



**RANCHO CUCAMONGA EIFD
PUBLIC FINANCING AUTHORITY AGENDA
Regular Meeting
May 2, 2023 – 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: July 19, 2022.

E. ITEMS FOR DISCUSSION

E1. Review the Infrastructure Financing Plan and Consider Any Amendments that are Necessary and Appropriate. (EIFD)

F. ADVERTISED PUBLIC HEARINGS ITEM(S)

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.

July 19, 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, July 19, 2022 in the 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, Linda Daniels, Francisco Oaxaca, and Kristine Scott.

Also present were: Lori Sassoon, 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: June 14, 2022.

D2. Consideration of Resolution Designating the Executive Director as the Authority to Executive 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)

MOTION: Moved by Vice Chair Kennedy, seconded by Board Member Oaxaca, to approve Consent Calendar items D1 and D2, with Board Member Daniels abstaining on item D1. Motion carried, 5-0.

E. ITEMS FOR DISCUSSION – None.

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)

City of Rancho Cucamonga Finance Director Daniels provided a Staff Report.

Chair Michael opened the Public Hearing.

Chair Michael inquired if any landowners or residents within the boundary of the proposed EIFD that wish to comment or object the approval of the Infrastructure Financing Plan and formation of the EIFD.

Acting Secretary Bravo-Valdez announced that no objections were received in writing.

There were no public communications.

Chair Michael closed the Public Hearing.

Acting Secretary Bravo-Valdez announced there were no landowners or residents in the proposed EIFD who filed written or oral protests to the formation of the EIFD or the adoption of the Infrastructure Financing Plan prior to the close of the public hearing.

****DRAFT****

Chair Michael announced that with the total of combined number of landowners and residents who filed written or oral protests being less than 25 percent of the combined number eligible landowners and residents in the EIFD, no election is required and the Public Financing Authority may move to form the Enhanced Infrastructure Financing District (EIFD) and adopt the Infrastructure Plan.

MOTION: Moved by Board Member Oaxaca, seconded by Board Member Daniels, to approve Resolution No. PFA 2022-03, 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. Motion carried, 5-0.

G. ADJOURNMENT - The meeting adjourned at 6:07 p.m.

Respectfully submitted,

Patricia Bravo-Valdez, MMC
Acting Secretary

Approved:

****DRAFT****



City of Rancho Cucamonga

Rancho Cucamonga EIFD

Public Financing Authority

DATE: May 2, 2023

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

FROM: Noah Daniels, Finance Director

SUBJECT: Review the Infrastructure Financing Plan and Consider Any Amendments that are Necessary and Appropriate. (EIFD)

RECOMMENDATION:

Staff recommends the Rancho Cucamonga Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) review the Infrastructure Financing Plan (IFP) and consider any amendments to the IFP that are necessary and appropriate. Staff further recommends if the PFA determines amendments are necessary and appropriate, the PFA provide direction to staff to notice a public hearing on such amendments.

BACKGROUND:

The City Council of the City of Rancho Cucamonga and Rancho Cucamonga Fire Protection District Board of Directors established the Rancho Cucamonga EIFD Public Financing Authority for the Rancho Cucamonga EIFD at its regular meeting on February 16, 2022. The PFA is the governing board of the Rancho Cucamonga EIFD, which approved the IFP on July 19, 2022; the City Council and Fire Protection District Board approved it on May 18, 2022.

The Rancho Cucamonga EIFD is funded by future property tax increment revenue (i.e., the difference in property taxes received by the City and Fire District before and after the establishment of the EIFD) generated within the boundaries of the EIFD. Thus, no new taxes are imposed on the public through the EIFD. The incremental property tax revenues will be used to fund public capital facilities and infrastructure and other specified projects of communitywide significance that significantly benefit properties within the EIFD and the surrounding community. The EIFD may finance projects by issuing bonds or other debt and/or under a “pay-go” model where money is spent as it is collected.

The Rancho Cucamonga EIFD boundaries include areas of the city that are currently vacant, significantly underutilized, and/or proposed for extensive development or redevelopment. These areas represent the greatest potential for property tax growth and where investment in infrastructure can trigger substantial economic development benefits.

On an annual basis, the PFA is required to review the IFP and consider any necessary and appropriate amendments.

ANALYSIS:

EIFD Law requires the PFA to review the IFP at least annually to consider potential amendments to the IFP. Given that the Rancho Cucamonga EIFD was only formed in July 2022, no changes to the IFP are recommended by City Staff at this time.

For informational purposes, amendments to the IFP may be approved by a majority vote of the PFA at a public hearing held after providing mailed notices of the proposed changes to all property owners, residents, and affected taxing entities. Certain amendments, such as adding new territory to the EIFD boundary, increasing the limit of total taxes allocated to the plan, and approving a public facility or development not proposed to be financed by the EIFD, require the same noticing and hearing requirements applicable to the approval of the initial IFP.

Additionally, the PFA must approve an annual report for the Rancho Cucamonga EIFD to comply with the EIFD Law. The Rancho Cucamonga EIFD's Annual Report for the Fiscal Year 2022-2023 will be provided at the upcoming regular meeting of the PFA in August 2023. Until the PFA adopts the Annual Report, the EIFD cannot spend any funds received. However, consistent with staff expectations, no funds have been received due to an administrative lag in time between the formation of the EIFD by the PFA, the filing of the required jurisdictional boundary change application with the State Board of Equalization ("SBOE") (completed before December 1, 2022 deadline), and the actual arrangement of the EIFD tax allocation system specific to the Rancho Cucamonga EIFD by SBOE and the County of San Bernardino ("County") Auditor Controller's office.

Lastly, staff plans to comply with the requirement of an annual audit for the Rancho Cucamonga EIFD, using City resources to be reimbursed by the EIFD, once revenues are received. Staff will be returning to the PFA to authorize the expenditure of EIFD revenue for the audit at a future meeting. Any other administrative expenses (or other types of expenditures) of EIFD funds will be brought back to the PFA for consideration before implementation.

CEQA REVIEW:

The PFA's review of the IFP and consideration of whether any amendments to the IFP may be necessary and appropriate 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:

There is no fiscal impact associated with this report.

For the Rancho Cucamonga EIFD, a portion of future property tax revenue increases from properties within the EIFD that the City and Fire District would otherwise receive is allocated to the EIFD to fund infrastructure and other public improvements, subject to compliance by the EIFD and the PFA with the IFP. As outlined in the IFP, the allocation of tax increment is contingent upon the PFA's use of such increment for authorized purposes. The City Council reserved the right to approve any bonds, notes, agreements, or contractual obligations of the EIFD that are payable from such tax increment.

ATTACHMENTS:

Attachment 1 – Infrastructure Financing Plan

CITY OF RANCHO CUCAMONGA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Rancho Cucamonga



RANCHO CUCAMONGA

Prepared By:



JULY 2022

ATTACHMENT 1

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- Appendix B: Map of Boundaries 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



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.

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 legal description and map of the District, [included herein as Appendix A and Appendix B, respectively.](#)

- b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the District, including those to be provided by the private sector, those to be provided by governmental entities without assistance 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. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.
- e) If any dwelling units within the territory of the District are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the District or that is financed in whole or in part by the District, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.
- f) The goals the District proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

2.0 Description of the Proposed District

The 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 is a legal description of the District, and Appendix B is a map of the District.

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
Estimated Total			\$5.597 billion

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.



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.

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
Estimated Total Priority Projects		\$60-100 million	

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;



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.

- 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, administration¹ 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,

¹ 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-years² 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.

² 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.

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 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.

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

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 IFP 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 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 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 buildout 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 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 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 IFP (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	
2021 / 2022	\$0	\$0	5.20%	\$0	100%	\$0	12.4%	\$0	80%	\$0	\$0
2022 / 2023	\$79,994,178	\$799,942	5.20%	\$41,565	100%	\$41,565	12.4%	\$98,820	80%	\$79,056	\$120,622
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	\$2,202,948
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	\$3,964,961
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	\$5,796,133
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	\$7,725,495
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	\$7,289,874
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	\$7,768,808
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	\$8,263,593
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	\$8,774,675
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	\$9,302,505
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	\$8,255,649
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	\$8,437,639
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	\$8,623,270
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	\$8,812,613
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	\$9,005,743
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	\$7,806,723
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	\$7,977,175
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	\$8,151,036
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	\$8,328,374
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	\$8,509,259
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	\$7,139,127
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	\$7,293,666
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	\$7,451,297
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	\$7,612,080
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	\$7,776,079
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	\$6,213,592
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	\$6,347,060
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	\$6,483,198
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	\$6,622,059
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	\$6,763,697
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	\$4,985,043
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	\$5,091,381
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	\$5,199,845
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	\$1,266,963
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	\$1,293,885
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	\$1,321,346
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	\$1,349,357
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	\$1,377,927
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	\$1,407,069
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	\$1,436,794
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	\$1,467,113
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	\$1,498,039
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	\$1,529,583
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	\$1,561,758
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	\$1,594,576
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	\$1,628,051
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	\$1,662,196
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	\$1,697,023
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	\$1,732,547
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	\$1,768,781
Total		\$4,901,246,175		\$254,670,163	38%	\$97,757,347		\$605,473,006	26%	\$157,930,876	\$255,688,223
Present Value @ 3%		\$2,127,176,505		\$110,528,704	51%	\$55,963,836		\$262,779,691	36%	\$93,907,319	\$149,871,155



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.

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

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Rancho Cucamonga			
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
Estimated Net Fiscal Impact to City	\$5,268,670	\$364,427,900	\$145,928,900
Rancho Cucamonga Fire Protection District			
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
Estimated Net Fiscal Impact to Fire District	\$1,182,050	\$176,995,700	\$56,761,100

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.

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: Legal Description of the Rancho Cucamonga EIFD
- Appendix B: Map of Boundaries 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



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.

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° 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° 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° 36' 00" WEST 214.98 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 23° 08' 53" EAST 17.48 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00° 36' 00" WEST 72.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 24° 06' 04" WEST 17.46 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00° 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° 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° 36' 00" WEST 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 25;
- 10) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT NORTH 89° 33' 23" EAST 1061.04 FEET TO THE **POINT OF BEGINNING**.

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

PARCEL 2A 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°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°16'30" WEST 1,978.43 FEET TO THE NORTHERLY LINE OF AN EASEMENT FOR STREETS,

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

- 3) THENCE SOUTH 89°28'50" WEST 13.00 FEET;
- 4) THENCE SOUTH 00°16'30" WEST 596.82 FEET;
- 5) THENCE SOUTH 46°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°28'09" WEST 605.72 FEET;
- 7) THENCE SOUTH 00°16'26" WEST 10.00 FEET;
- 8) THENCE SOUTH 89°28'09" WEST 1987.63 FEET TO THE WESTERLY LINE OF SAID SECTION 21;
- 9) THENCE NORTHERLY ALONG SAID SECTION LINE NORTH 00°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°34'19" EAST 1441.32 FEET;
- 2) THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 02°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°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°01'06" EAST 2607.63 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;
- 5) THENCE NORTH 89°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 3 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°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;

- 2) THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°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°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°32'33" TO THE EAST LINE OF SAID LOT 4;
- 5) THENCE ALONG SAID EAST LINE SOUTH 00°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°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°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°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°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 19TH STREET, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF 19TH STREET;
- 5) THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 19TH STREET NORTH 89°37'30" EAST 391.69 FEET;
- 6) THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF 19TH STREET SOUTH 00°26'22" EAST 184.00 FEET;
- 7) THENCE NORTH 89°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°26'22" EAST 139.28 FEET TO THE **POINT OF BEGINNING.**

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

PARCEL 6A 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°26'11" WEST 10.00 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°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°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°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°04'28" TO THE END OF CURVE;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°26'11" WEST 26.28 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°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°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°26'01" TO THE END OF CURVE;
- 10) THENCE SOUTH 89°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 6B 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°59'50" WEST 192.89 FEET;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 41°25'50" WEST 208.36 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°26'11" WEST

- 15.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 41°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°34'00" TO THE NORTHERLY RIGHT-OF-WAY LINE OF BASELINE AVENUE;
 - 6) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°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°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°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 7 AS SHOWN ON SHEET 5

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°58'34" EAST 408.63 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 3;
- 2) THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PARCEL 3 SOUTH 00°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°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°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°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°08'58" EAST 10.00 FEET;
- 7) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°58'10" WEST 35.93 FEET;
- 8) THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 49°26'56" WEST 13.85 FEET;
- 9) THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°58'10" WEST 117.00 FEET;
- 10) THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00°27'20" WEST 174.29 FEET;
- 11) THENCE NORTH 89°32'40" EAST 107.50 FEET;
- 12) THENCE NORTH 00°26'42" WEST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERDS COURT;

- 13) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 89°32'40" EAST 55.93 FEET TO THE WESTERLY LINE OF PARCEL 1;
- 14) THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 00°26'42" WEST 136.15 FEET TO THE **POINT OF BEGINNING**.

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

PARCEL 8 AS SHOWN ON SHEET 6

BEGINNING AT THE MOST NORTHERLY CORNER OF A ROAD EASEMENT AS SHOWN ON DOCUMENT NO. 2009-0576918 RECORDED ON DECEMBER 29, 2009 IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE NORTHERLY ALONG THE EASTERLY LINE OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN NORTH 00°13'54" EAST 83.48 FEET TO POINT ACCEPTED AS THE NORTHWEST CORNER OF LOT 16 AS SHOWN ON PARCEL MAP 5701 RECORDED IN BOOK 67, PAGES 47 THROUGH 49 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER;
- 2) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 16 SOUTH 89°48'25" EAST 678.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 16 AS SHOWN ON MAP BOOK 21, PAGE 33 RECORDED IN SAID COUNTY RECORDER;
- 3) THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 16 SOUTH 00°13'55" WEST 260.44 FEET;
- 4) THENCE LEAVING SAID EASTERLY LINE SOUTH 56°56'45" EAST 180.00 FEET;
- 5) THENCE SOUTH 56°50'55" EAST 106.20 FEET;
- 6) THENCE SOUTH 70°55'25" EAST 51.22 FEET;
- 7) THENCE SOUTH 20°54'25" EAST 63.76 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RED HILL COUNTRY CLUB DRIVE AS SHOWN ON RECORD OF SURVEY BOOK 71, PAGE 74 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 441.56 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 25°34'47" EAST;
- 8) THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 53.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°57'26" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 401.56 FEET;
- 9) THENCE SOUTHWESTERLY 229.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°43'30" TO THE END OF CURVE;
- 10) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°48'43" WEST 511.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2060.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 13°56'18" WEST;
- 11) THENCE NORTHWESTERLY 154.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'11" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 23.00 FEET;
- 12) THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 32.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°34'47" TO THE END OF CURVE;
- 13) THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GROVE AVENUE NORTH 00°13'54" EAST 230.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 544.00 FEET;

14) THENCE NORTHWESTERLY 212.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'11" TO THE END OF CURVE;

15) THENCE NORTH 22°07'17" WEST 8.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 433,448.06 SQUARE FEET, OR 9.950 ACRES, MORE OR LESS.

PARCEL 9A 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 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 EASTERLY 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 EASTERLY 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 EASTERLY LINE OF SAID LOT 13 NORTH 00° 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;
 - 27) THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15 SOUTH 89° 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° 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° 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° 29' 05"
WEST 77.31 FEET;
- 31) THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 33° 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° 56'
20" EAST 949.82 FEET;
- 33) THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89° 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°
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° 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 61° 48' 24" WEST;
- 36) THENCE ALONG SAID RIGHT-OF WAY 74.83 FEET SOUTHEASTERLY ALONG
SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12° 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°
30' 00" TO THE END OF CURVE;
- 38) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 75° 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°
01' 10" TO THE END OF CURVE;
- 40) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 58° 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°
52'16" TO THE **POINT OF BEGINNING.**

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°42'21" EAST 194.35 FEET TO A POINT ON THE NORTHWESTRLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY AS SHOWN ON SAID TRACT NO. 10035;
- 2) THENCE SOUTHWESTERLY ALONG SAID NORTHWESTRLY LINE SOUTH 41°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°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°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°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°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°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°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°50'18" TO THE END OF CURVE;
- 9) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 42°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 OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;

- 1) THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 18 SOUTH 47°42'21" EAST 158.48 FEET TO A POINT ON THE NORTHWESTRLY 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°19'13" WEST 85.00 FEET TO THE SOUHWESTERLY CORNER OF SAID LOT 18;
- 3) THENCE NORTH 47°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°01'15" WEST;
- 4) THENCE EASTERLY 91.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°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 EASTERLY LINE OF THE LAND CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AS SHOWN ON RECORD OF SURVEY BOOK 92, PAGE 58 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°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°47'06" EAST 263.59 FEET;
- 3) THENCE SOUTH 00°01'00" WEST 134.15 FEET;
- 4) THENCE NORTH 90°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°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°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 11 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°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°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;
- 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 12 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 FEET TO **THE POINT OF BEGINNING**.

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

PARCEL 13 AS SHOWN ON SHEET 10

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 14 AS SHOWN ON SHEET 11

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";
- 6) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 28° 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° 37' 12";
- 8) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 06° 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° 37' 12";
 - 10) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 28° 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° 27'42";
 - 12) THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 02° 30'08" EAST 147.98 FEET;
 - 13) THENCE SOUTH 39° 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° 20' 41" WEST;
 - 14) THENCE ALONG SAID SOUTHERLY LINE SOUTHWESTERLY 140.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 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° 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° 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° 33' 12";
 - 17) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00° 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° 52' 40" WESTERLY 484.47 FEET TO THE WEST LINE OF SAID TRACT MAP;
 - 19) THENCE ALONG SAID WESTERLY LINE NORTH 00° 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° 52' 40" EAST 40.00 FEET;
 - 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00° 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° 47' 53" EAST;
 - 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 65.72 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 12 AND PARCEL 11 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;
- 17) THENCE CONTINUING ALONG SAID WEST LINE NORTHEASTERLY 187.74 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 01' 25";
- 18) THENCE CONTINUING ALONG SAID WEST LINE NORTH 34° 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° 12' 10" WEST;
- 19) THENCE ALONG THE SOUTH LINE OF SAID PARCEL 7 NORTHWESTERLY 15.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 22' 31";
 - 20) THENCE NORTH 34° 34' 40" EAST 84.00 FEET;
 - 21) THENCE SOUTH 55° 25' 20" EAST 42.27 FEET;
 - 22) THENCE NORTH 18° 04' 03" EAST 80.41 FEET;
 - 23) THENCE NORTH 70° 13'53" WEST 263.06 FEET;
 - 24) THENCE SOUTH 58° 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° 03' 43";
 - 26) THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 02° 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° 30'08" WEST;
 - 27) THENCE ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 242.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 00' 00";
 - 28) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 67° 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° 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°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 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;
 - 21) THENCE CONTINUING ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 86°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 AND HAVING A RADIUS OF 2936.00 FEET;
 - 22) THENCE CONTINUING ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°23'18", AN ARC DISTANCE OF 173.63 FEET;
 - 23) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 77°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°43'56" WEST;
- 24) THENCE CONTINUING ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°37'29", AN ARC DISTANCE OF 185.99;
 - 25) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 05°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°25'05", AN ARC DISTANCE OF 21.42 FEET;
 - 27) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 85°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°35'40" WEST;
 - 28) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE 04°09'32", AN ARC DISTANCE OF 212.75 FEET;
 - 29) THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF WAY LINE; SOUTH 00°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°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°26'18", AN ARC DISTANCE OF 176.07 FEET;
 - 32) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 04°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°57'42" WEST;
 - 33) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°03'20", AN ARC DISTANCE OF 54.13 FEET;
 - 34) THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 83°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°14'48" WEST 5.03 FEET;
 - 36) THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID PARCEL 4 NORTH 83°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 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 A RADIUS OF 172.00 FEET;
- 19) THENCE NORTHWESTERLY 40.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°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°51'24" TO THE END OF CURVE;
- 21) THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'15" WEST 417.64 FEET;
- 22) THENCE NORTH 45°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°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°29'21";
 - 25) THENCE SOUTH 88°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°15'47" EAST;
 - 26) THENCE NORTHERLY 97.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°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°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°11'51" EAST 397.70 FEET;
- 2) THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL AND PARCEL 6 NORTH 90°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°24'54" EAST 107.97 FEET;
- 4) THENCE ALONG SAID NORTHERLY LINE NORTH 90°00'00" EAST 327.40 FEET;
- 5) THENCE ALONG SAID NORTHERLY LINE NORTH 45°00'00" EAST 26.87 FEET;
- 6) THENCE ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF PARCEL 5 NORTH 90°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°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°36'32" WEST;
- 8) THENCE SOUTHEASTERLY 56.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'54";
- 9) THENCE SOUTH 20°29'38" WEST 201.26 FEET;
- 10) THENCE SOUTH 00°00'00" EAST 160.31 FEET;
- 11) THENCE NORTH 90°00'00" EAST 87.83 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID PARCEL 5;
- 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 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°52'26" TO THE END OF CURVE;
- 7) THENCE SOUTH 75°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°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°14'31" TO THE END OF CURVE;
- 10) THENCE SOUTH 39°23'18" EAST 28.30 FEET;
 - 11) THENCE SOUTH 00°15'20" WEST 90.66 FEET;
 - 12) THENCE NORTH 89°41'06" WEST 7.86 FEET;
 - 13) THENCE SOUTH 00°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°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°40'49" TO THE END OF CURVE;
 - 16) THENCE SOUTH 00°08'49" WEST 56.07 FEET;
 - 17) THENCE SOUTH 01°09'18" EAST 176.05 FEET;
 - 18) THENCE SOUTH 00°08'49" WEST 244.91 FEET;
 - 19) THENCE SOUTH 30°02'46" WEST 15.91 FEET;
 - 20) THENCE SOUTH 00°02'46" WEST 30.00 FEET;
 - 21) THENCE SOUTH 29°57'14" EAST 15.71 FEET;
 - 22) THENCE SOUTH 00°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°37'56" TO THE END OF CURVE;
 - 24) THENCE SOUTH 01°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°37'39" WEST 841.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4;
 - 26) THENCE NORTH 00°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° 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° 00' 00";
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 85° 26' 51" WEST 37.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, AND FROM WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH 90° 00' 00" EAST;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTHWEST 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00";
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89° 55' 01" WEST 259.46 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00° 04' 59" EAST 16.76 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 40° 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° 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° 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° 55' 29";
 - 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 03° 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° 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° 40' 49";
 - 14) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 03° 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° 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° 47' 32" EAST 13.79 FEET;
 - 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89° 55' 01" EAST 574.62 FEET;
 - 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 44° 55' 01" EAST 10.30 FEET;
 - 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 04' 59" WEST 7.72 FEET;
 - 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89° 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° 04' 59" WEST 383.52 FEET;
 - 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89° 55' 01" WEST 2.00 FEET;
 - 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 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° 00' 00" TO THE **POINT OF BEGINNING**.

