

RESOLUTION NO. 2021.15

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE EAST VALLEY WATER DISTRICT
DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES
DISTRICT NO. 2021-1 (MEDITERRA) OF EAST VALLEY WATER DISTRICT, AND
IMPROVEMENT AREA NOS. 1 AND 2 THEREIN, TO AUTHORIZE THE LEVY OF A
SPECIAL TAX TO PAY THE COST OF ACQUIRING OR CONSTRUCTING CERTAIN
PUBLIC FACILITIES, AND PAYING FOR CERTAIN INCIDENTAL EXPENSES AND
TO PAY DEBT SERVICE ON BONDED INDEBTEDNESS**

WHEREAS, the East Valley Water District (the “District”), a county water district that is duly organized and existing under and by virtue of the laws of the State of California (the “State”), has received and hereby accepts a joint petition from Greenspot Corridor, LLC, a California limited liability company, an owner of properties within the territory that is described in Exhibit A (the “Property”), to establish Community Facilities District No. 2021-1 (Mediterra) of East Valley Water District (the “Community Facilities District”) and Improvement Area Nos. 1 and 2 therein (each, an “Improvement Area” and collectively, the “Improvement Areas”), to finance: (1) the purchase, construction, expansion, improvement or rehabilitation of the public facilities described in Exhibit B (which attachment is incorporated herein by this reference), including all furnishings, equipment and supplies related thereto (collectively, the “Facilities”), which Facilities have a useful life of five years or longer; and (2) the incidental expenses to be incurred in connection with financing the Facilities, forming the Community Facilities District and the Improvement Areas therein and administering the Community Facilities District (the “Incidental Expenses”);

WHEREAS, the Board of Directors of the District (the “Board”), acting as the legislative body of the Community Facilities District, further intends to approve an estimate of the costs of the Facilities and the Incidental Expenses for the Community Facilities District and each Improvement Area therein; and

WHEREAS, it is the intention of the Board to consider financing the Facilities and the Incidental Expenses through the formation of the Community Facilities District and each Improvement Area therein, and the sale of bonds in an amount not to exceed \$16,500,000 for the Community Facilities District, including \$8,000,000 for Improvement Area No. 1, and \$8,500,000 for Improvement Area No. 2 (collectively, the “Obligations”), and the levy of a special tax in the applicable Improvement Area to pay directly for the Facilities and to pay debt service on the Obligations, provided that the bond sale and special tax levy are approved at elections to be held for the Improvement Areas;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

Section 1. Findings. The Board hereby specifically finds and declares that each of the statements, findings and determinations of the District set forth in the above recitals and in the preambles of the documents approved herein are true and correct.

Section 2. Intention. The Board declares its intention to conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53111 *et seq.*, the “Act”) for the establishment of the Community Facilities District and each Improvement Area therein with boundaries coterminous with the Property. It is further proposed that the boundaries of the Community Facilities District and each Improvement Area shall be the legal boundaries as described in Exhibit A, which boundaries shall, upon recordation of the boundary map for the Community Facilities District, include the entirety of any parcel subject to taxation by Community Facilities District, except where indicated on the boundary map, and as depicted on the boundary map of the Community Facilities District which is on file with the Secretary of the District. The Secretary of the District is hereby directed to sign the original boundary map of the Community Facilities District and record it with all proper endorsements thereon with the County Recorder of the County of San Bernardino within 15 days after the adoption of this resolution, all as required by Section 3111 of the Streets and Highways Code of the State of California.

Section 3. Name of the Community Facilities District. The name of the proposed Community Facilities District is “Community Facilities District No. 2021-1 (Mediterra) of East Valley Water District.”

