

RESOLUTION NO. 2018-015

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA DECLARING INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES) OF THE CITY OF CORONA, AND ADOPTING A MAP OF THE AREA PROPOSED TO BE ANNEXED THERETO (ANNEXATION NO. 4)

WHEREAS, the City Council (the "City Council") of the City of Corona (the "City") has heretofore initiated proceedings for the establishment of Community Facilities District No. 2016-3 of the City of Corona, County of Riverside, State of California (the "Community Facilities District") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the City as a result of the development of said real property; and

WHEREAS, the City has received signed petitions from the owner and developer of a certain parcel of property requesting that such parcel be annexed to the Community Facilities District, and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such services and costs incidental thereto; and

WHEREAS, the City Council is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to the Community Facilities District by complying with the procedures set forth in said Article 3.5.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Corona, California, as follows:

SECTION 1. Intention. The City Council declares its intention to conduct proceedings pursuant to Article 3.5 of the Act for the annexation to the Community Facilities District of the territory described in Exhibit "A" attached hereto. The City Council determines that the public convenience and necessity require that such territory be annexed to the Community Facilities District.

SECTION 2. Name of District. The name of the existing Community Facilities District is Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona, County of Riverside, State of California.

SECTION 3. Description of Territory Proposed to be Annexed; Annexation Map. The territory which is included in the Community Facilities District is described on the map of

the Community Facilities District recorded on November 7, 2016 in Book 80 of Maps of Assessment and Community Facilities Districts, page 24, and as Instrument No. 2016-0494014; The territory proposed to be annexed to the Community Facilities District is described in Exhibit "A" attached hereto and by this reference made a part hereof Such territory is also shown and described on the map thereof entitled "Annexation Map No. 4 Community Facilities District No. 2016-3 (Maintenance Services) City of Corona, County of Riverside, State of California," which is on file with the City Clerk (the "Annexation Map").

SECTION 4. Types of Services, Incidental Expenses; Plan for Providing Services. The Community Facilities District shall provide and finance the annual costs of maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use, including, but not limited to, maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of water quality improvements and storm drainage systems, and public street sweeping, within and in the area of the Community Facilities District. The Community Facilities District shall also finance cost associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such services and costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District.

SECTION 5. Special Taxes. Except where funds are otherwise available, special taxes sufficient to pay the costs of the services described in Section 4 above and the annual administrative expenses of the City and the Community Facilities District in determining, apportioning, levying and collecting such special taxes, shall be annually levied within the territory proposed to be annexed to the Community Facilities District. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the Community Facilities District by more than ten (10) percent. The rates and method of apportionment of said special taxes shall be as set forth in Exhibit "B" attached hereto and by this reference made a part hereof. The rate of special tax to be levied on property within the territory proposed to be annexed to the Community Facilities District in any fiscal year to pay the cost of the services described in Section 4 above shall be equal to the rate of special tax which will be levied on all other property within the Community Facilities District to pay the cost of such services in such fiscal year.

SECTION 6. Adoption of Annexation Map. Pursuant to Section 3110.5 of the Streets and Highways Code, the City Council adopts the Annexation Map as the map of the areas proposed to be annexed to the Community Facilities District. Pursuant to Section 3111 of said Code, the City Clerk shall file the original of the Annexation Map in her office and shall file a copy of the Annexation Map with the County Recorder of the County of Riverside no later than 15 days prior to the date of the hearing specified in Section 7 hereof.

SECTION 7. Hearing. A public hearing on the proposed annexation of said territory to the Community Facilities District shall be held at 6:30 p.m. on May 16, 2018 in the Council Chambers of the City Council, 400 South Vicentia, Corona, California.

SECTION 8. Notice. The City Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the hearing by first class mail to each registered voter and landowner within the territory proposed to be annexed to the Community Facilities District as prescribed by Section 53339.4 of said Code. Said notice shall be published at least ten (10) days and mailed at least fifteen (15) days before the date of the hearing and shall contain the information required by said Section 53339.4.

SECTION 9. Description of Voting Procedures. The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to the Community Facilities District to shall be as follows:

(a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are registered to vote within the territory proposed to be annexed to the Community Facilities District, the election shall be conducted by the City Clerk, and shall be held on a date selected by the City Council in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the City, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to the Community Facilities District by mail with return postage prepaid and the election shall be conducted as a mail ballot election.

(b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within the territory proposed to be annexed to the Community Facilities District, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the City Clerk as follows:

(1) The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the City Council, or such earlier date as the owners of land within the territory proposed to be annexed to the Community Facilities District and the City Clerk agree and concur is acceptable.

(2) Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to the Community Facilities District waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the City Clerk concurs in such earlier election date as shall be consented to by the qualified electors.

(3) Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the City Clerk by mail with return postage prepaid or by personal service.

(4) Pursuant to applicable provisions of law regulating elections of the City which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the Elections Code with respect to elections conducted by mail, the City Clerk shall mail or deliver to each qualified elector an official ballot in a form specified by the City Council in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the City Attorney pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of the resolution adopted by the City Council calling and scheduling the election and the exhibits thereto; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners of the territory proposed to be annexed to the Community Facilities District and shall be so stated in the resolution adopted by the City Council calling the election.

(5) The official ballot to be mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is and officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to the Community Facilities District.

(6) The return identification envelope delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the City Clerk.

(7) The information-to-voter form to be mailed or delivered by the City Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the City Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5 o'clock p.m. on the date of the election.

(8) Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the City Clerk shall canvass the votes cast in the election, and shall file a statement with the City Council at its next regular meeting regarding the results of such canvass and the election.

The procedures set forth in this section for conducting the election may be modified as the City Council may determine to be necessary or desirable by a resolution subsequently adopted by the City Council.

PASSED, APPROVED AND ADOPTED this 4th day of April 2018.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Patty Rodriguez, Interim City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted at a regular meeting of the City Council of the City of Corona, California, thereof held on the 4th day of April 2018, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 4th day of April 2018.

