

**CONSENT AND WAIVER TO SHORTENING OF TIME
FOR CONDUCTING A SPECIAL ELECTION IN
PROPERTY PROPOSED TO BE ANNEXED TO
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC SERVICES)
OF THE CITY OF CORONA
AND APPOINTMENT OF AUTHORIZED REPRESENTATIVES

ANNEXATION NO. 9**

**TO: CITY COUNCIL
CITY OF CORONA
COMMUNITY FACILITIES DISTRICT NO. 2016-1**

THE UNDERSIGNED DOES HEREBY CERTIFY UNDER PENALTY OF PERJURY
AS FOLLOWS:

1. The undersigned is an owner, or the duly authorized representative of such owner, of the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), and, in such capacity, possesses all legal authority necessary to execute this Consent and Waiver for and on behalf of such owner of the Property (the "Owner") in connection with the annexation of the Property to CFD No. 2016-1 (as defined below).
2. The Owner is aware of and understands the following:
 - A. The City Council of the City of Corona (the "City Council") has conducted proceedings pursuant to the "Mello-Roos Community Facilities Act of 1982" (Government Code §53311 and following) (the "Act") to form a community facilities district known and designated as Community Facilities District No. 2016-1 (Public Services) of the City of Corona ("CFD No. 2016-1") for the purpose of financing the Authorized Services (defined below).
 - B. The City Council and the qualified elector of CFD No. 2016-1 have previously authorized the levy of a special tax within CFD No. 2016-1 (the "Special Tax") pursuant to the Act and the Rate and Method of apportionment of the Special Tax (the "Rate and Method"), a copy of which is attached as Exhibit "B" hereto and incorporated herein by this reference. The Special Tax is authorized to be levied to fund the Special Tax Requirement as such term is defined in the Rate and Method for the purpose of paying for certain types of public services as described in Exhibit "C" attached hereto and incorporated herein by this reference (the "Authorized Services"). Such Authorized Services are not replacing services already available within the boundaries of CFD No. 2016-1 and the Property.

- C. Pursuant to Article 3.5 of the Act, the City Council has also undertaken proceedings and authorized the future annexation of certain territory, including the Property, to CFD No. 2016-1, upon the unanimous approval of the owner or owners of each parcel or parcels at the time that such parcel or parcels are annexed, without additional public hearings.
- D. The Act further requires, as a prerequisite to the annexation of the Property to CFD No. 2016-1 or the levy of the Special Tax within the Property, that the City Council must submit the question of whether or not to levy such Special Tax within the Property to the qualified elector or qualified electors of the Property at a special election. The Act further provides that 2/3's of the qualified electors must vote in favor of the levy of the Special Taxes.
- E. The Act provides that the qualified elector or qualified electors of the Property shall be the voters registered to vote within Property if at least twelve (12) persons, who need not necessarily be the same twelve (12) persons, have been registered to vote within the Property for each of the ninety (90) days preceding the date of the election at which the question of levying the Special Taxes is submitted to such qualified electors (the "Election Date"). Otherwise, the Act provides that the vote shall be by the landowners of the Property with each such landowner who is the owner of record on the date on which the election date is established, or the authorized representative of such owner, having one vote for each acre or portion of an acre of land that such landowner owns within the Property. If more than one of the record owners of an identified parcel submits a ballot, the votes attributable to the parcel shall be allocated in proportion to the respective record ownership interest of each record owner, rounded to the nearest one-tenth of a vote.
- F. The provisions of the Act require that such special election be held at least ninety (90), but not more than one hundred eighty days (180), days following the date on which the election date is established; provided, however, any such special election time limit specified by the Act or requirement pertaining to the conduct of such a special election may be waived with the unanimous consent of the qualified elector or qualified electors of the Property and the concurrence of the official conducting the election. As is stated below, it is proposed that the special election shall be held on **July 24, 2018** or such other date upon which all of the qualified electors of the Property and the official conducting the election may concur.

3. The Owner consents to and expressly approves the annexation of the Property to CFD No. 2016-1 and the authorization for the levy of the Special Tax within the Property without further public hearing conducted pursuant to the provisions of the Act. The Owner waives any right which the Owner may have to make any protest or complaint or undertake any legal action challenging the validity of the proceedings of the City Council to authorize the future annexation of the Property to CFD No. 2016-1 or any necessity, requirement, right or entitlement for further

public hearing pertaining to the annexation of the Property to CFD No. 2016-1 and the levy of the Special Tax within the Property.