Section 4. Types of Facilities to be Financed by the Community Facilities District. The Facilities that are described in Exhibit B and proposed to be provided within the Community Facilities District and each Improvement Area therein are public facilities as defined in the Act. The Board hereby finds and determines that the description of the Facilities and Incidental Expenses herein is sufficiently informative to allow taxpayers within the Community Facilities District and each Improvement Area therein to understand what the funds of the Community Facilities District and each Improvement Area therein may be used to finance, the Facilities to be constructed or acquired and the Incidental Expenses expected to be incurred, including the cost of planning and designing the Facilities, the costs of forming the Community Facilities District and each Improvement Area therein, issuing bonds, levying and collecting a special tax within the Community Facilities District and each Improvement Area therein and the annual administration costs of the Community Facilities District. The Board hereby finds that the proposed Facilities are necessary to meet increased demands placed upon the District as a result of development occurring in the Community Facilities District. The Facilities may be acquired from one or more of the property owners as completed public facilities or may be constructed by or on behalf of the District and paid for with bond proceeds and the proceeds of special taxes collected by the Community Facilities District.

Section 5. Special Taxes. Except where funds are otherwise available, it is the intention of the Board to levy annually in accordance with the procedures contained in the Act a special tax within each Improvement Area secured by recordation of a continuing lien against all non-exempt real property in the Improvement Area in an amount that is sufficient to pay for the Facilities and Incidental Expenses and the principal and interest and other periodic costs on bonds or other indebtedness issued to finance the Facilities and Incidental Expenses, including the establishment and replenishment of any reserve funds deemed necessary by the District, and any remarketing, credit enhancement and liquidity facility fees (including such fees for instruments which serve as the basis of a reserve fund in lieu of cash) attributable to the Community Facilities District. The

rate and method of apportionment of special taxes (each, a “Rate and Method”) and manner of collection of the special tax for each Improvement Area is described in detail in Exhibits C-1 and C-2, which attachments are incorporated herein by this reference. Exhibits C-1 and C-2 allow each landowner within the applicable Improvement Area to estimate the maximum amount that may be levied against each parcel.

If special taxes of the Community Facilities District are levied against any parcel used for private residential purposes: (i) the maximum special tax rate shall not be increased except to the extent permitted in the applicable Rate and Method; (ii) such special tax shall not be levied later than the fiscal year specified in the Rate and Method; and (iii) under no circumstances shall such special tax in an Improvement Area be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the Improvement Area by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The Board hereby determines the Rate and Method for each Improvement Area set forth in Exhibits C-1 and C-2 to be reasonable. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act; and such special tax is not on or based upon the value or ownership of real property. In the event that a portion of the property within an Improvement Area shall become for any reason exempt, wholly or partially, from the levy of the special tax specified in the rate and method of the Improvement Area, the Board shall, on behalf of the Community Facilities District, cause the levy to be increased, subject to the limitation of the maximum special tax for a parcel as set forth in the applicable Rate and Method, to the extent necessary upon the remaining property within the Improvement Area which is not exempt in order to yield the special tax revenues required for the purposes described in this Section. The obligation to pay special taxes may be prepaid as provided in the Rates and Methods set forth in Exhibits C-1 and C-2, as such Rates and Methods may be amended hereafter.

Section 6. Public Hearing. A combined public hearing (the “Hearing”) on the establishment of the Community Facilities District and each Improvement Area therein, the proposed Rates and Methods for each Improvement Area and the proposed issuance of bonds for each Improvement Area to finance the Facilities and the Incidental Expenses shall be held at 5:30 p.m., or as soon thereafter as practicable, on December 8, 2021, at the District, 31111 Greenspot Road, Highland, California 92346. If the Board determines to form the Community Facilities District and each Improvement Area therein, special elections will be held to authorize the issuance of the bonds for each Improvement Area and the levy of the special tax in accordance with the procedures contained in Government Code Section 53326. If such elections are held, the proposed voting procedure at the elections will be a landowner vote with each landowner who is the owner of record of land within each Improvement Area at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within each Improvement Area. Ballots for the special elections may be distributed by mail or by personal service.

At the time and place set forth above for the Hearing, the Board will receive testimony as to whether the Community Facilities District and each Improvement Area therein shall be established and whether special taxes shall be levied in accordance with the proposed rates and

methods of apportionment of the special tax, and whether Obligations for each Improvement Area shall be issued to finance Facilities and Incidental Expenses of the Community Facilities District.

At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within the Improvement Areas, may appear and be heard.