City Clerk of the City of Corona, California

EXHIBIT "A"
LEGAL DESCRIPTION

**ANNEXATION NO. 4 TO
COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)
CITY OF CORONA, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

Real property in the City of Corona, County of Riverside, State of California, described as follows:

PARCEL 1: (275-04 -012-3)

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4, TOW SHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN UNITED STATES GOVERNMENT SURVEY, AND MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE SET IN CONCRETE, AT THE CENTER OF SAID SECTION 4; THENCE ON THE 1/4 SECTION LINE OF SAID SECTION 4, SOUTH 00° 06' WEST, 1054 FEET TO A 2" PIPE SET IN CONCRETE ON THE SOUTH LINE OF THE ROAD TO CORONA;

THENCE ON THE SOUTHERLY LINE OF SAID ROAD TO CORONA, NORTH 77° 05' EAST, 38.80 FEET TO A 2" IRON PIPE SET IN CONCRETE;

THENCE NORTH 56° 31' EAST, 62.60 FEET TO A 2" IRON PIPE SET IN CONCRETE;

THENCE NORTH 46° 12' EAST, 124.7 FEET TO A 2" IRON PIPE SET IN CONCRETE;

THENCE NORTH 50° 34' EAST, 102.80 FEET TO A 2" IRON PIPE SET IN CONCRETE; THE

CE NORTH 37° 57' EAST, 177.10 FEET TO A 2" IRON PIPE SET IN CONCRETE; THENCE NORTH 46° 29' EAST, 171.70 FEET TO A 2" IRON PIPE SET IN CONCRETE;

THENCE NORTH 55° 21' EAST, 213.10 FEET TO A 1-1/ 4" GALVANIZED IRON PIPE SET IN CONCRETE;

THENCE NORTH 61° 19" EAST, 187.50 FEET TO A 1-3/4" IRON PIPE SET IN CONCRETE;

THENCE NORTH 66° 01" EAST, 200 FEET TO A 2" IRO PIPE SET IN CONCRETE;

THENCE NORTH 303.80 FEET TO A 2" IRON PIPE SET IN CONCRETE ON THE EAST AND WEST

1/4 SECTION LINE OF SAID SECTION 4;

THENCE ALONG THE SAID EAST AND WEST 1/4 SECTION LINE, NORTH 89° 42' WEST, 1013.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN DOCUMENT RECORDED OCTOBER 6, 1972, AS INSTRUMENT NO. 134043 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 2041-2, AS SHOWN ON THE RECORD OF SURVEY ON FILE IN BOOK 58 PAGE 66 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MARCH 29, 1974 AS INSTRUMENT NO. 36092 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2041-2 AS SHOWN ON RECORD OF SURVEY RECORDED APRIL 5, 1972 IN BOOK 58 PAGE 66, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 02° 05' 02" EAST 54.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2041-2;

THENCE SOUTH 65° 39' 45" WEST ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 2041-2, A DISTANCE OF 117.40 FEET;

THENCE NORTH 29° 02' 15" WEST, 15.00 FEET;

THENCE NORTH 51° 24' 26" EAST, 143.64, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2: (275-040-017-8)

THAT PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE EAST 1/4 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND LOT 5 OF SAID SECTION 4 AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THOSE PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF SAID LOT 5, LYING NORTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-INCH IRON PIPE SET IN CONCRETE, SET FOR THE CENTER OF SAID SECTION 4;

THENCE ALONG THE 1/4 SECTION LINE OF SECTION 4, SOUTH 0° 06' WEST, 1054 FEET MORE OR LESS, TO A 2-INCH PIPE SET IN CONCRETE ON THE SOUTH LINE OF THE ROAD TO CORONA, SAID PIPE BEING THE TRUE POINT OF BEGINNING;

THENCE TO A POINT ON THE SOUTH LINE OF SAID ROAD TO CORONA, NORTH 77° 05' EAST, 38.80 FEET TO A 2-INCH PIPE SET IN CONCRETE;

THENCE NORTH 56° 31' EAST, 62.60 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 46° 12' EAST, 124.70 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 50° 34' EAST, 102.80 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 37° 57' EAST, 177.10 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 46° 29' EAST, 171.70 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 55° 21' EAST 213.10 FEET TO A 1-1/4 INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 61° 19' EAST, 187.50 FEET TO A 1-3/4 INCH IRON PIPE SET IN CONCRETE;

THENCE NORTH 66° 01' EAST, 200 FEET MORE OR LESS TO A 2-

INCH IRON PIPE SET IN CONCRETE; SAID POINT BBNG POINT "A" LYING DISTANT SOUTH 303.80 FEET FROM A 2- INCH IRON PIPE WITH CAP SET IN CONCRETE, WHICH IS ON THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 4 AND LYING DISTANT SOUTH 89° 42' EAST, 1013.40 FEET FROM THE BEFORE SAID 2-INCH IRON PIPE SET FOR THE CENTER OF SAID SECTION 4; THENCE NORTH 68° 45' 00" EAST TO A POINT AT WHICH SET A 2-INCH IRON PIPE WITH CAP SET IN CONCRETE, SAID POINT LYING ON THE NATIONAL FOREST GRANT BOUNDARY LINE, SAID LINE BBNG COINODENT WITH THE NORTHEASTERLY BOUNDARY LINE OF BEFORESAID LOT 5, SAID POINT LYING DISTANT 537.21 FEET MORE OR LESS FROM SAID POINT "A";

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 2041-1, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 58, PAGE 66 OF RECORDS OF SURVEY, RECORDS OF RNSIDE COUNTY, CALIFORNIA, AS CONVEYED TO RNSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY FINAL ORDER OF CONDEMNATION, RECORDED JUNE 19, 1974, AS INSTRUMENT NO. 76072 OF OFFICIAL RECORDS OF RNSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF CORONA, A CALIFO I MUNIOPAL CORPORATION, IN GRANT DEED RECORDED MARCH 20, 2014, AS INSTRUMENT NO. 2f0103287 OF OFA CIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT LS 16 AS SHOWN ON THE MAP FILED IN BOOK 121, PAGES 47 THROUGH 49, INCLUSNE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY RIVERSIDE; THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION·

THE FOLLOWING COURSES:

