

PETITION TO THE BOARD OF THE EAST VALLEY WATER DISTRICT REQUESTING
INSTITUTION OF PROCEEDINGS FOR ESTABLISHMENT OF A COMMUNITY FACILITIES
DISTRICT (COMMUNITY FACILITIES DISTRICT NO. 2021-1 OF THE EAST VALLEY WATER
DISTRICT (MEDITERRA))

1. The undersigned (the "Applicant") is an owner of portions of the land depicted in Exhibit A hereto and described in Exhibit B hereto (the "Property"), which land is expected to be all of the land included within the boundaries of a community facilities district hereby proposed to be established. The Property is located within the boundaries of the East Valley Water District.

2. The Applicant requests that the Board of Directors (the "Board") of East Valley Water District ("EVWD") institute proceedings to establish a community facilities district to be known as "Community Facilities District No. 2021-1 of the East Valley Water District ("Mediterra")" and designate two improvement areas within the District (each, an "Improvement Area" and collectively, the "Improvement Areas") pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the "Mello-Roos Community Facilities Act of 1982", to include all of the Property.

3. The boundaries of the territory which is proposed for inclusion in the District and each Improvement Area are those depicted in Exhibit A and Exhibit B hereto.

4. The Applicant requests that the proposed District be used to finance i) water and sewer connection fees and ii) construction, purchase, modification, expansion and/or improvement of certain infrastructure needed for new development, such as sewer, water, and appurtenances and appurtenant work that are used by EVWD to construct infrastructure (the "Facilities"), and to finance the incidental expenses to be incurred therein, including:

- (a) The cost of engineering, planning and designing Facilities and appurtenances;
- (b) All costs, including costs of the Applicant associated with the creation of the District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District; and
- (c) Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

5. The Applicant further requests that the Board authorize the levy of special taxes in each Improvement Area to pay the costs of the Facilities and the incidental costs described in paragraph 4 above and to pay principal of, interest and premium, if any, on the bonds in order to contribute to the financing of the Facilities and costs described in paragraph 4 above.

6. The Applicant further requests that, upon the sale of bonds for an Improvement Area, the Board, as legislative body of the District, annually levy special taxes on the property within the Improvement Area for the construction, acquisition and rehabilitation of the Facilities, for the

payment of the aggregate amount of principal of and interest owing on the bonds in each fiscal year, including the maintenance of reserves therefor, and for the payment of administrative expenses of the District.

7. The Applicant further agrees to advance to EVWD the amounts necessary to pay for the costs related to the formation of the District pursuant to the terms of that certain Reimbursement Agreement by and between EVWD and the Applicant relating to the District, which amounts will be reimbursed, without interest, from the proceeds of the sale of the bonds, if any, and the special taxes collected by the District. If bonds are not sold, or special taxes are not collected, EVWD will have no obligation to reimburse amounts expended for costs incurred, but will reimburse any unexpended amounts advanced by the Applicant as set forth in the Reimbursement Agreement.

Dated: September 20, 2021

Greenspot Corridor, LLC

a California limited liability company

By: 