Section 7. Notice. The Secretary of the District is hereby authorized and directed to publish a notice (the “Notice”) of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of the Community Facilities District. The Secretary of the District is further authorized and directed to mail a copy of the Notice to each of the landowners within the boundaries of the Improvement Areas at least 15 days prior to the Hearing. The Notice shall contain the text or a summary of this Resolution, the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the Improvement Areas and a description of the proposed voting procedure for the elections required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

Section 8. Reports re Facilities. Each District officer who is or will be responsible for providing the Facilities, if the Community Facilities District is established, is hereby directed to study the Community Facilities District and, at or before the time of the Hearing, file a report with the Board containing a brief description of the public facilities by type which will in his or her opinion be required to meet adequately the needs of the Community Facilities District and an estimate of the cost of providing those public facilities.

Section 9. Advance of Funds. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred by the District in creating the Community Facilities District and the Improvement Areas therein. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the District, with or without interest.

Section 10. Maximum Bonded Indebtedness. The reasonably expected maximum principal amount of the Obligations is \$16,500,000 for the Community Facilities District, including \$8,000,000 for Improvement Area No. 1, and \$8,500,000 for Improvement Area No. 2.

Section 11. Appointment of Financing Team. Koppel & Gruber Public Finance is hereby appointed to act as special tax consultant with respect to the formation of the Community Facilities District and the Improvement Areas therein, the issuance of bonds thereby and the preparation of the Community Facilities District report required by Section 53321.5 of the Act. Stradling Yocca Carlson & Rauth, a Professional Corporation, is hereby appointed to act as bond counsel and special counsel with respect to the formation of the Community Facilities District and the bond issuances thereby.

Section 12. Reservation of Rights. Except to the extent limited in any bond resolution or trust indenture related to the issuance of bonds, the Board hereby reserves to itself all rights and powers set forth in Section 53344.1 of the Act (relating to tenders in full or partial payment).

Section 13. Other Actions. The President or Vice President of the Board or the General Manager or Chief Financial Officer of the District or the designee thereof and any other proper officers of the District, acting singly, are hereby authorized and directed to do any and all things and to execute and deliver any and all documents and certificates which such officers may deem necessary or advisable in order to effectuate the purposes of this Resolution, and such actions previously taken by such officers are hereby ratified and confirmed.

Section 14. Effect. This Resolution shall take effect immediately.

ADOPTED this 13th day of October 2021.

ROLL CALL VOTE:

Ayes: Directors:

Noes:

Abstain:

Absent:

David E. Smith
Board President

ATTEST:

