ALSO BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 187.00 FEET;
- 3) THENCE CONTINUING ALONG SAID WEST LINE 119.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'50" TO THE END OF CURVE;
- 4) THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°00'00" WEST 69.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 135.00 FEET;
- 5) THENCE CONTINUING ALONG SAID WEST LINE 6.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'10" TO THE NORTHWEST

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- CORNER OF SAID LOT 4;
- 6) THENCE ALONG THE NORTH LINE OF SAID LOT 4 NORTH 90°00'00" EAST 187.15 FEET TO THE EAST LINE OF PARCEL 1 PER DOCUMENT NO. 2019-0232710 RECORDED ON JULY 12, 2019 IN THE OFFICE OF SAID COUNTY RECORDER;
  - 7) THENCE ALONG SAID EAST LINE SOUTH 00°00'00" WEST 40.99 FEET;
  - 8) THENCE CONTINUING ALONG SAID EAST LINE SOUTH 41°51'09" WEST 17.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.50 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 42°11'16" EAST;
  - 9) THENCE CONTINUING ALONG SAID EAST LINE 44.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°27'36" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 378.50 FEET;
  - 10) THENCE CONTINUING ALONG SAID EAST LINE 118.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°58'06" TO THE END OF CURVE;
  - 11) THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH 90°00'00" EAST 129.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE;
  - 12) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH 00°27'54" EAST 594.24 FEET;
  - 13) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 46°06'26" WEST 33.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CIVIC CENTER DRIVE;
  - 14) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY NORTH 89°42'18" WEST 197.98 FEET;
  - 15) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°32'18" WEST 126.99 FEET;
  - 16) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°42'18" WEST 109.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 310538.76 SQUARE FEET, OR 7.128 ACRES, MORE OR LESS.

**PARCEL 34B AS SHOWN ON SHEET 24**

**BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 8345 RECORDED IN BOOK 91, PAGES 27 AND 28 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;**

- 1) THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°11'48" WEST 1248.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CIVIC CENTER DRIVE;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°27'44" EAST 188.49 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 267.00 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 49.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORtherly, AND HAVING A RADIUS OF 333.00;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 62.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'04" TO THE END OF

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CURVE;

- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}27'44''$  EAST 26.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 37.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}14'17''$  TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE, SAID POINT BEING THE END OF CURVE;
- 7) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}13'18''$  EAST 1189.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 37.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}37'22''$  TO THE END OF CURVE;
- 9) THENCE NORTH  $89^{\circ}35'50''$  WEST 326.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 435504.99 SQUARE FEET, OR 9.997 ACRES, MORE OR LESS.

**PARCEL 44 AS SHOWN ON SHEET 25**

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 3, AS SHOWN ON TRACT MAP NO. 16909 RECORDED IN BOOK 331, PAGES 50 THROUGH 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 SOUTH  $89^{\circ}41'27''$  EAST 65.23 FEET;
- 2) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH  $85^{\circ}52'36''$  EAST 45.10 FEET;
- 3) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH  $89^{\circ}41'27''$  EAST 434.00 FEET;
- 4) THENCE SOUTH  $35^{\circ}40'40''$  EAST 34.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE;
- 5) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $01^{\circ}19'04''$  EAST 396.17 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $02^{\circ}19'20''$  EAST 114.36 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}19'04''$  EAST 163.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;
- 8) THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 SOUTH  $89^{\circ}40'56''$  WEST 320.00 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL C PER DOCUMENT NO. 2011-0341451, RECORDED ON AUGUST 12, 2011, OFFICIAL RECORDS OF SAID COUNTY RECORDER;
- 9) THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH  $00^{\circ}19'04''$  EAST 36.21 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL C;
- 10) THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL C SOUTH  $89^{\circ}40'56''$  WEST 249.62 FEET TO THE SOUTHWEST CORNER OF LOT 3;
- 11) THENCE NORtherly ALONG THE WESTERLY LINE OF SAID LOT 3 NORTH  $00^{\circ}12'00''$  WEST 747.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 408,006.04 SQUARE FEET, OR 9.367 ACRES, MORE OR LESS.

**PARCEL 45 AS SHOWN ON SHEET 25**

**BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON TRACT MAP NO. 2203 RECORDED IN BOOK 34, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;**

- 1) THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH  $00^{\circ}16'00''$  WEST 1059.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 20.00 FEET;
- 2) THENCE CONTINUING ALONG SAID LINE 31.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}24'00''$  TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 26<sup>TH</sup> STREET, SAID POINT ALSO BEING THE END OF CURVE;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}52'00''$  EAST 559.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 20.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 31.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}33'00''$  TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE, SAID POINT ALSO BEING THE END OF CURVE;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}19'00''$  EAST 165.02 FEET;
- 6) THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTH  $47^{\circ}38'11''$  WEST 23.18 FEET;
- 7) THENCE NORTH  $89^{\circ}47'45''$  WEST 98.79 FEET;
- 8) THENCE SOUTH  $00^{\circ}19'00''$  EAST 177.45 FEET;
- 9) THENCE SOUTH  $89^{\circ}52'00''$  EAST 116.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAVEN AVENUE;
- 10) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}19'00''$  EAST 123.19 FEET;
- 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $06^{\circ}55'03''$  WEST 272.38 FEET;
- 12) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}19'00''$  EAST 308.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HUMBOLDT AVENUE;
- 13) THENCE WESTERLY ALONG SAID NORTH LINE NORTH  $89^{\circ}52'00''$  WEST 565.77 FEET TO THE  
**POINT OF BEGINNING.**

CONTAINING 611438.41 SQUARE FEET, OR 14.036 ACRES, MORE OR LESS.

**PARCEL 45 AS SHOWN ON SHEET 25**

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL MAP NO. 16141 RECORDED IN BOOK 215, PAGES 85 THROUGH 87 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING THE SOUTHWEST CORNER OF PARCEL 8 OF SAID PARCEL MAP;**

- 1) THENCE ALONG THE SOUTH LINE OF SAID PARCEL MAP SOUTH  $89^{\circ} 57' 20''$

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- EAST 572.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP;
- 2) THENCE ALONG THE EAST LINE OF SAID PARCEL MAP NORTH 00° 03' 55" EAST 630.51 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP AND BEING A POINT ON THE SOUTH RIGHT-OF WAY LINE OF NINTH STREET;
  - 3) THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89° 55' 47" EAST 874.09 FEET TO THE NORTHEAST LINE OF PARCEL 3 PER DOCUMENT NO. 2009-0285832 IN THE OFFICE OF SAID COUNTY RECORDER;
  - 4) THENCE ALONG SAID NORTHEAST LINE SOUTH 63° 27' 30" EAST 28.00 FEET TO THE EAST LINE OF SAID PARCEL 3, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1184.84 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH 70° 15'41" WEST;
  - 5) THENCE ALONG SAID EAST LINE SOUTHEASTERLY 417.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 10' 40" TO THE SOUTHWEST LINE OF THE SAN BERNARDINO COUNTY FLOOD CONTROL EASEMENT AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 16, PAGE 58 OF SURVEYS IN THE OFFICE OF SAID COUNTY RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1675.00 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH 54° 23' 26" WEST;
  - 6) THENCE ALONG SAID SOUTHWEST LINE SOUTHEASTERLY 209.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 09' 30";
  - 7) THENCE CONTINUING ALONG SAID SOUTHWEST LINE SOUTH 21° 01" 04" EAST 30.00 FEET;
  - 8) THENCE CONTINUING ALONG SAID SOUTHWEST LINE SOUTH 56° 57' 28" EAST 53.00 FEET TO THE WEST LINE OF VINEYARD AVENUE AS SHOWN ON SAID RECORD OF SURVEY;
  - 9) THENCE ALONG SAID WEST LINE SOUTH 00° 02' 34" WEST 38.82 FEET TO THE SOUTH LINE OF LOT 25 AS SHOWN ON SAID RECORD OF SURVEY;
  - 10) THENCE ALONG SAID SOUTH LINE NORTH 89° 57' 20" WEST 14.00 FEET TO SAID WEST LINE OF VINEYARD AVENUE;
  - 11) THENCE ALONG SAID WEST LINE SOUTH 00° 02' 34" WEST 90.00 FEET;
  - 12) THENCE CONTINUING ALONG SAID WEST LINE SOUTH 89° 57' 20" EAST 14.00 FEET;
  - 13) THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00° 02'34" WEST 338.36 FEET TO THE NORTH LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY (100 FEET WIDE);
  - 14) THENCE ALONG SAID NORTH LINE SOUTH 89° 35' 09" WEST 2584.69 FEET TO THE EAST LINE OF BAKER AVENUE;
  - 15) THENCE ALONG SAID EAST LINE NORTH 00° 05' 17" EAST 289.06 FEET;
  - 16) THENCE CONTINUING ALONG SAID EAST LINE NORTH 89° 57' 20" WEST 3.00 FEET;
  - 17) THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 05' 17" EAST 160.00 FEET TO THE SOUTH LINE OF LOT 26 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 21, PAGE 9 OF SURVEYS IN THE OFFICE OF SAID COUNTY RECORDER;
  - 18) THENCE ALONG SAID SOUTH LINE SOUTH 89° 57' 20" EAST 3.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY;
  - 19) THENCE ALONG THE WEST LINE OF SAID PARCEL 1 NORTH 00° 05' 17" EAST

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- 332.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;
- 20) THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 SOUTH  $89^{\circ} 56' 33''$  EAST 627.85 FEET TO THE WESTERLY LINE OF PARCEL 3 AS SHOWN ON SAID PARCEL MAP NO. 16141;
- 21) THENCE ALONG THE WEST LINE OF SAID PARCEL 3 SOUTH  $00^{\circ} 04' 36''$  WEST 25.29 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;
- 22) THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3 SOUTH  $89^{\circ} 55' 47''$  EAST 89.21 FEET TO THE NORTHWEST CORNER OF PARCEL 7 AS SHOWN ON SAID PARCEL MAP NO. 16141;
- 23) THENCE ALONG THE WEST LINE OF SAID PARCEL 7 SOUTH  $00^{\circ} 04' 13''$  WEST 306.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,047,354 SQUARE FEET, OR 47.001 ACRES, MORE OR LESS.

### **PARCEL 47 AS SHOWN ON SHEET 27**

**BEGINNING** AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FOURTH STREET (SAN BERNARDINO AVENUE) AND THE SOUTHEASTERLY LINE OF SAN BERNARDINO COUNTY FLOOD CONTROL RIGHT-OF-WAY AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 46 AND PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE NORTHERLY ALONG SAID SOUTHEASTERLY LINE NORTH  $00^{\circ} 25' 48''$  EAST 57.35 FEET;
- 2) THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE NORTH  $43^{\circ} 07' 15''$  EAST 262.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1469.70 FEET;
- 3) THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE 426.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ} 37' 07''$  TO A POINT ON THE NORTHEASTERLY LINE OF THE S.B.C.F.C. RIGHT-OF-WAY AND SOUTHERLY LINE OF LOT 26 AS SHOWN ON SAID RECORD OF SURVEY;
- 4) THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH  $89^{\circ} 34' 49''$  EAST 139.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SAN BERNARDINO FLOOD CONTROL CHANNEL PER BOOK 6406/816 O.R.;
- 5) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 07' 27''$  EAST 508.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1050.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 119.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ} 31' 19''$  TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FOURTH STREET, BEING THE END OF CURVE;
- 7) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY NORTH  $89^{\circ} 34' 12''$  WEST 100.72 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SAN BERNARDINO FLOOD CONTROL CHANNEL PER BOOK 6406/816 O.R., BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 950.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH  $82^{\circ} 54' 50''$  EAST;
- 8) THENCE ALONG SAID WESTERLY LINE 27.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ} 38' 13''$  TO THE END OF CURVE;
- 9) THENCE NORTH  $89^{\circ} 34' 12''$  WEST 458.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 213,269.93 SQUARE FEET, OR 4.896 ACRES, MORE OR LESS.