SOUTH 46° 53' 18" EAST 1387.02 FEET; THENCE SOUTH 46° 32' 40" ·EAST 924.93 FEET TO THE SOUTHEASTERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 58, PAGE 66 OF SAID RECORDS OF SURVEY; THENCE CONTINUING SOUTH 46° 32' 40" EAST 1011.07 FEET TO THE EASTERLY LINE OF SAID SECTION 4; THENCE LEAVING SAID GENERAL NORTHEASTERLY LINE ALONG SAID EASTERLY LINE SOUTH 00° 55' 45" WEST 47.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1139.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 31° 11' 51" WEST; THENCE ALONG SAID CURVE NORTHWESTERLY 216.26 FEET THROUGH A CENTRAL ANGLE OF 10° 52' 44" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1161.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 20° 19' 07" EAST; THENCE ALONG SAID CURVE NORTHWESTERLY 401.16 FEET THROUGH CENTRAL ANGLE OF 19° 47' 50"; THENCE RADIALLY FROM SAID CURVE NORTH 40° 06' 57" EAST 2.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1159.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 2.00 FEET

NORTHEASTERLY OF LAST SAID CURVE, A RADIAL LINE OF SAID CONCENTRIC CURVE FROM SAID POINT BEARS NORTH 40° 06' 57" EAST; THENCE ALONG SAID CURVE NORTHWESTERLY 327.41 FEET THROUGH A CENTRAL ANGLE OF 16° 11' 09" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE NORTHWESTERLY 64.24 FEET THROUGH A CENTRAL ANGLE OF 03° 10' 33" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1041.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 59° 28' 39" WEST; THENCE ALONG SAID CURVE NORTHWESTERLY 89.25 FEET THROUGH CENTRAL ANGLE OF 04° 54' 45" TO SAID SOUTHEASTERLY LINE OF PARCEL 2041-1; THENCE ALONG SAID SOUTHEASTERLY LINE NON-TANGENT FROM SAID CURVE NORTH 66° 15' 26" EAST 132.29 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE SOUTH 69° 32' 58" EAST 217.51 FEET TO THE TRUE POINT OF BEGINNING.

AND PARCEL A:

COMMENCING AT LS 16 AS SHOWN ON THE MAP FILED IN BOOK 121. PAGES 47 THROUGH 49, INCLUSIVE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION 4 THE FOLLOWING COURSES:

SOUTH 46° 53' 18" EAST 1387.02 FEET; THENCE SOUTH 46° 32' 40" EAST 399.19 FEET TO THE NORTHWESTERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1 AS

SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 58, PAGE 66 OF SAID RECORDS OF SURVEY; THENCE LEAVING SAID GENERAL NORTHEASTERLY LINE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING COURSES:

SOUTH 54° 47' 48" WEST 211.68 FEET; THENCE SOUTH 74° 33' 01" WEST 269.81 FEET; THENCE

SOUTH 01° 14' 41" WEST 62.00 FEET; THENCE SOUTH 66° 35' 32" WEST 82.37 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 1 OF THAT CERTAIN GRANT DEED RECORDED DECEMBER 1, 2000 AS INSTRUMENT NO. 2000--479181 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES:

CONTINUING SOUTH 66° 35' 32" WEST 117.40 FEET; THENCE SOUTH 63° 50' 33" WEST 85.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHEASTERLY LINE SOUTH 14° 37' 37" EAST 294.98 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A; THENCE SOUTH 76° 51' 45" WEST 28.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE WESTERLY AND NORTHWESTERLY 23.18 FEET THROUGH A CENTRAL ANGLE OF 88° 32' 28"; THENCE TANGENT TO SAID CURVE NORTH 14° 35' 47" WEST 270.85 FEET TO SAID SOUTHEASTERLY LINE OF PARCEL 1; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 63° 50' 33" WEST 43.40 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL B:

COMMENCING AT POINT A AS DESCRIBED IN PARCEL A ABOVE; THENCE SOUTH 14° 37' 37" EAST 7.45 FEET; THENCE NORTH 80° 03' 58" EAST 170.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 80° 03' 58" EAST 47.44 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT B; THENCE SOUTH 71° 06' 50" WEST 23.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE WESTERLY 20.76 FEET THROUGH A CENTRAL ANGLE OF 29° 44' 19"; THENCE NORTH 79° 08' 51" WEST 4.26 FEET TO THE TRUE POINT OF BEGINNING.

AND PARCEL C:

COMMENCING AT POINT BAS DESCRIBED IN PARCEL B ABOVE; THENCE NORTH 80° 03' 58" EAST 18.88 FEET; THENCE NORTH 11° 51' 13" WEST 1.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 11° 51' 13" WEST 16.21 FEET TO THE SOUTHERLY LINE OF SAID RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1; THENCE ALONG SAID SOUTHERLY LINE NORTH 78° 15' 44" EAST 52.69 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 28° 11' 47" WEST 31.08 FEET; THENCE NORTH 88° 37' 14" WEST 33.58 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION IN ANAL ORDER OF CONDEMNATION, CASE NO. RIC1106550, SUPERIOR COURT OF THE STATE OF CALIFORNIA, RECORDED MAY 22, 2014 AS INSTRUMENT NO. 2014-0187867 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT LS 16 AS SHOWN ON THE MAP ALED IN BOOK 121, PAGES 47 THROUGH 49, INCLUSIVE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF: RIVERSIDE; THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION 4 THE FOLLOWING COURSES:

SOUTH 46° 53' 18" EAST 1387.02 FEET; THENCE SOUTH 46° 32' 40" EAST 399.19 FEET TO THE NORTHWESTERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 58, PAGE 66 OF SAID RECORDS OF SURVEY; THENCE LEAVING SAID GENERAL NORTHEASTERLY LINE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING COURSES:

SOUTH 54° 47' 48" WEST 211.68 FEET; THENCE SOUTH 74° 33' 01" WEST 269.81 FEET; THENCE

SOUTH 01° 14' 41" WEST 62.00 FEET; THENCE SOUTH 66° 35' 32" WEST 82.37 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF PARCEL 1 OF THAT CERTAIN GRANT DEED RECORDED DECEMBER 1, 2000 AS INSTRUMENT NO. 2000-479181 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER; THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES:

CONTINUING SOUTH 66° 35' 32" WEST 117.40 FEET; THENCE SOUTH 63° 50' 33" WEST 85.21 FEET;
THENCE LEAVING SAID SOUTHEASTERLY LINE SOUTH 14° 37' 37" EAST 302.43 FEET;
THENCE NORTH
80° 03' 58" EAST 236.45 FEET; THENCE NORTH 110 51' 13" WEST 18.07 FEET TO THE
WESTERLY LINE OF SAID PARCEL 2041-1; THENCE ALONG SAID WESTERLY LINE
THE FOLLOWING COURSES:
NORTH 40° 40' 55" WEST 180.55 FEET; THENCE NORTH 01° 09' 15" WEST 181.48 FEET
TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (275-030-010-0)