4. Owner certifies that there have been no persons residing within the Property for each of the ninety (90) days preceding the date of this Consent and Waiver.

5. Owner desires that the special election be held on **July 24, 2018** or such other date as the Owner and the City Clerk, acting as the official conducting the election (the "City Clerk"), may mutually agree.

6. Owner knowingly and voluntarily consents to the following:

- A. To the conduct of the special election on **July 24, 2018** or such other date as the Owner and the City Clerk may mutually agree.
- B. Owner expressly waives any right which Owner may have to have the special election conducted within the time periods specified in Government Code Section 53326.
- C. Owner waives any requirement for the mailing of the election ballot.
- D. Owner further waives any right or entitlement which Owner may have to have the ballot for such election accompanied by arguments for or against the ballot measure and the impartial analysis as otherwise required by Government Code Section 53327.
- E. Owner waives any protest, complaint or legal action of any nature whatsoever pertaining to the procedures to be undertaken for the conduct of such election, including but not limited to, the shortening of all time periods pertaining to the special election, including but not limited to, the time for holding the special election and the necessity and requirement for any newspaper publication of the notice of such special election and the lack of arguments and impartial analysis.

THIS CONSENT AND WAIVER AND APPOINTMENT OF AUTHORIZED REPRESENTATIVES was executed this 18 day of July, 2018, in Adrian Andover SC.
(City/Unincorporated Area) (State)

JBP, LLC

a California limited liability company, as to an undivided 1.69% interest of the Property

By: Steve Pelletier
Steve Pelletier
Managing Member

[Remainder of this page intentionally left blank.]

EXHIBIT A

DESCRIPTION OF PROPERTY

The property located in the City of Corona, County of Riverside, State of California, and described as follows:

TENTATIVE TRACT NO. 33135, BEING A SUBDIVISION OF THE FOLLOWING:

PARCEL B, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LLA 06-010 RECORDED JANUARY 29, 2007 AS INSTRUMENT NO. 2007-0065204 AND RE-RECORDED JULY 26, 2007 AS INSTRUMENT NO. 2007-0484260, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING SHOWN AS PARCEL "B" OF LOT LINE ADJUSTMENT 3191, RECORDED APRIL 27, 1990 AS INSTRUMENT NO. 154667 OF OFFICIAL RECORDS, AS SHOWN ON A RECORDS OF SURVEY ON FILE IN BOOK 122, PAGE 86, ALL BEING RECORDS OF RIVERSIDE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10, AS SHOWN ON SAID RECORD OF SURVEY, THENCE ALONG THE FOLLOWING ELEVEN (11) COURSES OF SAID PARCEL "B" OF INSTRUMENT NO. 154667 AS SHOWN ON SAID RECORD OF SURVEY; THENCE, SOUTH 02 DEGREES 37' 04" WEST, A DISTANCE OF 324.24 FEET TO AN ANGLE POINT; THENCE, SOUTH 89 DEGREES 37' 43" EAST, A DISTANCE OF 639.30 FEET TO AN ANGLE POINT; THENCE, SOUTH 02 DEGREES 26' 40" WEST, A DISTANCE OF 967.20 FEET TO AN ANGLE POINT; THENCE, SOUTH 89 DEGREES 53' 21" WEST, A DISTANCE OF 642.46 FEET TO AN ANGLE POINT; THENCE, NORTH 88 DEGREES 54' 18" WEST, A DISTANCE OF 682.01 FEET TO AN ANGLE POINT; THENCE, NORTH 02 DEGREES 25' 20" EAST, A DISTANCE OF 659.14 FEET TO AN ANGLE POINT; THENCE, NORTH 88 DEGREES 00' 28" WEST, A DISTANCE OF 684.03 FEET TO AN ANGLE POINT; THENCE, NORTH 02 DEGREES 13' 51" EAST, A DISTANCE OF 334.90 FEET TO AN ANGLE POINT; THENCE, NORTH 89 DEGREES 37' 11" WEST, A DISTANCE OF 1023.17 FEET TO AN ANGLE POINT; THENCE, NORTH 89 DEGREES 37' 11" WEST, A DISTANCE OF 341.06 FEET TO AN ANGLE POINT; THENCE, NORTH 02 DEGREES 01' 03" EAST, A DISTANCE OF 329.21 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL "B"; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL "B", SOUTH 89 DEGREES 51' 25" EAST, A DISTANCE OF 284.83 FEET TO AN ANGLE POINT; THENCE EASTERLY LEAVING SAID NORTHERLY LINE OF SAID PARCEL "B", SOUTH 75 DEGREES 11' 15" EAST, A DISTANCE OF 208.54 FEET TO AN ANGLE POINT; THENCE, SOUTH 70 DEGREES 34' 35" EAST, A DISTANCE OF 78.83 FEET TO AN ANGLE POINT; THENCE, SOUTH 64 DEGREES 29' 40" EAST, A DISTANCE OF 57.11 FEET TO AN ANGLE POINT; THENCE, SOUTH 65 DEGREES 12' 27" EAST, A DISTANCE OF 71.70 FEET TO AN ANGLE POINT; THENCE, SOUTH 71 DEGREES 09' 10" EAST, A DISTANCE OF 58.99 FEET TO AN ANGLE POINT; THENCE, SOUTH 79 DEGREES 27' 53" EAST, A DISTANCE OF 95.64 FEET TO AN ANGLE POINT; THENCE, SOUTH 89 DEGREES 53' 32" EAST, A DISTANCE OF 86.72 FEET TO AN ANGLE POINT; THENCE, NORTH 83 DEGREES 02' 53" EAST, A DISTANCE OF 84.09 FEET TO AN ANGLE POINT; THENCE, NORTH 72 DEGREES 58' 03" EAST, A DISTANCE OF 117.17 FEET TO AN ANGLE POINT; THENCE, NORTH 69 DEGREES 13' 49" EAST, A DISTANCE OF 85.49 FEET TO AN ANGLE POINT; THENCE, NORTH 66 DEGREES 19' 38" EAST, A DISTANCE OF 79.69 FEET TO AN ANGLE POINT; THENCE, NORTH 70 DEGREES 20' 18" EAST, A DISTANCE OF 78.00 FEET TO AN ANGLE POINT; THENCE, NORTH 86 DEGREES 44' 16" EAST, A DISTANCE OF 89.72 FEET TO AN ANGLE POINT; THENCE, NORTH 04 DEGREES 57' 08" EAST, A DISTANCE OF 14.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE

SOUTHERLY AND HAVING A RADIUS OF 657.50 FEET, SAID POINT BEING ON THE SAID NORTHERLY LINE OF SAID PARCEL "B", A RADIAL BEARING TO SAID POINT BEARS NORTH 06 DEGREES 01' 41" EAST; THENCE ALONG THE FOLLOWING EIGHT (8) COURSES OF SAID PARCEL "B" OF INSTRUMENT NO. 154667 AS SHOWN ON SAID RECORD OF SURVEY; THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23' 48", AN ARCH LENGTH OF 38.98 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE EASTERLY ALONG SAID TANGENT LINE, SOUTH 80 DEGREES 34' 31" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 942.50 FEET; THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 22' 08", AN ARC LENGTH OF 219.91 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE EASTERLY ALONG SAID TANGENT LINE, NORTH 86 DEGREES 03' 21" EAST, A DISTANCE OF 603.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 318.00 FEET; THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 47' 10", AN ARC LENGTH OF 98.72 FEET TO THE BEGINNING OF A NON-TANGENT LINE, A RADIAL BEARING TO SAID POINT BEARS NORTH 13 DEGREES 50' 31" EAST; THENCE SOUTHERLY ALONG SAID NON-TANGENT LINE, SOUTH 27 DEGREES 04' 15" EAST, A DISTANCE OF 19.65 FEET; THENCE, SOUTH 22 DEGREES 01' 48" WEST, A DISTANCE OF 26.38 FEET; THENCE, SOUTH 87 DEGREES 06' 59" EAST, A DISTANCE OF 254.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ALSO BEING SHOWN AS PARCEL 1 OF INSTRUMENT NO. 249855, RECORDED DECEMBER 1, 1983 OF OFFICIAL RECORDS, AS SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 122, PAGE 86 ALL BEING RECORDS OF RIVERSIDE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE ALONG THE FOLLOWING FOUR (4) COURSES OF PARCEL 1 OF INSTRUMENT NO. 249855 AS SHOWN ON SAID RECORD OF SURVEY; NORTH 02 DEGREES 04' 19" EAST, A DISTANCE OF 330.63; THENCE, SOUTH 89 DEGREES 37' 11" EAST, A DISTANCE OF 1023.17 FEET; THENCE, SOUTH 02 DEGREES 13' 51" WEST, A DISTANCE OF 334.90 FEET; THENCE, NORTH 89 DEGREES 22' 55" WEST, A DISTANCE OF 1022.12 FEET TO THE POINT OF BEGINNING.