**PARCEL 39 AS SHOWN ON SHEET 27**

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 2016-00010 FOR LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NO. 2016-0558767, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL B NORTH  $89^{\circ}31'27''$  WEST 566.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 24.00 FEET;
- 2) THENCE NORTHWESTERLY 37.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}16'27''$  TO A POINT ON THE WESTERLY LINE OF SAID PARCEL B;
- 3) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL B AND PARCEL A AS SHOWN ON SAID LLA NORTH  $00^{\circ}15'00''$  WEST 941.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 24.00 FEET;
- 4) THENCE NORTHEASTERLY 38.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}43'33''$  TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A;
- 5) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH  $89^{\circ}31'27''$  EAST 75.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 391.00 FEET;
- 6) THENCE NORTHEASTERLY 314.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $46^{\circ}06'30''$  TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 309.00 FEET;
- 7) THENCE NORTHEASTERLY 232.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $43^{\circ}01'52''$  TO THE END OF CURVE AND BEING THE NORTHEAST CORNER OF SAID PARCEL A;
- 8) THENCE ALONG THE EASTERLY LINES OF SAID PARCELS A AND B SOUTH  $00^{\circ}15'02''$  EAST 1203.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B AND THE **POINT OF BEGINNING**.

CONTAINING 632,042 SQUARE FEET, OR 14.510 ACRES, MORE OR LESS.

**PARCEL 40 AS SHOWN ON SHEET 29**

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 9318 RECORDED IN BOOK 103, PAGES 56 AND 57 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE NORtherly along the westerly line of parcel 1 and the westerly line of parcel 2 north  $00^{\circ}16'43''$  west 508.32 feet to the northerly line of parcel 2 as shown on said map;
- 2) thence easterly along said northerly line south  $89^{\circ}49'26''$  east 20.00 feet to the easterly right-of-way line of southern pacific railroad as shown on map 804-36- 2F;
- 3) thence northerly along said easterly line north  $00^{\circ}16'43''$  west 293.40

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- FEET;
- 4) THENCE NORTH  $89^{\circ}43'17''$  EAST 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 387.50 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH  $88^{\circ}05'52''$  WEST;
  - 5) THENCE ALONG SAID EASTERLY LINE 298.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $44^{\circ}10'26''$  TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EIGHTH STREET, BEING THE END OF CURVE;
  - 6) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY SOUTH  $89^{\circ}49'26''$  EAST 302.12 FEET;
  - 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH  $00^{\circ}22'36''$  WEST 13.00 FEET;
  - 8) THENCE SOUTH  $89^{\circ}49'26''$  EAST 150.00 FEET;
  - 9) THENCE SOUTH  $00^{\circ}22'36''$  EAST 10.00 FEET;
  - 10) THENCE SOUTH  $89^{\circ}49'26''$  EAST 50.00 FEET;
  - 11) THENCE NORTH  $00^{\circ}22'36''$  WEST 10.00 FEET;
  - 12) THENCE SOUTH  $89^{\circ}49'26''$  EAST 105.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE;
  - 13) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}22'36''$  EAST 150.00 FEET;
  - 14) THENCE LEAVING SAID RIGHT-OF-WAY NORTH  $89^{\circ}49'26''$  WEST 105.70 FEET;
  - 15) THENCE SOUTH  $00^{\circ}22'38''$  EAST 362.94 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 AS SHOWN ON DOCUMENT NO. 2021-0066361;
  - 16) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH  $89^{\circ}47'53''$  WEST 3.85 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;
  - 17) THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH  $02^{\circ}55'35''$  WEST 3.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 76.00 FEET;
  - 18) THENCE SOUTHERLY ALONG SAID CURVE 29.74 FEET THROUGH A CENTRAL ANGLE OF  $22^{\circ}25'21''$ ;
  - 19) THENCE SOUTH  $00^{\circ}22'38''$  EAST 27.04 FEET TO THE NORTHERLY LINE OF LOT 2 AS SHOWN ON SAID PARCEL MAP;
  - 20) THENCE WESTERLY ALONG SAID NORTHERLY LINE NORTH  $89^{\circ}49'26''$  WEST 255.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 70.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH  $70^{\circ}59'35''$  WEST;
  - 21) THENCE ALONG SAID NON-TANGENT CURVE 98.73 FEET THROUGH A CENTRAL ANGLE OF  $80^{\circ}49'01''$  TO THE END OF CURVE;
  - 22) THENCE NORTH  $80^{\circ}10'34''$  EAST 100.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 95.00 FEET;
  - 23) THENCE ALONG SAID CURVE 16.58 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}00'00''$  TO THE END OF CURVE;
  - 24) THENCE SOUTH  $89^{\circ}49'26''$  EAST 143.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 24.00 FEET;
  - 25) THENCE CONTINUING ALONG SAID CURVE 37.47 FEET THROUGH A CENTRAL ANGLE OF  $89^{\circ}26'50''$  TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE, BEING THE END OF CURVE;
  - 26) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}22'36''$  EAST

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432.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 24.00 FEET;

- 27) THENCE ALONG SAID RIGHT-OF-WAY 37.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'04" TO THE END OF CURVE;

- 28) THENCE NORTH 89°52'32" WEST 717.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 726,729.57 SQUARE FEET, OR 16.683 ACRES, MORE OR LESS.

**PARCEL 41 AS SHOWN ON SHEET 29**

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 19397 RECORDED IN BOOK 241, PAGES 58 THROUGH 60 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA:

- 1) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 NORTH 00°21'05" WEST 495.02 FEET TO THE SOUTHEAST CORNER OF PARCEL B PER CERTIFICATE OF COMPLIANCE NO. 525 FOR LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NO. 2002-0404655 ON AUGUST 1, 2002, OFFICIAL RECORDS OF SAID COUNTY RECORDER;
- 2) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL B NORTH 89°46'58" WEST 373.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B;
- 3) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL B NORTH 00°21'05" WEST 512.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B;
- 4) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 SOUTH 89°48'19" EAST 1017.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UTICA AVENUE
- 5) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°11'41" WEST 76.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 933.00 FEET;
- 6) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY 335.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°35'10" TO THE END OF CURVE;
- 7) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 20°23'29" EAST 160.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1167.00 FEET;
- 8) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 419.32 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°35'14" TO THE END OF CURVE;
- 9) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°11'45" WEST 20.06 FEET;
- 10) THENCE SOUTH 47°41'07" WEST 32.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SIXTH STREET;
- 11) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°48'15" WEST 801.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 931,621.17 SQUARE FEET, OR 21.387 ACRES, MORE OR LESS.

**PARCEL 42A AS SHOWN ON SHEET 29**

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL 13 AS SHOWN ON PARCEL

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MAP NO. 14647 RECORDED IN BOOK 177, PAGES 90 THROUGH 96 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE BOUNDARY OF PARCEL 13 NORTH  $89^{\circ} 31' 48''$  WEST 895.41 FEET;
- 2) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ} 28' 12''$  EAST 110.00 FEET;
- 3) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $29^{\circ} 56' 44''$  WEST 190.72 FEET;
- 4) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ} 06' 34''$  WEST 575.84 FEET;
- 5) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $37^{\circ} 25' 32''$  WEST 487.45 FEET;
- 6) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ} 53' 26''$  WEST 379.35 FEET;
- 7) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $20^{\circ} 58' 55''$  EAST 60.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 77.00 FEET;
- 8) THENCE CONTINUING ALONG SAID BOUNDARY NORTHERLY 106.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $79^{\circ} 11' 15''$  TO THE END OF CURVE;
- 9) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ} 06' 34''$  WEST 910.60 FEET;
- 10) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $89^{\circ} 53' 26''$  EAST 212.99 FEET;
- 11) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ} 06' 34''$  WEST 182.06 FEET;
- 12) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ} 51' 09''$  EAST 1328.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 13
- 13) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $00^{\circ} 09' 20''$  WEST 198.36 FEET TO THE NORTHWEST CORNER OF PARCEL 10 AS SHOWN ON SAID PARCEL MAP;
- 14) THENCE CONTINUING ALONG THE BOUNDARY OF PARCEL 10 SOUTH  $89^{\circ} 50' 40''$  EAST 297.43 FEET;
- 15) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $46^{\circ} 39' 59''$  EAST 78.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 56.00 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH  $76^{\circ} 05' 20''$  WEST, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AZUSA COURT;
- 16) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 59.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $60^{\circ} 35' 16''$  TO THE END OF CURVE;
- 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $46^{\circ} 39' 59''$  EAST 343.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 183.00 FEET;
- 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHEASTERLY 77.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $24^{\circ} 15' 18''$ ;
- 19) THENCE SOUTH  $35^{\circ} 31' 15''$  EAST 27.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ANAHEIM PLACE AS SHOWN ON SAID MAP;

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- 20) THENCE ALONG SAID RIGHT-OF-WAY LINE OF ANAHEIM PLACE SOUTH  $00^{\circ} 05' 09''$  EAST 488.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 89.00 FEET;
- 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHERLY 15.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $180^{\circ} 00' 00''$  TO THE END OF CURVE;
- 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $09^{\circ} 54' 51''$  WEST 100.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 76.00 FEET;
- 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHERLY 36.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $27^{\circ} 08' 47''$  TO THE MOST EASTERLY CORNER OF SAID PARCEL 13;
- 24) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $89^{\circ} 41' 28''$  WEST 17.44 FEET;
- 25) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $00^{\circ} 18' 32''$  WEST 86.64 FEET;
- 26) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $88^{\circ} 55' 46''$  WEST 33.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, AND TO WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH  $86^{\circ} 39' 08''$  EAST;
- 27) THENCE CONTINUING ALONG SAID BOUNDARY SOUTHWESTERLY 82.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $47^{\circ} 06' 07''$  TO THE END OF CURVE;
- 28) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $50^{\circ} 27' 32''$  WEST 473.81' TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS 100.00 FEET;
- 29) THENCE CONTINUING ALONG SAID BOUNDARY SOUTHERLY 79.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $45^{\circ} 31' 51''$ ;
- 30) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $04^{\circ} 55' 41''$  WEST 715.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,974,313.29 SQUARE FEET, OR 91.238 ACRES, MORE OR LESS.

### **PARCEL 42B AS SHOWN ON SHEET 29**

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 16090 RECORDED IN BOOK 210, PAGES 75 THROUGH 77 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 NORTH  $89^{\circ} 54' 51''$  EAST 251.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MILLIKEN AVENUE;
- 2) THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ} 05' 10''$  EAST 268.78 FEET
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $43^{\circ} 04' 48''$  WEST 39.74 FEET;
- 4) THENCE SOUTH  $00^{\circ} 18' 32''$  WEST 4.00 FEET TO THE SOUTH LINE OF PARCEL 2 AS SHOWN ON SAID MAP;
- 5) THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 NORTH  $89^{\circ} 41' 28''$  WEST

## **Appendix B: Legal Description of the Rancho Cucamonga EIFD**

199.98 FEET;

- 6) THENCE NORTH  $40^{\circ} 37' 23''$  WEST 38.16 FEET TO THE WEST LINE OF SAID PARCEL 2;
- 7) THENCE NORTH  $00^{\circ} 05' 09''$  WEST 271.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 75,008.51 SQUARE FEET, OR 1.722 ACRES, MORE OR LESS.