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

PARCEL 21 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°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°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°40'06" WEST 187.79 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00°47'51" EAST 10.00 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°40'06" WEST 277.22 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°47'51" WEST 10.00 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 89°40'06" WEST 85.00 FEET;
- 8) THENCE NORTH 00°47'51" EAST 546.99 FEET TO THE **POINT OF BEGINNING**.

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

PARCEL 22 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°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°11'35" WEST 303.98 FEET;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°36'05" WEST 10.00 FEET;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°11'35" WEST 67.53 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 74°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°13'13" WEST;
- 6) THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWEST 33.50 FEET 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" EAST 200.07 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 23 AS SHOWN ON SHEET 17

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 24 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;
- 3) THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 00°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°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°01'20" TO

- THE END OF CURVE;
- 6) THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 73°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°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 25 AS SHOWN ON SHEETS 18 AND 19

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°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°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°37'45" EAST;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 12.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF CURVE;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°22'15" WEST 29.50 FEET;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°37'45" EAST 11.00 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°22'15" WEST 31.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 00°22'15" EAST;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 9.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE END OF CURVE;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°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;
- 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 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;
- 18) 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;
- 19) 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;
- 20) 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;
- 21) 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;
- 22) 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;
- 23) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°25'36" EAST 754.27 FEET;
- 24) THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°21'40" WEST 995.12 FEET TO A POINT ON THE SOUTH EASTERLY 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;
- 25) 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;
- 26) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 49°11'54" EAST 635.03 FEET;
- 27) 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 SOUTHEAST, AND HAVING A RADIUS OF 514.77 FEET;
- 28) THENCE LEAVING SAID RIGHT-OF-WAY NORTHEASTERLY 271.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'10" TO THE END OF CURVE;
- 29) THENCE NORTH 82°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;
- 30) THENCE NORTHEASTERLY 403.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°32'47" TO THE END OF CURVE;
- 31) THENCE NORTH 00°19'53" EAST 110.57 FEET;
- 32) THENCE NORTH 45°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°04'55" EAST;
- 33) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 19.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'37" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 120.00 FEET;
 - 34) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 24.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°52'38" TO THE END OF CURVE,
 - 35) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 140.00 FEET;
 - 36) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°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°09'46" EAST;
 - 37) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 12.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°54'56" TO THE END OF CURVE;
 - 38) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 29.99 FEET;
 - 39) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°19'26" EAST 9.86 FEET;
 - 40) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°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°45'10" WEST;
 - 41) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 12.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°59'38" TO THE END OF CURVE;
 - 42) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 87°45'32" EAST 118.90 FEET;
 - 43) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 81.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 406.25 FEET;
 - 44) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTHEASTERLY 45.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°21'35" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 406.25 FEET;
 - 45) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 45.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°21'35" TO THE END OF CURVE;
 - 46) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 139.42 FEET;
 - 47) 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;
 - 48) 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;
 - 49) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 47.00 FEET;

- 50) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°14'50" EAST 9.80 FEET;
- 51) 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;
- 52) 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;
- 53) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°19'54" EAST 2.00 FEET;
- 54) 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;
- 55) 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;
- 56) 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;
- 57) 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;
- 58) 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;
- 59) 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;
- 60) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 88°54'00" EAST 180.78 FEET;
- 61) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 178.03 FEET;
- 62) 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;
- 63) THENCE SOUTHEASTERLY ALONG RIGHT-OF-WAY 12.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°27'55" TO THE END OF CURVE;
- 64) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°45'10" EAST 29.50 FEET;
- 65) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°14'50" WEST 2.01 FEET;
- 66) 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;
- 67) 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;
- 68) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 01°46'56" EAST 5.00

- FEET;
- 69) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°13'04" EAST 81.52 FEET;
 - 70) 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;
 - 71) 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;
 - 72) 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;
 - 73) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°40'06" EAST 259.00 FEET;
 - 74) 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;
 - 75) 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;
 - 76) 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;
 - 77) 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;
 - 78) 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 20

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;

- 1) THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD SOUTH 88°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°55'01" EAST 408.40 FEET;
- 3) THENCE SOUTH 48°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°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 CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}19'30''$ TO THE END OF CURVE;
 - 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH $43^{\circ}00'46''$ 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 $79^{\circ}11'43''$ WEST;
 - 20) THENCE ALONG SAID RIGHT-OF-WAY SOUTHERLY 36.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}07'05''$ TO THE END OF CURVE;
 - 21) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH $00^{\circ}06'33''$ 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 1685.10 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 20

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 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°26'41" TO THE END OF CURVE;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 43°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°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;
 - 18) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH $34^{\circ}45'55''$ EAST 50.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL BOULEVARD;
 - 19) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH $89^{\circ}55'01''$ EAST 221.16 FEET;
 - 20) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH $88^{\circ}42'37''$ 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 $00^{\circ}11'21''$ 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 21

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL NO 1 AS SHOWN ON RECORD OF SURVEY BOOK 33, PAGE 6 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 NORTH 89°37'57" EAST 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 PARCEL MAPS IN THE 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 702.38 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 28 AS SHOWN ON SHEET 22

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°08'57" EAST 279.49 FEET;
- 2) THENCE LEAVING SAID CENTERLINE NORTH 89°41'43" EAST 30.00 FEET;
- 3) THENCE NORTH 00°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°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°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°41'43" WEST 170.11 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°08'57" WEST 30.00 FEET;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 89°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 29 AS SHOWN ON SHEET 22

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°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°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°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°01'53" TO AN ANGLE POINT;
- 4) THENCE ALONG SAID EASTERLY LINE SOUTH 87°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°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 ANGLE OF 11°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°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°43'20" WEST 663.83 FEET TO THE **POINT OF BEGINNING**.

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

PARCEL 30 AS SHOWN ON SHEET 23

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°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°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°00'00";
- 3) THENCE CONTINUING ON THE SOUTHERLY LINE OF SAID PARCEL 6 SOUTH 74°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°00'00";
- 5) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 6 AND PARCEL 7 AS SHOWN ON SAID PARCEL MAP SOUTH 89°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°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°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°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°39'13";
- 10) THENCE ALONG SAID WESTERLY LINE NORTH 00°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°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°53'44" EAST 660.34 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1390.87 FEET;
- 13) THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 5 169.07 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°57'53" TO THE NORTHEASTERLY CORNER OF SAID PARCEL 5;
- 14) THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 5 SOUTH 00°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 23

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°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°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°10'34" TO THE END OF CURVE;
- 4) THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 4 NORTH 74°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°00'00" TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 4;
- 6) THENCE ALONG SAID EASTERLY LINE SOUTH 15°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 EASTERLY LINE 53.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'52" TO THE SOUTHEAST CORNER OF SAID PARCEL 4;
- 8) THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS 4 AND 3 SOUTH 84°15'53" WEST 495.96 FEET;
- 9) THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS 3 AND 2 NORTH 76°58'56" WEST 183.41 FEET;
- 10) THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH 60°16'41" WEST 347.92 FEET;
- 11) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 NORTH 00°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 32 AS SHOWN ON SHEET 24

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2, AS SHOWN ON THE PARCEL 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°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°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°16'03";

- 4) THENCE ALONG SAID EASTERLY LINE SOUTH 11°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°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°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°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°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°25'51" TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
- 10) THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 NORTH 00°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 33 AS SHOWN ON SHEET 24

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°10'24" WEST 52.50 FEET;
- 2) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 157.49 FEET;
- 3) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 00°06'22" WEST 112.50 FEET;
- 4) THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 NORTH 89°53'38" EAST 129.00 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 34A AS SHOWN ON SHEET 25

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 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 25

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 CURVE;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°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°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°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°37'22" TO THE
END OF CURVE;

- 9) THENCE NORTH 89°35'50" WEST 326.29 FEET TO THE **POINT OF BEGINNING**.

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

PARCEL 35 AS SHOWN ON SHEET 26

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°41'27" EAST 65.23 FEET;
- 2) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 85°52'36" EAST 45.10 FEET;
- 3) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°41'27" EAST 434.00 FEET;
- 4) THENCE SOUTH 35°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°19'04" EAST 396.17 FEET;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 02°19'20" EAST 114.36 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°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°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°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°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°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 36 AS SHOWN ON SHEET 26

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°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°24'00" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 26TH STREET, SAID POINT ALSO BEING THE END OF

- CURVE;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°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°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°19'00" EAST 165.02 FEET;
 - 6) THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTH 47°38'11" WEST 23.18 FEET;
 - 7) THENCE NORTH 89°47'45" WEST 98.79 FEET;
 - 8) THENCE SOUTH 00°19'00" EAST 177.45 FEET;
 - 9) THENCE SOUTH 89°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°19'00" EAST 123.19 FEET;
 - 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 06°55'03" WEST 272.38 FEET;
 - 12) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00°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°52'00" WEST 565.77 FEET TO THE
POINT OF BEGINNING.

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

PARCEL 37 AS SHOWN ON SHEET 27

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° 57' 20" 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 332.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;
- 20) THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 SOUTH 89° 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° 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° 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° 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 38 AS SHOWN ON SHEET 28

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°25'48" EAST 57.35 FEET;
- 2) THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE NORTH 43°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°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°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°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°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°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°54'50" EAST;
- 8) THENCE ALONG SAID WESTERLY LINE 27.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°38'13" TO THE END OF CURVE;
- 9) THENCE NORTH 89°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 28

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°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°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°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°43'33" TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A;
- 5) THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°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°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°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°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°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°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°16'43" WEST 293.40 FEET;
- 4) THENCE NORTH 89°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°05'52" WEST;
- 5) THENCE ALONG SAID EASTERLY LINE 298.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°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°49'26" EAST 302.12 FEET;
- 7) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00°22'36" WEST 13.00 FEET;
- 8) THENCE SOUTH 89°49'26" EAST 150.00 FEET;
- 9) THENCE SOUTH 00°22'36" EAST 10.00 FEET;
- 10) THENCE SOUTH 89°49'26" EAST 50.00 FEET;
- 11) THENCE NORTH 00°22'36" WEST 10.00 FEET;
- 12) THENCE SOUTH 89°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°22'36" EAST 150.00 FEET;
 - 14) THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°49'26" WEST 105.70 FEET;
 - 15) THENCE SOUTH 00°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°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°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°25'21";
 - 19) THENCE SOUTH 00°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°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°59'35" WEST;
 - 21) THENCE ALONG SAID NON-TANGENT CURVE 98.73 FEET THROUGH A CENTRAL ANGLE OF 80°49'01" TO THE END OF CURVE;
 - 22) THENCE NORTH 80°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°00'00" TO THE END OF CURVE;
 - 24) THENCE SOUTH 89°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°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°22'36" EAST 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 30

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 13 AS SHOWN ON PARCEL 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° 31' 48" WEST 895.41 FEET;
- 2) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00° 28' 12" EAST 110.00 FEET;
- 3) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 29° 56' 44" WEST 190.72 FEET;
- 4) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00° 06' 34" WEST 575.84 FEET;
- 5) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 37° 25' 32" WEST 487.45 FEET;
- 6) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89° 53' 26" WEST 379.35 FEET;
- 7) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 20° 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° 11' 15" TO THE END OF CURVE;
 - 9) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00° 06' 34" WEST 910.60 FEET;
 - 10) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89° 53' 26" EAST 212.99 FEET;
 - 11) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00° 06' 34" WEST 182.06 FEET;
 - 12) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89° 51' 09" EAST 1328.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 13
 - 13) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°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°50'40" EAST 297.43 FEET;
 - 15) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 46°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°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°35'16" TO THE END OF CURVE;
 - 17) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 46° 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° 15' 18";
 - 19) THENCE SOUTH 35° 31' 15" EAST 27.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ANAHEIM PLACE AS SHOWN ON SAID MAP;
 - 20) THENCE ALONG SAID RIGHT-OF-WAY LINE OF ANAHEIM PLACE SOUTH 00° 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 10°00'00" TO THE END OF CURVE;
 - 22) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 09° 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° 08' 47" TO THE MOST EASTERLY CORNER OF SAID PARCEL 13;
 - 24) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°41'28" WEST 17.44 FEET;
 - 25) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°18'32" WEST 86.64 FEET;
 - 26) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 88°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° 39' 08" EAST;
- 27) THENCE CONTINUING ALONG SAID BOUNDARY SOUTHWESTERLY 82.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 06' 07" TO THE END OF CURVE;
 - 28) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 50° 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° 31' 51";
 - 30) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 04° 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 30

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° 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°05'10" EAST 268.78 FEET
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 43° 04' 48" WEST 39.74 FEET;
- 4) THENCE SOUTH 00° 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° 41' 28" WEST 199.98 FEET;
- 6) THENCE NORTH 40° 37' 23" WEST 38.16 FEET TO THE WEST LINE OF SAID PARCEL 2;
- 7) THENCE NORTH 00° 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 43A AS SHOWN ON SHEET 31

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;

- 1) THENCE LEAVING THE EASTERLY LINE OF SAID PARCEL NORTH 89°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°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°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°01'19" TO THE END OF CURVE;
- 5) THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°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 31

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°07'00" WEST 366.21 FEET;
- 2) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°17'46" WEST 552.05 FEET;
- 3) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°42'14" WEST 2.00 FEET;
- 4) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°17'46" WEST 169.99 FEET;
- 5) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89°42'14" EAST 2.00 FEET;
- 6) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°17'46" WEST 554.31 FEET TO THE MOST SOUTHERLY LINE OF SAID PARCEL;
- 7) THENCE WESTERLY ALONG SAID SOUTHERLY LINE NORTH 89°51'15" WEST 405.02 FEET;
- 8) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00°00'02" EAST 519.66 FEET;
- 9) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89°59'45" WEST 568.21 FEET;
- 10) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00°49'33" WEST 70.04 FEET;
- 11) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 75°53'42" WEST 98.03 FEET;
- 12) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89°59'48" WEST 223.63 FEET;
- 13) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 01°02'50" WEST 91.47 FEET;
- 14) THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 89°56'17" WEST 331.61 FEET;
- 15) THENCE CONTINUING ALONG SAID BOUNDARY NORTH 00°33'47" EAST 60.49 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 EASTERLY 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 31 AND 32

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 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°14'35" EAST 1797.03 FEET;
- 2) THENCE SOUTH 89°53'58" WEST 45.00 FEET;

- 3) THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°14'35" EAST 1242.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6TH STREET;
- 4) THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 89°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°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°56'37" EAST 1284.23 FEET;
- 7) THENCE LEAVING SAID SOUTH LINE SOUTH 00°03'23" EAST 342.18 FEET;
- 8) THENCE NORTH 89°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°17'58" WEST 619.10 FEET;
- 10) THENCE SOUTH 24°52'45" WEST 24.04 FEET;
- 11) THENCE SOUTH 00°17'58" WEST 86.00 FEET;
- 12) THENCE SOUTH 24°52'45" EAST 24.04 FEET;
- 13) THENCE SOUTH 00°17'58" WEST 50.00 FEET;
- 14) THENCE SOUTH 89°42'02" EAST 19.77 FEET;
- 15) THENCE SOUTH 00°17'58" WEST 1188.39 FEET;
- 16) THENCE SOUTH 44°49'48" WEST 105.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4TH STREET;
- 17) THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°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 33

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°33'46" WEST 414.29 FEET;
- 2) THENCE NORTH 89°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°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°26'50" WEST 2019.92 FEET TO THE EASTERLY LINE OF EDISON SECURITIES COMPANY 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 ASSESMENT 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.



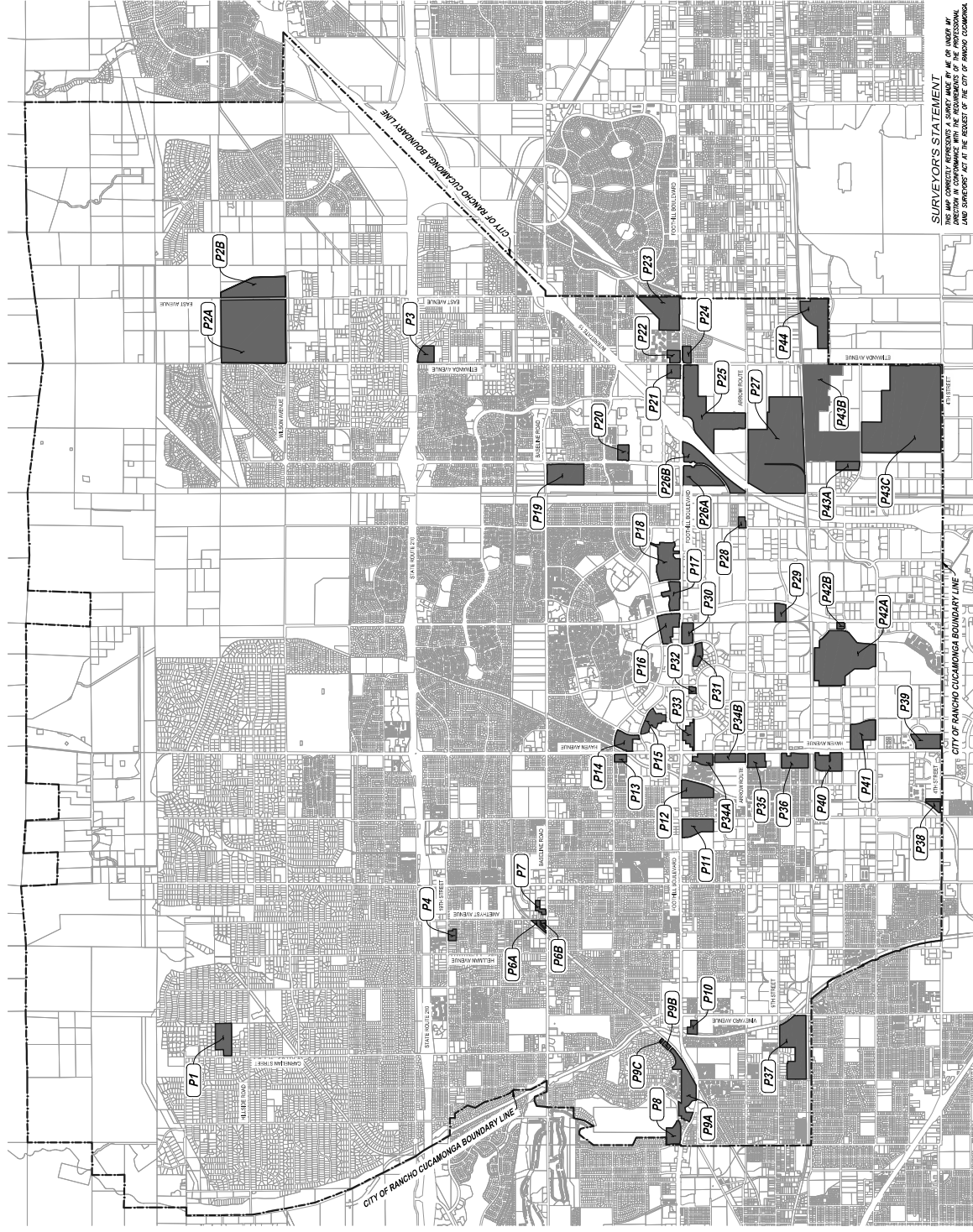
SCOTT T. BENNETT

07/28/2022
DATE

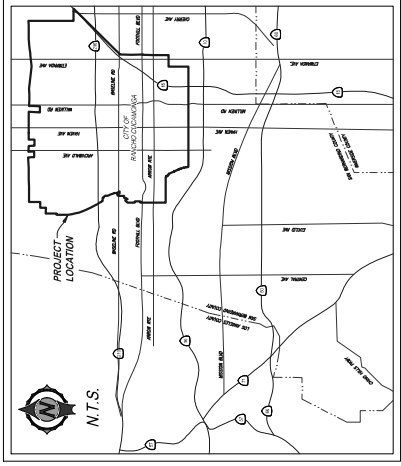


SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

ENHANCED INFRASTRUCTURE FINANCING DISTRICT CITY OF RANCHO CUCAMONGA EXHIBIT "B"



SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL
 LAND SURVEYORS ACT AS THE REQUEST OF THE CITY OF RANCHO CUCAMONGA.
 SCOTT T. BENEVE, PLS. 9708
 DATE: 07/29/2022
 SEE EXHIBIT "X" ATTACHED HERETO AND MAKE A PART HEREOF.