John Mura
Secretary, Board of Directors

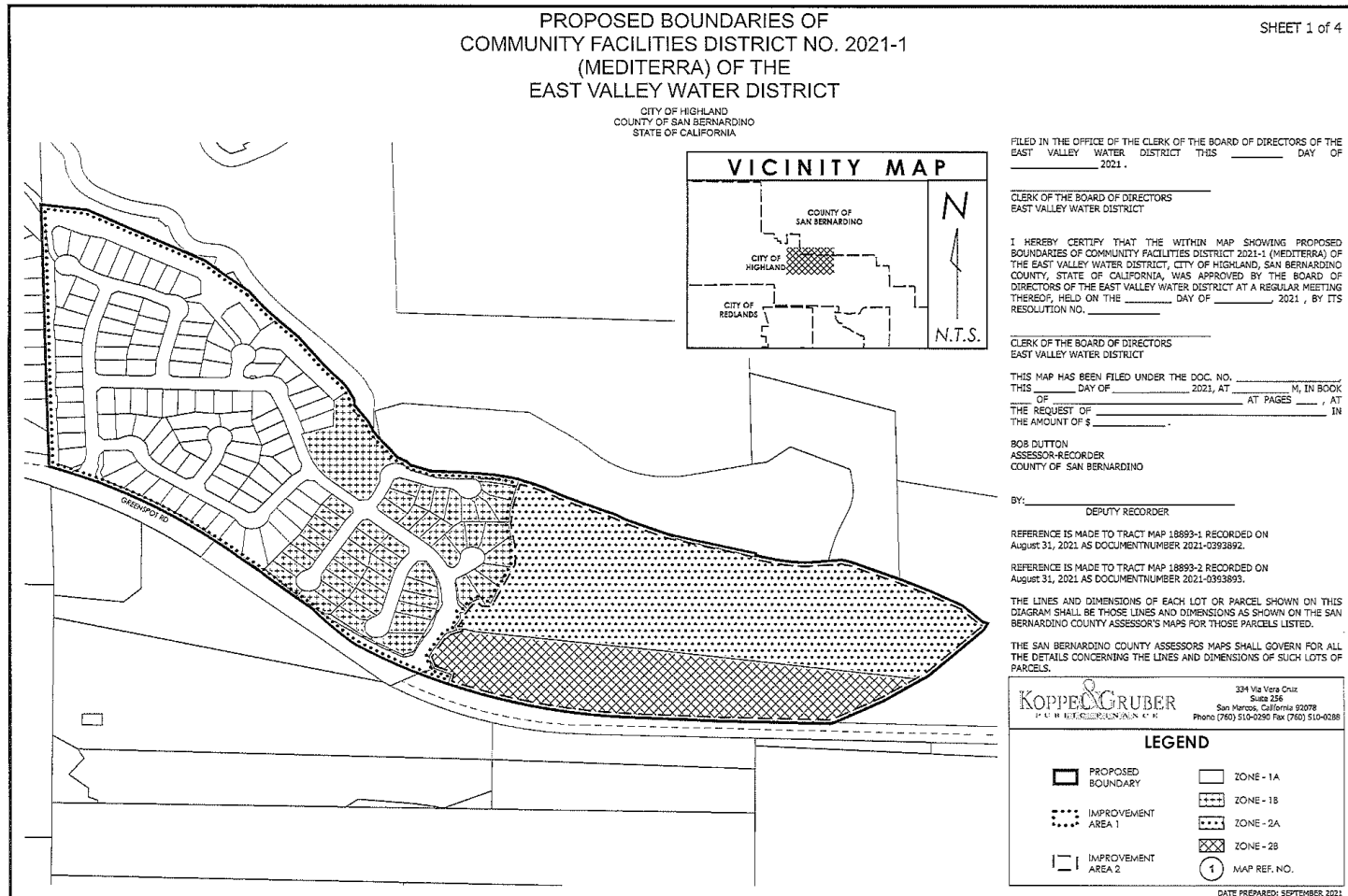
October 13, 2021

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution 2021.15 adopted by the Board of Directors of East Valley Water District at its Regular Board Meeting held October 13, 2021.