### **PARCEL 43**

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 6658 RECORDED IN BOOK 64, PAGES 51 AND 52 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA;

- 1) THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 1 NORTH  $00^{\circ}14'35''$  EAST 1797.03 FEET;
- 2) THENCE SOUTH  $89^{\circ}53'58''$  WEST 45.00 FEET;
- 3) THENCE CONTINUING ALONG SAID WEST LINE NORTH  $00^{\circ}14'35''$  EAST 1424.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6<sup>TH</sup> STREET;
- 4) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}56'37''$  EAST 1246.08 FEET;
- 5) THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}14'35''$  WEST 810.02 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 7951 RECORDED IN BOOK 87, PAGES 11 THROUGH 13 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 6) THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH  $89^{\circ}56'37''$  EAST 1284.23 FEET;
- 7) THENCE LEAVING SAID SOUTH LINE SOUTH  $00^{\circ}03'23''$  EAST 342.18 FEET;
- 8) THENCE NORTH  $89^{\circ}56'37''$  EAST 1018.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE;
- 9) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}17'58''$  WEST 619.10 FEET;
- 10) THENCE SOUTH  $24^{\circ}52'45''$  WEST 24.04 FEET;
- 11) THENCE SOUTH  $00^{\circ}17'58''$  WEST 86.00 FEET;
- 12) THENCE SOUTH  $24^{\circ}52'45''$  EAST 24.04 FEET;
- 13) THENCE SOUTH  $00^{\circ}17'58''$  WEST 50.00 FEET;
- 14) THENCE SOUTH  $89^{\circ}42'02''$  EAST 19.77 FEET;
- 15) THENCE SOUTH  $00^{\circ}17'58''$  WEST 1188.39 FEET;
- 16) THENCE SOUTH  $44^{\circ}49'48''$  WEST 105.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4<sup>TH</sup> STREET;
- 17) THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH  $89^{\circ}49'24''$  WEST 3449.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9146422.56 SQUARE FEET, OR 209.972 ACRES, MORE OR LESS.

### **PARCEL 43A AS SHOWN ON SHEET 30**

**BEGINNING** AT THE NORTHEAST CORNER OF PARCEL 11 AS SHOWN ON PARCEL MAP 16539 RECORDED IN BOOK 206, PAGES 85 THROUGH 87 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

## Appendix B: Legal Description of the Rancho Cucamonga EIFD

- 1) THENCE LEAVING THE EASTERLY LINE OF SAID PARCEL NORTH  $89^{\circ}53'40''$  EAST 350.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ATCHISON TOPEKA AND SANTA FE RAILROAD COMPANY AS SHOWN ON MAP 804-36-7F;
- 2) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}14'26''$  WEST 963.11 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EIGHT STREET;
- 3) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH  $89^{\circ}56'14''$  WEST 94.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1056.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE 258.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $14^{\circ}01'19''$  TO THE END OF CURVE;
- 5) THENCE LEAVING SAID RIGHT-OF-WAY NORTH  $00^{\circ}14'23''$  EAST 931.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 334533.88 SQUARE FEET, OR 7.679 ACRES, MORE OR LESS.

### **PARCEL 43B AS SHOWN ON SHEET 30**

**BEGINNING** AT THE NORTHEAST CORNER OF PARCEL 7 AS SHOWN ON RECORD OF SURVEY 19-0109 RECORDED IN BOOK 168, PAGES 53 THROUGH 63 OF RECORDS OF SURVEY AT THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTH ALONG THE BOUNDARY LINE OF SAID PARCEL SOUTH  $00^{\circ}07'00''$  WEST 366.21 FEET;
- 2) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $00^{\circ}17'46''$  WEST 552.05 FEET;
- 3) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $89^{\circ}42'14''$  WEST 2.00 FEET;
- 4) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $00^{\circ}17'46''$  WEST 169.99 FEET;
- 5) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ}42'14''$  EAST 2.00 FEET;
- 6) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $00^{\circ}17'46''$  WEST 554.31 FEET TO THE MOST SOUTHERLY LINE OF SAID PARCEL;
- 7) THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH  $89^{\circ}51'15''$  WEST 405.02 FEET;
- 8) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ}00'02''$  EAST 519.66 FEET;
- 9) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ}59'45''$  WEST 568.21 FEET;
- 10) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ}49'33''$  WEST 70.04 FEET;
- 11) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $75^{\circ}53'42''$  WEST 98.03 FEET;
- 12) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ}59'48''$  WEST 223.63 FEET;
- 13) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $01^{\circ}02'50''$  WEST 91.47 FEET;
- 14) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH  $89^{\circ}56'17''$  WEST 331.61 FEET;
- 15) THENCE CONTINUING ALONG SAID BOUNDARY NORTH  $00^{\circ}33'47''$  EAST 60.49

## Appendix B: Legal Description of the Rancho Cucamonga EIFD

- FEET;
- 16) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°56'47" WEST 237.31 FEET;
  - 17) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00°11'55" EAST 357.88 FEET;
  - 18) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 12°31'51" WEST 28.52 FEET;
  - 19) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°25'55" WEST 852.38 FEET;
  - 20) THENCE LEAVING SAID BOUNDARY SOUTH 00°00'52" WEST 1691.17 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EIGHT STREET;
  - 21) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY SOUTH 89°56'28" WEST 1189.46 FEET TO THE EASTERN RIGHT-OF-WAY OF A 20 FOOT EASEMENT TO ATCHISON TOPEKA AND SANTA FE RAILROAD COMPANY AS SHOWN ON MAP 804-36-7F;
  - 22) THENCE NORTHERLY ALONG SAID EASEMENT NORTH 00°14'14" EAST 1136.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 317.00 FEET;
  - 23) THENCE CONTINUING ALONG SAID EASEMENT NORTHERLY 67.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'34" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 400.00 FEET;
  - 24) THENCE CONTINUING ALONG SAID EASEMENT NORTHERLY 193.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°40'33" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 250.00 FEET;
  - 25) THENCE CONTINUING ALONG SAID EASEMENT NORTHERLY 46.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'35" TO THE END OF CURVE;
  - 26) THENCE CONTINUING ALONG SAID EASEMENT NORTH 00°14'14" EAST 441.24 FEET;
  - 27) THENCE CONTINUING ALONG SAID EASEMENT SOUTH 89°45'46" EAST 23.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 89°45'46" EAST;
  - 28) THENCE NORTHERLY 226.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'04" TO THE END OF CURVE;
  - 29) THENCE ALONG SAID EASEMENT NORTH 00°11'44" EAST 111.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ATCHISON TOPEKA AND SANTA FE RAILROAD COMPANY;
  - 30) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY NORTH 87°55'14" EAST 3937.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,350,759.32 SQUARE FEET, OR 122.836 ACRES, MORE OR LESS.

### PARCEL 43C AS SHOWN ON SHEET 30

**BEGINNING** AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 6658 RECORDED IN BOOK 64, PAGES 51 AND 52 OF PARCEL MAPS IN THE

## Appendix B: Legal Description of the Rancho Cucamonga EIFD

OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 1 NORTH  $00^{\circ}14'35''$  EAST 1797.03 FEET;
- 2) THENCE SOUTH  $89^{\circ}53'58''$  WEST 45.00 FEET;
- 3) THENCE CONTINUING ALONG SAID WEST LINE NORTH  $00^{\circ}14'35''$  EAST 1424.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6<sup>TH</sup> STREET;
- 4) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH  $89^{\circ}56'37''$  EAST 1246.08 FEET TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 7591 RECORDED IN BOOK 87, PAGES 11 THROUGH 13 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 5) THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH  $00^{\circ}14'35''$  WEST 810.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
- 6) THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH  $89^{\circ}56'37''$  EAST 1284.23 FEET;
- 7) THENCE LEAVING SAID SOUTH LINE SOUTH  $00^{\circ}03'23''$  EAST 342.18 FEET;
- 8) THENCE NORTH  $89^{\circ}56'37''$  EAST 1018.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ETIWANDA AVENUE;
- 9) THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY SOUTH  $00^{\circ}17'58''$  WEST 619.10 FEET;
- 10) THENCE SOUTH  $24^{\circ}52'45''$  WEST 24.04 FEET;
- 11) THENCE SOUTH  $00^{\circ}17'58''$  WEST 86.00 FEET;
- 12) THENCE SOUTH  $24^{\circ}52'45''$  EAST 24.04 FEET;
- 13) THENCE SOUTH  $00^{\circ}17'58''$  WEST 50.00 FEET;
- 14) THENCE SOUTH  $89^{\circ}42'02''$  EAST 19.77 FEET;
- 15) THENCE SOUTH  $00^{\circ}17'58''$  WEST 1188.39 FEET;
- 16) THENCE SOUTH  $44^{\circ}49'48''$  WEST 105.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4<sup>TH</sup> STREET;
- 17) THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH  $89^{\circ}49'24''$  WEST 3449.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9146422.56 SQUARE FEET, OR 209.972 ACRES, MORE OR LESS.

### PARCEL 44 AS SHOWN ON SHEET 31

**BEGINNING** AT THE NORTHEASTERLY CORNER OF S.B.C.F.C.D. PROPERTY PER BOOK 1553/492 O.R. AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 24, PAGE 78 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PROPERTY SOUTH  $00^{\circ}33'46''$  WEST 414.29 FEET;
- 2) THENCE NORTH  $89^{\circ}15'46''$  EAST 100.02 FEET TO THE EAST LINE OF THE WEST HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 6 WEST;
- 3) THENCE SOUTHERLY ALONG SAID EAST LINE SOUTH  $00^{\circ}25'19''$  WEST 722.33 FEET TO THE SOUTHERLY LINE OF A 40 FOOT METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA EASMENT EASEMENT PER BOOK 1107, PAGE 413 O.R.;
- 4) THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH  $89^{\circ}26'50''$  WEST 2019.91 FEET TO THE EASTERLY LINE OF EDISON SECURITIES COMPANY

## Appendix B: Legal Description of the Rancho Cucamonga EIFD

- PROPERTY PER BOOK 2837/493, O.R.;
- 5) THENCE NORTHERLY ALONG SAID EASTERLY LINE NORTH 00°25'26" EAST 403.98 FEET;
  - 6) THENCE NORTH 89°15'46" EAST 906.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1062.15 FEET, AND TO WHICH A RADIAL LINE BEARS NORTH 72°35'19" WEST;
  - 7) THENCE NORTHEASTERLY 890.57 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 48°02'25" TO THE END OF CURVE;
  - 8) THENCE NORTH 00°25'26" EAST 19.00 FEET;
  - 9) THENCE NORTH 73°27'00" EAST 74.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATCHISON TOPEKA AND SANTA FE RAILROAD;
  - 10) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY NORTH 88°13'26" EAST 375.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,428,682.02 SQUARE FEET, OR 32.798 ACRES, MORE OR LESS.