VICINITY MAP

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WestLAND Group, Inc.
 CITY: RANCHO CUCAMONGA COUNTY: SAN BERNARDINO SHEET NO. 9708
 SHEET 1 OF 33 DATE: 07/29/2022 FILE NAME: IRI-2022-0001

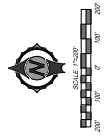
INDEX MAP

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 2A & 2B



PARCEL 2A LINE TABLE

LINE #	BEARING	LENGTH
11	S89°28'59"W	13.00'
12	S48°00'00"W	33.00'
13	S80°16'24"W	110.00'

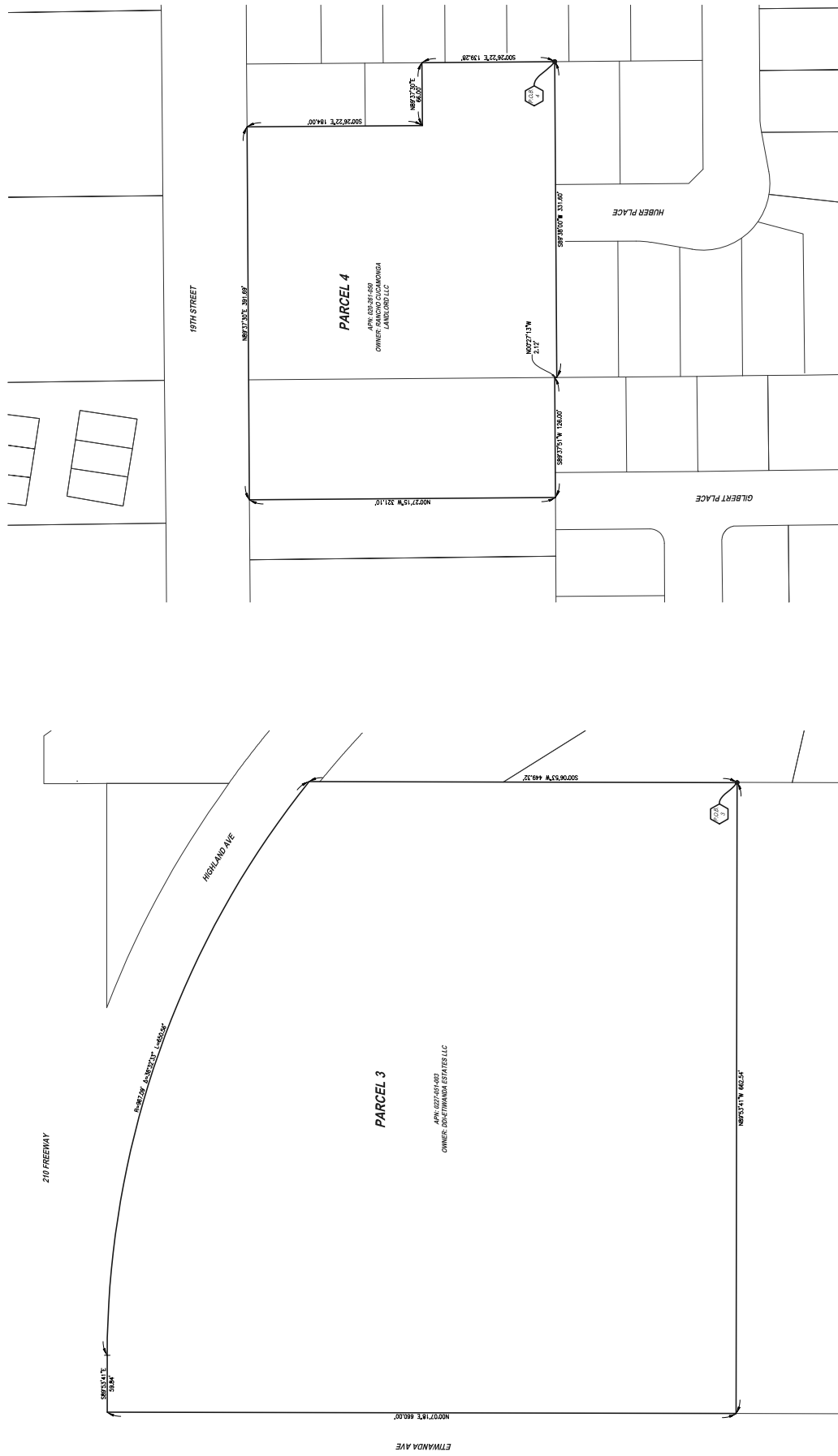


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 925-952-1000
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EIFD MAP - EXHIBIT "B"
PARCEL 2A & 2B

CITY OF RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 DISTRICT: 100 | PROJECT: 187-708-100
 SHEET: 3 OF 33 | DATE: 02/24/2022 | FILE NAME: 187-708-100-03.dwg

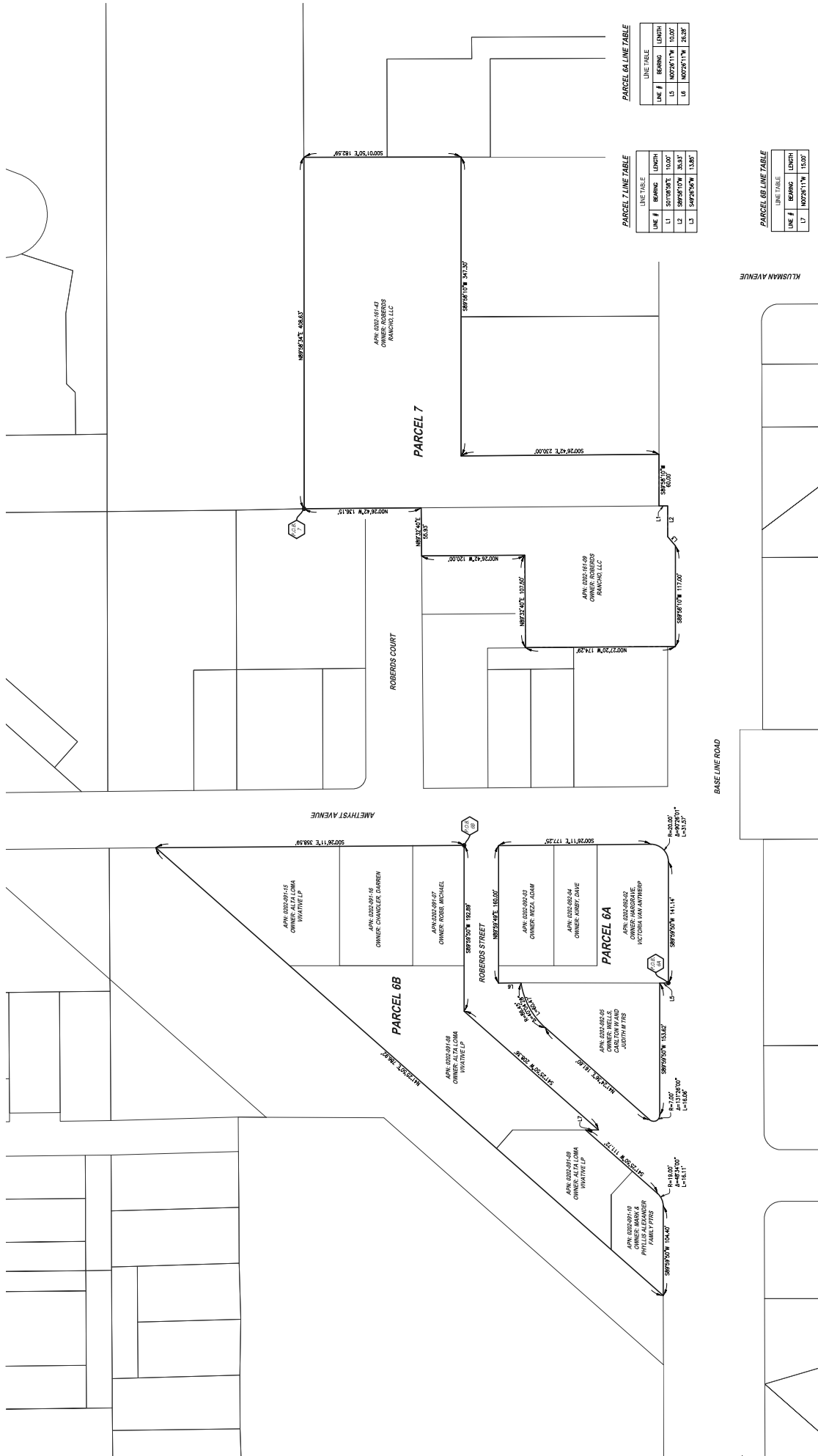
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 3 & PARCEL 4



EIFD MAP - EXHIBIT "B"	
PARCELS 3 & 4	
CITY	RANCHO CUCAMONGA
COUNTY	SAN BERNARDINO
STATE	CA
PROJECT NO.	17-0330202
DATE OF PREPARED	07/20/2017
PROJECT NAME	EIFD MAP - EXHIBIT "B"
PROJECT NO.	17-0330202
DATE OF PREPARED	07/20/2017
PROJECT NAME	EIFD MAP - EXHIBIT "B"
PROJECT NO.	17-0330202
DATE OF PREPARED	07/20/2017
PROJECT NAME	EIFD MAP - EXHIBIT "B"

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 11111 West 111th Street, Suite 100
 Overland Park, KS 66213
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 6A, 6B, & 7



PARCEL 6A LINE TABLE

LINE #	BEARING	LENGTH
L1	S89°45'00"W	35.93'
L2	S89°45'00"W	13.95'

PARCEL 7 LINE TABLE

LINE #	BEARING	LENGTH
L1	S07°08'00"W	10.00'
L2	S89°45'00"W	35.93'
L3	S89°45'00"W	13.95'

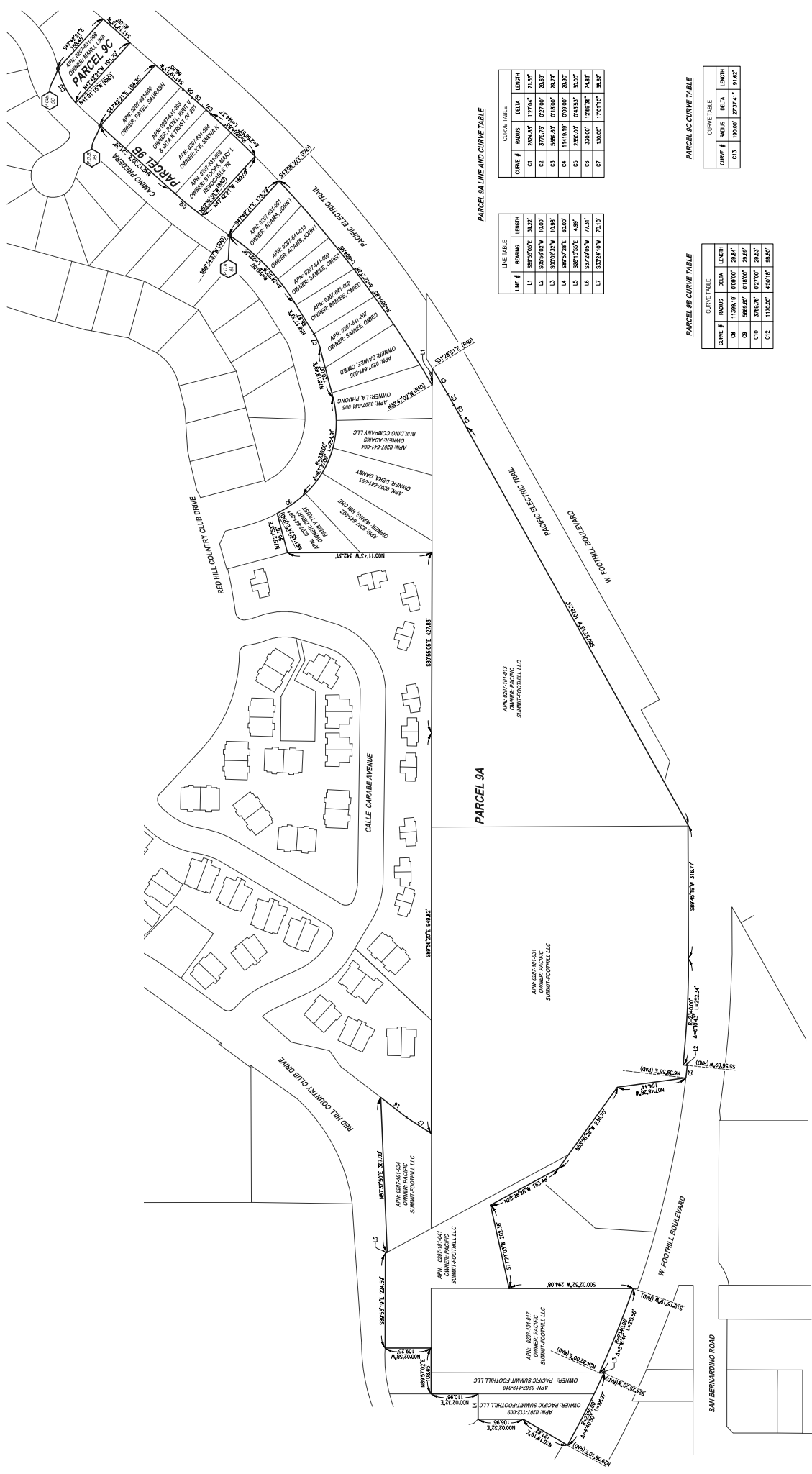
PARCEL 6B LINE TABLE

LINE #	BEARING	LENGTH
L1	N02°08'17"W	13.50'



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 EIFD MAP - EXHIBIT "B"
 PARCELS 6A, 6B, & 7
 CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | SHEET NO. 17-032502
 PROJECT: WESTLAND EIFD MAP
 DRAWN BY: J. WALKER | CHECKED BY: J. WALKER | DATE: 02/20/22
 SHEET 3 OF 33 | FILE NAME: Parcel 6A, 6B, 6C.dwg

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 9A, PARCEL 9B & PARCEL 9C



PARCEL 9A LINE AND CURVE TABLE

LINE TABLE		CURVE TABLE	
LINE #	BEARING	CHORD	DELTA
L1	S89°20'00"E	50.00'	90.00'
L2	S05°45'00"E	100.00'	171.85'
L3	S00°00'00"E	100.00'	100.00'
L4	S89°20'00"E	50.00'	90.00'
L5	S00°00'00"E	100.00'	100.00'
L6	S72°00'00"E	75.00'	143.50'
L7	S33°34'00"E	75.00'	143.50'

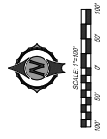
CURVE TABLE	
CURVE #	DELTA
C1	202.84°
C2	177.00°
C3	177.00°
C4	177.00°
C5	177.00°
C6	177.00°
C7	177.00°

PARCEL 9B CURVE TABLE

CURVE TABLE	
CURVE #	DELTA
CB	177.00°
CC	177.00°
CD	177.00°
CE	177.00°

PARCEL 9C CURVE TABLE

CURVE TABLE	
CURVE #	DELTA
CC	177.00°
CD	177.00°



EIFD MAP - EXHIBIT "B"
PARCEL 9A, PARCEL 9B & PARCEL 9C

WESTLAND GROUP, INC.
 COUNTY: SAN BERNARDINO
 CITY OF RANCHO CUCAMONGA
 PROJECT: SAN BERNARDINO COUNTY WATER TREATMENT PLANT
 SHEET 1 OF 33 (DATE: 02/20/2022) (FILE NAME: EFD-1-2022-001)

DATE: 02/20/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

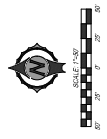
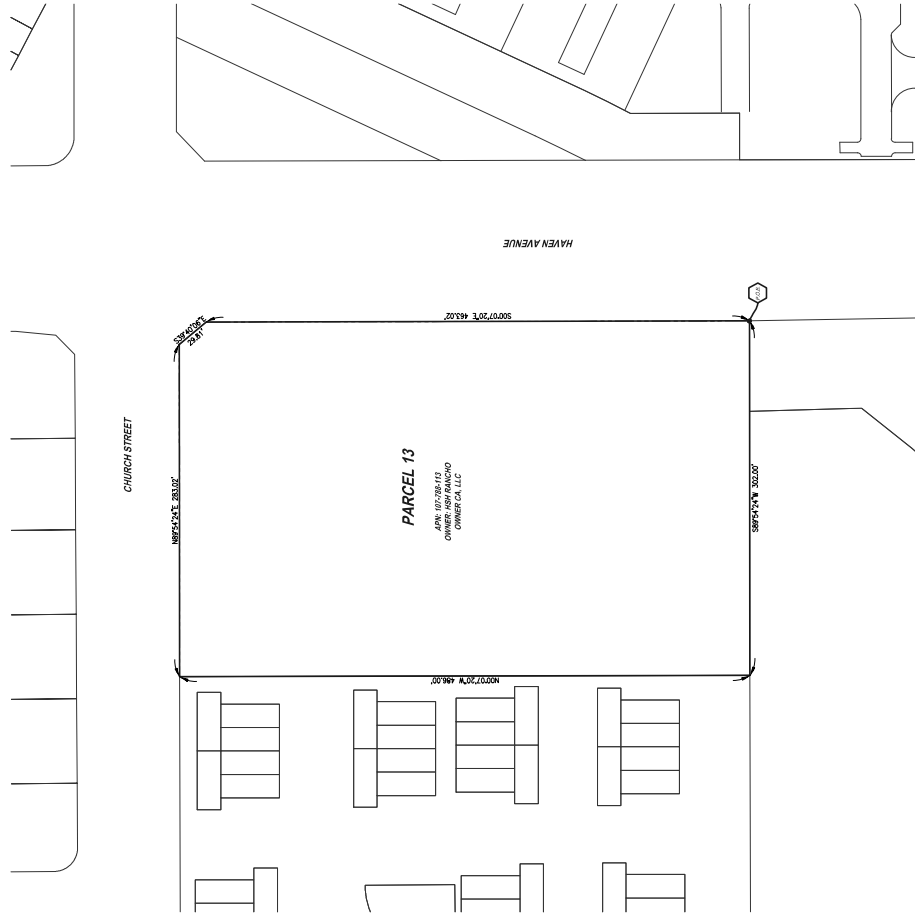
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 10



EFD MAP - EXHIBIT "B"	
PROJECT NAME	PARCEL 10
CITY	RANCHO CUCAMONGA
COUNTY	SAN BERNARDINO
STATE	CA
APN	005-271-441
OWNER	VINEYARD HILL, LLC
DATE	08/20/2022
DRAWN BY	J. L. BROWN
CHECKED BY	J. L. BROWN
SCALE	AS SHOWN
SHEET #	1 OF 3

WestLAND Group, Inc.
 14125 San Bernardino Valley Blvd, CA 91746
 951-766-1100
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 13

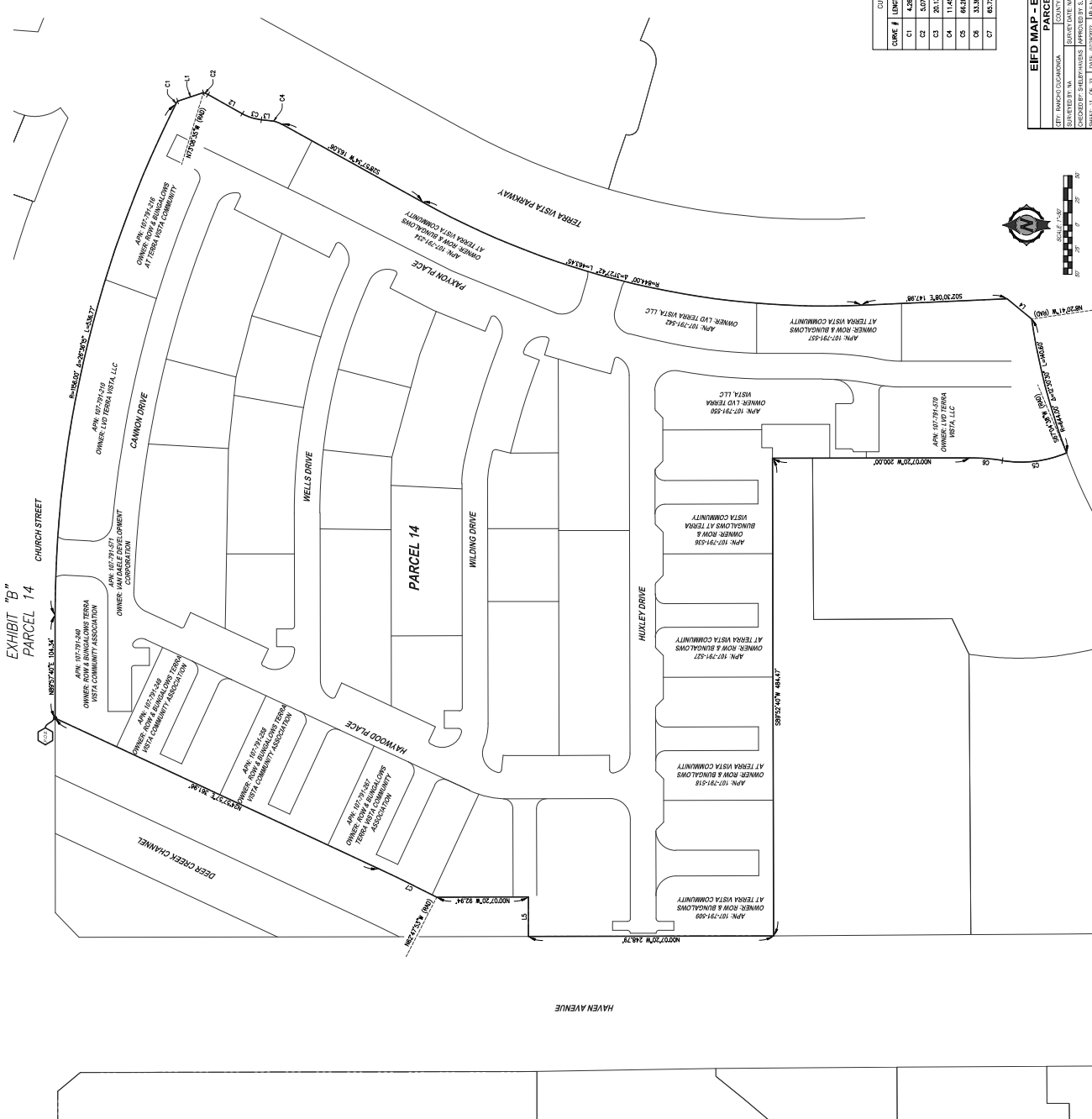


EIFD MAP - EXHIBIT "B"	
CITY OF RANCHO CUCAMONGA	PARCEL 13
COUNTY OF SAN BERNARDINO	UNIT CA
APN: 91-728-113	APN: 91-728-113
OWNER: RISH RANCHO	OWNER: RISH RANCHO
OWNER: CA, LLC	OWNER: CA, LLC
DATE: 02/20/22	FILE NAME: Parcel 13-EIFD-2022.dwg