THAT PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY; AND THOSE PORTIONS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF LOT 5 OF SAID SECTION 4, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY, LYING NORTH AND EASTERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-INCH IRON PIPE SET IN CONCRETE, SET FOR THE CENTER OF SAID SECTION 4;

THENCE ALONG THE 1/4 SECTION OF SAID SECTION 4, SOUTH 89° 42' EAST, 1013.40 FEET TO A 2-INCH IRON PIPE WITH CAP SET IN CONCRETE, TO THE TRUE OF BEGINNING;

THENCE SOUTH, 303.80 FEET TO A 2-INCH IRON PIPE SET IN CONCRETE, SAID PIPE BEING

POINT "A";

THENCE NORTH 68° 45' 00" EAST, TO A POINT WHICH SET A 2-INCH IRON PIPE WITH CAP SET IN CONCRETE, SAID POINT LYING ON THE NATIONAL FOREST GRANT BOUNDARY LINE, SAID LINE BEING THE COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINE OF BEFORE SAID LOT 5, AND LYING 537.21 FEET MORE OR LESS FROM POINT "A".

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 2041-1, AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 58, PAGE 66 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, AS CONVEYED TO RIVERSIDE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 19, 1974, AS INSTRUMENT NO. 76072 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED MARCH 20, 2014, AS INSTRUMENT NO. 2014- 0103287 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT LS 16 AS SHOWN ON THE MAP FILED IN BOOK 121. PAGES 47 THROUGH 49, INCLUSIVE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE;

THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION 4 SOUTH 46° 53' 18" EAST 318.70 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 755.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 88° 08' 59" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE ALONG SAID CURVE SOUTHEASTERLY

748.25 FEET THROUGH A CENTRAL ANGLE OF 56° 47' 02"; THENCE TANGENT FROM SAID CURVE SOUTH 54° 56' 01" EAST 690.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 35° 03' 59" WEST 19.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 468.0 FEET; THENCE ALONG SAID CURVE SOUTHWESTERLY 149.05 FEET THROUGH A CENTRAL ANGLE OF 18° 14' 50" TO THE NORTHWESTERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 58, PAGE 66, OF SAID RECORDS OF SURVEY; THENCE NON-TANGENT FROM SAID CURVE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING COURSES:

NORTH 74° 33' 01" EAST 130.62 FEET; THENCE NORTH 54° 47' 48" EAST 69.69 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 54° 56' 01" WEST 83.05 FEET TO THE TRUE BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION IN FINAL ORDER OF CONDEMNATION, CASE NO. RIC1106550, SUPERIOR COURT OF THE STATE OF CALIFORNIA, RECORDED MAY 22, 2014 AS INSTRUMENT NO. 2014-0187867 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT LS 16 AS SHOWN ON THE MAP FILED IN BOOK 121, PAGES 47 THROUGH 49, INCLUSIVE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION 4 THE FOLLOWING COURSES:

SOUTH 46° 53' 18" EAST 1387.02 FEET; THENCE SOUTH 46° 32' 40" EAST 399.19 FEET TO THE NORTHWESTERLY LINE OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT PARCEL NO. 2041-1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 58, PAGE 66, OF SAID RECORDS OF SURVEY; THENCE LEAVING SAID GENERAL NORTHEASTERLY LINE ALONG SAID NORTHWESTERLY LINE SOUTH 54° 47' 48" WEST 141.99 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 54° 56' 01" WEST 1555.73 FEET; THENCE SOUTH 45° (0' 00" WEST 105.48 FEET TO THE WESTERLY LINE OF GOVERNMENT LOT 4 OF SAID FRACTIONAL SECTION 4; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID GOVERNMENT LOT 4 THE FOLLOWING COURSES:

NORTH 0° 59' 25" EAST 786.33 FEET; THENCE SOUTH 89° 15' 45" EAST 193.48 FEET TO SAID GENERAL NORTHEASTERLY LINE OF SAID FRACTIONAL SECTION 4; THENCE ALONG SAID GENERAL NORTHEASTERLY LINE SOUTH 08° 39' 07" WEST 302 .04 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (275-050-004-7)

GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MARCH 22, 1979 AS INSTRUMENT NO. 56922 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THOSE MINERALS AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED MARCH 23, 1925 IN BOOK 9 PAGE 88 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5: (275-080-010-5 AND 275-070-003-8 AND 275-040-006-8 AND 275-040-011-2)

THE BIG 4 CLAIM, COMPRISING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINE; THE BLACK CHIEF CLAIM, COMPRISING THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINE; THE DUTCH REPUBLIC CLAIM 1, COMPRISING GOVERNMENT LOT 6 IN SECTION 4; THE KENO CLAIM, COMPRISING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST OF THE NORTHWEST QUARTER OF SECTION 10; THE KROONEN CLAIM, COMPRISING GOVERNMENT LOT 3 IN SECTION NINE; THE LITTLE CANYON CLAIM, COMPRISING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THE VICTOR CLAIM, COMPRISING THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE WHITE CLAY CLAIM, COMPRISING GOVERNMENT LOTS 1 AND 2 IN SECTION 9, ALL IN TOWNSHIP FOUR SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THOSE MINERALS, AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED JANUARY 2, 1918 IN BOOK 7, PAGE 319 OF PATENTS.

EXHIBIT “B”
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR
COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)
OF THE CITY OF CORONA

A Special Tax (the “Special Tax”) shall be levied on and collected from each Assessor’s Parcel (defined below) in Community Facilities District No. 2016-3 (Maintenance Services) (the “CFD No. 2016-3” or “CFD”; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2017, in an amount determined by the City Council of the City of Corona, acting in its capacity as the legislative body of CFD No. 2016-3, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2016-3, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

A. DEFINITIONS

“Acre” or “Acreage” means the land area of an Assessor’s Parcel as shown on any Assessor’s Parcel Map, or if the land area is not shown on the Assessor’s Parcel Map, the land area as shown on the applicable Final Map, or if the area is not shown on the applicable Final Map, the land area shall be calculated by the Administrator.