"FOR ASSESSMENT PURPOSES ONLY. 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 TO ESTABLISH THE OWNERSHIP AND FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

End of Description

Prepared by: **WestLAND Group, Inc.**

**DRAFT 1**

06/30/2022

Scott T. Bennett, PLS 9708

Date



SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

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	Total	0 2021-2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	
<b>New Development</b>										
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904		202 units \$65,405,338	236 units \$77,942,440	2,583 units \$870,022,578	2,583 units \$887,423,029	2,583 units \$905,171,490	413 units \$147,785,952	413 units \$150,741,671	
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094			832 units \$535,012,766	67 units \$44,164,275	67 units \$45,047,560	67 units \$45,948,512	96 units \$66,820,964	96 units \$68,157,384	
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823			22,000 SF \$6,271,531	284,667 SF \$82,772,809	284,667 SF \$84,428,265	284,667 SF \$86,116,831	9,200 SF \$2,838,830	9,200 SF \$2,895,607	
Office \$211 PSF	222,000 SF \$54,292,954			22,000 SF \$4,829,537				40,000 SF \$9,504,811	40,000 SF \$9,694,907	
Hotel \$162,000 per unit	171 units \$29,852,790			71 units \$11,966,681			100 units \$17,886,109			
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574			4,072,408 SF \$728,752,525	700,000 SF \$127,769,443	700,000 SF \$130,324,832	700,000 SF \$132,931,329	20,000 SF \$3,873,999	20,000 SF \$3,951,479	
<b>Subtotal Value Add</b>	\$6,091,408,138		\$65,405,338	\$1,364,775,479	\$1,124,729,105	\$1,147,223,687	\$1,188,054,270	\$230,824,556	\$235,441,047	
<b>Total Assessed Value</b>		\$729,442,030	\$809,436,208	\$2,190,400,412	\$3,358,937,525	\$4,573,339,962	\$5,852,861,032	\$6,200,742,808	\$6,560,198,711	
<b>Incremental AV</b>			\$79,994,178	\$1,460,958,382	\$2,629,495,495	\$3,843,897,932	\$5,123,419,002	\$5,471,300,778	\$5,830,756,681	
<b>Total tax increment @ 1%</b>			\$799,942	\$14,609,584	\$26,294,955	\$38,438,979	\$51,234,190	\$54,713,008	\$58,307,567	
<b>City Share Available</b>	5.20%	\$254,670,163		\$41,565	\$759,118	\$1,366,293	\$1,997,300	\$2,662,143	\$2,842,904	\$3,029,678
Percent Allocated to EIFD			100%	100%	100%	100%	100%	100%	90%	90%
<b>Amount Allocated to EIFD</b>		\$97,757,347		\$41,565	\$759,118	\$1,366,293	\$1,997,300	\$2,662,143	\$2,558,613	\$2,726,710
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006		\$98,820	\$1,804,788	\$3,248,334	\$4,748,540	\$6,329,190	\$6,758,944	\$7,202,996
Percent Allocated to EIFD			80%	80%	80%	80%	80%	80%	70%	70%
<b>Amount Allocated to EIFD</b>		\$157,930,876		\$79,056	\$1,443,830	\$2,598,667	\$3,798,832	\$5,063,352	\$4,731,261	\$5,042,097
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223		\$120,622	\$2,202,948	\$3,964,961	\$5,796,133	\$7,725,495	\$7,289,874	\$7,768,808



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: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

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	Total	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904	413 units \$153,756,504	413 units \$156,831,634	413 units \$159,968,267					
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094	96 units \$69,520,531	96 units \$70,910,942	96 units \$72,329,161					
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823	9,200 SF \$2,953,519	9,200 SF \$3,012,589	9,200 SF \$3,072,841					
Office \$211 PSF	222,000 SF \$54,292,954	40,000 SF \$9,888,805	40,000 SF \$10,086,581	40,000 SF \$10,288,313					
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574	20,000 SF \$4,030,508	20,000 SF \$4,111,118	20,000 SF \$4,193,341					
<b>Subtotal Value Add</b>	\$6,091,408,138	\$240,149,868	\$244,952,865	\$249,851,923	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$6,931,552,554	\$7,315,136,470	\$7,711,291,122	\$7,865,516,945	\$8,022,827,284	\$8,183,283,829	\$8,346,949,506	\$8,513,888,496
<b>Incremental AV</b>		\$6,202,110,524	\$6,585,694,440	\$6,981,849,092	\$7,136,074,915	\$7,293,385,254	\$7,453,841,799	\$7,617,507,476	\$7,784,446,466
<b>Total tax increment @ 1%</b>		\$62,021,105	\$65,856,944	\$69,818,491	\$71,360,749	\$72,933,853	\$74,538,418	\$76,175,075	\$77,844,465
<b>City Share Available</b>	5.20%	\$254,670,163	\$3,222,634	\$3,421,946	\$3,627,789	\$3,707,925	\$3,789,664	\$3,873,038	\$3,958,079
Percent Allocated to EIFD			90%	90%	90%	80%	80%	80%	80%
<b>Amount Allocated to EIFD</b>		\$97,757,347	\$2,900,371	\$3,079,751	\$3,265,010	\$2,966,340	\$3,031,731	\$3,098,430	\$3,166,463
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$7,661,746	\$8,135,605	\$8,624,993	\$8,815,515	\$9,009,847	\$9,208,066	\$9,410,250
Percent Allocated to EIFD			70%	70%	70%	60%	60%	60%	60%
<b>Amount Allocated to EIFD</b>		\$157,930,876	\$5,363,222	\$5,694,923	\$6,037,495	\$5,289,309	\$5,405,908	\$5,524,840	\$5,646,150
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223	\$8,263,593	\$8,774,675	\$9,302,505	\$8,255,649	\$8,437,639	\$8,623,270	\$8,812,613
									\$9,005,743



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# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$8,684,166,266	\$8,857,849,591	\$9,035,006,583	\$9,215,706,715	\$9,400,020,849	\$9,588,021,266	\$9,779,781,691	\$9,975,377,325
<b>Incremental AV</b>		\$7,954,724,236	\$8,128,407,561	\$8,305,564,553	\$8,486,264,685	\$8,670,578,819	\$8,858,579,236	\$9,050,339,661	\$9,245,935,295
<b>Total tax increment @ 1%</b>		\$79,547,242	\$81,284,076	\$83,055,646	\$84,862,647	\$86,705,788	\$88,585,792	\$90,503,397	\$92,459,353
<b>City Share Available</b>	5.20%	\$254,670,163	\$4,133,298	\$4,223,544	\$4,315,595	\$4,409,488	\$4,505,258	\$4,602,943	\$4,702,583
Percent Allocated to EIFD			70%	70%	70%	70%	70%	60%	60%
<b>Amount Allocated to EIFD</b>		\$97,757,347	\$2,893,308	\$2,956,481	\$3,020,917	\$3,086,641	\$3,153,680	\$2,761,766	\$2,821,550
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$9,826,829	\$10,041,388	\$10,260,238	\$10,483,465	\$10,711,156	\$10,943,402	\$11,180,292
Percent Allocated to EIFD			50%	50%	50%	50%	50%	40%	40%
<b>Amount Allocated to EIFD</b>		\$157,930,876	\$4,913,414	\$5,020,694	\$5,130,119	\$5,241,732	\$5,355,578	\$4,377,361	\$4,472,117
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223	\$7,806,723	\$7,977,175	\$8,151,036	\$8,328,374	\$8,509,259	\$7,139,127	\$7,293,666
									\$7,451,297



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# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052	31 2053
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$10,174,884,872	\$10,378,382,569	\$10,585,950,220	\$10,797,669,225	\$11,013,622,609	\$11,233,895,062	\$11,458,572,963	\$11,687,744,422
<b>Incremental AV</b>		\$9,445,442,842	\$9,648,940,539	\$9,856,508,190	\$10,068,227,195	\$10,284,180,579	\$10,504,453,032	\$10,729,130,933	\$10,958,302,392
<b>Total tax increment @ 1%</b>		\$94,454,428	\$96,489,405	\$98,565,082	\$100,682,272	\$102,841,806	\$105,044,530	\$107,291,309	\$109,583,024
<b>City Share Available</b>	5.20%	\$254,670,163	\$4,907,879	\$5,013,617	\$5,121,470	\$5,231,480	\$5,343,690	\$5,458,144	\$5,574,887
Percent Allocated to EIFD			60%	60%	50%	50%	50%	50%	50%
<b>Amount Allocated to EIFD</b>		\$97,757,347	\$2,944,728	\$3,008,170	\$2,560,735	\$2,615,740	\$2,671,845	\$2,729,072	\$2,787,444
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$11,668,381	\$11,919,771	\$12,176,188	\$12,437,734	\$12,704,511	\$12,976,624	\$13,254,178
Percent Allocated to EIFD			40%	40%	30%	30%	30%	30%	30%
<b>Amount Allocated to EIFD</b>		\$157,930,876	\$4,667,352	\$4,767,908	\$3,652,856	\$3,731,320	\$3,811,353	\$3,892,987	\$3,976,254
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223	\$7,612,080	\$7,776,079	\$6,213,592	\$6,347,060	\$6,483,198	\$6,622,059	\$6,763,697
									\$4,985,043



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# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	32 2054	33 2055	34 2056	35 2057	36 2058	37 2059	38 2060	39 2061
<b>New Development</b>									
Rental Residential	10,253 units								
\$317,440 per unit	\$3,575,048,904								
For Sale Residential	1,514 units								
\$618,074 per unit	\$1,017,912,094								
Commercial / Retail	922,000 SF								
\$274 PSF	\$274,362,823								
Office	222,000 SF								
\$211 PSF	\$54,292,954								
Hotel	171 units								
\$162,000 per unit	\$29,852,790								
Industrial	6,272,408 SF								
\$172 PSF	\$1,139,938,574								
<b>Subtotal Value Add</b>	<b>\$6,091,408,138</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Assessed Value</b>		\$11,921,499,310	\$12,159,929,297	\$12,403,127,883	\$12,651,190,440	\$12,904,214,249	\$13,162,298,534	\$13,425,544,505	\$13,694,055,395
<b>Incremental AV</b>		\$11,192,057,280	\$11,430,487,267	\$11,673,685,853	\$11,921,748,410	\$12,174,772,219	\$12,432,856,504	\$12,696,102,475	\$12,964,613,365
<b>Total tax increment @ 1%</b>		\$111,920,573	\$114,304,873	\$116,736,859	\$119,217,484	\$121,747,722	\$124,328,565	\$126,961,025	\$129,646,134
<b>City Share Available</b>	5.20%	\$254,670,163	\$5,815,425	\$5,939,314	\$6,065,681	\$6,194,575	\$6,326,047	\$6,460,148	\$6,596,931
Percent Allocated to EIFD			40%	40%	9%	9%	9%	9%	9%
<b>Amount Allocated to EIFD</b>		<b>\$97,757,347</b>	<b>\$2,326,170</b>	<b>\$2,375,726</b>	<b>\$545,911</b>	<b>\$557,512</b>	<b>\$569,344</b>	<b>\$581,413</b>	<b>\$593,724</b>
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$13,826,052	\$14,120,596	\$14,421,030	\$14,727,473	\$15,040,044	\$15,358,867	\$15,684,067
Percent Allocated to EIFD			20%	20%	5%	5%	5%	5%	5%
<b>Amount Allocated to EIFD</b>		<b>\$157,930,876</b>	<b>\$2,765,210</b>	<b>\$2,824,119</b>	<b>\$721,051</b>	<b>\$736,374</b>	<b>\$752,002</b>	<b>\$767,943</b>	<b>\$784,203</b>
<b>Total Revenues Allocated to EIFD</b>		<b>\$255,688,223</b>	<b>\$5,091,381</b>	<b>\$5,199,845</b>	<b>\$1,266,963</b>	<b>\$1,293,885</b>	<b>\$1,321,346</b>	<b>\$1,349,357</b>	<b>\$1,377,927</b>
									<b>\$1,407,069</b>