WestLAND Group, Inc.
 14000 Sycamore Blvd, Suite 100, CA
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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF RANCHO CUCAMONGA

EXHIBIT "B"
PARCEL 14



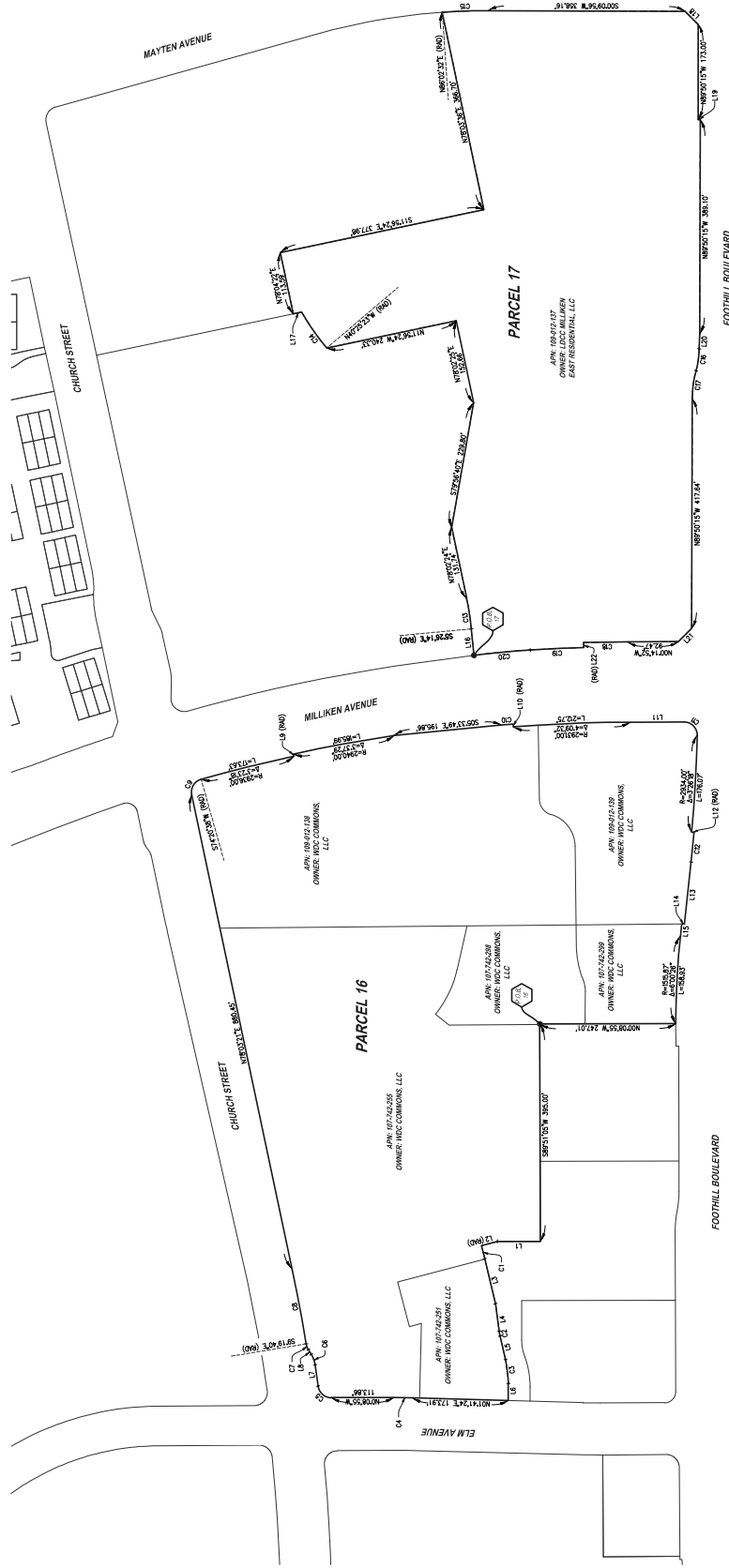
LINE #	BEARING	LENGTH
1	S 81°23'42" E	27.98'
2	S 89°52'34" W	10.00'
3	S 89°52'34" W	10.00'
4	S 89°52'34" W	10.00'
5	N 89°52'40" E	10.00'

CURVE TABLE	CHORD	DELTA
C1	4.56'	24.00'
C2	5.07'	24.00'
C3	26.13'	51.00'
C4	11.45'	29.00'
C5	66.28'	117.38'
C6	33.38'	200.00'
C7	65.72'	108.13'



WestLAND Group, Inc.
 CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | SHEET NO. 17-032002
 PROJECT: INFRASTRUCTURE FINANCING DISTRICT
 DRAWN BY: J. W. WALKER | CHECKED BY: J. W. WALKER | DATE: 02/20/2022
 SHEET 11 OF 33 | FILE NAME: Parcel 14-03-18-009

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCELS 16 & 17



PARCEL 16 LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°00'00"W	78.13
L2	N41°51'33"W	30.97
L3	S76°51'07"W	84.41
L4	S00°00'00"W	58.42
L5	S77°16'00"W	43.84
L6	N69°15'00"W	31.23
L7	N81°47'42"E	38.14
L8	N82°53'21"E	10.25
L9	N77°43'56"E	4.07
L10	S65°55'00"W	5.07
L11	S07°14'48"E	19.24
L12	S04°57'42"W	4.07
L13	N87°50'00"W	113.07
L14	N07°14'00"W	5.07
L15	N87°50'00"W	22.37

PARCEL 16 CURVE TABLE

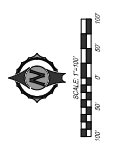
CURVE #	LENGTH	RADIUS	BEHA
C1	24.43	1336.00	102°54'
C2	8.67	100.00	42°21'
C3	43.72	366.00	67°38'
C4	33.00	104.00	120°12'
C5	34.48	24.00	87°18'30"
C6	20.35	51.00	225°15'47"
C7	11.19	29.00	229°27'
C8	130.00	3044.00	236°52'
C9	36.14	24.00	86°17'17"
C10	21.42	2306.00	62°50'
C11	38.44	24.00	81°46'12"
C12	54.13	2388.00	103°20'

PARCEL 17 LINE TABLE

LINE #	BEARING	LENGTH
L16	N84°52'21"E	48.41
L17	N17°56'46"W	15.34
L18	S45°59'50"W	33.84
L19	S00°00'00"W	4.07
L20	N87°54'19"W	21.47
L21	N87°52'34"W	33.82
L22	S88°15'47"W	30.07

PARCEL 17 CURVE TABLE

CURVE #	LENGTH	RADIUS	BEHA
C13	56.47	500.00	67°21'44"
C14	79.89	428.34	107°43'19"
C15	83.19	1156.00	40°74'44"
C16	40.30	172.00	132°25'38"
C17	51.34	188.00	143°15'44"
C18	80.03	3070.00	72°21'
C19	97.07	3070.00	1°48'42"
C20	103.07	1597.00	3°47'34"

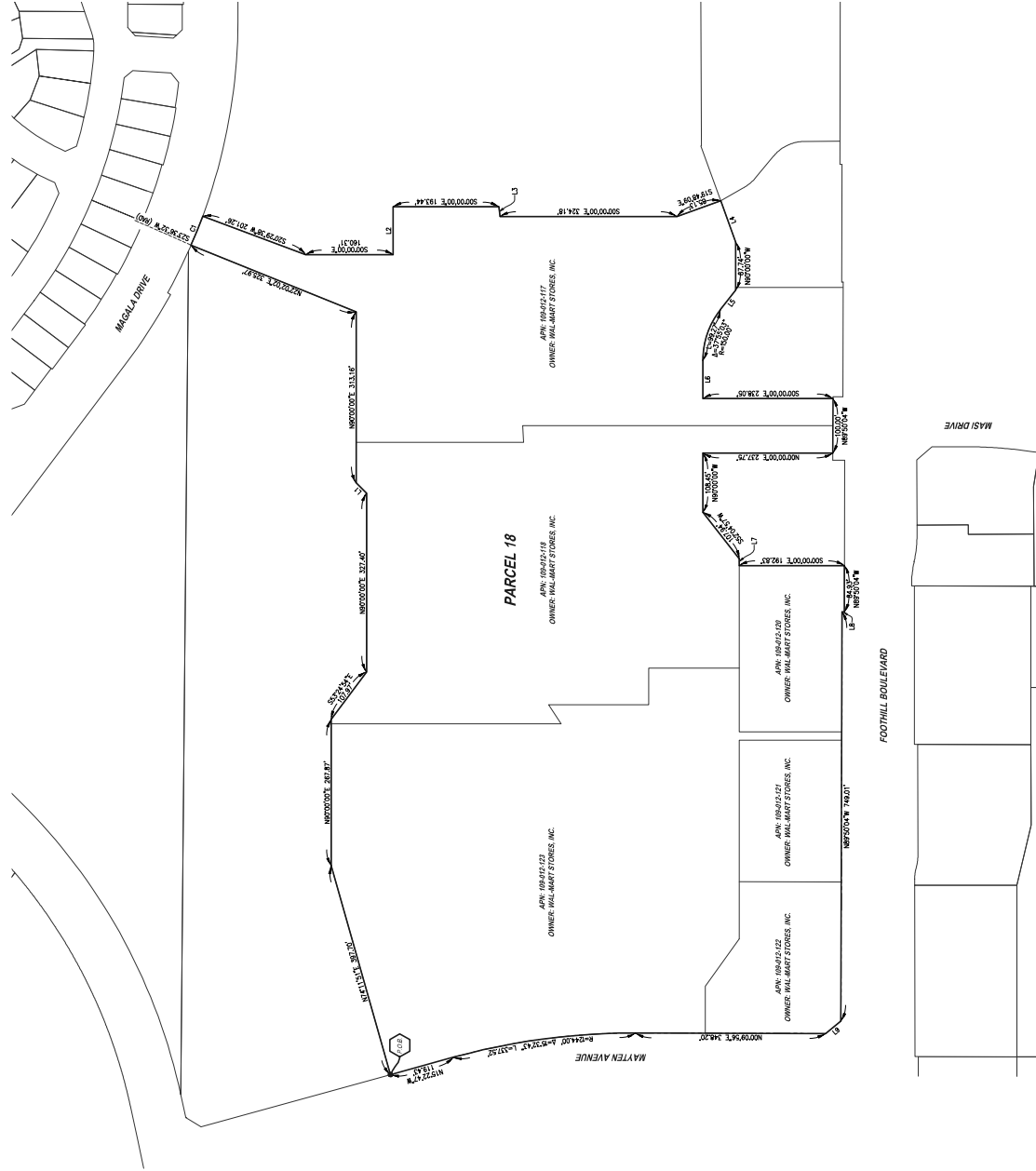


EIFD MAP - EXHIBIT "B"
 PARCELS 16 & 17

CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	SHEET NO: 17-032002
PROJECT NO: 17-032002	PROJECT DATE: 04/20/22	PROJECT SCALE: AS SHOWN
DRAWN BY: J. WALKER	CHECKED BY: J. WALKER	DATE: 04/20/22

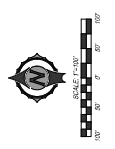
Scale: 1" = 50'

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 18



CURVE TABLE			
CHORD	LENGTH	RADIUS	DELTA
C1	143.30'	1041.00'	309.54°

LINE TABLE			
LINE #	BEARING	LENGTH	DELTA
L1	N00°00'00"E	28.87'	
L2	N00°00'00"E	27.83'	
L3	S83°32'24"W	17.89'	
L4	S70°12'47"W	80.69'	
L5	N52°04'27"W	86.02'	
L6	N00°00'00"W	23.14'	
L7	N00°00'00"E	12.28'	
L8	N00°00'00"E	8.00'	
L9	N09°47'00"W	26.24'	

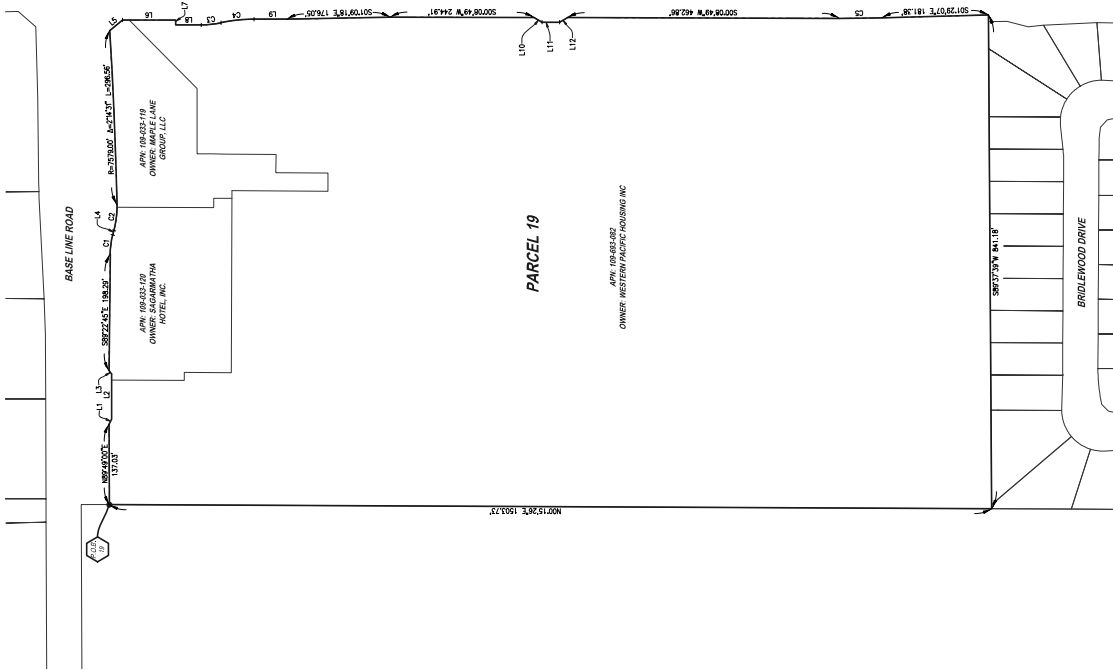


WestLAND Group, Inc.

EIFD MAP - EXHIBIT "B"
PARCEL 18

CITY: RANCHO CUCAMONGA COUNTY: SAN FRANCISCO STATE: CA
 COUNTY MAP NUMBER: 09-041-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF RANCHO CUCAMONGA
EXHIBIT "B"
PARCELS 19 & 20

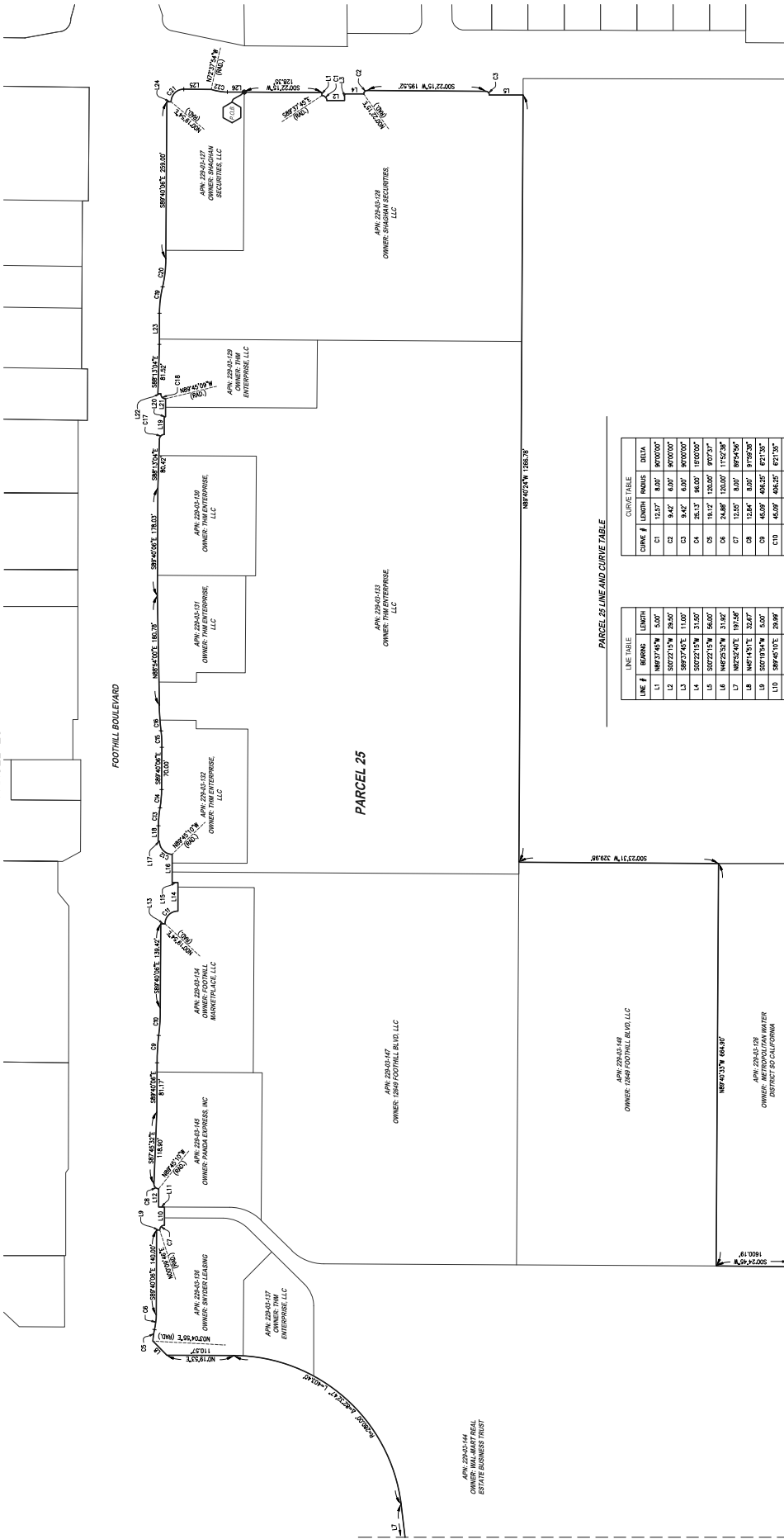


EIFD MAP - EXHIBIT "B"
PARCELS 19 & 20

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | SHEET NO.: 07-03-002
 PROJECT NO.: 19-001-001 | DATE: 07-20-2022 | FILE NAME: Parcel 19 & 20-EIFD.dwg
 DRAWN BY: J. WALKER | CHECKED BY: J. WALKER | DATE: 07-20-2022
 SCALE: 1" = 30'

WestLAND Group, Inc.
 1400 Sycamore Ave., Suite 100
 Fontana, CA 92335
 Phone: 951-833-1100

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 25



PARCEL 25 LINE AND CURVE TABLE

LINE #	BEARING	LENGTH
L1	N87°41'40"W	5.00'
L2	S00°22'15"W	29.50'
L3	S89°27'45"E	11.00'
L4	S00°22'15"W	31.50'
L5	S00°22'15"W	56.00'
L6	N49°25'32"W	31.46'
L7	N62°52'40"E	107.54'
L8	N07°41'51"E	32.67'
L9	S05°19'44"W	5.00'
L10	S89°45'10"E	29.89'
L11	N00°19'41"E	9.86'
L12	S89°45'10"E	30.00'
L13	S05°19'44"W	7.00'
L14	S89°45'10"E	47.00'
L15	N00°19'41"E	9.86'
L16	S89°45'10"E	47.00'
L17	N00°19'41"E	2.00'
L18	S89°45'10"E	26.80'
L19	S89°45'10"E	29.50'
L20	S05°19'44"W	2.01'
L21	S89°45'10"E	29.50'
L22	N07°46'50"E	5.00'
L23	S89°45'10"E	51.64'
L24	S05°19'44"W	7.00'
L25	S00°22'15"W	45.23'
L26	S00°22'15"W	27.89'

CURVE #	LENGTH	RADIUS	DELTA
C1	12.53'	8.00'	80°00'00"
C2	9.42'	6.00'	80°00'00"
C3	9.42'	6.00'	80°00'00"
C4	26.13'	96.00'	150°00'00"
C5	19.12'	135.00'	80°07'37"
C6	24.86'	135.00'	115°21'46"
C7	12.55'	8.00'	89°44'54"
C8	12.84'	8.00'	91°59'38"
C9	45.09'	406.25'	67°1'30"
C10	45.09'	406.25'	67°1'30"
C11	32.96'	21.00'	89°44'54"
C12	33.02'	21.00'	80°00'00"
C13	30.14'	181.25'	67°1'30"
C14	30.14'	181.25'	67°1'30"
C15	27.18'	238.00'	67°00'00"
C16	42.42'	478.00'	59°59'04"
C17	12.35'	8.00'	86°27'59"
C18	12.76'	8.00'	91°32'00"
C19	43.87'	186.00'	17°40'46"
C20	44.97'	212.00'	17°40'46"
C21	33.00'	21.00'	80°00'00"
C22	27.17'	91.37'	69°09'51"

SEE SHEET 19 FOR REMAINDER OF PARCEL 25

SEE SHEET 19 FOR REMAINDER OF PARCEL 25



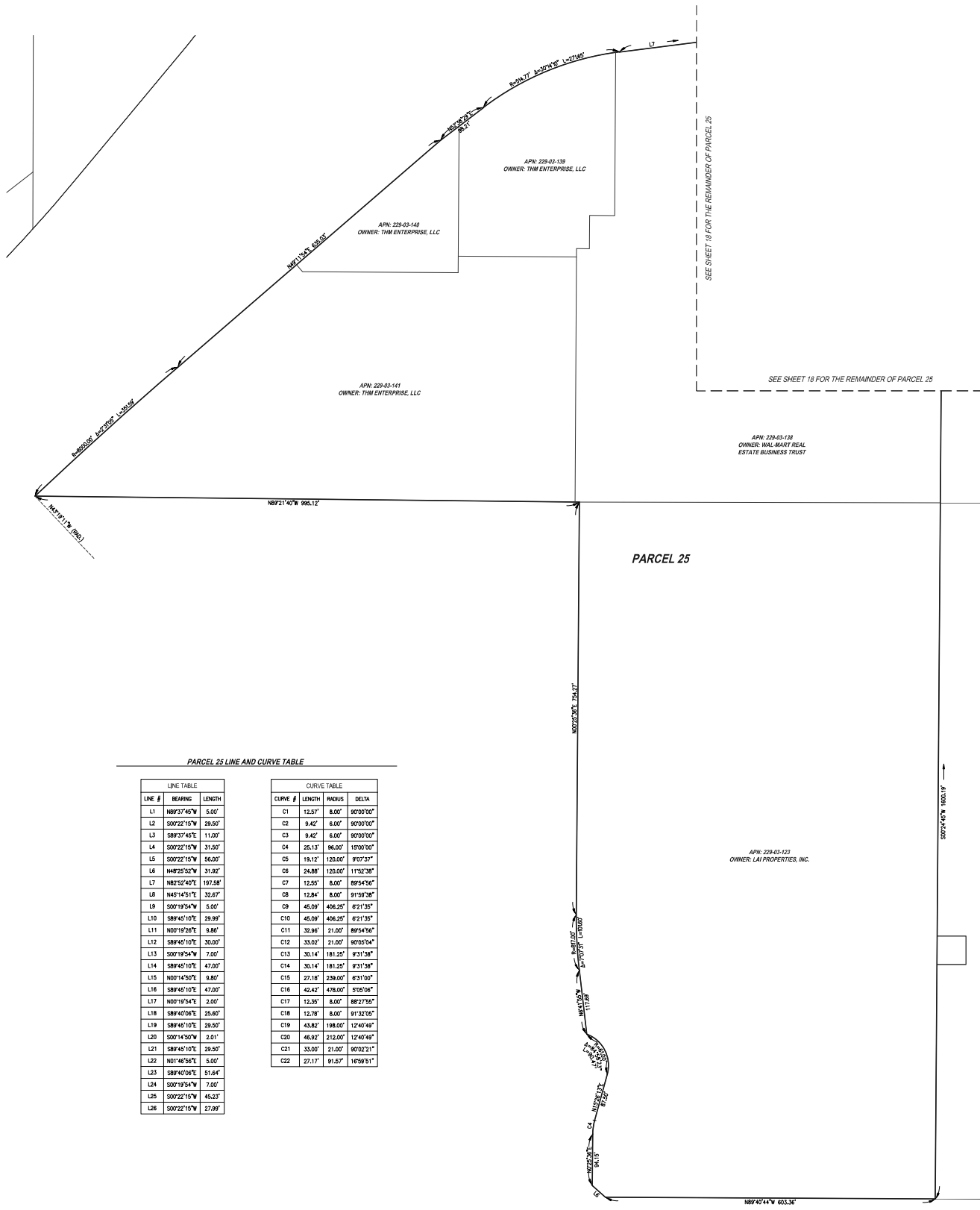
WestLAND Group, Inc.