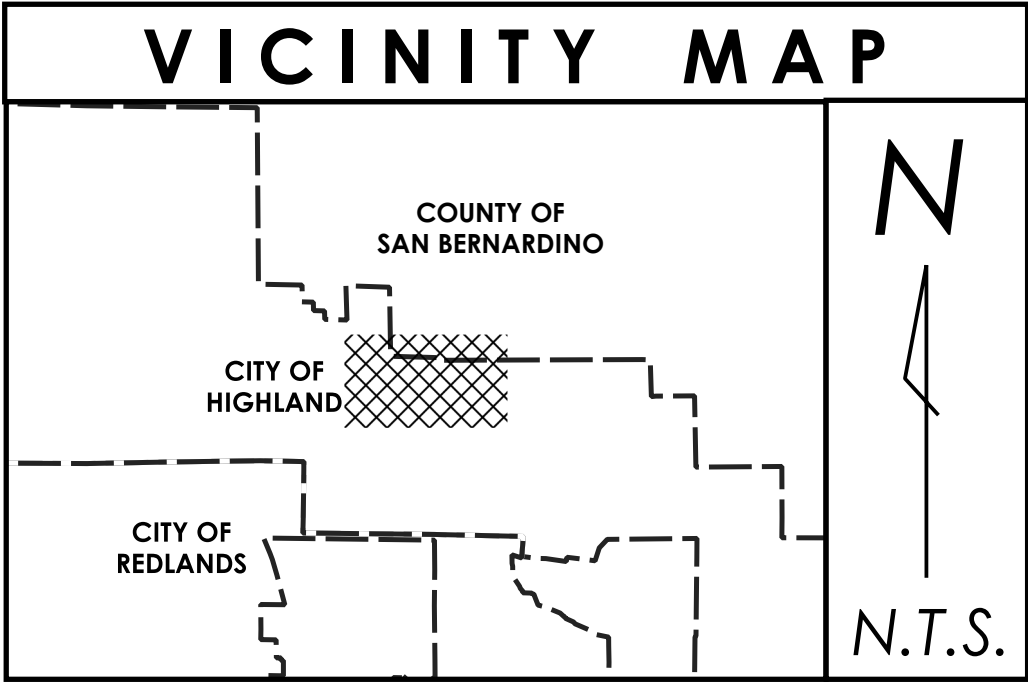
Name: Camille G. Bahri

Title: Manager

EXHIBIT "A"

PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MEDITERRA) OF THE
EAST VALLEY WATER DISTRICT

CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF DIRECTORS OF THE
EAST VALLEY WATER DISTRICT THIS _____ DAY OF
_____ 2021 .

CLERK OF THE BOARD OF DIRECTORS
EAST VALLEY WATER DISTRICT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 2021-1 (MEDITERRA) OF
THE EAST VALLEY WATER DISTRICT, CITY OF HIGHLAND, SAN BERNARDINO
COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF
DIRECTORS OF THE EAST VALLEY WATER DISTRICT AT A REGULAR MEETING
THEREOF, HELD ON THE _____ DAY OF _____, 2021 , BY ITS
RESOLUTION NO. _____

CLERK OF THE BOARD OF DIRECTORS
EAST VALLEY WATER DISTRICT

THIS MAP HAS BEEN FILED UNDER THE DOC. NO. _____,
THIS _____ DAY OF _____ 2021, AT _____ M, IN BOOK
_____ OF _____ AT PAGES _____, AT
THE REQUEST OF _____ IN
THE AMOUNT OF \$ _____.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

REFERENCE IS MADE TO TRACT MAP 18893-1 RECORDED ON
August 31, 2021 AS DOCUMENTNUMBER 2021-0393892.

REFERENCE IS MADE TO TRACT MAP 18893-2 RECORDED ON
August 31, 2021 AS DOCUMENTNUMBER 2021-0393893.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS
DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN
BERNARDINO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SAN BERNARDINO COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL
THE DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF
PARCELS.