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# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	40 2062	41 2063	42 2064	43 2065	44 2066	45 2067	46 2068	47 2069
<b>New Development</b>									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904								
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094								
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823								
Office \$211 PSF	222,000 SF \$54,292,954								
Hotel \$162,000 per unit	171 units \$29,852,790								
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574								
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$13,967,936,503	\$14,247,295,233	\$14,532,241,137	\$14,822,885,960	\$15,119,343,679	\$15,421,730,553	\$15,730,165,164	\$16,044,768,467
<b>Incremental AV</b>		\$13,238,494,473	\$13,517,853,203	\$13,802,799,107	\$14,093,443,930	\$14,389,901,649	\$14,692,288,523	\$15,000,723,134	\$15,315,326,437
<b>Total tax increment @ 1%</b>		\$132,384,945	\$135,178,532	\$138,027,991	\$140,934,439	\$143,899,016	\$146,922,885	\$150,007,231	\$153,153,264
<b>City Share Available</b>	5.20%	\$254,670,163	\$6,878,760	\$7,023,915	\$7,171,974	\$7,322,994	\$7,477,034	\$7,634,155	\$7,794,419
Percent Allocated to EIFD			9%	9%	9%	9%	9%	9%	9%
<b>Amount Allocated to EIFD</b>		\$97,757,347	\$619,088	\$632,152	\$645,478	\$659,069	\$672,933	\$687,074	\$701,498
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$16,354,108	\$16,699,213	\$17,051,219	\$17,410,266	\$17,776,493	\$18,150,045	\$18,531,069
Percent Allocated to EIFD			5%	5%	5%	5%	5%	5%	5%
<b>Amount Allocated to EIFD</b>		\$157,930,876	\$817,705	\$834,961	\$852,561	\$870,513	\$888,825	\$907,502	\$926,553
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223	\$1,436,794	\$1,467,113	\$1,498,039	\$1,529,583	\$1,561,758	\$1,594,576	\$1,628,051
									\$1,662,196



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# APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Increment Revenue Analysis

DRAFT

	Total	48 2070	49 2071	50 2072
<b>New Development</b>				
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904			
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094			
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823			
Office \$211 PSF	222,000 SF \$54,292,954			
Hotel \$162,000 per unit	171 units \$29,852,790			
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574			
<b>Subtotal Value Add</b>	\$6,091,408,138	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$16,365,663,837	\$16,692,977,113	\$17,026,836,656
<b>Incremental AV</b>		\$15,636,221,807	\$15,963,535,083	\$16,297,394,626
<b>Total tax increment @ 1%</b>		\$156,362,218	\$159,635,351	\$162,973,946
<b>City Share Available</b>	5.20%	\$254,670,163	\$8,124,626	\$8,294,699
Percent Allocated to EIFD			9%	9%
Amount Allocated to EIFD		\$97,757,347	\$731,216	\$746,523
<b>Fire District Share Equivalent Available</b>	12.35%	\$605,473,006	\$19,316,129	\$19,720,474
Percent Allocated to EIFD			5%	5%
Amount Allocated to EIFD		\$157,930,876	\$965,806	\$986,024
<b>Total Revenues Allocated to EIFD</b>		\$255,688,223	\$1,697,023	\$1,732,547
				\$1,768,781



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## Overview of Fiscal Impacts

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>City of Rancho Cucamonga</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$25,486,770	\$1,620,569,600	\$650,817,300
Estimated Fiscal Expenditures	\$20,218,100	\$1,257,660,100	\$505,229,600
<b>Estimated Net Fiscal Impact to City</b>	<b>\$5,268,670</b>	<b>\$362,909,500</b>	<b>\$145,587,700</b>
<b>Rancho Cucamonga Fire Protection District</b>			
Estimated Fiscal Revenues (Net of Allocation of TI to EIFD)	\$5,795,350	\$462,129,400	\$171,640,900
Estimated Fiscal Expenditures	\$4,613,300	\$286,979,900	\$115,294,800
<b>Estimated Net Fiscal Impact to Fire District</b>	<b>\$1,182,050</b>	<b>\$175,149,500</b>	<b>\$56,346,100</b>

## Key Land Use Assumptions (Stabilized Year 25)

Project Component	
For-Sale Residential	1,514 DU
Rental Residential	10,253 DU
Commercial / Retail	922,000 SF
Office	222,000 SF
Industrial	6,272,408 SF
Hotel	171 rooms

## Notes:

Assumes installation of necessary public infrastructure

Values in 2022 dollars



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# Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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## Summary of Estimated Fiscal Impacts to City and Fire Fund

*Stabilized*

	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
	2027	2032	2037	2042	2047	2052	2062	2072			
<b>City of Rancho Cucamonga Revenues</b>											
Property Tax	\$2,865,700	\$3,858,000	\$4,259,500	\$4,702,900	\$5,192,400	\$5,732,800	\$6,988,200	\$8,518,600	2.0%	\$262,298,600	\$111,401,900
Property Tax Allocation to EIFD	<b>(\$2,865,700)</b>	<b>(\$3,472,200)</b>	<b>(\$3,407,600)</b>	<b>(\$3,292,030)</b>	<b>(\$3,115,440)</b>	<b>(\$2,866,400)</b>	<b>(\$628,938)</b>	<b>(\$766,674)</b>	2.0%	<b>(\$102,186,800)</b>	<b>(\$57,115,000)</b>
Property Tax In-Lieu of MVLF	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100	\$6,707,400	\$7,405,512	\$9,027,277	\$11,004,201	2.0%	\$338,719,400	\$143,809,700
Property Transfer Tax	\$177,600	\$250,300	\$276,400	\$305,200	\$336,900	\$371,965	\$453,423	\$552,720	2.0%	\$17,015,400	\$7,227,400
Sales and Use Tax - Direct / On-Site	\$4,210,900	\$5,091,700	\$5,902,700	\$6,842,900	\$7,932,700	\$9,196,173	\$12,358,888	\$16,609,312	3.0%	\$428,828,800	\$173,618,900
Sales and Use Tax - Indirect / Off-Site	\$2,113,600	\$3,082,000	\$3,572,800	\$4,141,900	\$4,801,600	\$5,566,370	\$7,480,736	\$10,053,484	3.0%	\$257,590,400	\$103,455,900
Transient Occupancy Tax	\$792,300	\$918,500	\$1,064,800	\$1,234,400	\$1,431,000	\$1,658,921	\$2,229,451	\$2,996,196	3.0%	\$77,389,300	\$31,349,600
Prop 172 Half Cent Sales Tax	\$145,500	\$188,000	\$218,000	\$252,700	\$293,000	\$339,667	\$456,484	\$613,477	3.0%	\$15,792,700	\$6,374,600
Franchise Fees	\$940,200	\$1,366,300	\$1,584,000	\$1,836,300	\$2,128,700	\$2,467,747	\$3,316,445	\$4,457,025	3.0%	\$114,228,600	\$45,891,600
Business Licenses (incl. penalties)	\$260,400	\$338,000	\$391,800	\$454,200	\$526,500	\$610,358	\$820,270	\$1,102,374	3.0%	\$28,494,100	\$11,558,100
Animal Licenses	\$35,200	\$52,100	\$60,400	\$70,000	\$81,200	\$94,133	\$126,507	\$170,015	3.0%	\$4,351,500	\$1,745,700
Fines and Forfeitures	\$124,700	\$181,300	\$210,200	\$243,600	\$282,400	\$327,379	\$439,970	\$591,283	3.0%	\$15,154,400	\$6,088,400
Use of Money and Property	\$192,900	\$280,400	\$325,000	\$376,800	\$436,800	\$506,371	\$680,520	\$914,562	3.0%	\$23,439,600	\$9,417,000
Charges for Services	\$453,000	\$670,200	\$776,900	\$900,600	\$1,044,100	\$1,210,398	\$1,626,674	\$2,186,114	3.0%	\$55,956,600	\$22,448,300
Intergovernmental	\$26,600	\$38,700	\$44,900	\$52,000	\$60,300	\$69,904	\$93,945	\$126,255	3.0%	\$3,235,900	\$1,300,100
Other Revenue	\$446,700	\$649,200	\$752,600	\$872,400	\$1,011,400	\$1,172,490	\$1,575,728	\$2,117,647	3.0%	\$54,272,800	\$21,804,200
Transfers In	\$213,900	\$310,900	\$360,400	\$417,800	\$484,300	\$561,436	\$754,524	\$1,014,017	3.0%	\$25,988,300	\$10,440,900
<b>Estimated Total Revenues</b>	<b>\$13,820,800</b>	<b>\$18,787,100</b>	<b>\$21,895,200</b>	<b>\$25,486,770</b>	<b>\$29,635,260</b>	<b>\$34,425,225</b>	<b>\$47,800,106</b>	<b>\$62,260,607</b>		<b>\$1,620,569,600</b>	<b>\$650,817,300</b>
<b>City of Rancho Cucamonga Expenditures</b>											
Police	\$5,829,900	\$8,472,700	\$9,822,200	\$11,386,600	\$13,200,200	\$15,302,650	\$20,565,481	\$27,638,287	3.0%	\$708,336,100	\$284,575,200
Non-departmental	\$546,000	\$793,400	\$919,800	\$1,066,300	\$1,236,200	\$1,433,095	\$1,925,959	\$2,588,328	3.0%	\$66,335,200	\$26,650,100
City Council	\$12,800	\$18,600	\$21,600	\$25,000	\$29,000	\$33,619	\$45,181	\$60,720	3.0%	\$1,556,200	\$625,200
City Management	\$100,500	\$146,000	\$169,300	\$196,200	\$227,500	\$263,735	\$354,438	\$476,334	3.0%	\$12,207,800	\$4,904,500
City Clerk	\$200	\$300	\$400	\$400	\$400	\$464	\$623	\$838	3.0%	\$21,600	\$8,700
Animal Care and Services	\$312,100	\$461,700	\$535,200	\$620,500	\$719,300	\$833,866	\$1,120,646	\$1,506,054	3.0%	\$38,549,700	\$15,465,100
Records Management	\$48,400	\$70,300	\$81,600	\$94,500	\$109,600	\$127,056	\$170,753	\$229,478	3.0%	\$5,881,200	\$2,362,800
Healthy RC Program	\$60,700	\$89,800	\$104,100	\$120,700	\$139,900	\$162,182	\$217,960	\$292,920	3.0%	\$7,497,500	\$3,007,700
Community Affairs	\$51,100	\$74,200	\$86,100	\$99,800	\$115,700	\$134,128	\$180,257	\$242,250	3.0%	\$6,208,300	\$2,494,100
Admin. Services - Admin	\$17,800	\$25,800	\$29,900	\$34,700	\$40,200	\$46,603	\$62,630	\$84,170	3.0%	\$2,157,300	\$866,800
Business Licensing	\$27,400	\$35,500	\$41,200	\$47,800	\$55,400	\$64,224	\$86,311	\$115,995	3.0%	\$2,997,700	\$1,215,900
City Facilities	\$94,000	\$136,600	\$158,300	\$183,500	\$212,800	\$246,694	\$331,535	\$445,556	3.0%	\$11,418,700	\$4,587,400
Finance	\$148,900	\$216,400	\$250,800	\$290,800	\$337,100	\$390,791	\$525,191	\$705,813	3.0%	\$18,089,000	\$7,267,300
Innovation and Tech Services	\$364,800	\$530,100	\$614,600	\$712,500	\$825,900	\$957,444	\$1,286,725	\$1,729,251	3.0%	\$44,319,300	\$17,805,500
Human Resources	\$55,600	\$80,700	\$93,600	\$108,500	\$125,800	\$145,837	\$195,992	\$263,397	3.0%	\$6,750,200	\$2,711,800
Procurement	\$24,800	\$36,100	\$41,800	\$48,500	\$56,200	\$65,151	\$87,558	\$117,670	3.0%	\$3,016,200	\$1,211,800
Risk Management	\$27,800	\$40,400	\$46,800	\$54,300	\$63,000	\$73,034	\$98,152	\$131,908	3.0%	\$3,379,800	\$1,357,700
Treasury Management	\$600	\$800	\$1,000	\$1,100	\$1,300	\$1,507	\$2,025	\$2,722	3.0%	\$69,800	\$28,000
City Telecommunications	\$22,500	\$32,700	\$37,900	\$43,900	\$50,900	\$59,007	\$79,301	\$106,573	3.0%	\$2,731,400	\$1,097,400
Economic and Comm. Development	\$82,500	\$120,000	\$139,100	\$161,200	\$186,900	\$216,668	\$291,184	\$391,327	3.0%	\$10,029,300	\$4,029,300
Building and Safety	\$178,000	\$258,600	\$299,800	\$347,600	\$403,000	\$467,187	\$627,861	\$843,793	3.0%	\$21,624,700	\$8,687,600
Engineering	\$239,300	\$347,700	\$403,100	\$467,300	\$541,800	\$628,095	\$844,107	\$1,134,409	3.0%	\$29,072,800	\$11,679,900
Fire Facilities Maintenance	\$34,700	\$50,400	\$58,400	\$67,700	\$78,500	\$91,003	\$122,300	\$164,362	3.0%	\$4,212,200	\$1,692,200
City Facilities Maintenance	\$348,900	\$507,100	\$587,800	\$681,400	\$790,000	\$915,827	\$1,230,794	\$1,654,085	3.0%	\$42,391,900	\$17,031,000
Planning	\$184,000	\$267,500	\$310,100	\$359,500	\$416,700	\$483,070	\$649,205	\$872,477	3.0%	\$22,361,000	\$8,983,600
Planning Commission	\$1,900	\$2,800	\$3,200	\$3,700	\$4,300	\$4,985	\$6,699	\$9,003	3.0%	\$230,700	\$92,600
Vehicle and Equip. Maintenance	\$110,100	\$159,900	\$185,400	\$215,000	\$249,200	\$288,891	\$388,245	\$521,769	3.0%	\$13,372,100	\$5,372,200
Street Maintenance	\$238,700	\$346,900	\$402,200	\$466,200	\$540,500	\$626,588	\$842,081	\$1,131,687	3.0%	\$29,003,100	\$11,651,900
Park Maintenance	\$295,200	\$436,700	\$506,300	\$586,900	\$680,400	\$788,770	\$1,060,041	\$1,424,607	3.0%	\$36,464,900	\$14,628,700
Community Improvement	\$79,100	\$115,000	\$133,300	\$154,500	\$179,200	\$207,742	\$279,188	\$375,205	3.0%	\$9,615,300	\$3,862,800
Community Services	\$804,600	\$1,165,300	\$1,355,600	\$1,571,500	\$1,821,800	\$2,111,966	\$2,838,305	\$3,814,445	3.0%	\$97,759,100	\$39,274,800
<b>Estimated Total Expenditures</b>	<b>\$10,342,900</b>	<b>\$15,044,000</b>	<b>\$17,440,400</b>	<b>\$20,218,100</b>	<b>\$23,438,700</b>	<b>\$27,171,877</b>	<b>\$36,516,731</b>	<b>\$49,075,433</b>		<b>\$1,257,660,100</b>	<b>\$505,229,600</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>\$3,477,900</b>	<b>\$3,743,100</b>	<b>\$4,454,800</b>	<b>\$5,268,670</b>	<b>\$6,196,560</b>	<b>\$7,253,348</b>	<b>\$11,283,375</b>	<b>\$13,185,174</b>		<b>\$362,909,500</b>	<b>\$145,587,700</b>
<b>Revenue / Expenditure Ratio</b>	1.34	1.25	1.26	1.26	1.26	1.27	1.31	1.27		1.29	1.29