APN: 275-090-013-9

EXHIBIT "B"
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC 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. 2016-1 (Public Services) (the "CFD No. 2016-1" or "CFD"; defined below), in each Fiscal Year, (defined below), commencing in the Fiscal Year beginning July 1, 2016, in an amount determined by the City Council of the City of Corona, acting in its capacity as the legislative body of CFD No. 2016-1, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2016-1, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

A. DEFINITIONS

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the formation, annexation, and administration of CFD No. 2016-1 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. 2016-1, or any designee thereof associated with fulfilling the CFD No. 2016-1 reporting requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2016-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2016-1 for any other administrative purposes of CFD No. 2016-1, 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.

"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 the identification number assigned to a parcel by the County Assessor of the County of Riverside.

"CFD" or "CFD No. 2016-1" means the City of Corona Community Facilities District No. 2016-1 (Public Services).

“City” means the City of Corona.

“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 March 1 preceding the Fiscal Year in which the Special Tax is being levied.

“Developed Multi-Family Property” means all Assessor’s Parcels of Developed Property for which a building permit or use permit for the construction of a residential structure with two or more Residential Units that share a single Assessor’s Parcel Number, as determined by the Administrator, has been issued prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied.

“Developed Single Family Property” means any residential property other than a Developed Multi-Family Property on an Assessor’s Parcel for which a building permit for new construction has been issued by the City on or prior to March 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 E.

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

“Maximum Special Tax” means the Maximum Special Tax, as applicable, levied within the CFD for any Fiscal Year.

“Future Annexation Area” means any area included inside the boundaries of the proposed boundary map included in Appendix C.

“Proportionately” means for Taxable Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor’s Parcels.

“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 completed Residential Units have been constructed or for which building permits have been or may be issued for purposes of constructing one or more Residential Units.

“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. 2016-1 as set forth in Appendix B.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property.

"Special Tax Requirement" means the amount to be collected in any Fiscal Year to pay for certain costs as required to meet the public safety needs of CFD No. 2016-1 in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the direct costs for (i) police protection services, (ii) fire protection and suppression services, (iii) paramedic services, (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 Requirement include funds for bonds.

"Taxable Property" means all Assessor's Parcels within CFD No. 2016-1, which are not Exempt Property.

"Taxable Unit" means a Residential Unit.

B. RATE AND METHOD OF APPORTIONMENT OF MAXIMUM SPECIAL TAX RATES

As of July 1 of each Fiscal Year, commencing July 1, 2016, the Council shall determine the Special Tax Requirement and shall levy the Special Tax upon each of the Assessor's Parcels within the CFD which constitute a Developed Single Family Property or a Developed Multi-Family Property until the aggregate amount of Special Tax equals the Special Tax Requirement. The Special Tax shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax to satisfy the Special Tax Requirement.

The Maximum Special Tax for Fiscal Year 2016-2017 for a Developed Single Family Property and a Developed Multi-Family Property are shown below in Table 1.

TABLE 1
MAXIMUM SPECIAL TAX RATES
FISCAL YEAR 2016-2017

Description	Taxable Unit	Maximum Special Tax
Developed Single Family Property	RU	\$516
Developed Multi-Family Property	RU	\$358

Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2017 the Maximum Special Tax 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 four percent (4.0%), whichever is greater.

No Special Tax shall be levied on property which, at the time of adoption of the Resolution of Formation for CFD No. 2016-1 is an Exempt Property.

C. FUTURE ANNEXATIONS

It is anticipated that additional properties will be annexed to CFD No. 2016-1 from time to time. Pursuant to California Government Code section 53339 et seq., the rate and method adopted for the annexed property shall reflect the Maximum Special Tax rate at the then current year's Maximum Special Tax rate as set forth in Appendix A.

D. TERM OF SPECIAL TAX

For each Fiscal Year, the Maximum Special Taxes shall be levied as long as the Services are being provided within the boundaries of CFD No. 2016-1.

E. EXEMPTIONS

The City shall classify as Exempt Property within CFD No. 2016-1, any Assessor's Parcel in any of the following categories; (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) Assessor's Parcels which are privately owned but are encumbered by or restricted solely for public uses; (iv) any Assessor's Parcel which is in use in the performance of a public function as determined by the Administrator; or (v) Assessor's Parcel which is not a Developed Single Family Property or a Developed Multi-Family Property.