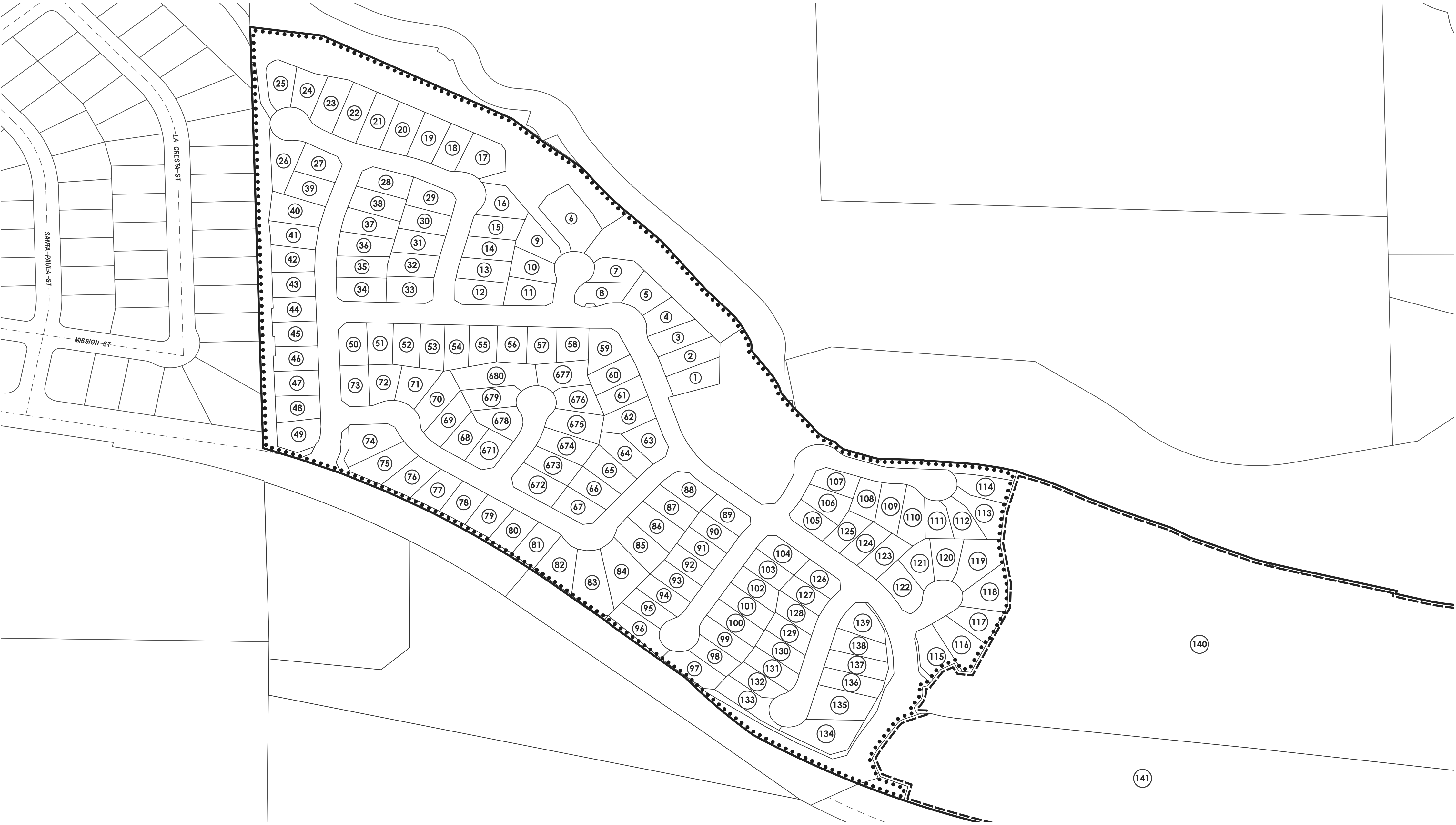
334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

LEGEND

	PROPOSED BOUNDARY		ZONE - 1A
	IMPROVEMENT AREA 1		ZONE - 1B
	IMPROVEMENT AREA 2		ZONE - 2A
			ZONE - 2B
			MAP REF. NO.

PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MEDITERRA) OF THE
EAST VALLEY WATER DISTRICT

CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA



PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MEDITERRA) OF THE
EAST VALLEY WATER DISTRICT

SHEET 3 of 4

CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

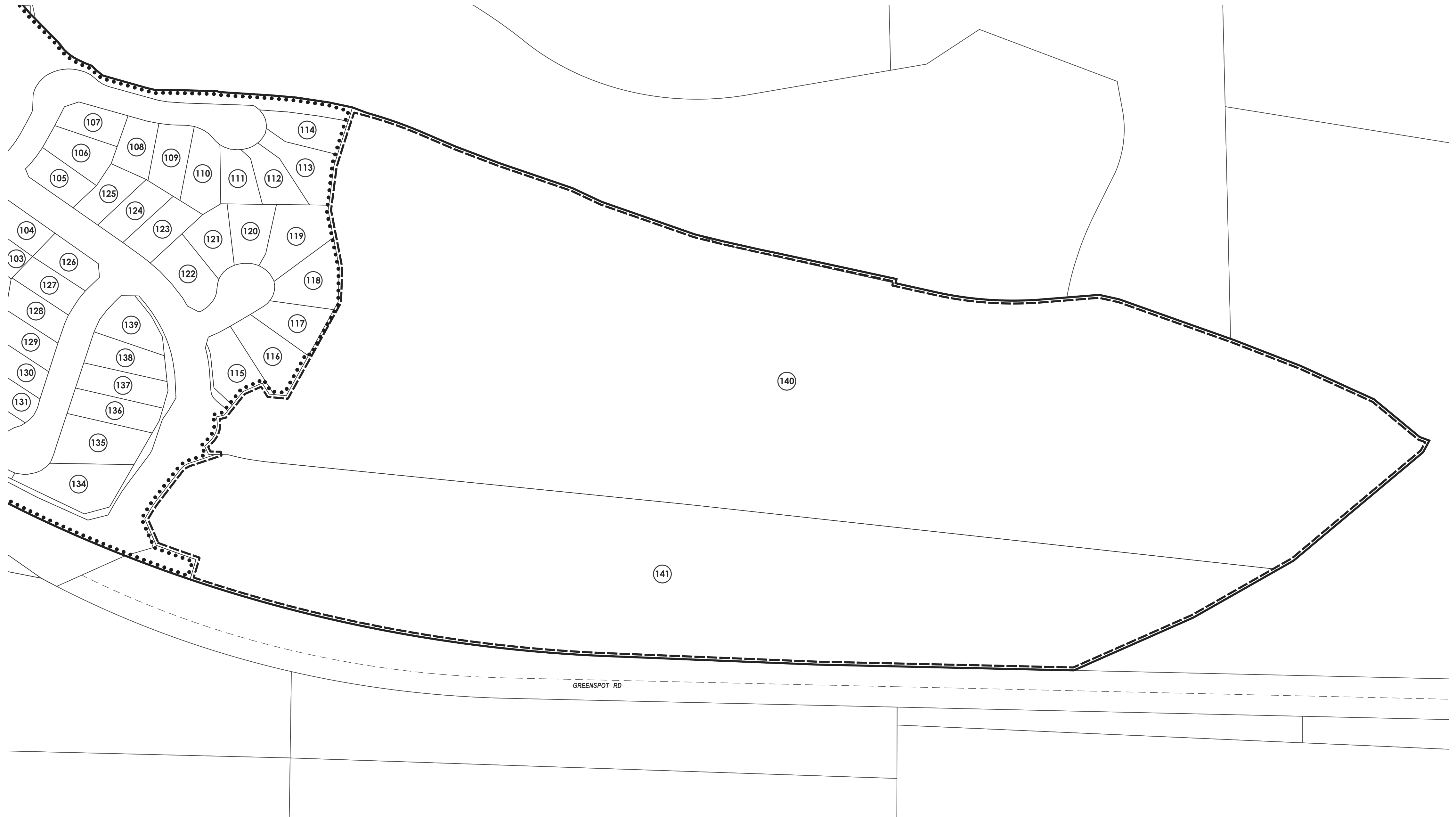


EXHIBIT "B"

PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(MEDITERRA) OF THE
EAST VALLEY WATER DISTRICT

CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

MAP REF. NO.	IMPROVEMENT AREA	ZONE	LEGAL REFERENCE
1	1	A	LOT 1 - TRACT MAP NO. 18893-1
2	1	A	LOT 2 - TRACT MAP NO. 18893-1
3	1	A	LOT 3 - TRACT MAP NO. 18893-1
4	1	A	LOT 4 - TRACT MAP NO. 18893-1
5	1	A	LOT 5 - TRACT MAP NO. 18893-1
6	1	A	LOT 6 - TRACT MAP NO. 18893-1
7	1	A	LOT 7 - TRACT MAP NO. 18893-1
8	1	A	LOT 8 - TRACT MAP NO. 18893-1
9	1	A	LOT 9 - TRACT MAP NO. 18893-1
10	1	A	LOT 10 - TRACT MAP NO. 18893-1
11	1	A	LOT 11 - TRACT MAP NO. 18893-1
12	1	A	LOT 12 - TRACT MAP NO. 18893-1
13	1	A	LOT 13 - TRACT MAP NO. 18893-1
14	1	A	LOT 14 - TRACT MAP NO. 18893-1
15	1	A	LOT 15 - TRACT MAP NO. 18893-1
16	1	A	LOT 16 - TRACT MAP NO. 18893-1
17	1	A	LOT 17 - TRACT MAP NO. 18893-1
18	1	A	LOT 18 - TRACT MAP NO. 18893-1
19	1	A	LOT 19 - TRACT MAP NO. 18893-1
20	1	A	LOT 20 - TRACT MAP NO. 18893-1
21	1	A	LOT 21 - TRACT MAP NO. 18893-1
22	1	A	LOT 22 - TRACT MAP NO. 18893-1
23	1	A	LOT 23 - TRACT MAP NO. 18893-1
24	1	A	LOT 24 - TRACT MAP NO. 18893-1
25	1	A	LOT 25 - TRACT MAP NO. 18893-1
26	1	A	LOT 26 - TRACT MAP NO. 18893-1
27	1	A	LOT 27 - TRACT MAP NO. 18893-1
28	1	A	LOT 28 - TRACT MAP NO. 18893-1
29	1	A	LOT 29 - TRACT MAP NO. 18893-1
30	1	A	LOT 30 - TRACT MAP NO. 18893-1
31	1	A	LOT 31 - TRACT MAP NO. 18893-1
32	1	A	LOT 32 - TRACT MAP NO. 18893-1
33	1	A	LOT 33 - TRACT MAP NO. 18893-1
34	1	A	LOT 34 - TRACT MAP NO. 18893-1
35	1	A	LOT 35 - TRACT MAP NO. 18893-1
36	1	A	LOT 36 - TRACT MAP NO. 18893-1
37	1	A	LOT 37 - TRACT MAP NO. 18893-1
38	1	A	LOT 38 - TRACT MAP NO. 18893-1
39	1	A	LOT 39 - TRACT MAP NO. 18893-1
40	1	A	LOT 40 - TRACT MAP NO. 18893-1
41	1	A	LOT 41 - TRACT MAP NO. 18893-1
42	1	A	LOT 42 - TRACT MAP NO. 18893-1
43	1	A	LOT 43 - TRACT MAP NO. 18893-1
44	1	A	LOT 44 - TRACT MAP NO. 18893-1
45	1	A	LOT 45 - TRACT MAP NO. 18893-1
46	1	A	LOT 46 - TRACT MAP NO. 18893-1
47	1	A	LOT 47 - TRACT MAP NO. 18893-1
48	1	A	LOT 48 - TRACT MAP NO. 18893-1
49	1	A	LOT 49 - TRACT MAP NO. 18893-1
50	1	A	LOT 50 - TRACT MAP NO. 18893-1