Notes:

Assumes installation of necessary public infrastructure

Values in 2022 dollars

Select years shown for illustration



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## Summary of Estimated Fiscal Impacts to City and Fire Fund

Stabilized

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042	Year 25 2047	Year 30 2052	Year 40 2062	Year 50 2072	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
<b>Rancho Cucamonga Fire Protection District Revenues</b>											
Property Tax	\$6,272,400	\$8,444,300	\$9,323,200	\$10,293,500	\$11,364,900	\$12,547,700	\$15,295,600	\$18,645,300	2.0%	\$574,110,900	\$243,832,800
Property Tax Allocation to EIFD	(\$5,017,920)	(\$5,911,010)	(\$5,593,920)	(\$5,146,750)	(\$4,545,960)	(\$3,764,310)	(\$764,780)	(\$932,265)	2.0%	(\$152,329,600)	(\$88,401,900)
Fire Fund - Other Revenues	\$332,100	\$482,600	\$559,500	\$648,600	\$751,900	\$871,658	\$1,171,436	\$1,574,312	3.0%	\$40,348,100	\$16,210,000
<b>Estimated Total Revenues</b>	<b>\$1,586,580</b>	<b>\$3,015,890</b>	<b>\$4,288,780</b>	<b>\$5,795,350</b>	<b>\$7,570,840</b>	<b>\$9,655,048</b>	<b>\$15,702,256</b>	<b>\$19,287,347</b>		<b>\$462,129,400</b>	<b>\$171,640,900</b>
<b>Rancho Cucamonga Fire Protection District Expenditures</b>											
Fire Fund (Non-General Fund)	\$2,362,000	\$3,432,700	\$3,979,400	\$4,613,300	\$5,348,000	\$6,199,798	\$8,332,010	\$11,197,524	3.0%	\$286,979,900	\$115,294,800
<b>Estimated Total Expenditures</b>	<b>\$2,362,000</b>	<b>\$3,432,700</b>	<b>\$3,979,400</b>	<b>\$4,613,300</b>	<b>\$5,348,000</b>	<b>\$6,199,798</b>	<b>\$8,332,010</b>	<b>\$11,197,524</b>		<b>\$286,979,900</b>	<b>\$115,294,800</b>
<b>Estimated Annual Net Fiscal Impact</b>	<b>(\$775,420)</b>	<b>(\$416,810)</b>	<b>\$309,380</b>	<b>\$1,182,050</b>	<b>\$2,222,840</b>	<b>\$3,455,250</b>	<b>\$7,370,246</b>	<b>\$8,089,822</b>		<b>\$175,149,500</b>	<b>\$56,346,100</b>
<b>Revenue / Expenditure Ratio</b>	<b>0.67</b>	<b>0.88</b>	<b>1.08</b>	<b>1.26</b>	<b>1.42</b>	<b>1.56</b>	<b>1.88</b>	<b>1.72</b>		<b>1.61</b>	<b>1.49</b>

## Notes:

Assumes installation of necessary public infrastructure

Values in 2022 dollars

Select years shown for illustration



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## Project Description

Project Component	Year 5	Year 10	Year 15	Year 20
	2027	2032	2037	2042
For-Sale Residential	1,034 DU	1,514 DU	1,514 DU	1,514 DU
Rental Residential	8,186 DU	10,253 DU	10,253 DU	10,253 DU
<b>Total Residential</b>	<b>9,220 DU</b>	<b>11,767 DU</b>	<b>11,767 DU</b>	<b>11,767 DU</b>
Hotel	171 rooms	171 rooms	171 rooms	171 rooms
Commercial / Retail	876,000 SF	922,000 SF	922,000 SF	922,000 SF
Office	22,000 SF	222,000 SF	222,000 SF	222,000 SF
Industrial	6,172,408 SF	6,272,408 SF	6,272,408 SF	6,272,408 SF
<i>Annual Escalation Factor</i>	<i>2.0%</i>	<i>1.10</i>	<i>1.22</i>	<i>1.35</i>
Estimated A/V - SF Residential	\$618K Per Unit	\$705,605,362	\$1,140,691,138	\$1,259,415,188
Estimated A/V - MF Residential	\$317K Per Unit	\$2,869,024,452	\$3,967,476,157	\$4,380,414,262
Estimated A/V - Hotel	\$162K Per Room	\$30,585,246	\$33,768,583	\$37,283,245
Estimated A/V - Retail	\$274 PSF	\$265,005,891	\$307,952,122	\$340,004,027
Estimated A/V - Office	\$211 PSF	\$5,125,143	\$57,100,137	\$63,043,165
Estimated A/V - Industrial	\$172 PSF	\$1,172,151,995	\$1,315,117,221	\$1,451,995,677
<b>Total Estimated Assessed Value</b>	<b>\$5,047,498,089</b>	<b>\$6,822,105,358</b>	<b>\$7,532,155,563</b>	<b>\$8,316,108,364</b>

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 2022 dollars



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## Project Employment and Occupants

Project Component	Year 5	Year 10	Year 15	Year 20
	2027	2032	2037	2042
Industrial	6,172,408 SF	6,272,408 SF	6,272,408 SF	6,272,408 SF
Commercial / Retail	876,000 SF	922,000 SF	922,000 SF	922,000 SF
Office	22,000 SF	222,000 SF	222,000 SF	222,000 SF
Hotel	171 Rooms	171 Rooms	171 Rooms	171 Rooms
For-sale Residential	1,034 DU	1,514 DU	1,514 DU	1,514 DU
Rental Residential	8,186 DU	10,253 DU	10,253 DU	10,253 DU
<u>Estimated # Employees (FTE)</u>				
Industrial	1,500 SF / emp	4,115	4,182	4,182
Commercial / Retail	400 SF / emp	2,190	2,305	2,305
Office	350 SF / emp	63	634	634
Hotel	1.5 room / emp	114	114	114
For-sale Residential	0 DU / emp	0	0	0
Rental Residential	50 DU / emp	164	205	205
<b>Total Estimated # Employees (FTE)</b>	<b>6,646</b>	<b>7,440</b>	<b>7,440</b>	<b>7,440</b>
Occupied Dwelling Units	95%	8,759 DU	11,179 DU	11,179 DU
Residents	2.25 per DU	19,708	25,152	25,152
Employees Weighted at 50%	50%	3,323	3,720	3,720
<b>Total Service Population (Residents + Empl.)</b>		<b>23,031</b>	<b>28,872</b>	<b>28,872</b>
Occupied Hotel Rooms	75%	128 rooms	128 rooms	128 rooms
Hotel Guests	1.5 per room	192	192	192

## Notes:

Average household size reflects City average household size and product mix of multifamily units

Select years shown for illustration

Values in 2022 dollars



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## Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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### Property Tax