F. 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 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 representative'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).

G. MANNER OF COLLECTION

The Maximum Special Taxes levied in each Fiscal Year 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, the District may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

The Maximum Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Maximum Special Taxes. The lien of Maximum Special Taxes shall continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

APPENDIX A
CITY OF CORONA
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC SERVICES)

ANNEXATION SUMMARY

Public Services - It is estimated that the cost of providing police, fire protection, and paramedic services being funded by the Special Tax for the Community Facilities District No. 2016-1 (Public Services) will be as follows for the Fiscal Year 2016-2017:

- \$516 per residential unit for Developed Single Family Residential Property
- \$358 per residential unit for Developed Multi-Family Residential Property

Annual Escalation - On each July 1, commencing on July 1, 2017 the Maximum Special Tax 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 four percent (4.0%), whichever is greater.

Annex. #	Fiscal Year	Tract	Development Name	No. of Taxable Units	Land Use Category	Maximum Special Tax at Annex.	Subdivider
Original	2016-17	36355	Village of Terrassa	146	Developed Single Family Property	\$516	Tri Pointe Homes, Inc
1	2017-18	36533	Monteolivo	103	Developed Single Family Property	\$516	Mari Girgis, LLC
2	2017-18	36427	Boardwalk Townhomes	148	Developed Multi-Family Property	\$358	LCG Harrington, LLC
3	2017-18	37057	Valencia & Seville	92	Developed Single Family Property	\$536.64	Van Daele
4	2017-18	36294	Bedford	Up to 1621	Developed Single Family Property	\$536.64	Arantine Hills Holdings, LP
5	2017-18	36541	Sierra Bella	237	Developed Single Family Property	\$536.64	CalAtlantic Group, Inc.
6	2017-18	35661	The Monterey	149	Developed Multi-Family Property	\$372.32	Vista Monterey 91, LLC
7	2017-18	31373		25	Developed Single Family Property	\$536.64	Yehnes El Kaseer, LLC
8	2017-18	36544	Skyline Heights	292	Developed Single Family Property	\$536.64	JHB Colony Investments, LLC and American Superior Land, LLC
9	2018-19	33135	Kraemer Ranch	62	Developed Single Family Property	\$558.11	Knowleton Communities

APPENDIX B
CITY OF CORONA
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC SERVICES)
DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2016-1, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety.

These services include police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services.

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 and to establish an operating reserve for the costs of services as determined by the Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2016-1 and the Future Annexation Area of CFD No. 2016-1 or for the benefit of the properties within the boundaries of CFD No. 2016-1 and the Future Annexation Area of CFD No. 2016-1, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2016-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2016-1 before CFD No. 2016-1 was created.

EXHIBIT "C"

DESCRIPTION OF AUTHORIZED SERVICES

The services which may be funded with proceeds of the special tax of CFD No. 2016-1, as provided by Section 53313 of the Act, will include

Public Safety Services: The annual costs of police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services, within and in the area of the proposed community facilities district.

The community facilities district shall also finance costs 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.

The above services shall be limited to those provided within the boundaries of CFD No. 2016-1 or for the benefit of the properties within the boundaries of CFD No. 2016-1, as the boundary is expanded from time to time by anticipated annexations, and said services may be financed by proceeds of the special tax of CFD No. 2016-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2016-1 before CFD No. 2016-1 was created or such properties are annexed to CFD No. 2016-1.

State of California
Secretary of State



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

OCT 12 2007

A handwritten signature in cursive script that reads "Debra Bowen".

DEBRA BOWEN
Secretary of State



State of California
Secretary of State

LLC-1

File #

200728410076

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

OCT 05 2007

**LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION**

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read Instructions before completing this form.

This Space For Filing Use Only

ENTITY NAME (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd." and "Co.," respectively.)

1. NAME OF LIMITED LIABILITY COMPANY

JBP LLC

PURPOSE (The following statement is required by statute and should not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 3 must be completed (leave item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

Steven M. Pelletier

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA

6524 Fremont Circle

Huntington Beach

CITY

STATE

ZIP CODE

CA

92648

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:



ONE MANAGER



MORE THAN ONE MANAGER



ALL LIMITED LIABILITY COMPANY MEMBER(S)

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

October 5, 2007

DATE



SIGNATURE OF ORGANIZER

Ted M. Purcell

TYPE OR PRINT NAME OF ORGANIZER

LLC-1 (REV 04/2007)

APPROVED BY SECRETARY OF STATE