“Administrative Expenses” means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2016-3 including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2016-3, or any designee thereof associated with fulfilling the CFD No. 2016-3 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2016-3 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees including payment of a proportional share of City overhead and salaries and benefits of any City employees whose duties are related to the administration of CFD No. 2016-3 and third party expenses related to CFD No. 2016-3. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2016-3 for any other administrative purposes of CFD No. 2016-3, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

“Administrator” means the City Manager of the City of Corona, or his or her designee.

“Approved Property” means all Assessor’s Parcels of Taxable Property that are included in a Final Map that was recorded prior to the March 1 preceding the Fiscal Year in which the Special Tax is being levied, and that have not been issued a building permit on or prior to the June 1 preceding the Fiscal year in which the special tax is being levied.

“Assessor’s Parcel” means a lot or parcel of land that is identifiable by an Assessor’s Parcel Number by the County Assessor of the County of Riverside.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that identification number assigned to a parcel by the County Assessor of the County.

“Building Square Footage” or **“BSF”** means the floor area square footage reflected on the original construction building permit issued for construction of a building of Non-Residential Property and any Building Square Footage subsequently added to a building of such Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD” or **“CFD No. 2016-3”** means the City of Corona Community Facilities District No. 2016-3 (Maintenance Services).

“City” means the City of Corona.

“Contingent Services” means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2016-3 as set forth in the documents adopted by the City Council at the time the CFD was formed to be provided by the City in the event the Administrator makes a determination pursuant to Section C(2) that a Property Owners’ Association fails to adequately provide such services.

“County” means the County of Riverside.

“Developed Property” means all Assessor’s Parcels of Taxable Property for which a building permit for new construction has been issued on or prior to June 1 preceding the Fiscal Year in which the Special Tax is being levied.

“Exempt Property” means all Assessors’ Parcels designated as being exempt from the Special Tax as provided for in Section G.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period from and including July 1st of any year to and including the following June 30th.

“Land Use Category” or “LUC” means any of the categories contained in Section B hereof to which an Assessor’s Parcel is assigned consistent with the land use approvals that have been received or proposed for the Assessor’s Parcel as of June 1 preceding the Fiscal Year in which the Special Tax is being levied.

“Maximum Special Tax” means either Maximum Special Tax A and/or Maximum Special Tax B (Contingent), as applicable.

“Maximum Special Tax A” means for each Assessor’s Parcel and each Fiscal Year, the maximum Special Tax A, as determined in accordance with Section C below that can be levied on such Assessor’s Parcel in such Fiscal Year.

“Maximum Special Tax B (Contingent)” means for each Assessor’s Parcel and each Fiscal Year, the maximum Special Tax B (Contingent), as determined in accordance with Section C below that can be levied on such Assessor’s Parcel in such Fiscal Year.

“Multi-Family Residential Property” or “MFR” means any Assessor’s Parcel of Residential Property upon which a building or buildings comprised of attached Residential Units sharing at least one common wall with another unit are constructed or are intended to be constructed.

“Non-Residential Property” or “NR” means all Assessor’s Parcels of Taxable Property for which a building permit(s) was issued for a non-residential use. The Administrator shall make the determination if an Assessor’s Parcel is Non-Residential Property.

“Property Owner’s Association” or “POA” means the property owner’s association or homeowner’s association established to maintain certain landscaping within a Tax Zone.

“Proportionately” means for Taxable Property that is: (i) Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Parcels of Approved Property, and (iii) Undeveloped Property that the ratio of the actual Special Tax levy per acre to the Maximum Special Tax per acre is the same for all Parcels of Undeveloped Property.

“Residential Unit” or “RU” means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator.

“Residential Property” means all Assessor’s Parcels of Taxable Property upon which Residential Units have been constructed or are intended to be constructed or for which building permits have been or may be issued for purposes of constructing one or more Residential Units.

“Service(s)” means services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, those services authorized to be funded by CFD No. 2016-3 as set forth in the documents adopted by the City Council at the time the CFD was formed.

“Single Family Residential Property” or “SFR” means any Residential Property other than Multi-Family Residential Property on an Assessor’s Parcel.

“Special Tax(es)” means the Special Tax A or Special Tax B (Contingent) to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property.

“Special Tax A” means the annual special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax A Requirement.

“Special Tax A Requirement” means for each Tax Zone that amount to be collected in any Fiscal Year to pay for certain costs as required to meet the needs of such Tax Zone within CFD No. 2016-3 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for maintenance services including but not limited to (i) maintenance and lighting of parks, parkways, streets, roads and open space, (ii) maintenance and operation of water quality improvements, (iii) public street sweeping, (iv) fund an operating reserve for the costs of Services as determined by the Administrator, and (v) Administrative Expenses. Under no circumstances shall the Special Tax A Requirement include funds for Bonds.

“Special Tax B (Contingent)” means the annual special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax B (Contingent) Requirement, if required.

“Special Tax B (Contingent) Requirement” means that amount required in any Fiscal Year, if the POA is unable to maintain the Contingent Service(s) to: (i) pay the costs of Contingent Services incurred or otherwise payable in the Calendar Year commencing in such Fiscal Year; (ii) fund an operating reserve for the costs of Contingent Services as determined by the Administrator; less a credit for funds available to reduce the annual Special Tax B (Contingent) levy as determined by the Administrator.

“Taxable Property” means all Assessor’s Parcels within CFD No. 2016-3, which are not Exempt Property.

“Taxable Unit” means a Residential Unit, Building Square Footage, or an Acre.

“Tax Zone” means a mutually exclusive geographic area, within which particular Special Tax rates may be levied pursuant to this Rate and Method of Apportionment of Special Tax. Appendix C identifies the Tax Zone in CFD No. 2016-3 at formation; additional Tax Zones may be created when property is annexed into the CFD.

“Tax Zone 1” means the specific geographic area identified on the CFD Boundary Map as Tax Zone 1.

“Tract(s)” means an area of land; i) within a subdivision identified by a particular tract number on a Final Map, ii) identified within a Parcel Map; or iii) identified within lot line adjustment approved for subdivision.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Approved Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, all Assessor’s Parcels of Taxable Property within CFD No. 2016-3 shall be classified as Developed Property, Approved Property, or Undeveloped Property, and shall be subject to the levy of Special Taxes as determined pursuant to Sections C and D below. Assessor’s Parcels of Developed Property and Approved Property shall be classified as either Residential Property or Non-Residential Property. Residential Property shall be further classified as Single Family Residential Property or Multi-Family Residential Property and the number of Residential Units shall be determined by the Administrator.