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042	Year 30 2052	Year 40 2062	Year 50 2072
Estimated Assessed Value - Residential	\$3,574,629,814	\$5,108,167,295	\$5,639,829,450	\$6,226,827,429	\$7,590,467,890	\$9,252,738,003	\$11,279,035,996
Estimated Assessed Value - Non-Residential	\$1,472,868,276	\$1,713,938,063	\$1,892,326,113	\$2,089,280,935	\$2,546,821,801	\$3,104,561,565	\$3,784,443,224
<b>Total Estimated Assessed Value</b>	<b>\$5,047,498,089</b>	<b>\$6,822,105,358</b>	<b>\$7,532,155,563</b>	<b>\$8,316,108,364</b>	<b>\$10,137,289,692</b>	<b>\$12,357,299,568</b>	<b>\$15,063,479,220</b>
Total Secured Property Tax General Levy	1.00%	\$50,474,981	\$68,221,054	\$75,321,556	\$83,161,084	\$101,372,897	\$123,572,996
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	\$1,472,868	\$1,713,938	\$1,892,326	\$2,089,281	\$2,546,822	\$3,104,562
Total Estimated Secured + Unsecured Property Tax		\$51,947,849	\$69,934,992	\$77,213,882	\$85,250,365	\$103,919,719	\$126,677,557
<b>Distributions to Taxing Entities</b>							
City of Rancho Cucamonga	5.52%	\$2,865,700	\$3,858,000	\$4,259,500	\$4,702,900	\$5,732,800	\$6,988,200
City Allocation to EIFD - Percent	100%	90%	80%	70%	50%	9%	9%
City Allocation to EIFD - Dollar Amount	(\$2,865,700)	(\$3,472,200)	(\$3,407,600)	(\$3,292,030)	(\$2,866,400)	(\$628,938)	(\$766,674)
<b>Net Property Tax to City</b>	<b>\$0</b>	<b>\$385,800</b>	<b>\$851,900</b>	<b>\$1,410,870</b>	<b>\$2,866,400</b>	<b>\$6,359,262</b>	<b>\$7,751,926</b>
Rancho Cucamonga Fire District	12.07%	\$6,272,400	\$8,444,300	\$9,323,200	\$10,293,500	\$12,547,700	\$15,295,600
Fire District Allocation to EIFD - Percent	80%	70%	60%	50%	30%	5%	5%
Fire District Allocation to EIFD - Dollar Amount	(\$5,017,920)	(\$5,911,010)	(\$5,593,920)	(\$5,146,750)	(\$3,764,310)	(\$764,780)	(\$932,265)
<b>Net Property Tax to Fire District</b>	<b>\$1,254,480</b>	<b>\$2,533,290</b>	<b>\$3,729,280</b>	<b>\$5,146,750</b>	<b>\$8,783,390</b>	<b>\$14,530,820</b>	<b>\$17,713,035</b>

#### Notes:

General levy distributions represent primary tax rate areas (TRAs) 4000, 4002, 4004, 4058, 4083, 4085, 4008, 4080

Does not include property tax overrides above 1% general levy

Select years shown for illustration

Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



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

Total AV within CITY (FY 2019-20)	\$27,642,340,160				
Current Property Tax In-Lieu of MVLF (2019-2020)	\$20,193,480				
Prop Tax In-Lieu of MVLF per \$1M of AV	\$731				
	Year 1 2023	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated Project Assessed Value	\$65,405,338	\$5,047,498,089	\$6,822,105,358	\$7,532,155,563	\$8,316,108,364
Incremental Property Tax In-Lieu of MVLF to City	\$47,800	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100
<b>Net Incremental Property Tax In-Lieu of MVLF to City</b>	<b>\$47,800</b>	<b>\$3,687,300</b>	<b>\$4,983,700</b>	<b>\$5,502,400</b>	<b>\$6,075,100</b>

## Notes:

Select years shown for illustration

Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



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**Property Transfer Tax**

	<b>Year 5 2027</b>	<b>Year 10 2032</b>	<b>Year 15 2037</b>	<b>Year 20 2042</b>
Estimated Assessed Value - SF Residential	\$705,605,362	\$1,140,691,138	\$1,259,415,188	\$1,390,496,133
Estimated Property Turnover Rate	15.0%	15.0%	15.0%	15.0%
Estimated Value of Property Transferred - SF Residential	\$105,840,804	\$171,103,671	\$188,912,278	\$208,574,420
Estimated Assessed Value - Other	\$4,341,892,727	\$5,681,414,220	\$6,272,740,375	\$6,925,612,231
Estimated Property Turnover Rate	5.0%	5.0%	5.0%	5.0%
Estimated Value of Property Transferred - Other	\$217,094,636	\$284,070,711	\$313,637,019	\$346,280,612
Estimated Value of Property Transferred - Total	\$322,935,441	\$455,174,382	\$502,549,297	\$554,855,031
Total Transfer Tax	<b>\$1.10 per \$1,000</b>	\$35,522,900	\$50,069,200	\$55,280,400
<b>Transfer Tax to City</b>	<b>\$0.55 per \$1,000</b>	<b>\$177,600</b>	<b>\$250,300</b>	<b>\$276,400</b>
				<b>\$305,200</b>

Notes:

Select years shown for illustration

Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



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**Sales Tax - Direct / On-Site**

<b>Project Component</b>	<b>Year 5</b>	<b>Year 10</b>	<b>Year 15</b>	<b>Year 20</b>
	<b>2027</b>	<b>2032</b>	<b>2037</b>	<b>2042</b>
Retail SF	876,000 SF	922,000 SF	922,000 SF	922,000 SF
Industrial SF Assumed to Generate Local Sales Tax Allocation	308,620 SF	313,620 SF	313,620 SF	313,620 SF
Total Sales-Generating SF	1,184,620 SF	1,235,620 SF	1,235,620 SF	1,235,620 SF
Estimated Taxable Sales	<b>\$275 PSF</b>	\$377,657,422	\$456,656,886	\$529,390,489
Sales Tax to City	<b>1.00%</b>	\$3,776,574	\$4,566,569	\$5,293,905
Use Tax as % of Sales Tax	<b>11.50%</b>	\$434,306	\$525,155	\$608,799
<b>Sales and Use Tax to City - Direct</b>		<b>\$4,210,900</b>	<b>\$5,091,700</b>	<b>\$6,842,900</b>

Notes:

Analysis assumes approximately 10% of industrial uses will generate locally allocated sales tax. Based on Kosmont research, local allocation varies widely according to various factors, such as location of seller's registered office of business, location of goods at time of sale, and method of delivery to the customer. Sales may be allocated to the jurisdiction of the fulfillment center, the jurisdiction of the seller's registered office, or the Countywide pool.

County sales tax for transportation based on Measure I (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

Taxable sales PSF factor escalated 3% annually

Select years shown for illustration.

Values in 2022 dollars.



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## Sales Tax - Indirect / Off-Site

		Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated # Employees		6,646	7,440	7,440	7,440
Estimated Annual Taxable Retail Spending / Empl.		\$6,701	\$7,768	\$9,005	\$10,439
Estimated Employee Taxable Retail Spending		\$44,528,971	\$57,792,325	\$66,997,144	\$77,668,052
Estimated Capture within City	50.0%	\$22,264,485	\$28,896,162	\$33,498,572	\$38,834,026
Estimated # Occupied Dwelling Units		8,759 DU	11,179 DU	11,179 DU	11,179 DU
Estimated Annual Taxable Retail Spending / HH		\$40,323	\$46,745	\$54,190	\$62,822
Estimated Resident Taxable Retail Spending		\$353,187,309	\$522,547,826	\$605,776,148	\$702,260,583
Estimated Capture within City	50.0%	\$176,593,654	\$261,273,913	\$302,888,074	\$351,130,291
Estimated # Occupied Hotel Rooms		128 rooms	128 rooms	128 rooms	128 rooms
Estimated Annual Taxable Retail Spending / Room		\$21,157	\$24,526	\$28,433	\$32,962
Estimated Resident Taxable Retail Spending		\$2,713,353	\$3,145,520	\$3,646,520	\$4,227,316
Estimated Capture within City	25.0%	\$678,338	\$786,380	\$911,630	\$1,056,829
<b>Total Estimated Indirect Taxable Sales</b>		<b>\$199,536,478</b>	<b>\$290,956,456</b>	<b>\$337,298,276</b>	<b>\$391,021,146</b>
Less Estimated Capture Within District Retail	(5.0%)	(\$9,976,824)	(\$14,547,823)	(\$16,864,914)	(\$19,551,057)
Net Indirect Taxable Sales		\$189,559,654	\$276,408,633	\$320,433,362	\$371,470,089
Sales Tax to City	1.00%	\$1,895,597	\$2,764,086	\$3,204,334	\$3,714,701
Use Tax as % of Sales Tax	11.50%	\$217,994	\$317,870	\$368,498	\$427,191
<b>Sales and Use Tax to City - Indirect</b>		<b>\$2,113,600</b>	<b>\$3,082,000</b>	<b>\$3,572,800</b>	<b>\$4,141,900</b>

## Notes:

County sales tax for transportation based on Measure I (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)

Does not include additional sales tax allocation for public safety from Proposition 172 (collected by State BOE and apportioned to counties based on proportionate share of taxable sales)

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 2022 dollars.



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## Transient Occupancy Tax ("TOT") to City

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
Estimated # Hotel Rooms	171 rooms	171 rooms	171 rooms	171 rooms
Average Daily Room Rate (ADR)	\$174	\$202	\$234	\$271
Average Occupancy Rate	73%	73%	73%	73%
Annual Hotel Room Receipts	\$7,922,992	\$9,184,919	\$10,647,839	\$12,343,763
<b>TOT to City</b>	<b>10.00%</b>	<b>\$792,300</b>	<b>\$918,500</b>	<b>\$1,064,800</b>
				<b>\$1,234,400</b>

Notes:

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2022 dollars.



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**Service Population**

City Population	175,131
City Employee Population	79,840
Employee Weighting for Service Population	0.5
Weighted # Employees	39,920
<b>Total Service Population</b>	<b>215,051</b>

Source: CA Department of Finance, CA Employment Development Department (2021)