John Mura
Secretary, Board of Directors

EXHIBIT A

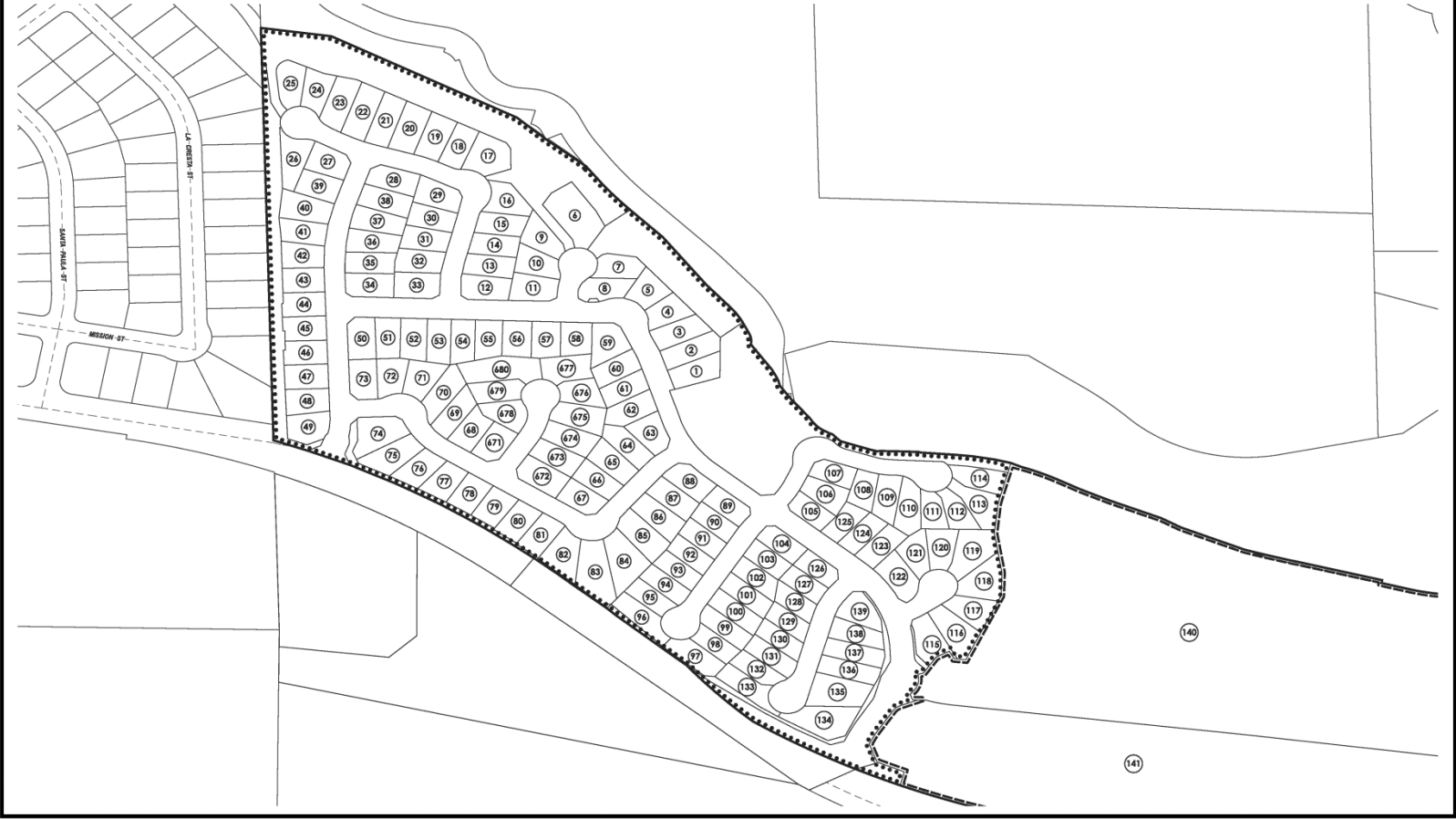
DESCRIPTION OF THE PROPOSED COMMUNITY FACILITIES DISTRICT AND IMPROVEMENT AREA NOS. 1 AND 2 THEREIN