EIFD MAP - EXHIBIT "B"

PARCEL 25

COUNTY: SAN BERNARDINO SITE CO:
 PROJECT: WESTLAND WATER DISTRICT SO CALIFORNIA
 SHEET: 18 OF 33 DATE: 07/26/22 FILE NAME: Parcel25-ExhibitB.dwg
 DRAWN BY: J. GARCIA CHECKED BY: J. GARCIA DATE: 07/26/22

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 25



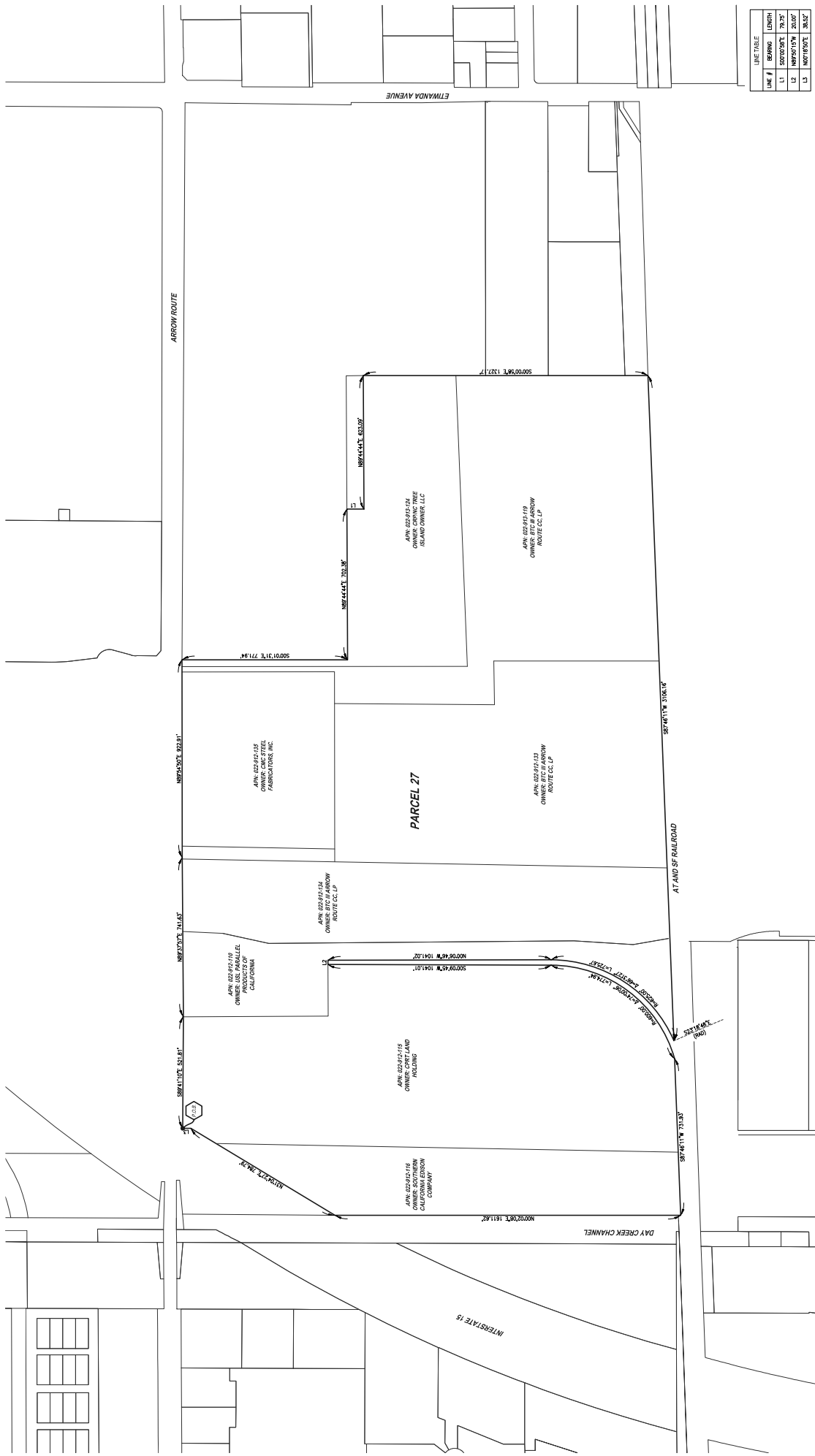
PARCEL 25 LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS	DELTA
L1	N89°31'45"N	5.00'	C1	12.51'	8.00'	80700°00'
L2	S02°22'15"W	28.50'	C2	9.42'	8.00'	80700°00'
L3	S89°31'45"E	11.20'	C3	9.42'	8.00'	80700°00'
L4	S02°22'15"W	31.50'	C4	25.13'	96.00'	10590°00'
L5	S02°22'15"W	56.00'	C5	19.12'	120.00'	9707°33'
L6	N48°25'52"E	31.92'	C6	24.88'	120.00'	115°2'38"
L7	N82°52'40"E	107.58'	C7	12.55'	8.00'	88°54'56"
L8	N48°14'51"E	32.67'	C8	12.84'	8.00'	81°58'38"
L9	S00°19'54"W	5.00'	C9	45.09'	406.29'	8°21'35"
L10	S89°45'10"E	29.99'	C10	45.09'	406.29'	8°21'35"
L11	N00°19'28"E	9.80'	C11	32.94'	21.00'	88°54'56"
L12	S89°45'10"E	30.00'	C12	33.02'	21.00'	80°55'54"
L13	S00°19'54"W	7.00'	C13	30.14'	181.29'	8°31'38"
L14	S89°45'10"E	47.00'	C14	30.14'	181.29'	8°31'38"
L15	N00°19'50"E	9.80'	C15	27.18'	239.00'	8°31'00"
L16	S89°45'10"E	47.00'	C16	42.42'	478.00'	7°08'06"
L17	N00°19'54"E	2.00'	C17	12.30'	8.00'	88°27'50"
L18	S89°40'00"E	25.60'	C18	12.78'	8.00'	81°32'00"
L19	S89°45'10"E	29.50'	C19	43.82'	198.00'	12°40'49"
L20	S00°14'50"W	2.01'	C20	46.92'	212.00'	12°40'49"
L21	S89°45'10"E	29.50'	C21	33.00'	21.00'	80°52'21"
L22	N01°46'58"E	5.00'	C22	27.17'	91.67'	16°59'51"
L23	S89°40'00"E	51.64'				
L24	S00°19'54"W	7.00'				
L25	S02°22'15"W	45.23'				
L26	S02°22'15"W	27.99'				

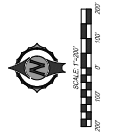


EIFD MAP - EXHIBIT "B"			WestLAND Group, Inc.
PARCEL 25			
CITY: RANCHO CUCAMONGA	COUNTY: SAN BERNARDINO	STATE: CA	Land Surveyor/ChE Engineers, C&A 4150 Conway Street, Suite 100, Chino, CA 91710 Phone: (909) 636-8800 Fax: (909) 636-8800
DRAWN BY: [Name]	DATE: [Date]	DRAWN BY: [Name]	
CHECKED BY: [Name]	APPROVED BY: [Name]	JOB REF. NO.: [Number]	
SHEET: 19 OF 33	DATE: 07/28/2022	FILE NAME: Parcel 25 - Exhibit B.dwg	

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 27



LINE #	BEARING	LENGTH
L1	S80°00'00"E	79.32'
L2	N89°50'00"W	25.00'
L3	N00°15'00"E	36.00'

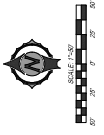
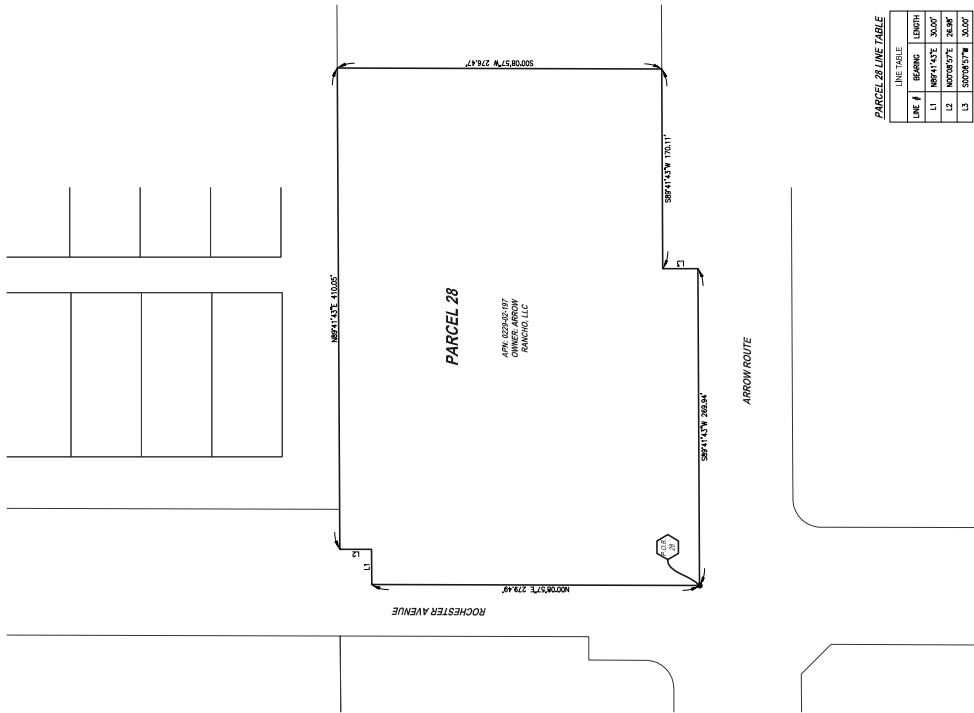


WestLAND Group, Inc.
 14145 Sycamore Road, Suite 100, Chino, CA 91710
 Phone: 951-696-7200, Fax: 951-696-7201

EIFD MAP - EXHIBIT "B"
PARCEL 27

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 PROJECT NO.: 2017-001-001 | DATE: 02/28/2017
 DRAWN BY: J. WALKER | CHECKED BY: J. WALKER
 SHEET 27 OF 33 | DATE: 02/28/2017 | FILE NAME: Parcel 27 - Exhibit B.dwg

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 28 & PARCEL 29



EIFD MAP - EXHIBIT "B"
PARCEL 28 & PARCEL 29

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 PROJECT NO.: 2019-001 | DATE: 02/28/2022 | FILE NAME: Parcel 28 & 29-EIFD-Map.dwg
 SHEET 28 OF 33

WestLAND Group, Inc.
 14141 Sycamore Street, Suite 100, Chino, CA 91710
 Phone: 951-696-1234

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCELS 30 & 31



PARCEL 30 LINE AND CURVE TABLE

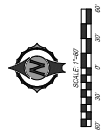
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	100.79'	55.00'	105°00'00"
C4	28.70'	102.00'	15°00'00"
C5	74.56'	377.00'	15°25'00"
C6	37.65'	24.00'	89°53'27"
C7	37.65'	24.00'	89°53'27"

LINE TABLE			
LINE #	BEARING	LENGTH	START POINT
L2	N15°44'34"W	52.38'	
L3	N00°05'51"W	85.31'	

PARCEL 31 LINE AND CURVE TABLE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	37.70'	24.00'	89°53'27"
C2	53.64'	168.00'	71°52'30"

LINE TABLE			
LINE #	BEARING	LENGTH	START POINT
L1	N14°14'47"E	2.63'	

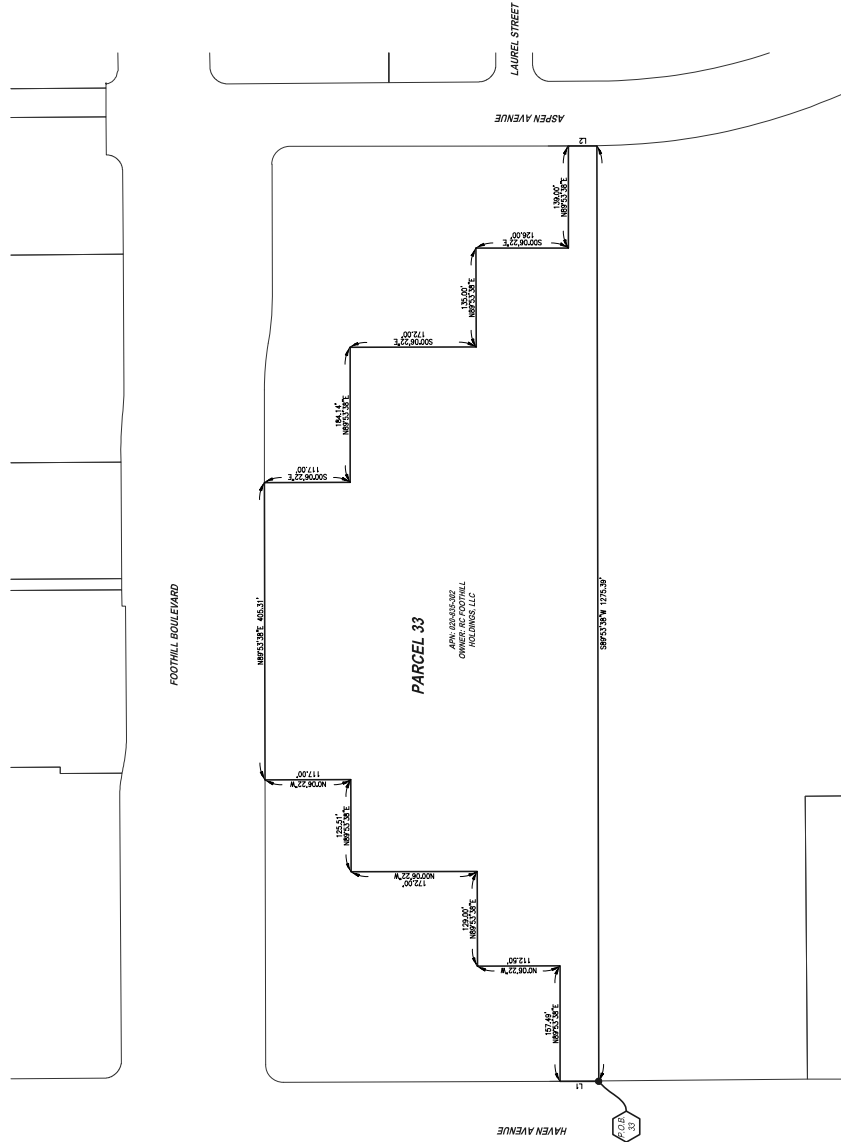


WestLAND Group, Inc.
 11111 Westpark Blvd, Suite 100
 San Diego, CA 92121
 Phone: 619.594.8800
 Fax: 619.594.8801
 www.westlandgroup.com

EIFD MAP - EXHIBIT "B"
 PARCELS 30 & 31

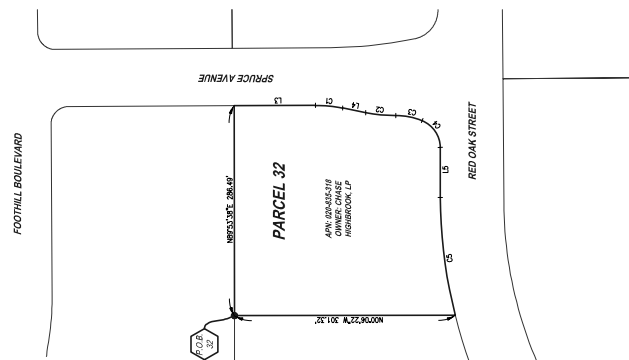
CITY: RANCHO CUCAMONGA COUNTY: SAN DIEGO STATE: CA
 PROJECT NO.: 17-001-0000
 PROJECT NAME: WESTLAND CASUALTY COMPANY
 SHEET 22 OF 33 DATE: 02/20/22 FILE NAME: Parcel 23 17-001-0000.dwg

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCELS 32 & 33



PARCEL 33 LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°02'24\"	52.50'
L2	S00°09'22\"	39.00'

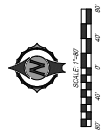


PARCEL 32 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	37.56'	191.02'	116°03'
C2	41.07'	200.05'	116°03'
C3	36.85'	186.07'	116°03'
C4	46.77'	236.67'	160°23'
C5	162.55'	644.02'	142°51'

PARCEL 32 LINE TABLE

LINE #	BEARING	LENGTH
L3	S00°02'21\"	10.00'
L4	S113°04'18\"	20.17'
L5	S89°03'38\"	104.48'

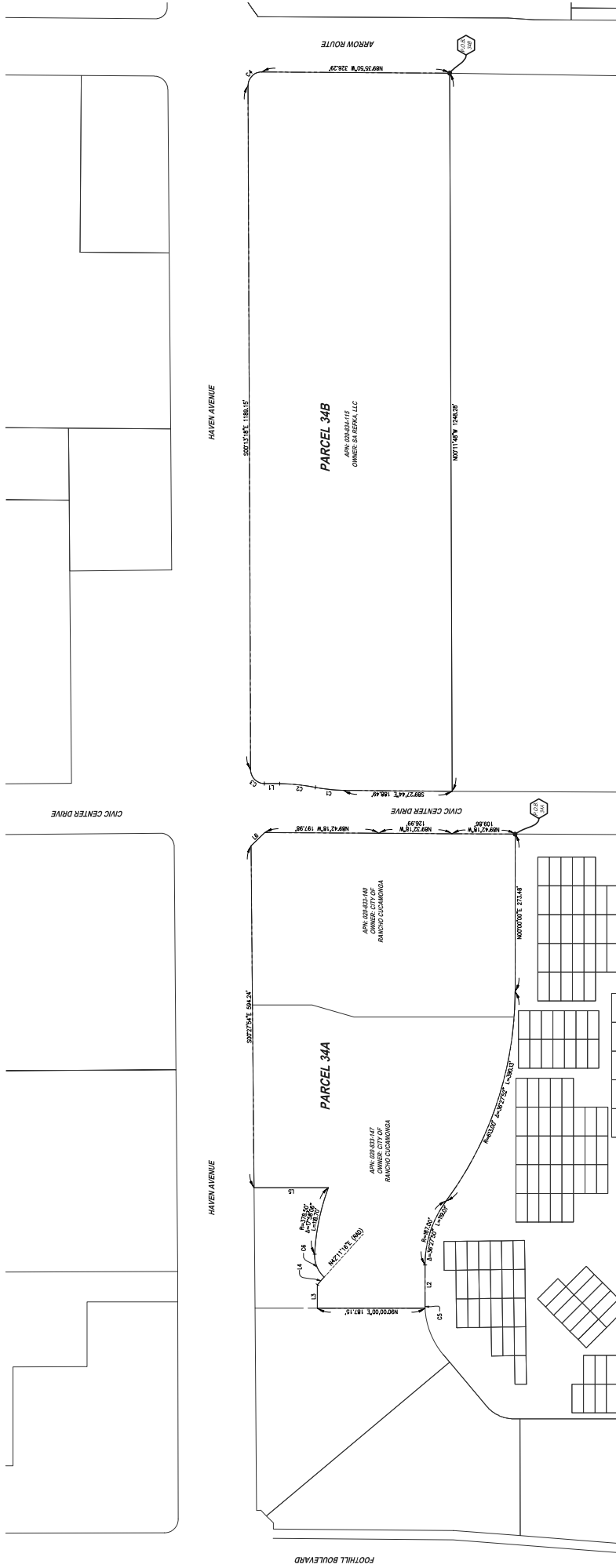


WestLAND Group, Inc.
 14141 Southpointe Blvd, Suite 100
 Irvine, CA 92618
 Phone: 949.261.1600
 Fax: 949.261.1601