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# Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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## Multipier Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population / Factor	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5	Year 10	Year 15	Year 20
							2027	2032	2037	2042
<b>Revenues</b>										
Prop 172 Half Cent Sales Tax	\$735,370	As % of Total Sales Tax	\$31,965,020	0%	2.30%	N/A	2.30%	2.30%	2.30%	2.30%
Franchise Fees	\$7,572,760	Service Population	215,051	0%	\$35.21	3.0%	\$40.82	\$47.32	\$54.86	\$63.60
Business Licenses (incl. penalties)	\$2,698,710	Per Employee	79,840	0%	\$33.80	3.0%	\$39.19	\$45.43	\$52.66	\$61.05
Animal Licenses	\$270,000	Per Resident	175,131	0%	\$1.54	3.0%	\$1.79	\$2.07	\$2.40	\$2.78
Fines and Forfeitures	\$1,004,750	Service Population	215,051	0%	\$4.67	3.0%	\$5.42	\$6.28	\$7.28	\$8.44
Use of Money and Property	\$1,553,990	Service Population	215,051	0%	\$7.23	3.0%	\$8.38	\$9.71	\$11.26	\$13.05
Charges for Services	\$3,472,090	Per Resident	175,131	0%	\$19.83	3.0%	\$22.98	\$26.64	\$30.89	\$35.81
Intergovernmental	\$214,580	Service Population	215,051	0%	\$1.00	3.0%	\$1.16	\$1.34	\$1.55	\$1.80
Other Revenue	\$3,598,000	Service Population	215,051	0%	\$16.73	3.0%	\$19.40	\$22.48	\$26.07	\$30.22
Transfers In	\$1,722,910	Service Population	215,051	0%	\$8.01	3.0%	\$9.29	\$10.77	\$12.48	\$14.47
Fire Fund - Other Revenues	\$2,674,960	Service Population	215,051	0%	\$12.44	3.0%	\$14.42	\$16.72	\$19.38	\$22.47
<b>Total Selected Revenues</b>	<b>\$25,518,120</b>									
<b>Expenditures</b>										
Police	\$46,958,580	Service Population	215,051	0%	\$218.36	3.0%	\$253.14	\$293.46	\$340.20	\$394.38
Non-departmental	\$5,863,390	Service Population	215,051	25%	\$20.45	3.0%	\$23.71	\$27.48	\$31.86	\$36.93
City Council	\$137,600	Service Population	215,051	25%	\$0.48	3.0%	\$0.56	\$0.64	\$0.75	\$0.87
City Management	\$1,079,110	Service Population	215,051	25%	\$3.76	3.0%	\$4.36	\$5.06	\$5.86	\$6.80
City Clerk	\$1,980	Service Population	215,051	25%	\$0.01	3.0%	\$0.01	\$0.01	\$0.01	\$0.01
Animal Care and Services	\$3,189,380	Per Resident	175,131	25%	\$13.66	3.0%	\$15.83	\$18.36	\$21.28	\$24.67
Records Management	\$519,850	Service Population	215,051	25%	\$1.81	3.0%	\$2.10	\$2.44	\$2.82	\$3.27
Healthy RC Program	\$620,230	Per Resident	175,131	25%	\$2.66	3.0%	\$3.08	\$3.57	\$4.14	\$4.80
Community Affairs	\$548,640	Service Population	215,051	25%	\$1.91	3.0%	\$2.22	\$2.57	\$2.98	\$3.46
Admin. Services - Admin	\$190,750	Service Population	215,051	25%	\$0.67	3.0%	\$0.77	\$0.89	\$1.04	\$1.20
Business Licensing	\$378,360	Per Employee	79,840	25%	\$3.55	3.0%	\$4.12	\$4.78	\$5.54	\$6.42
City Facilities	\$1,009,270	Service Population	215,051	25%	\$3.52	3.0%	\$4.08	\$4.73	\$5.48	\$6.36
Finance	\$1,598,930	Service Population	215,051	25%	\$5.58	3.0%	\$6.46	\$7.49	\$8.69	\$10.07
Innovation and Tech Services	\$3,917,550	Service Population	215,051	25%	\$13.66	3.0%	\$15.84	\$18.36	\$21.29	\$24.68
Human Resources	\$596,590	Service Population	215,051	25%	\$2.08	3.0%	\$2.41	\$2.80	\$3.24	\$3.76
Procurement	\$266,770	Service Population	215,051	25%	\$0.93	3.0%	\$1.08	\$1.25	\$1.45	\$1.68
Risk Management	\$298,600	Service Population	215,051	25%	\$1.04	3.0%	\$1.21	\$1.40	\$1.62	\$1.88
Treasury Management	\$6,140	Service Population	215,051	25%	\$0.02	3.0%	\$0.02	\$0.03	\$0.03	\$0.04
City Telecommunications	\$241,490	Service Population	215,051	25%	\$0.84	3.0%	\$0.98	\$1.13	\$1.31	\$1.52
Economic and Comm. Development	\$886,470	Service Population	215,051	25%	\$3.09	3.0%	\$3.58	\$4.15	\$4.82	\$5.58
Building and Safety	\$1,911,330	Service Population	215,051	25%	\$6.67	3.0%	\$7.73	\$8.96	\$10.39	\$12.04
Engineering	\$2,569,690	Service Population	215,051	25%	\$8.96	3.0%	\$10.39	\$12.04	\$13.96	\$16.19
Fire Facilities Maintenance	\$372,330	Service Population	215,051	25%	\$1.30	3.0%	\$1.51	\$1.75	\$2.02	\$2.35
City Facilities Maintenance	\$3,747,020	Service Population	215,051	25%	\$13.07	3.0%	\$15.15	\$17.56	\$20.36	\$23.60
Planning	\$1,976,590	Service Population	215,051	25%	\$6.89	3.0%	\$7.99	\$9.26	\$10.74	\$12.45
Planning Commission	\$20,390	Service Population	215,051	25%	\$0.07	3.0%	\$0.08	\$0.10	\$0.11	\$0.13
Vehicle and Equip. Maintenance	\$1,181,990	Service Population	215,051	25%	\$4.12	3.0%	\$4.78	\$5.54	\$6.42	\$7.45
Street Maintenance	\$2,563,580	Service Population	215,051	25%	\$8.94	3.0%	\$10.36	\$12.02	\$13.93	\$16.15
Park Maintenance	\$3,016,970	Per Resident	175,131	25%	\$12.92	3.0%	\$14.98	\$17.36	\$20.13	\$23.34
Community Improvement	\$849,820	Service Population	215,051	25%	\$2.96	3.0%	\$3.44	\$3.98	\$4.62	\$5.35
Community Services	\$8,641,020	Service Population	215,051	25%	\$30.14	3.0%	\$34.94	\$40.50	\$46.95	\$54.43
Fire Fund (Non-General Fund)	\$38,050,430	Service Population	215,051	50%	\$88.47	3.0%	\$102.56	\$118.89	\$137.83	\$159.78
<b>Total Selected Expenditures</b>	<b>\$133,210,840</b>									

### Notes:

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

Non-recurring licenses and permits excluded (e.g. building permits)

Non-recurring charges for services excluded (e.g. plan check and engineering fees)

Fire Fund other revenues excluding property tax

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2022 dollars.

Source: City of Rancho Cucamonga 2021-2022 Adopted Budget



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## Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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### Multiplier Revenues and Expenditures

	Year 5 2027	Year 10 2032	Year 15 2037	Year 20 2042
<u>Budget Category</u>	2027	2032	2037	2042
<i>Revenues</i>				
Prop 172 Half Cent Sales Tax	\$145,500	\$188,000	\$218,000	\$252,700
Franchise Fees	\$940,200	\$1,366,300	\$1,584,000	\$1,836,300
Business Licenses (incl. penalties)	\$260,400	\$338,000	\$391,800	\$454,200
Animal Licenses	\$35,200	\$52,100	\$60,400	\$70,000
Fines and Forfeitures	\$124,700	\$181,300	\$210,200	\$243,600
Use of Money and Property	\$192,900	\$280,400	\$325,000	\$376,800
Charges for Services	\$453,000	\$670,200	\$776,900	\$900,600
Intergovernmental	\$26,600	\$38,700	\$44,900	\$52,000
Other Revenue	\$446,700	\$649,200	\$752,600	\$872,400
Transfers In	\$213,900	\$310,900	\$360,400	\$417,800
Fire Fund - Other Revenues	\$332,100	\$482,600	\$559,500	\$648,600
<b>Total Multiplier Revenues</b>	<b>\$3,171,200</b>	<b>\$4,557,700</b>	<b>\$5,283,700</b>	<b>\$6,125,000</b>
<i>Expenditures</i>				
Police	\$5,829,900	\$8,472,700	\$9,822,200	\$11,386,600
Non-departmental	\$546,000	\$793,400	\$919,800	\$1,066,300
City Council	\$12,800	\$18,600	\$21,600	\$25,000
City Management	\$100,500	\$146,000	\$169,300	\$196,200
City Clerk	\$200	\$300	\$300	\$400
Animal Care and Services	\$312,100	\$461,700	\$535,200	\$620,500
Records Management	\$48,400	\$70,300	\$81,600	\$94,500
Healthy RC Program	\$60,700	\$89,800	\$104,100	\$120,700
Community Affairs	\$51,100	\$74,200	\$86,100	\$99,800
Admin. Services - Admin	\$17,800	\$25,800	\$29,900	\$34,700
Business Licensing	\$27,400	\$35,500	\$41,200	\$47,800
City Facilities	\$94,000	\$136,600	\$158,300	\$183,500
Finance	\$148,900	\$216,400	\$250,800	\$290,800
Innovation and Tech Services	\$364,800	\$530,100	\$614,600	\$712,500
Human Resources	\$55,600	\$80,700	\$93,600	\$108,500
Procurement	\$24,800	\$36,100	\$41,800	\$48,500
Risk Management	\$27,800	\$40,400	\$46,800	\$54,300
Treasury Management	\$600	\$800	\$1,000	\$1,100
City Telecommunications	\$22,500	\$32,700	\$37,900	\$43,900
Economic and Comm. Development	\$82,500	\$120,000	\$139,100	\$161,200
Building and Safety	\$178,000	\$258,600	\$299,800	\$347,600
Engineering	\$239,300	\$347,700	\$403,100	\$467,300
Fire Facilities Maintenance	\$34,700	\$50,400	\$58,400	\$67,700
City Facilities Maintenance	\$348,900	\$507,100	\$587,800	\$681,400
Planning	\$184,000	\$267,500	\$310,100	\$359,500
Planning Commission	\$1,900	\$2,800	\$3,200	\$3,700
Vehicle and Equip. Maintenance	\$110,100	\$159,900	\$185,400	\$215,000
Street Maintenance	\$238,700	\$346,900	\$402,200	\$466,200
Park Maintenance	\$295,200	\$436,700	\$506,300	\$586,900
Community Improvement	\$79,100	\$115,000	\$133,300	\$154,500
Community Services	\$804,600	\$1,169,300	\$1,355,600	\$1,571,500
Fire Fund (Non-General Fund)	\$2,362,000	\$3,432,700	\$3,979,400	\$4,613,300
<b>Total Multiplier Expenditures</b>	<b>\$12,704,900</b>	<b>\$18,476,700</b>	<b>\$21,419,800</b>	<b>\$24,831,400</b>

### Notes:

- Major case study revenues not shown include property tax, sales tax, transient occupancy tax
- Non-recurring licenses and permits excluded (e.g. building permits)
- Non-recurring charges for services excluded (e.g. plan check and engineering fees)
- Fire Fund other revenues excluding property tax
- Adjusted for inflation assuming 3% annual inflation rate.
- Select years shown for illustration.
- Values in 2022 dollars.

Source: City of Rancho Cucamonga 2021-2022 Adopted Budget



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**IMPLAN Inputs**

<b>Construction Inputs</b>		<b>Approximate Inputs (Industry Spending)</b>
<b>Industry NAICS Category</b>		
58 - Construction of new multifamily residential structures		\$3,254,712,320
57 - Construction of new single family residential structures		\$935,764,036
55 - Construction of new commercial structures, including farm structures		\$327,172,000
51 - Construction of new manufacturing structures		\$1,078,854,176

<b>Ongoing Operation Inputs</b>		<b>Approximate Inputs (Employment Change)</b>
<b>Industry NAICS Category</b>		
470 - Office administrative services		634 Jobs
412 - Retail - Miscellaneous store retailers		2,305 Jobs
422 - Warehousing and storage		4,182 Jobs
448 - Tenant-occupied housing		205 Jobs
507 - Hotels and motels, including casino hotels		114 Jobs



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**Summary of IMPLAN Economic Benefits****Economic Benefits from Construction (One-Time / Short-Term)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	53,072	\$3,590,719,145	\$5,596,502,532
Indirect	4,416	\$233,897,654	\$705,771,484
Induced	11,965	\$556,461,858	\$1,812,629,755
<b>Total Countywide</b>	<b>69,452</b>	<b>\$4,381,078,657</b>	<b>\$8,114,903,770</b>
<b>Estimated City Capture</b>	<b>53,891</b>	<b>\$3,630,237,121</b>	<b>\$5,722,422,594</b>

**Economic Benefits from Ongoing Operation (Annual)**

	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	7,440	\$323,914,005	\$757,152,868
Indirect	1,411	\$66,532,298	\$202,224,372
Induced	1,163	\$54,129,137	\$176,526,832
<b>Total Countywide</b>	<b>10,015</b>	<b>\$444,575,439</b>	<b>\$1,135,904,072</b>
<b>Estimated City Capture</b>	<b>7,569</b>	<b>\$329,947,077</b>	<b>\$776,090,428</b>

Notes

100% of direct benefits estimated to be captured on-site within the City.

5% of indirect and induced benefits estimated to be captured off-site within the City.

Estimated ongoing benefits upon build-out and stabilization.



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