C. MAXIMUM SPECIAL TAX RATES

For purposes of determining the applicable Maximum Special Tax for Assessor’s Parcels of Developed Property and Approved Property which are classified as Residential Property, all such Assessor’s Parcels shall be assigned the number of Residential Unit(s) constructed or to be constructed thereon as specified in or shown on the building permit(s) issued or Final Map as determined by the Administrator. Once a single family attached or multi-family building or buildings have been built on an Assessor's Parcel, the Administrator shall determine the actual number of Residential Units contained within the building or buildings, and the Special Tax A levied against the Assessor’s Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Residential Units by the Maximum Special Tax per Residential Unit for the Tax Zone below or as included in Appendix A as each annexation occurs.

For purposes of determining the applicable Maximum Special Tax for Assessor’s Parcels of Developed Property and Approved Property which are classified as Non-Residential Property, all such Assessor’s Parcels shall be assigned the number of Building Square Footage or Acres as shown on the Final Map as determined by the Administrator. Once the Administrator determines the actual number of Building Square Footage or Acres for the Assessor’s Parcels, the Special Tax A levied against the Assessor’s Parcel in the next Fiscal Year shall be calculated by multiplying the number of Building Square Footage or Acres by the Maximum Special Tax per Taxable Unit identified for the applicable Tax Zone below or as included in Appendix A as each annexation occurs.

1. Special Tax A

a. Developed Property

(i) Maximum Special Tax A

The Maximum Special Tax A for each Assessor’s Parcel of Developed Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zones annexed and included in Appendix A. The Maximum Special Tax A for Developed Property for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 1 below:

**TABLE 1
MAXIMUM SPECIAL TAX A RATES
DEVELOPED PROPERTY**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax A
1	TR 36533	Single Family Residential Property	RU	\$202

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2018 the Maximum Special Tax A for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax A that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax A that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

b. Approved Property

The Maximum Special Tax A for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Approved Property for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 2 below:

**TABLE 2
MAXIMUM SPECIAL TAX A RATES
APPROVED PROPERTY**

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax A
1	TR 36533	Single Family Residential Property	RU	\$202

On each July 1, commencing on July 1, 2018 the Maximum Special Tax A for Approved Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax A for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax A for Undeveloped Property for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 3 below:

**TABLE 3
MAXIMUM SPECIAL TAX A RATES
UNDEVELOPED PROPERTY**

Tax Zone	Tracts	Taxable Unit	Maximum Special Tax A
1	TR 36533	Acre	\$638

On each July 1, commencing on July 1, 2018 the Maximum Special Tax A for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

2. Special Tax B (Contingent)

The City Council shall levy Special Tax B (Contingent) only in the event the POA defaults in its obligation to maintain the Contingent Services, which default shall be deemed to have occurred, as determined by the Administrator, in each of the following circumstances:

- (a) The POA files for bankruptcy;
- (b) The POA is dissolved;
- (c) The POA ceases to levy annual assessments for the Contingent Services; or
- (d) The POA fails to provide the Contingent Services at the same level as the City provides similar services and maintains similar improvements throughout the City and within ninety (90) days after written notice from the City, or such longer period permitted by the City Manager, fails to remedy the deficiency to the reasonable satisfaction of the City Council.

a. Developed Property

(i) Maximum Special Tax B (Contingent)

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Taxable Property is shown in Table 4 and shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zones annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 4 below:

TABLE 4
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES
DEVELOPED PROPERTY

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax B (Contingent)
1	TR 36533	Single Family Residential Property	RU	\$366

(ii) Increase in the Maximum Special Tax B (Contingent)

On each July 1, commencing on July 1, 2018 the Maximum Special Tax B (Contingent) for Developed Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

(iii) Multiple Land Use Categories

In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax B (Contingent) that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax B (Contingent) that can be levied for each Land Use Category located on that Assessor's Parcel. For an Assessor's Parcel that contains more than one land use, the Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Administrator's allocation to each type of property shall be final.

b. Approved Property

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Approved Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 5 below:

TABLE 5
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES
APPROVED PROPERTY

Tax Zone	Tract	Land Use Category	Taxable Unit	Maximum Special Tax B (Contingent)
1	TR 36533	Single Family Residential Property	RU	\$366

On each July 1, commencing on July 1, 2018 the Maximum Special Tax B (Contingent) for Approved Property shall increase by i) the percentage increase in the Consumer Price

Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

c. Undeveloped Property

The Maximum Special Tax B (Contingent) for each Assessor's Parcel of Undeveloped Property shall be specific to each Tax Zone within the CFD. When additional property is annexed into CFD No. 2016-3, the rate and method adopted for the annexed property shall reflect the Maximum Special Tax B (Contingent) for the Tax Zone annexed and included in Appendix A. The Maximum Special Tax B (Contingent) for Fiscal Year 2017-18 within Tax Zone 1 is identified in Table 6 below:

**TABLE 6
MAXIMUM SPECIAL TAX B (CONTINGENT) RATES
UNDEVELOPED PROPERTY**

Tax Zone	Tracts	Taxable Unit	Maximum Special Tax B (Contingent)
1	TR 36533	Acre	\$1,156

On each July 1, commencing on July 1, 2018 the Maximum Special Tax B (Contingent) for Undeveloped Property shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

D. METHOD OF APPORTIONMENT OF ANNUAL SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2017-18 and for each following Fiscal Year, the City Council shall determine the Special Tax A Requirement for each Tax Zone and shall levy the Special Tax A on all Assessor's Parcels of Taxable Property within such Tax Zone until the aggregate amount of Special Tax A equals the Special Tax A Requirement for such Tax Zone. The Special Tax A shall be levied for each Fiscal Year as follows:

First: The Special Tax A shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax A to satisfy the Special Tax A Requirement;

Second: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax A for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps has been completed, the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

2. Special Tax B (Contingent)

Commencing with the first Fiscal Year in which Special Tax B (Contingent) is authorized to be levied and for each following Fiscal Year, the City Council shall determine the Special Tax B (Contingent) Requirement for each Tax Zone, if any, and shall levy the Special Tax on all Assessor's Parcels of Taxable Property within such Tax Zone until the aggregate amount of Special Tax B (Contingent) equals the Special Tax B (Contingent) Requirement for such Tax Zone. The Special Tax B (Contingent) shall be levied for each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax B (Contingent) to satisfy the Special Tax B (Contingent) Requirement;

Second: If additional moneys are needed to satisfy the Special Tax B (Contingent) Requirement after the first step has been completed, the Special Tax B (Contingent) shall be levied Proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax B (Contingent) for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax B (Contingent) Requirement after the first two steps has been completed, the Special Tax B (Contingent) shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax B (Contingent) for Undeveloped Property.

E. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2016-3 from time to time. As each annexation is proposed, an analysis will be prepared to determine the annual cost for providing Services to such properties. Based on this analysis, any properties to be annexed, pursuant to California Government Code section 53339 et seq. will be assigned the appropriate Maximum Special Tax rates for the Tax Zone when annexed and included in Appendix A.

F. DURATION OF SPECIAL TAX

For each Fiscal Year, the Special Tax A shall be levied as long as the Services are being provided.

For each Fiscal Year, the Special Tax B (Contingent) shall be levied as long as the Contingent Services are being provided.

G. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2016-3, all Assessor's; (i) which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) which are privately owned but are encumbered

by or restricted solely for public uses; or (iv) which are in use in the performance of a public function as determined by the Administrator.

H. APPEALS

Any property owner claiming that the amount or application of the Special Taxes are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator of CFD No. 2016-3 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

I. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2016-3 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

APPENDIX A
CITY OF CORONA
COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)

COST ESTIMATE

Special Tax A Services - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2018-19. These services are being funded by the levy of Special Tax A for Community Facilities District No. 2016-3.

TAX ZONE 5 (SERVICES)
TRACT NO. 36544

Item	Description	Estimated Cost
1	Landscaping	\$96,782
2	Streetlights	\$8,859
3	Traffic Signals	\$22,880
4	Street & Pavement	\$12,654
5	Drainage	\$27,374
6	Parks	\$55,188
7	Graffiti Abatement	\$1,092
8	Administration	\$33,724
9	Reserves	\$16,000
Total		\$274,553

Special Tax B Contingent Services - The estimate breaks down the costs of providing one year's maintenance services for Fiscal Year 2018-19. These services are being funded by the levy of Special Tax B (Contingent) for Community Facilities District No. 2016-3.

TAX ZONE 5 (SERVICES)
TRACT NO. 36544

Item	Description	Estimated Cost
1	Drainage	\$18,745
2	Administration	\$2,812
3	Reserves	\$1,875
Total		\$23,432

**MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE
DEVELOPED PROPERTY**

Tax Zone	Fiscal Year Included	Tract/APN	No. of Taxable Units	Land Use Category	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Subdivider
1	2017-18	36533	103	SFR	RU	\$202	\$366	Mari Girgis, LLC
2	2017-18	36427	146	MFR	RU	\$368	\$14	LCG Harrington, LLC
3	2017-18	PM 37167	2.50	NR	Acre	\$953	\$0	Third Street Annex, LLC
4	2017-18	115210025	3.74	NR	Acre	\$2,608	\$0	LBA RV-Company XX, LP
5	2018-19	36544	292	SFR	RU	\$941	\$81	Richland Communities

**MAXIMUM SPECIAL TAXES ASSIGNED TO EACH TAX ZONE
UNDEVELOPED PROPERTY**

Tax Zone	Fiscal Year Included	Tract/APN	No. of Taxable Units	Taxable Unit	Maximum Special Tax A	Maximum Special Tax B (Contingent)	Subdivider
1	2017-18	36533	32.62	Acres	\$638	\$1,156	Mari Girgis, LLC
2	2017-18	36427	8.30	Acres	\$6,533	\$247	LCG Harrington, LLC
3	2017-18	PM 37167	2.50	Acres	\$953	\$0	Third Street Annex, LLC
4	2017-18	115210025	3.74	Acres	\$2,608	\$0	LBA RV-Company XX, LP
5	2018-19	36544	68.33	Acres	\$4,018	\$343	Richland Communities

ESCALATION OF MAXIMUM SPECIAL TAXES

On each July 1, commencing on July 1, 2018 the Maximum Special Tax shall increase by i) the percentage increase in the Consumer Price Index (All Items) for Los Angeles - Riverside - Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or ii) by two percent (2.0%), whichever is greater.

APPENDIX B
CITY OF CORONA
COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)
DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2016-3, as provided by Section 53313 of the Act, will include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services including the following:

(a) maintenance and lighting of parks, parkways, streets, roads and open space, which maintenance and lighting services may include, without limitation, furnishing of electrical power to street lights; repair and replacement of damaged or inoperative light bulbs, fixtures and standards; maintenance (including irrigation and replacement) of landscaping vegetation situated on or adjacent to parks, parkways, streets, roads and open space; maintenance and repair of irrigation facilities; maintenance of public signage; graffiti removal from and maintenance and repair of public structures situated on parks, parkways, streets, roads and open space; maintenance and repair of playground or recreation program equipment or facilities situated on any park; and

(b) maintenance and operation of water quality improvements which include storm drainage and flood protection facilities, including, without limitation, drainage inlets, catch basin inserts, infiltration basins, flood control channels, fossil fuel filters, and similar facilities. Maintenance services may include but is not limited to the repair, removal or replacement of all or part of any of the water quality improvements, fossil fuel filters within the public right-of-way including the removal of petroleum hydrocarbons and other pollutants from water runoff, or appurtenant facilities, clearing of inlets and outlets; erosion repairs; and cleanup to improvements, and other items necessary for the maintenance and servicing of the water quality basin improvements within flood control channel improvements; and