EIFD MAP - EXHIBIT "B"
PARCELS 32 & 33

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 PROJECT NO.: 2018-001 | DATE: 02/28/2022 | SHEET NO.: 32 OF 33
 DRAWN BY: J. M. [Name] | CHECKED BY: [Name] | DATE: 02/28/2022 | FILE NAME: Parcel 32 & 33 - EIR - 02/28/2022

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 34A & 34B



PARCEL 34A CURVE TABLE

CURVE TABLE			
CURVE #	LENGTH	BEARINGS	DELTA
C1	48.31'	135.00°	74.01°
C2	44.07'	150.00°	157.73°

PARCEL 34A LINE TABLE

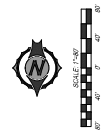
LINE TABLE			
LINE #	LENGTH	BEARINGS	DELTA
L1	1007.00'	100.00°	68.11'
L2	1007.00'	100.00°	68.11'
L3	1007.00'	100.00°	68.11'
L4	1007.00'	100.00°	68.11'
L5	1007.00'	100.00°	68.11'
L6	1007.00'	100.00°	68.11'

PARCEL 34B CURVE TABLE

CURVE TABLE			
CURVE #	LENGTH	BEARINGS	DELTA
C1	49.31'	135.00°	104.00°
C2	48.00'	133.00°	104.00°
C3	33.36'	144.00°	89.41°
C4	33.96'	144.00°	89.72°

PARCEL 34B LINE TABLE

LINE TABLE			
LINE #	LENGTH	BEARINGS	DELTA
L1	1897.74'	182.52°	182.52°

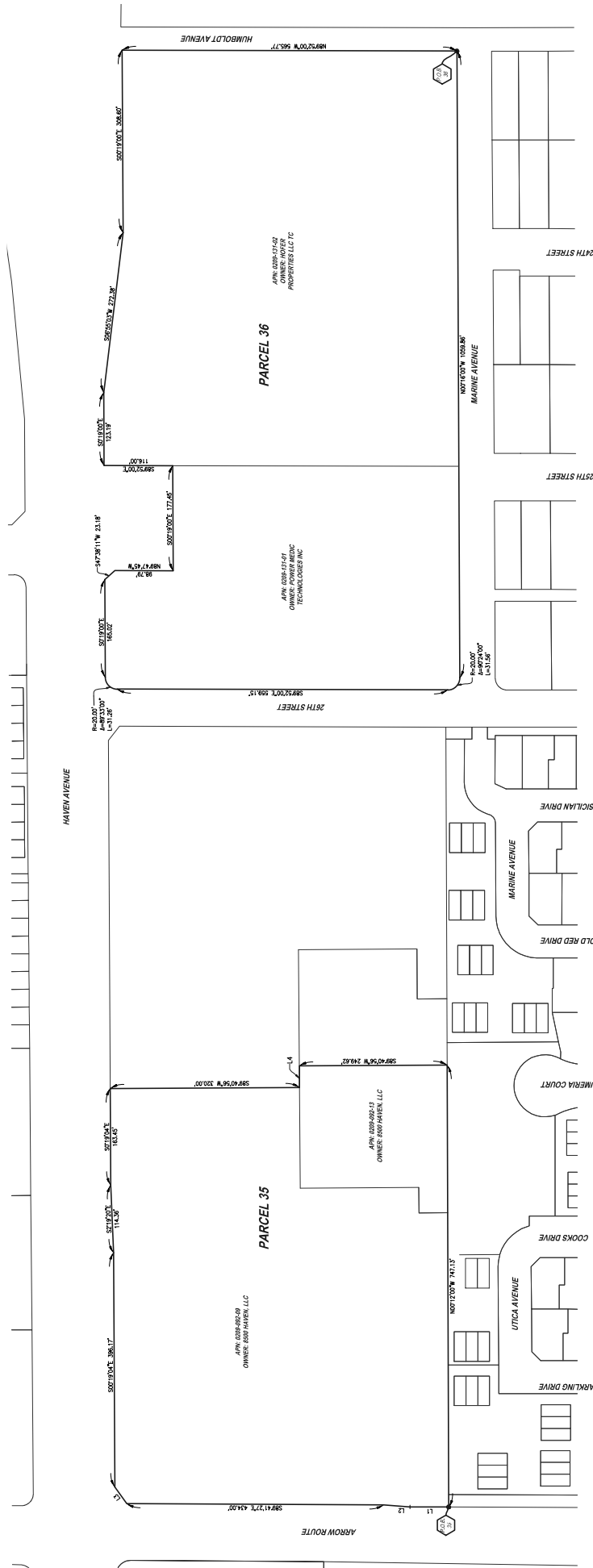


EIFD MAP - EXHIBIT "B"
PARCEL 34A & 34B

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 PROJECT NO.: 2019-001-001 | DATE: 02/28/2022 | SHEET NO. 02 OF 03
 DRAWN BY: [Name] | CHECKED BY: [Name] | SCALE: AS SHOWN

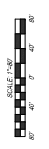
WestLAND Group, Inc.
 14000 Sepulveda Blvd, Suite 100, Van Nuys, CA 91411
 Phone: 818-709-1234 | Fax: 818-709-1235

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 35 & 36



PARCEL 35 LINE TABLE

LINE #	BEARING	LENGTH
1.1	S87°13'07" E	65.37'
1.2	S89°29'05" E	43.10'
1.3	S73°04'00" E	34.80'
1.4	S07°19'04" E	32.37'



WestLAND Group, Inc.
 CITY: RANCHO CUCAMONGA | COUNTY: SAN FRANCISCO | STATE: CA
 PROJECT: MARINE AVENUE
 SHEET: 25 OF 33 | DATE: 02/20/22 | FILE NAME: Parcel 25.33-1-0008.dwg

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCELS 38 & 39

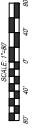
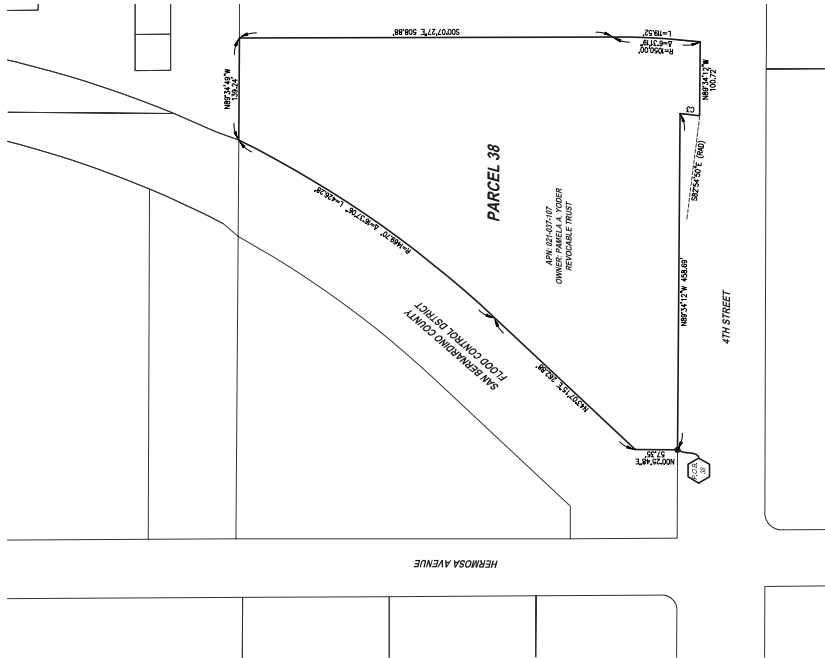


PARCEL 39 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	27.14'	800.00'	1.9813°

PARCEL 38 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	37.40'	24.00'	89.1827°
C2	38.90'	24.00'	89.4332°



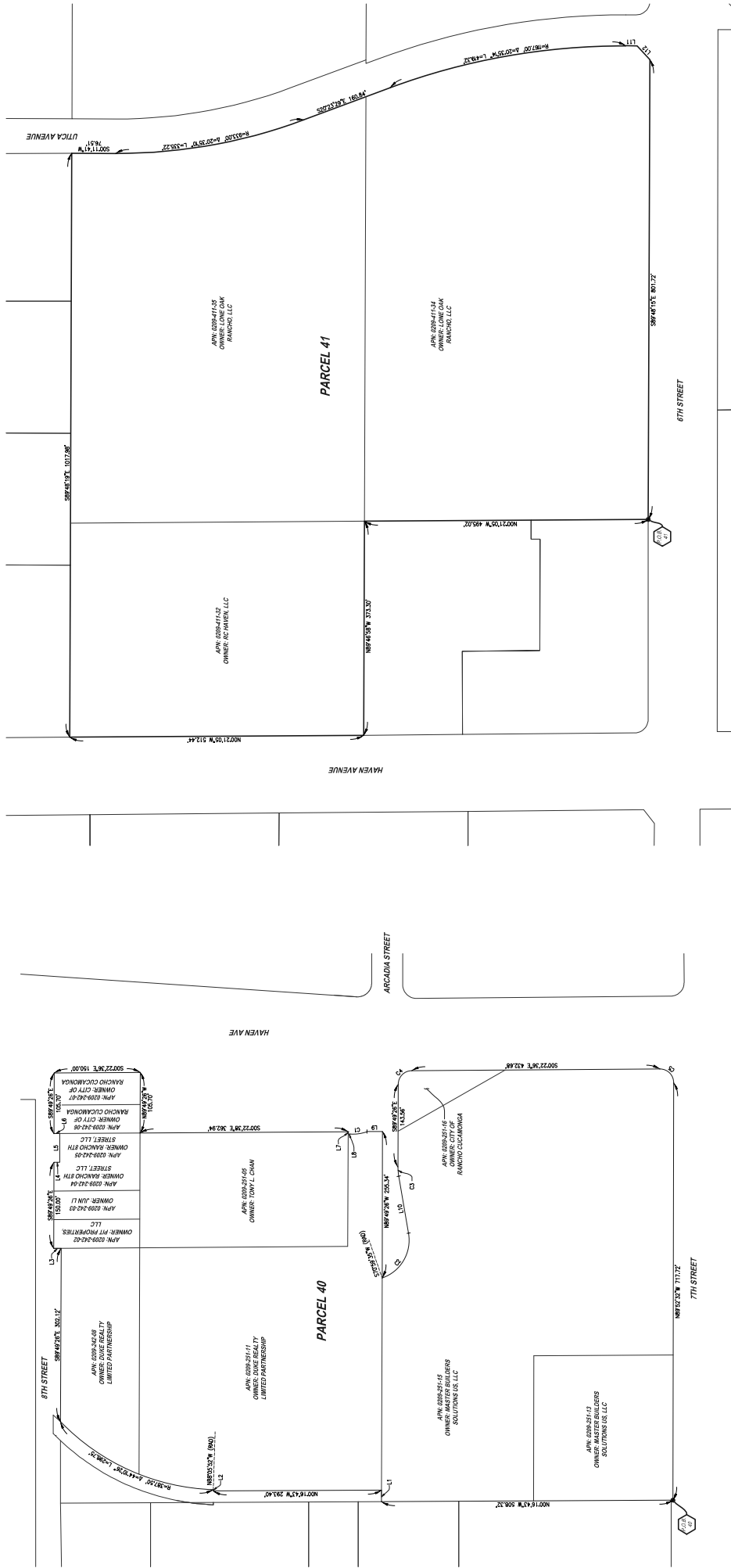
EIFD MAP - EXHIBIT "B"
 PARCELS 38 & 39

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | STATE: CA
 PROJECT NO.: 2019-001 | DATE: 08/13/2022 | FILE NAME: Parcel 38 & 39-EIFD-Map.dwg
 DRAWN BY: [Name] | CHECKED BY: [Name] | DATE: 08/13/2022
 SHEET 28 OF 33



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ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 40 & 41



PARCEL 40 LINE TABLE

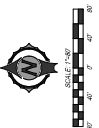
LINE #	BEARING	LENGTH
L1	S89°49'26"E	26.00'
L2	N89°43'17"E	2.50'
L3	N02°22'28"W	13.00'
L4	S02°22'28"W	10.00'
L5	S89°49'26"E	50.00'
L6	N02°22'28"W	10.00'
L7	N89°43'17"E	3.85'
L8	S02°22'28"W	3.85'
L9	S02°22'28"E	27.04'
L10	N89°07'04"E	105.74'

PARCEL 40 CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	29.74'	76.00'	22°23'11"
C2	18.33'	76.00'	86°49'01"
C3	16.48'	16.00'	100°00'00"
C4	37.47'	24.00'	89°28'50"
C5	37.47'	24.00'	89°28'50"

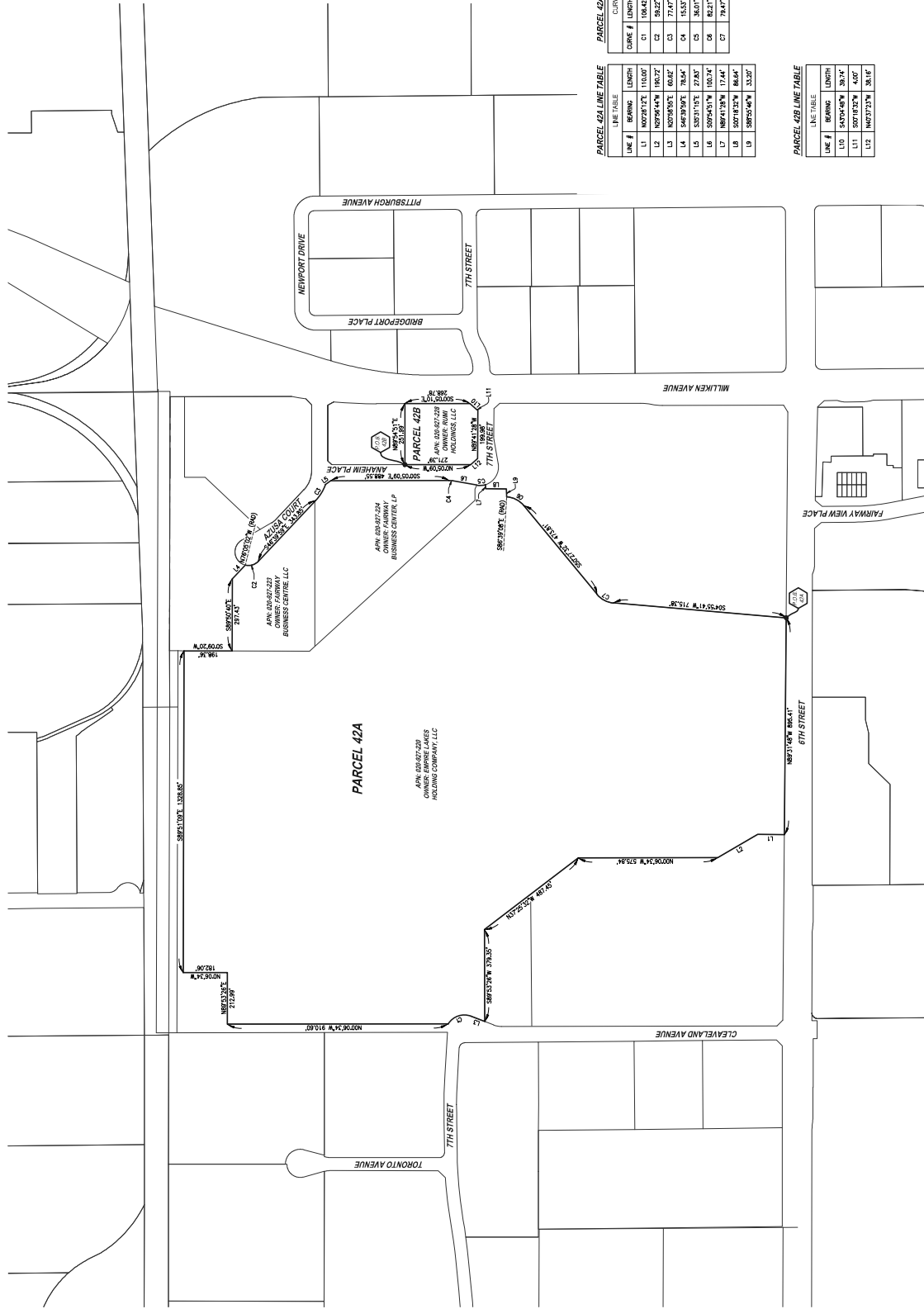
PARCEL 41 LINE TABLE

LINE #	BEARING	LENGTH
L11	S00°11'45"W	50.86'
L12	S47°41'07"W	15.56'



WestLAND Group, Inc.
 EIFD MAP - EXHIBIT "B"
 PARCELS 40 & 41
 CITY: RANCHO CUCAMONGA | COUNTY: SAN FRANCISCO | STATE: CA
 PROJECT NO.: 18-001-001-001 | SHEET NO.: 001 OF 01
 DATE: 02/20/2022 | FILE NAME: Parcel 40 & 41 - EIR Map.dwg
 SHEET 28 OF 33

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 42A & 42B



PARCEL 42A LINE TABLE

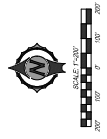
LINE #	BEARING	LENGTH
1	S89°52'41"W	715.32'
2	S04°35'41"W	715.32'
3	S04°35'41"W	715.32'
4	S04°35'41"W	715.32'
5	S04°35'41"W	715.32'
6	S04°35'41"W	715.32'
7	S04°35'41"W	715.32'
8	S04°35'41"W	715.32'
9	S04°35'41"W	715.32'
10	S04°35'41"W	715.32'
11	S04°35'41"W	715.32'
12	S04°35'41"W	715.32'
13	S04°35'41"W	715.32'
14	S04°35'41"W	715.32'
15	S04°35'41"W	715.32'
16	S04°35'41"W	715.32'
17	S04°35'41"W	715.32'
18	S04°35'41"W	715.32'
19	S04°35'41"W	715.32'

PARCEL 42A CURVE TABLE

CURVE #	LENGTH	RADIUS	BEITA
C1	108.42'	17100'	374°14'
C2	108.42'	17100'	374°14'
C3	108.42'	17100'	374°14'
C4	108.42'	17100'	374°14'
C5	108.42'	17100'	374°14'
C6	108.42'	17100'	374°14'
C7	108.42'	17100'	374°14'

PARCEL 42B LINE TABLE

LINE #	BEARING	LENGTH
101	S89°52'41"W	30.74'
102	S04°35'41"W	4.62'
103	N00°00'00"W	30.74'

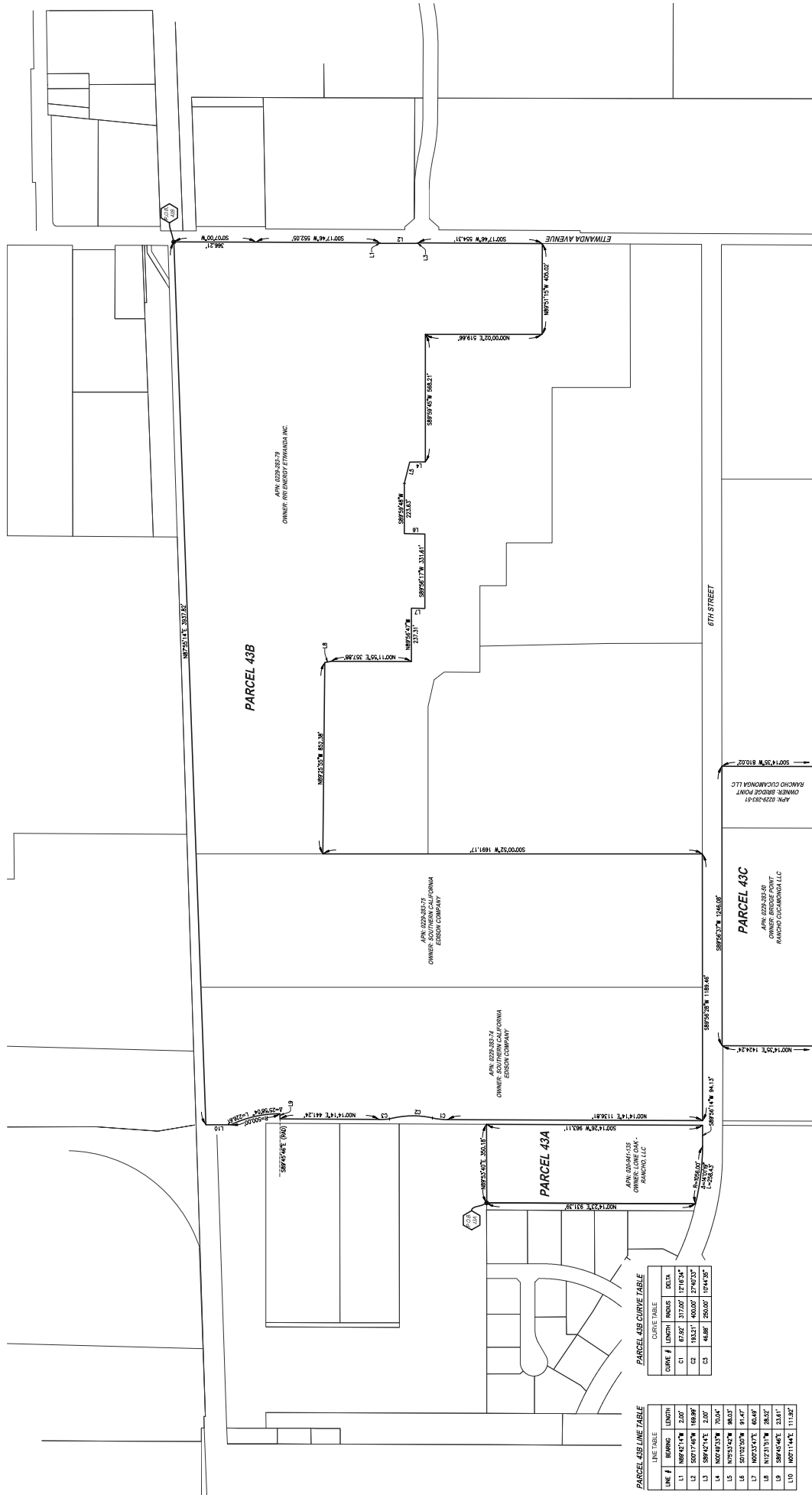


WestLAND Group, Inc.
 14000 Sycamore Blvd, Suite 100, CA 91706
 (909) 441-1111
 www.westlandgroup.com