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

SHEET 2 of 4

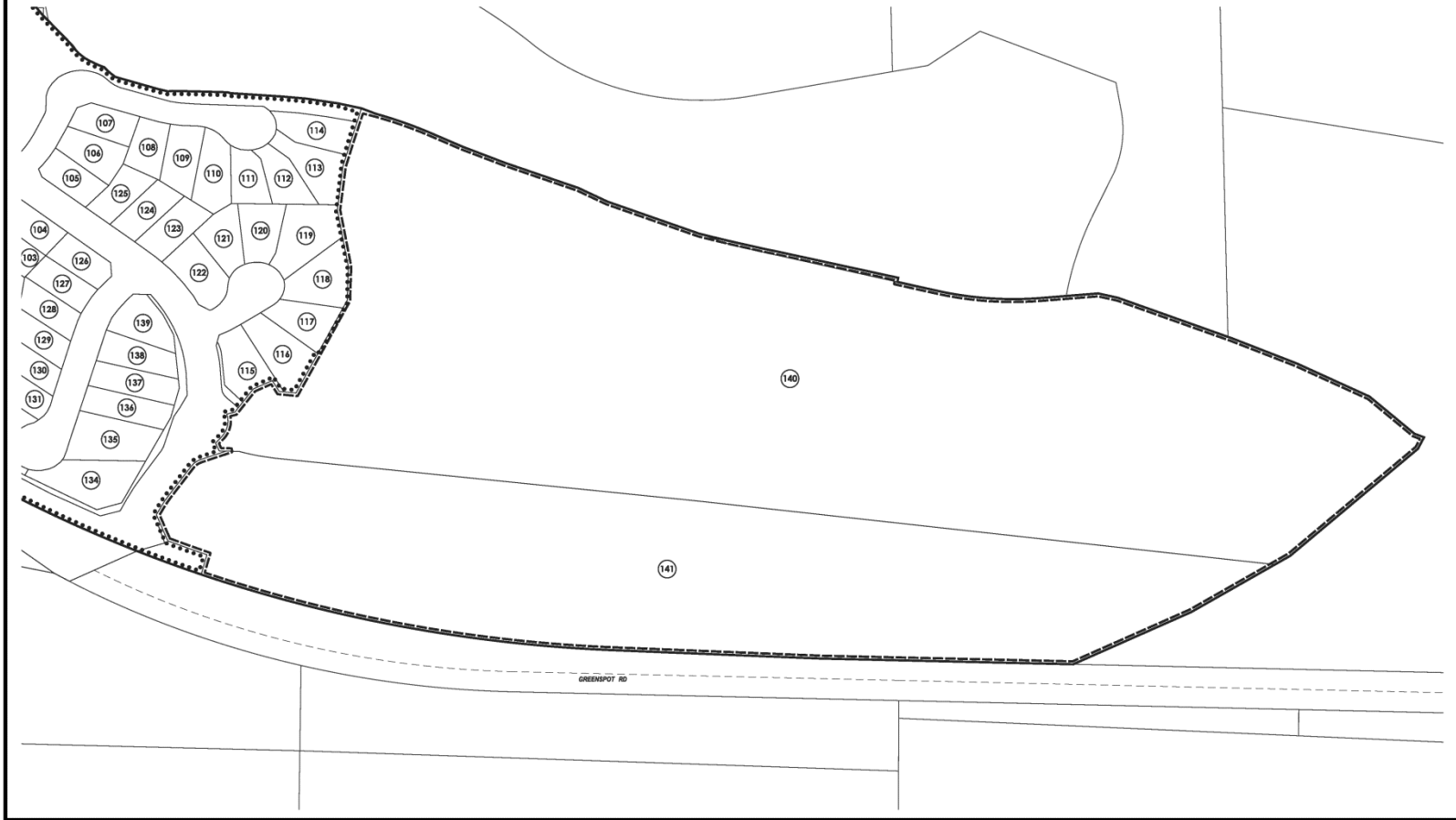
CITY OF HIGHLAND
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA



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



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

SHEET 4 of 4

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
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14	1	A	LOT 14 - TRACT MAP NO. 18893-1
15	1	A	LOT 15 - TRACT MAP NO. 18893-1
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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
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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
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60	1	A	LOT 60 - TRACT MAP NO. 18893-1
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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
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674	1	A	LOT 674 - TRACT MAP NO. 18893-1
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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
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98	1	B	LOT 98 - TRACT MAP NO. 18893-2
99	1	B	LOT 99 - TRACT MAP NO. 18893-2
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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

EXHIBIT B

DESCRIPTION OF PUBLIC FACILITIES

The proposed types of facilities and expense to be financed by the Community Facilities District include:

The construction, purchase, modification, expansion, rehabilitation and/or improvement of water and sewer facilities of the East Valley Water District as well as the acquisition of capacity in the sewer system and/or water system of the East Valley Water District, and all appurtenances and appurtenant work in connection with the foregoing water and sewer facilities, including, without limitation, the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such water and sewer facilities, and any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion, inspection and financing of such facilities.

EXHIBIT C-1

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MEDITERRA)
OF EAST VALLEY WATER DISTRICT**

(IMPROVEMENT AREA NO. 1)

EXHIBIT C-2

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2021-1 (MEDITERRA)
OF EAST VALLEY WATER DISTRICT**

(IMPROVEMENT AREA NO. 2)