MAP REF. NO.	IMPROVEMENT AREA	ZONE	LEGAL REFERENCE
51	1	A	LOT 51 - TRACT MAP NO. 18893-1
52	1	A	LOT 52 - TRACT MAP NO. 18893-1
53	1	A	LOT 53 - TRACT MAP NO. 18893-1
54	1	A	LOT 54 - TRACT MAP NO. 18893-1
55	1	A	LOT 55 - TRACT MAP NO. 18893-1
56	1	A	LOT 56 - TRACT MAP NO. 18893-1
57	1	A	LOT 57 - TRACT MAP NO. 18893-1
58	1	A	LOT 58 - TRACT MAP NO. 18893-1
59	1	A	LOT 59 - TRACT MAP NO. 18893-1
60	1	A	LOT 60 - TRACT MAP NO. 18893-1
61	1	A	LOT 61 - TRACT MAP NO. 18893-1
62	1	A	LOT 62 - TRACT MAP NO. 18893-1
63	1	A	LOT 63 - TRACT MAP NO. 18893-1
64	1	A	LOT 64 - TRACT MAP NO. 18893-1
65	1	A	LOT 65 - TRACT MAP NO. 18893-1
66	1	A	LOT 66 - TRACT MAP NO. 18893-1
67	1	A	LOT 67 - TRACT MAP NO. 18893-1
68	1	A	LOT 68 - TRACT MAP NO. 18893-1
69	1	A	LOT 69 - TRACT MAP NO. 18893-1
70	1	A	LOT 70 - TRACT MAP NO. 18893-1
71	1	A	LOT 71 - TRACT MAP NO. 18893-1
72	1	A	LOT 72 - TRACT MAP NO. 18893-1
73	1	A	LOT 73 - TRACT MAP NO. 18893-1
74	1	A	LOT 74 - TRACT MAP NO. 18893-1
75	1	A	LOT 75 - TRACT MAP NO. 18893-1
76	1	A	LOT 76 - TRACT MAP NO. 18893-1
77	1	A	LOT 77 - TRACT MAP NO. 18893-1
78	1	A	LOT 78 - TRACT MAP NO. 18893-1
79	1	A	LOT 79 - TRACT MAP NO. 18893-1
80	1	A	LOT 80 - TRACT MAP NO. 18893-1
81	1	A	LOT 81 - TRACT MAP NO. 18893-1
82	1	A	LOT 82 - TRACT MAP NO. 18893-1
83	1	A	LOT 83 - TRACT MAP NO. 18893-1
84	1	A	LOT 84 - TRACT MAP NO. 18893-1
85	1	A	LOT 85 - TRACT MAP NO. 18893-1
86	1	A	LOT 86 - TRACT MAP NO. 18893-1
87	1	A	LOT 87 - TRACT MAP NO. 18893-1
88	1	A	LOT 88 - TRACT MAP NO. 18893-1
671	1	A	LOT 671 - TRACT MAP NO. 18893-1
672	1	A	LOT 672 - TRACT MAP NO. 18893-1
673	1	A	LOT 673 - TRACT MAP NO. 18893-1
674	1	A	LOT 674 - TRACT MAP NO. 18893-1
675	1	A	LOT 675 - TRACT MAP NO. 18893-1
676	1	A	LOT 676 - TRACT MAP NO. 18893-1
677	1	A	LOT 677 - TRACT MAP NO. 18893-1
678	1	A	LOT 678 - TRACT MAP NO. 18893-1
679	1	A	LOT 679 - TRACT MAP NO. 18893-1
680	1	A	LOT 680 - TRACT MAP NO. 18893-1