EIFD MAP - EXHIBIT "B"
PARCELS 42A & 42B

CITY: RANCHO CUCAMONGA | COUNTY: SAN BERNARDINO | SHEET NO. 1000000000
 PREPARED BY: WESTLAND GROUP | DATE: 02/20/2022 | FILE NAME: Parcel 42A & 42B.dwg
 DRAWN BY: J. GARCIA | CHECKED BY: J. GARCIA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
CITY OF RANCHO CUCAMONGA
EXHIBIT "B"
PARCEL 43A, 43B, & 43C

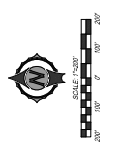


PARCEL 43B LINE TABLE

LINE #	BEARING	LENGTH
L1	S89°40'17"W	2.00'
L2	S07°17'46"W	169.86'
L3	S89°47'42"E	2.00'
L4	N00°40'17"W	70.04'
L5	S70°15'20"W	88.03'
L6	S70°15'20"W	91.47'
L7	N00°15'27"E	60.66'
L8	N47°15'17"W	28.50'
L9	S89°45'40"E	23.81'
L10	N00°11'44"E	111.85'

PARCEL 43B CURVE TABLE

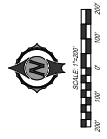
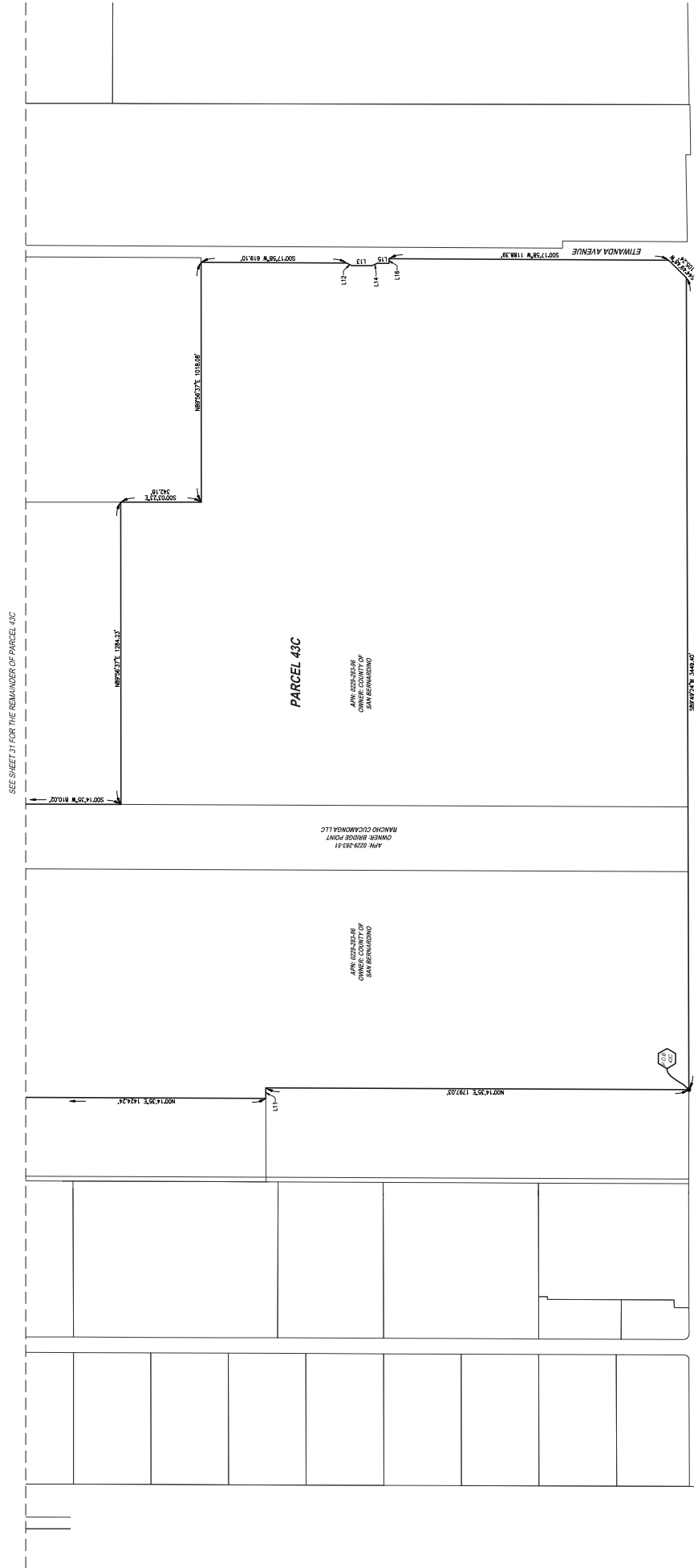
CURVE #	LENGTH	RAIUS	DELTA
C1	67.82'	137.00'	127.03°
C2	183.21'	180.00'	274.03°
C3	148.88'	150.00'	174.13°



SEE SHEET 39 FOR THE REMAINDER OF PARCEL 43C

WestLAND Group, Inc.
 COUNTY: SAN BERNARDINO | ERIE CO.
 DISTRICT: 100 | SHEET NO.: 100-32-100
 PROJECT: 100-32-100-001
 SHEET 31 OF 33 | DATE: 07/26/2022 | FILE NAME: Parcel43A-43B-43C-100-32-100.dwg

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 4.3C



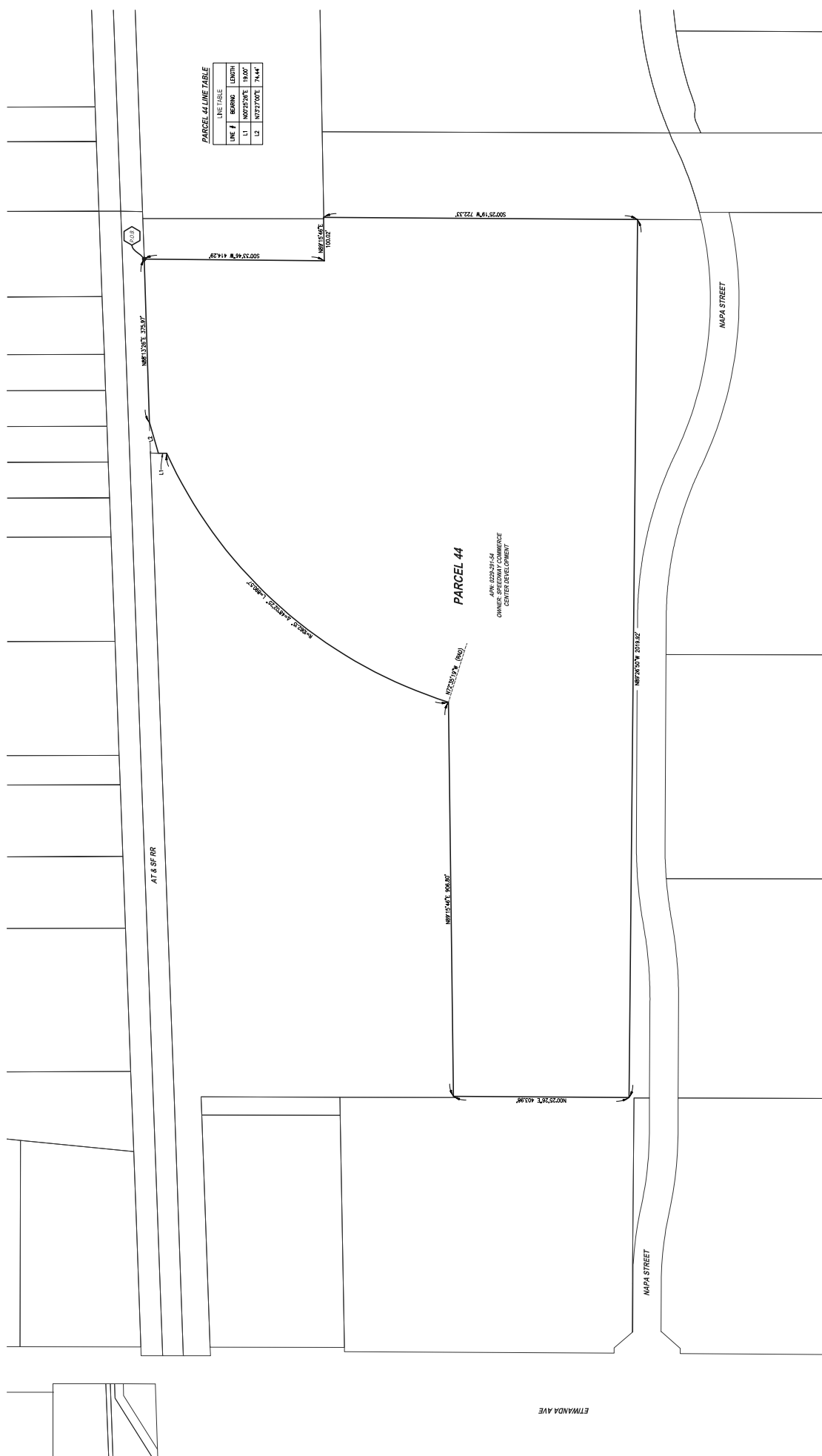
WestLAND Group, Inc.
 11115 Serrano Avenue, Suite 100
 San Diego, CA 92120
 Tel: 619.444.1111
 Fax: 619.444.1112
 www.westlandgroup.com

EIFD MAP - EXHIBIT "B"
PARCEL 4.3C
 COUNTY: SAN BERNARDINO
 CITY: RANCHO CUCAMONGA
 PROJECT: 2015-001
 SHEET NO. OF 33

PARCEL 4.3C LINE TABLE

LINE #	BEARING	LENGTH
111	S89°53'00" W	45.00'
112	S24°52'00" W	35.40'
113	S07°17'00" W	46.00'
114	S24°52'00" E	35.40'
115	S07°17'00" E	50.00'
116	S89°53'00" E	107.77'

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 CITY OF RANCHO CUCAMONGA
 EXHIBIT "B"
 PARCEL 44



WestLAND Group, Inc.
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Phone: 310.201.2200

EIFD MAP - EXHIBIT "B"
PARCEL 44

CITY	RANCHO CUCAMONGA	COUNTY	SAN FRANCISCO	DISTRICT	
PROJECT NO.	15-001	PROJECT NAME	PARCEL 44	DATE	01/20/22
DESIGNED BY	WESTLAND	CHECKED BY	WESTLAND	DATE	01/20/22
SHEET 18 OF 33 FILE NAME: Parcel 44-15-001-18.dwg					

APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Incremental Revenue Analysis

	0	1	2	3	4	5	6	7
	2021-2022	2023	2024	2025	2026	2027	2028	2029
Total								
New Development								
Rental Residential	10,253 units	202 units	236 units	2,583 units	2,583 units	2,583 units	413 units	413 units
\$317,440 per unit	\$3,575,048,904	\$65,405,338	\$77,942,440	\$870,022,578	\$887,423,029	\$905,171,490	\$147,785,952	\$150,741,671
For Sale Residential	1,514 units	832 units	832 units	67 units	67 units	67 units	96 units	96 units
\$618,074 per unit	\$1,017,912,094	\$535,012,766	\$535,012,766	\$44,164,275	\$45,047,560	\$45,948,512	\$66,820,964	\$68,157,384
Commercial / Retail	922,000 SF	22,000 SF	22,000 SF	284,667 SF	284,667 SF	284,667 SF	9,200 SF	9,200 SF
\$274 PSF	\$274,362,823	\$6,271,531	\$6,271,531	\$82,772,809	\$84,428,265	\$86,116,831	\$2,838,830	\$2,895,607
Office	222,000 SF	22,000 SF	22,000 SF	284,667 SF	284,667 SF	284,667 SF	40,000 SF	40,000 SF
\$211 PSF	\$54,292,954	\$4,829,537	\$4,829,537	\$59,504,811	\$59,504,811	\$59,504,811	\$9,504,811	\$9,504,811
Hotel	171 units	71 units	71 units	100 units	100 units	100 units		
\$162,000 per unit	\$29,852,790	\$11,966,681	\$11,966,681	\$17,886,109	\$17,886,109	\$17,886,109		
Industrial	6,272,408 SF	4,072,408 SF	4,072,408 SF	700,000 SF	700,000 SF	700,000 SF	20,000 SF	20,000 SF
\$172 PSF	\$1,139,938,574	\$728,752,525	\$728,752,525	\$127,769,443	\$130,324,832	\$132,931,329	\$3,873,999	\$3,951,479
Subtotal Value Add	\$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
Total Assessed Value	\$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
Incremental AV		\$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
Total tax increment @ 1%		\$799,942	\$14,609,584	\$26,294,955	\$38,438,979	\$51,234,190	\$54,713,008	\$58,307,567
City Share Available		\$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%	90%	90%
Amount Allocated to EIFD		\$41,565	\$759,118	\$1,366,293	\$1,997,300	\$2,662,143	\$2,558,613	\$2,726,710
Fire District Share Equivalent Available		\$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%	70%	70%
Amount Allocated to EIFD		\$79,056	\$1,443,830	\$2,598,667	\$3,798,832	\$5,063,352	\$4,731,261	\$5,042,097
Total Revenues Allocated to EIFD		\$120,622	\$2,202,948	\$3,964,961	\$5,796,133	\$7,725,495	\$7,289,874	\$7,768,808



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APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Incremental Revenue Analysis

	8	9	10	11	12	13	14	15
	2030	2031	2032	2033	2034	2035	2036	2037
Total								
New Development								
Rental Residential	413 units	413 units	413 units					
\$317,440 per unit	\$153,756,504	\$156,831,634	\$159,968,267					
For Sale Residential	96 units	96 units	96 units					
\$618,074 per unit	\$69,520,531	\$70,910,942	\$72,329,161					
Commercial / Retail	9,200 SF	9,200 SF	9,200 SF					
\$274 PSF	\$2,953,519	\$3,012,589	\$3,072,841					
Office	40,000 SF	40,000 SF	40,000 SF					
\$211 PSF	\$9,888,805	\$10,086,581	\$10,288,313					
Hotel	171 units							
\$162,000 per unit	\$29,852,790							
Industrial	20,000 SF	20,000 SF	20,000 SF					
\$172 PSF	\$4,030,508	\$4,111,118	\$4,193,341					
Subtotal Value Add	\$240,149,868	\$244,952,865	\$249,851,923	\$0	\$0	\$0	\$0	\$0
Total Assessed Value	\$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
Incremental AV	\$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
Total tax increment @ 1%	\$62,021,105	\$65,856,944	\$69,818,491	\$71,360,749	\$72,933,853	\$74,538,418	\$76,175,075	\$77,844,465
City Share Available	\$3,222,634	\$3,421,946	\$3,627,789	\$3,707,925	\$3,789,664	\$3,873,038	\$3,958,079	\$4,044,821
Percent Allocated to EIFD	90%	90%	90%	80%	80%	80%	80%	80%
Amount Allocated to EIFD	\$2,900,371	\$3,079,751	\$3,265,010	\$2,966,340	\$3,031,731	\$3,098,430	\$3,166,463	\$3,235,857
Fire District Share Equivalent Available	\$7,661,746	\$8,135,605	\$8,624,993	\$8,815,515	\$9,009,847	\$9,208,066	\$9,410,250	\$9,616,477
Percent Allocated to EIFD	70%	70%	70%	60%	60%	60%	60%	60%
Amount Allocated to EIFD	\$5,363,222	\$5,694,923	\$6,037,495	\$5,289,309	\$5,405,908	\$5,524,840	\$5,646,150	\$5,769,886
Total Revenues Allocated to EIFD	\$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 Incremental Revenue Analysis

	Total	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045
New Development									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094	\$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
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823	\$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
Office \$211 PSF	222,000 SF \$54,292,954	\$79,547,242	\$81,284,076	\$83,055,646	\$84,862,647	\$86,705,788	\$88,585,792	\$90,503,397	\$92,459,353
Hotel \$162,000 per unit	171 units \$29,852,790	\$4,133,298	\$4,223,544	\$4,315,595	\$4,409,488	\$4,505,258	\$4,602,943	\$4,702,583	\$4,804,215
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574	\$2,893,308	\$2,956,481	\$3,020,917	\$3,086,641	\$3,153,680	\$2,761,766	\$2,821,550	\$2,882,529
Subtotal Value Add	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value Incremental AV		\$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
Total tax increment @ 1%		\$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
		\$79,547,242	\$81,284,076	\$83,055,646	\$84,862,647	\$86,705,788	\$88,585,792	\$90,503,397	\$92,459,353
City Share Available		\$4,133,298	\$4,223,544	\$4,315,595	\$4,409,488	\$4,505,258	\$4,602,943	\$4,702,583	\$4,804,215
Percent Allocated to EIFD	5.20%	70%	70%	70%	70%	70%	60%	60%	60%
Amount Allocated to EIFD	\$97,757,347	\$2,893,308	\$2,956,481	\$3,020,917	\$3,086,641	\$3,153,680	\$2,761,766	\$2,821,550	\$2,882,529
Fire District Share Equivalent Available		\$9,826,829	\$10,041,388	\$10,260,238	\$10,483,465	\$10,711,156	\$10,943,402	\$11,180,292	\$11,421,920
Percent Allocated to EIFD	12.35%	50%	50%	50%	50%	50%	40%	40%	40%
Amount Allocated to EIFD	\$157,930,876	\$4,913,414	\$5,020,694	\$5,130,119	\$5,241,732	\$5,355,578	\$4,377,361	\$4,472,117	\$4,568,768
Total Revenues Allocated to EIFD	\$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 Incremental Revenue Analysis

	Total	2046	2047	2048	2049	2050	2051	2052	2053
New Development									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904	\$0	\$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
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094	\$94,454,428	\$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
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823	\$98,454,428	\$96,489,405	\$98,565,082	\$100,682,272	\$102,841,806	\$105,044,530	\$107,291,309	\$109,583,024
Office \$211 PSF	222,000 SF \$54,292,954	\$4,907,879	\$5,013,617	\$5,121,470	\$5,231,480	\$5,343,690	\$5,458,144	\$5,574,887	\$5,693,965
Hotel \$162,000 per unit	171 units \$29,852,790	\$2,944,728	\$3,008,170	\$2,560,735	\$2,615,740	\$2,671,845	\$2,729,072	\$2,787,444	\$2,845,816
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574	\$11,174,884,872	\$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
Subtotal Value Add	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value Incremental AV		\$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
Total tax increment @ 1%		\$94,454,428	\$96,489,405	\$98,565,082	\$100,682,272	\$102,841,806	\$105,044,530	\$107,291,309	\$109,583,024
City Share Available	5.20%	\$4,907,879	\$5,013,617	\$5,121,470	\$5,231,480	\$5,343,690	\$5,458,144	\$5,574,887	\$5,693,965
Percent Allocated to EIFD		60%	60%	50%	50%	50%	50%	50%	40%
Amount Allocated to EIFD	\$254,670,163	\$2,944,728	\$3,008,170	\$2,560,735	\$2,615,740	\$2,671,845	\$2,729,072	\$2,787,444	\$2,845,816
Fire District Share Equivalent Available	12.35%	\$11,668,381	\$11,919,771	\$12,176,188	\$12,437,734	\$12,704,511	\$12,976,624	\$13,254,178	\$13,537,284
Percent Allocated to EIFD		40%	40%	30%	30%	30%	30%	30%	20%
Amount Allocated to EIFD	\$157,930,876	\$4,667,352	\$4,767,908	\$3,652,856	\$3,731,320	\$3,811,353	\$3,892,987	\$3,976,254	\$2,707,457
Total Revenues Allocated to EIFD	\$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 Incremental Revenue Analysis

	32	33	34	35	36	37	38	39
	<u>2054</u>	<u>2055</u>	<u>2056</u>	<u>2057</u>	<u>2058</u>	<u>2059</u>	<u>2060</u>	<u>2061</u>
Total								
New Development								
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							
Subtotal Value Add	\$6,091,408,138							
Total Assessed Value	\$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
Incremental AV	\$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
Total tax increment @ 1%	\$111,920,573	\$114,304,873	\$116,736,859	\$119,217,484	\$121,747,722	\$124,328,565	\$126,961,025	\$129,646,134
City Share Available	\$5,815,425	\$5,939,314	\$6,065,681	\$6,194,575	\$6,326,047	\$6,460,148	\$6,596,931	\$6,736,450
Percent Allocated to EIFD	40%	40%	9%	9%	9%	9%	9%	9%
Amount Allocated to EIFD	\$2,326,170	\$2,375,726	\$545,911	\$557,512	\$569,344	\$581,413	\$593,724	\$606,281
Fire District Share Equivalent Available	\$13,826,052	\$14,120,596	\$14,421,030	\$14,727,473	\$15,040,044	\$15,358,867	\$15,684,067	\$16,015,771
Percent Allocated to EIFD	20%	20%	5%	5%	5%	5%	5%	5%
Amount Allocated to EIFD	\$2,765,210	\$2,824,119	\$721,051	\$736,374	\$752,002	\$767,943	\$784,203	\$800,789
Total Revenues Allocated to EIFD	\$5,091,381	\$5,199,845	\$1,266,963	\$1,293,885	\$1,321,346	\$1,349,357	\$1,377,927	\$1,407,069



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APPENDIX C: Rancho Cucamonga EIFD - Projected Tax Incremental Revenue Analysis