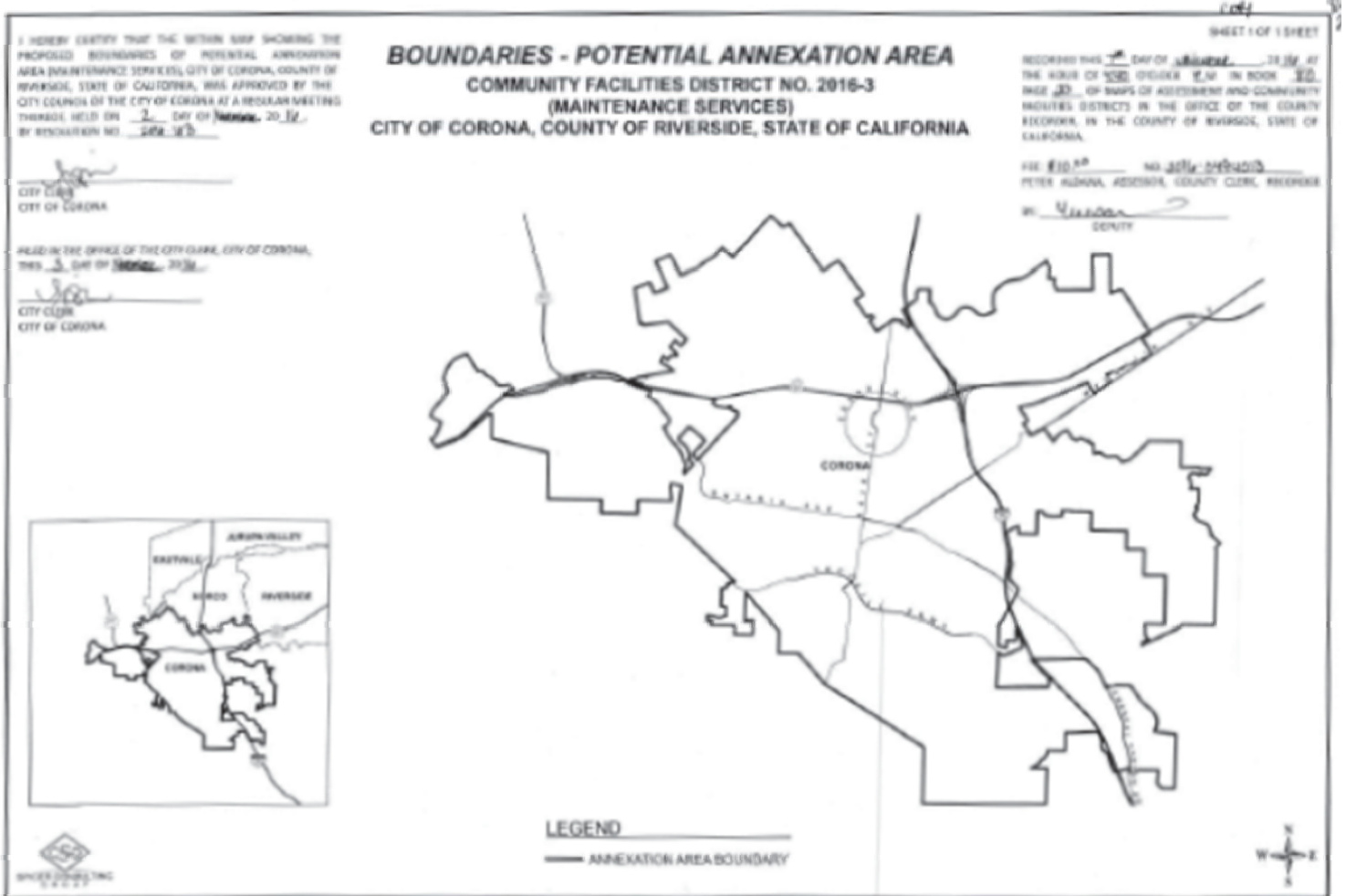
(c) public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2016-3; as well as local roads within residential subdivisions located within CFD No. 2016-3; and any portions adjacent to the properties within CFD No. 2016-3; and

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay "Administrative Expenses," as said term is defined in the Rate and Method of Apportionment.

The above services may be financed by proceeds of the special tax of CFD No. 2016-3 only to the extent that they are in addition to those provided in the territory of CFD No. 2016-3 before CFD No. 2016-3 was created or those provided in the territory annexed to CFD No. 2016-3 before the territory was annexed, as applicable.

APPENDIX C

CITY OF CORONA COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES) PROPOSED BOUNDARIES AND POTENTIAL ANNEXATION AREA BOUNDARIES



THIS MAP SHOWS THE BOUNDARIES OF AREAS TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES), OF THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE BOUNDARIES OF WHICH COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES) ARE SHOWN AND DESCRIBED ON THE MAP THEREOF WHICH WAS PREVIOUSLY RECORDED ON NOVEMBER 7, 2016 IN BOOK 80 OR MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 24 AND AS INSTRUMENT NO. 2016-0494014 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES), CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CORONA AT A REGULAR MEETING THEREOF, HELD ON _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

CITY CLERK
CITY OF CORONA

ANNEXATION MAP NO. 4

COMMUNITY FACILITIES DISTRICT NO. 2016-3 (MAINTENANCE SERVICES)


CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

RECORDED THIS _____ DAY OF _____, 20____, AT THE HOUR OF _____ O'CLOCK _____ M IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

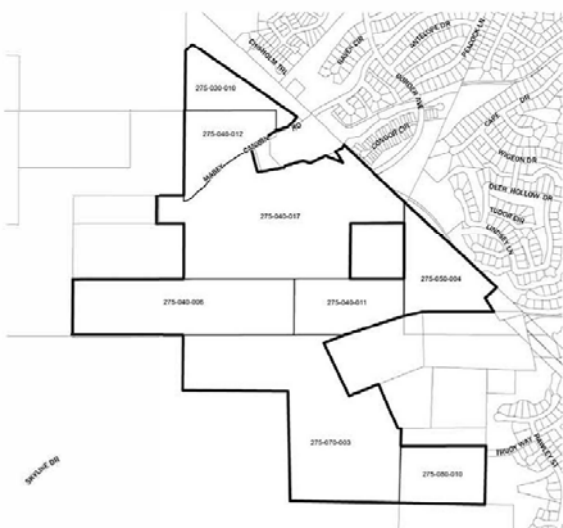
FEE: _____ NO.: _____
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: _____
DEPUTY



THIS ANNEXATION MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR MAPS FOR FISCAL YEAR 2017-18.

SPICER CONSULTING
S E O P



LEGEND

— ANNEXATION AREA BOUNDARY

— PARCEL BOUNDARY

XXX-XXX-XXX ASSESSOR'S PARCEL NUMBER