MAP REF. NO.	IMPROVEMENT AREA	ZONE	LEGAL REFERENCE
89	1	B	LOT 89 - TRACT MAP NO. 18893-2
90	1	B	LOT 90 - TRACT MAP NO. 18893-2
91	1	B	LOT 91 - TRACT MAP NO. 18893-2
92	1	B	LOT 92 - TRACT MAP NO. 18893-2
93	1	B	LOT 93 - TRACT MAP NO. 18893-2
94	1	B	LOT 94 - TRACT MAP NO. 18893-2
95	1	B	LOT 95 - TRACT MAP NO. 18893-2
96	1	B	LOT 96 - TRACT MAP NO. 18893-2
97	1	B	LOT 97 - TRACT MAP NO. 18893-2
98	1	B	LOT 98 - TRACT MAP NO. 18893-2
99	1	B	LOT 99 - TRACT MAP NO. 18893-2
100	1	B	LOT 100 - TRACT MAP NO. 18893-2
101	1	B	LOT 101 - TRACT MAP NO. 18893-2
102	1	B	LOT 102 - TRACT MAP NO. 18893-2
103	1	B	LOT 103 - TRACT MAP NO. 18893-2
104	1	B	LOT 104 - TRACT MAP NO. 18893-2
105	1	B	LOT 105 - TRACT MAP NO. 18893-2
106	1	B	LOT 106 - TRACT MAP NO. 18893-2
107	1	B	LOT 107 - TRACT MAP NO. 18893-2
108	1	B	LOT 108 - TRACT MAP NO. 18893-2
109	1	B	LOT 109 - TRACT MAP NO. 18893-2
110	1	B	LOT 110 - TRACT MAP NO. 18893-2
111	1	B	LOT 111 - TRACT MAP NO. 18893-2
112	1	B	LOT 112 - TRACT MAP NO. 18893-2
113	1	B	LOT 113 - TRACT MAP NO. 18893-2
114	1	B	LOT 114 - TRACT MAP NO. 18893-2
115	1	B	LOT 115 - TRACT MAP NO. 18893-2
116	1	B	LOT 116 - TRACT MAP NO. 18893-2
117	1	B	LOT 117 - TRACT MAP NO. 18893-2
118	1	B	LOT 118 - TRACT MAP NO. 18893-2
119	1	B	LOT 119 - TRACT MAP NO. 18893-2
120	1	B	LOT 120 - TRACT MAP NO. 18893-2
121	1	B	LOT 121 - TRACT MAP NO. 18893-2
122	1	B	LOT 122 - TRACT MAP NO. 18893-2
123	1	B	LOT 123 - TRACT MAP NO. 18893-2
124	1	B	LOT 124 - TRACT MAP NO. 18893-2
125	1	B	LOT 125 - TRACT MAP NO. 18893-2
126	1	B	LOT 126 - TRACT MAP NO. 18893-2
127	1	B	LOT 127 - TRACT MAP NO. 18893-2
128	1	B	LOT 128 - TRACT MAP NO. 18893-2
129	1	B	LOT 129 - TRACT MAP NO. 18893-2
130	1	B	LOT 130 - TRACT MAP NO. 18893-2
131	1	B	LOT 131 - TRACT MAP NO. 18893-2
132	1	B	LOT 132 - TRACT MAP NO. 18893-2
133	1	B	LOT 133 - TRACT MAP NO. 18893-2
134	1	B	LOT 134 - TRACT MAP NO. 18893-2
135	1	B	LOT 135 - TRACT MAP NO. 18893-2
136	1	B	LOT 136 - TRACT MAP NO. 18893-2
137	1	B	LOT 137 - TRACT MAP NO. 18893-2
138	1	B	LOT 138 - TRACT MAP NO. 18893-2
139	1	B	LOT 139 - TRACT MAP NO. 18893-2

MAP REF. NO.	IMPROVEMENT AREA	ZONE	ASSESSOR'S PARCEL NO.
140	2	A	0297-021-31-0000
141	2	B	0297-051-27-0000