		40	41	42	43	44	45	46	47
	Total	<u>2062</u>	<u>2063</u>	<u>2064</u>	<u>2065</u>	<u>2066</u>	<u>2067</u>	<u>2068</u>	<u>2069</u>
New Development									
Rental Residential \$317,440 per unit	10,253 units \$3,575,048,904	\$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
For Sale Residential \$618,074 per unit	1,514 units \$1,017,912,094	\$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
Commercial / Retail \$274 PSF	922,000 SF \$274,362,823	\$132,384,945	\$135,178,532	\$138,027,991	\$140,934,439	\$143,899,016	\$146,922,885	\$150,007,231	\$153,153,264
Office \$211 PSF	222,000 SF \$54,292,954	\$6,878,760	\$7,023,915	\$7,171,974	\$7,322,994	\$7,477,034	\$7,634,155	\$7,794,419	\$7,957,888
Hotel \$162,000 per unit	171 units \$29,852,790	\$619,088	\$632,152	\$645,478	\$659,069	\$672,933	\$687,074	\$701,498	\$716,210
Industrial \$172 PSF	6,272,408 SF \$1,139,938,574	\$16,354,108	\$16,699,213	\$17,051,219	\$17,410,266	\$17,776,493	\$18,150,045	\$18,531,069	\$18,919,712
Subtotal Value Add	\$6,091,408,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value Incremental AV		\$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
Total tax increment @ 1%		\$132,384,945	\$135,178,532	\$138,027,991	\$140,934,439	\$143,899,016	\$146,922,885	\$150,007,231	\$153,153,264
City Share Available	5.20%	\$6,878,760	\$7,023,915	\$7,171,974	\$7,322,994	\$7,477,034	\$7,634,155	\$7,794,419	\$7,957,888
Percent Allocated to EIFD		9%	9%	9%	9%	9%	9%	9%	9%
Amount Allocated to EIFD		\$619,088	\$632,152	\$645,478	\$659,069	\$672,933	\$687,074	\$701,498	\$716,210
Fire District Share Equivalent Available	12.35%	\$16,354,108	\$16,699,213	\$17,051,219	\$17,410,266	\$17,776,493	\$18,150,045	\$18,531,069	\$18,919,712
Percent Allocated to EIFD		5%	5%	5%	5%	5%	5%	5%	5%
Amount Allocated to EIFD		\$817,705	\$834,961	\$852,561	\$870,513	\$888,825	\$907,502	\$926,553	\$945,986
Total Revenues Allocated to EIFD		\$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 Incremental Revenue Analysis

	48	49	50
Total	2070	2071	2072
New Development			
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		
Subtotal Value Add	\$6,091,408,138	\$0	\$0
Total Assessed Value	\$16,365,663,837	\$16,692,977,113	\$17,026,836,656
Incremental AV	\$15,636,221,807	\$15,963,535,083	\$16,297,394,626
Total tax increment @ 1%	\$156,362,218	\$159,635,351	\$162,973,946
City Share Available	\$8,124,626	\$8,294,699	\$8,468,173
Percent Allocated to EIFD	9%	9%	9%
Amount Allocated to EIFD	\$731,216	\$746,523	\$762,136
Fire District Share Equivalent Available	\$19,316,129	\$19,720,474	\$20,132,905
Percent Allocated to EIFD	5%	5%	5%
Amount Allocated to EIFD	\$965,806	\$986,024	\$1,006,645
Total Revenues Allocated to EIFD	\$1,697,023	\$1,732,547	\$1,768,781



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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

Overview of Fiscal Impacts

Key Land Use Assumptions (Stabilized Year 25)

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Rancho Cucamonga			
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
Estimated Net Fiscal Impact to City	\$5,268,670	\$362,909,500	\$145,587,700
Rancho Cucamonga Fire Protection District			
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
Estimated Net Fiscal Impact to Fire District	\$1,182,050	\$175,149,500	\$56,346,100

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

Summary of Estimated Fiscal Impacts to City and Fire Fund

Stabilized

	2027	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%	
City of Rancho Cucamonga Revenues												
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	(\$2,865,700)	(\$3,472,200)	(\$3,407,600)	(\$3,292,030)	(\$3,115,440)	(\$2,866,400)	(\$2,628,938)	(\$2,668,674)	2.0%	(\$102,186,800)	(\$57,115,000)	
Property Tax In-Lieu of IMVLF	\$3,687,300	\$4,993,700	\$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%	\$1,015,400	\$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	\$1,594,000	\$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	\$526,200	\$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	\$81,500	\$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	\$376,600	\$436,800	\$506,371	\$680,520	\$914,562	3.0%	\$23,439,600	\$9,417,000	
Charges for Services	\$453,000	\$670,200	\$776,800	\$900,800	\$1,044,100	\$1,210,398	\$1,628,674	\$2,188,114	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	\$1,304,700	
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	\$310,500	\$360,400	\$417,800	\$484,300	\$561,436	\$754,524	\$1,014,017	3.0%	\$25,988,300	\$10,440,900	
Estimated Total Revenues	\$13,820,800	\$18,787,100	\$21,895,200	\$25,486,770	\$29,635,260	\$34,425,225	\$47,800,106	\$62,260,607	3.0%	\$1,620,569,600	\$650,817,300	
City of Rancho Cucamonga Expenditures												
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%	\$86,335,200	\$32,650,700	
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	\$300	\$400	\$400	\$464	\$623	\$838	3.0%	\$21,600	\$8,700	
Animal Care and Services	\$312,100	\$464,700	\$535,200	\$620,500	\$719,300	\$833,866	\$1,120,646	\$1,506,054	3.0%	\$38,549,700	\$15,465,100	
Records Management	\$46,400	\$70,300	\$81,600	\$94,500	\$109,600	\$127,056	\$170,753	\$229,478	3.0%	\$5,891,200	\$2,362,800	
Health/RC Program	\$60,700	\$89,800	\$104,100	\$120,700	\$139,800	\$162,182	\$217,960	\$292,920	3.0%	\$7,487,500	\$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	\$866,600	
Business Licensing	\$27,400	\$39,500	\$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	\$17,805,900	
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	\$1,211,600	
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	\$900	\$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	\$1,087,400	
Economic and Comm. Development	\$62,900	\$92,000	\$107,000	\$126,000	\$146,900	\$170,668	\$227,184	\$301,327	3.0%	\$10,029,300	\$4,029,900	
Building and Safety	\$178,000	\$258,600	\$299,800	\$347,600	\$403,000	\$467,187	\$627,861	\$843,793	3.0%	\$21,624,700	\$8,887,600	
Engineering	\$239,300	\$347,700	\$403,100	\$467,300	\$541,000	\$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	\$8,883,600	
Planning Commission	\$1,900	\$2,800	\$3,200	\$3,700	\$4,300	\$4,985	\$6,699	\$9,000	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	\$588,700	\$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	\$3,862,900	
Community Services	\$604,600	\$874,800	\$1,035,500	\$1,217,500	\$1,418,900	\$1,646,966	\$2,198,305	\$2,921,445	3.0%	\$74,759,100	\$29,274,800	
Estimated Total Expenditures	\$10,342,900	\$15,044,900	\$17,440,400	\$20,216,100	\$23,438,700	\$27,171,877	\$36,516,731	\$49,075,433	3.0%	\$1,257,660,100	\$505,229,600	
Estimated Annual Net Fiscal Impact	\$3,477,900	\$3,743,100	\$4,454,800	\$5,268,670	\$6,196,560	\$7,253,348	\$11,283,375	\$13,185,174		\$362,909,500	\$145,587,700	
Revenue / Expenditure Ratio	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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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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%
Rancho Cucamonga Fire Protection District Revenues											
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)	(\$754,780)	(\$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	\$16,210,900
Estimated Total Revenues	\$1,586,580	\$3,015,890	\$4,288,780	\$5,795,350	\$7,570,840	\$9,655,048	\$15,702,256	\$19,287,347		\$462,129,400	\$171,640,900
Rancho Cucamonga Fire Protection District Expenditures											
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
Estimated Total Expenditures	\$2,362,000	\$3,432,700	\$3,979,400	\$4,613,300	\$5,348,000	\$6,199,798	\$8,332,010	\$11,197,524		\$286,979,900	\$115,294,800
Estimated Annual Net Fiscal Impact	(\$775,420)	(\$416,810)	\$309,380	\$1,182,050	\$2,222,840	\$3,455,250	\$7,370,246	\$8,089,822		\$175,149,500	\$56,346,100
Revenue / Expenditure Ratio	0.67	0.88	1.08	1.26	1.42	1.56	1.88	1.72		1.61	1.49

Notes:
 Assumes installation of necessary public infrastructure
 Values in 2022 dollars
 Select years shown for illustration



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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

Project Description

Project Component	Year 5		Year 10		Year 15		Year 20	
	2027	2032	2037	2042	2037	2042	2037	2042
For-Sale Residential	1,034 DU	1,514 DU	1,514 DU	1,514 DU	1,514 DU	1,514 DU	1,514 DU	1,514 DU
Rental Residential	8,186 DU	10,253 DU	10,253 DU	10,253 DU	10,253 DU	10,253 DU	10,253 DU	10,253 DU
Total Residential	9,220 DU	11,767 DU	11,767 DU	11,767 DU	11,767 DU	11,767 DU	11,767 DU	11,767 DU
Hotel	171 rooms	171 rooms	171 rooms	171 rooms	171 rooms	171 rooms	171 rooms	171 rooms
Commercial / Retail	876,000 SF	922,000 SF	922,000 SF	922,000 SF	922,000 SF	922,000 SF	922,000 SF	922,000 SF
Office	22,000 SF	222,000 SF	222,000 SF	222,000 SF	222,000 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	6,272,408 SF	6,272,408 SF	6,272,408 SF	6,272,408 SF
<i>Annual Escalation Factor</i>	2.0%	1.10	1.22	1.35	1.49			
Estimated AV - SF Residential	\$618K Per Unit	\$705,605,362	\$1,140,691,138	\$1,259,415,188	\$1,390,496,133	\$1,514,496,133	\$1,638,496,133	\$1,762,496,133
Estimated AV - MF Residential	\$317K Per Unit	\$2,869,024,452	\$3,967,476,157	\$4,380,414,262	\$4,793,352,367	\$5,206,290,472	\$5,619,228,577	\$6,032,166,682
Estimated AV - Hotel	\$162K Per Room	\$30,585,246	\$33,768,583	\$37,283,245	\$41,163,715	\$45,044,185	\$48,923,655	\$52,803,125
Estimated AV - Retail	\$274 PSF	\$265,005,891	\$307,952,122	\$340,004,027	\$375,391,919	\$410,783,811	\$446,175,703	\$481,567,595
Estimated AV - Office	\$211 PSF	\$5,125,143	\$57,100,137	\$63,043,165	\$69,004,748	\$75,004,748	\$81,004,748	\$87,004,748
Estimated AV - Industrial	\$172 PSF	\$1,172,151,995	\$1,315,117,221	\$1,451,995,677	\$1,603,120,553	\$1,754,245,429	\$1,905,370,295	\$2,056,495,161
Total Estimated Assessed Value	\$5,047,498,089	\$6,822,105,358	\$7,532,155,563	\$8,316,108,364	\$9,105,103,162	\$9,894,097,960	\$10,683,092,758	\$11,472,087,556

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

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
Total Estimated Assessed Value	\$5,047,498,089	\$6,822,105,358	\$7,532,155,563	\$8,316,108,364	\$10,137,289,692	\$12,357,299,568	\$15,063,479,220
Total Secured Property Tax General Levy	\$50,474,981	\$68,221,054	\$75,321,556	\$83,161,084	\$101,372,897	\$123,572,996	\$150,634,792
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	1.00%						
Total Estimated Secured + Unsecured Property Tax	\$51,947,849	\$1,713,938	\$1,892,326	\$2,089,281	\$2,546,822	\$3,104,562	\$3,784,443
	\$51,947,849	\$69,934,992	\$77,213,882	\$85,250,365	\$103,919,719	\$126,677,557	\$154,419,235
Distributions to Taxing Entities							
City of Rancho Cucamonga	\$2,865,700	\$3,858,000	\$4,259,500	\$4,702,900	\$5,732,800	\$6,988,200	\$8,518,600
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)
Net Property Tax to City	\$0	\$385,800	\$851,900	\$1,410,870	\$2,866,400	\$6,359,262	\$7,751,926
Rancho Cucamonga Fire District	\$6,272,400	\$8,444,300	\$9,323,200	\$10,293,500	\$12,547,700	\$15,295,600	\$18,645,300
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)
Net Property Tax to Fire District	\$1,254,480	\$2,533,290	\$3,729,280	\$5,146,750	\$8,783,390	\$14,530,820	\$17,713,035

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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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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

Total AV within CITY (FY 2019-20)								
Current Property Tax In-Lieu of MVLFF (2019-2020)								
Prop Tax In-Lieu of MVLFF per \$1M of AV								
	\$27,642,340,160							
	\$20,193,480							
	\$731							
		Year 1	Year 5	Year 10	Year 15	Year 20		
		2023	2027	2032	2037	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 MVLFF to City	\$47,800	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100			
Net Incremental Property Tax In-Lieu of MVLFF to City	\$47,800	\$3,687,300	\$4,983,700	\$5,502,400	\$6,075,100			
		Year 1	Year 5	Year 10	Year 15	Year 20		
		2023	2027	2032	2037	2042		
Total AV within COUNTY (FY 2019-20)	\$237,014,054,031							
Current Property Tax In-Lieu of MVLFF (2019-2020)	\$286,088,708							
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$1,207							
		Year 1	Year 5	Year 10	Year 15	Year 20		
		2023	2027	2032	2037	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 MVLFF to County	\$78,900	\$6,092,600	\$8,234,600	\$9,091,700	\$10,038,000			

Notes:
 Select years shown for illustration
 Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

Property Transfer Tax

	Year 5		Year 10		Year 15		Year 20	
	2027	2032	2037	2042	2037	2042	2037	2042
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	\$1.10 per \$1,000	\$50,069,200	\$55,280,400	\$61,034,100				
Transfer Tax to City	\$0.55 per \$1,000	\$177,600	\$250,300	\$305,200	\$276,400	\$305,200		

Notes:

Select years shown for illustration
Values in 2022 dollars

Source: San Bernardino County Auditor-Controller (2022)



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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

Sales Tax - Direct / On-Site

Project Component	Year 5		Year 10		Year 15		Year 20	
	2027	2032	2037	2042	2037	2042	2037	2042
Retail SF	876,000 SF	922,000 SF	922,000 SF	922,000 SF	922,000 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	313,620 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	1,235,620 SF	1,235,620 SF	1,235,620 SF	1,235,620 SF
Estimated Taxable Sales	\$377,657,422	\$456,656,886	\$529,390,489	\$613,708,669	\$529,390,489	\$613,708,669	\$529,390,489	\$613,708,669
Sales Tax to City	\$3,776,574	\$4,566,569	\$5,293,905	\$6,137,087	\$5,293,905	\$6,137,087	\$5,293,905	\$6,137,087
Use Tax as % of Sales Tax	1.00%	11.50%	\$608,799	\$705,765	\$608,799	\$705,765	\$608,799	\$705,765
Sales and Use Tax to City - Direct	\$4,210,900	\$5,091,700	\$5,902,700	\$6,842,900	\$5,902,700	\$6,842,900	\$5,902,700	\$6,842,900

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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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

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	\$22,264,485	\$28,896,162	\$33,498,572	\$38,834,026
	50.0%			
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	\$176,593,654	\$261,273,913	\$302,888,074	\$351,130,291
	50.0%			
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	\$678,338	\$786,380	\$911,630	\$1,056,829
	25.0%			
Total Estimated Indirect Taxable Sales	\$199,536,478	\$290,956,456	\$337,298,276	\$391,021,146
Less Estimated Capture Within District Retail	(\$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	\$1,895,597	\$2,764,086	\$3,204,334	\$3,714,701
Use Tax as % of Sales Tax	1.00%			
Sales and Use Tax to City - Indirect	\$2,113,600	\$3,082,000	\$3,572,800	\$4,141,900

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	Year 10	Year 15	Year 20
	2027	2032	2037	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
TOT to City	\$792,300	\$918,500	\$1,064,800	\$1,234,400

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
Total Service Population	215,051

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



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Appendix D: Rancho Cucamonga EIFD - Fiscal Impact Analysis

Multiplier 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			
							2027	2032	2037	2042
Revenues										
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	719,051	0%	\$35.21	3.0%	\$47.32	\$54.86	\$63.60	\$63.60
Business Licenses (incl. penalties)	\$2,698,710	Per Employee	79,840	0%	\$33.80	3.0%	\$45.43	\$52.66	\$61.05	\$61.05
Animal Licenses	\$270,000	Per Resident	175,131	0%	\$1.54	3.0%	\$2.07	\$2.40	\$2.78	\$2.78
Fines and Forfeitures	\$1,004,750	Service Population	215,051	0%	\$4.67	3.0%	\$6.28	\$7.28	\$8.44	\$8.44
Use of Money and Property	\$1,563,990	Service Population	215,051	0%	\$7.23	3.0%	\$9.71	\$11.26	\$13.05	\$13.05
Charges for Services	\$3,472,090	Per Resident	175,131	0%	\$19.83	3.0%	\$26.64	\$30.89	\$35.81	\$35.81
Intergovernmental	\$214,580	Service Population	215,051	0%	\$1.00	3.0%	\$1.34	\$1.55	\$1.80	\$1.80
Other Revenue	\$3,598,000	Service Population	215,051	0%	\$16.73	3.0%	\$22.48	\$26.07	\$30.22	\$30.22
Transfers In	\$1,722,910	Service Population	215,051	0%	\$8.01	3.0%	\$10.77	\$12.48	\$14.47	\$14.47
Fire Fund - Other Revenues	\$2,674,960	Service Population	215,051	0%	\$12.44	3.0%	\$16.72	\$19.38	\$22.47	\$22.47
Total Selected Revenues	\$25,518,120									
Expenditures										
Police	\$46,958,580	Service Population	215,051	0%	\$218.36	3.0%	\$293.46	\$340.20	\$394.38	\$394.38
Non-departmental	\$5,863,390	Service Population	215,051	25%	\$20.45	3.0%	\$27.48	\$31.86	\$36.93	\$36.93
City Council	\$137,600	Service Population	215,051	25%	\$0.48	3.0%	\$0.64	\$0.75	\$0.87	\$0.87
City Management	\$1,079,110	Service Population	215,051	25%	\$3.76	3.0%	\$5.06	\$5.86	\$6.80	\$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%	\$18.36	\$21.28	\$24.67	\$24.67
Records Management	\$519,850	Service Population	215,051	25%	\$1.81	3.0%	\$2.44	\$2.82	\$3.27	\$3.27
Healthy RC Program	\$620,230	Per Resident	175,131	25%	\$2.66	3.0%	\$3.57	\$4.14	\$4.80	\$4.80
Community Affairs	\$548,640	Service Population	215,051	25%	\$1.91	3.0%	\$2.57	\$2.98	\$3.46	\$3.46
Admin. Services - Admin	\$190,750	Service Population	215,051	25%	\$0.67	3.0%	\$0.77	\$0.89	\$1.04	\$1.04
Business Licensing	\$378,360	Per Employee	79,840	25%	\$3.55	3.0%	\$4.12	\$4.78	\$5.54	\$5.54
City Facilities	\$1,009,270	Service Population	215,051	25%	\$3.52	3.0%	\$4.08	\$4.73	\$5.48	\$5.48
Finance	\$1,598,930	Service Population	215,051	25%	\$6.46	3.0%	\$8.49	\$9.69	\$10.07	\$10.07
Innovation and Tech Services	\$3,917,550	Service Population	215,051	25%	\$13.68	3.0%	\$18.36	\$21.29	\$24.68	\$24.68
Human Resources	\$596,590	Service Population	215,051	25%	\$2.41	3.0%	\$2.80	\$3.24	\$3.76	\$3.76
Procurement	\$266,770	Service Population	215,051	25%	\$0.93	3.0%	\$1.08	\$1.25	\$1.45	\$1.45
Risk Management	\$298,600	Service Population	215,051	25%	\$1.04	3.0%	\$1.21	\$1.40	\$1.62	\$1.62
Treasury Management	\$6,140	Service Population	215,051	25%	\$0.02	3.0%	\$0.02	\$0.03	\$0.04	\$0.04
City Telecommunications	\$241,490	Service Population	215,051	25%	\$0.84	3.0%	\$0.98	\$1.13	\$1.31	\$1.31
Economic and Comm. Development	\$896,470	Service Population	215,051	25%	\$3.09	3.0%	\$3.58	\$4.15	\$4.82	\$4.82
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%	\$1.75	\$2.02	\$2.35	\$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
Total Selected Expenditures	\$133,210,840									

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

Multiplier Revenues and Expenditures

	Year 5	Year 10	Year 15	Year 20
	2027	2032	2037	2042
Revenues				
Estimated # Residents	19,708	25,152	25,152	25,152
Estimated # Employees	6,646	7,440	7,440	7,440
Total Project Service Population	23,031	28,872	28,872	28,872
Budget Category	2027	2032	2037	2042
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 Penalties	\$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	\$532,100	\$482,600	\$559,500	\$648,600
Total Multiplier Revenues	\$3,171,200	\$4,557,700	\$5,283,700	\$6,125,000
Expenditures				
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	\$136,800	\$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	\$56,600	\$80,700	\$93,600	\$108,500
Procurement	\$24,800	\$36,100	\$41,800	\$46,500
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
Total Multiplier Expenditures	\$12,704,900	\$18,476,700	\$21,419,800	\$24,831,400

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

Construction Inputs	
Industry NAICS Category	Approximate Inputs (Industry Spending)
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
Ongoing Operation Inputs	
Industry NAICS Category	Approximate Inputs (Employment Change)
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)			
	Employment	Labor Income	Economic Output
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
Total Countywide	69,452	\$4,381,078,657	\$8,114,903,770
Estimated City Capture	53,891	\$3,630,237,121	\$5,722,422,594

Economic Benefits from Ongoing Operation (Annual)			
	Employment	Labor Income	Economic Output
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
Total Countywide	10,015	\$444,575,439	\$1,135,904,072
Estimated City Capture	7,569	\$329,947,077	\$776,090,428

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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