



**BEFORE THE PUBLIC UTILITIES COMMISSION OF THE
STATE OF CALIFORNIA**

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Application of Southern California Edison
Company (U-338E) for Approval under Public
Utilities Code Section 851 for the Grant of
Public Road and Limited Utilities Easements
to City of Ontario

Application 26-01-XXX

**APPLICATION OF SOUTHERN CALIFORNIA EDISON COMPANY (U-338E)
FOR APPROVAL UNDER PUBLIC UTILITIES CODE SECTION 851
FOR THE GRANT OF PUBLIC ROAD AND LIMITED UTILITIES
EASEMENTS TO THE CITY OF ONTARIO**

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Dated: **January 5, 2026**

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EASEMENTS TO THE CITY OF ONTARIO**

I.

INTRODUCTION

Pursuant to California Public Utilities Code Section 851 (Section 851) and the Rules of Practice and Procedure of the California Public Utilities Commission (Commission), Southern California Edison Company (SCE) files this application to request authorization to grant four public road and limited utilities easements (collectively, the Easements) to the City of Ontario (City).

II.

THE PROPERTY

SCE owns land, buildings and other facilities in connection with its provision of electric services to its customers in southern and central California. SCE owns in fee those four parcels commonly known as San Bernardino County Assessor's Parcel Numbers (APNs) 0218-161-09,

0218-171-10, 0218-171-19, and 0218-171-20 in the City of Ontario, California (collectively, the Property). The parcels are located along Hamner Avenue, Haven Avenue, Chino Avenue, and Mill Creek Avenue. Collectively, the Property has a total land area totaling 7,121,124 square feet or 163.48 acres.

Site Area of the Property by Parcel

APN	Square Feet (sf)	Acres
0218-161-09	863,794	19.83
0218-171-10	5,266,476	120.90
0218-171-19	849,284	19.50
0218-171-20	141,570	3.25
Total	7,121,124	163.48

APN 0218-161-09 is used as an electric transmission right-of-way corridor for SCE’s Mesa-Mira Loma and Mira Loma-Rancho Vista 500kV lines, Mira Loma-Vincent 220kV line, and Everest-Denali-Andes 12kV distribution line. SCE’s Mira Loma substation is sited on APN 0218-171-10. APNs 0218-171-19 and 0218-171-20 are mostly unimproved. SCE uses those parcels as a material storage yard and as secondary access to the Mira Loma substation.

III.

THE EASEMENTS

BrookCal Ontario LLC (BrookCal), a developer, requested the Easements from SCE on the behalf of the City. BrookCal is in the process of developing a 534,373 square foot industrial distribution warehouse (the Project) located at the southwest corner of Mill Creek Avenue and

Chino Avenue in the City's Rich Haven Development. The City has required the acquisition of the Easements as a condition of approval for the Project.¹

Each Easement grants the City the right to encumber an easement area, as described and depicted in each Easement, on the Property with a public road and certain utilities. While SCE's operational teams reviewed and approved the granting of the Easements and the City's use of the easement areas on the Property and found such use compatible with SCE operations, SCE may be required to run additional underground conduits and cables under the Property in the future. Therefore, SCE is granting the City only limited and pre-approved utility rights that do not conflict with SCE's future plans. The utilities permitted on the parcels include sewer pipelines, water pipelines, fiber installations, reclaimed water systems, landscaping, irrigation and overhead lighting.

SCE operations at the Property are compatible with the contemplated improvements. The Easements are being granted subject to SCE's right to construct additional utility facilities in the Easement area, as long as such installations do not unreasonably interfere with the rights the City is being granted in the Easements. The Easements require the City to maintain its improvements and indemnify SCE, to the extent permitted by law, for all claims arising out of the exercise of the rights granted in the Easements. The constructed roads will also improve SCE's own access to its parcels. The Easements obligate the City to install six (6) foot high wrought iron fences along Chino Avenue and along Mill Creek Avenue; anti-climbing guards at all towers; and 20-foot double swing gates at locations specified by SCE.

The Easements to be granted along Mill Creek Avenue are attached hereto as Appendix A (Mill Creek A Easement) and Appendix B (Mill Creek B Easement). They encumber APN 0218-171-10. The Mill Creek A Easement encumbers approximately 16,616 square feet (0.381

¹ The Project was conditioned to acquire the Easements in that certain Improvement Agreement and Improvement Security for Project No. PDEV23-013.

acre) of the Property, while the Mill Creek B Easement encumbers approximately 3,857 square feet (0.087 acre) of the Property.

The Easement to be granted along portions of Chino Avenue, Twinkle Avenue, Haven Avenue and Mill Creek Avenue (Chino Avenue Easement) encumbers APN 0218-171-09. It is attached hereto as Appendix C. The Chino Avenue Easement encumbers approximately 144,439 square feet (3.316 acres) of the Property.

The fourth Easement (Avenues Easement) will run along Mill Creek Avenue and Chino Avenue on APNs 0218-171-10, 0218-171-19, and 0218-171-20 and is attached hereto as Appendix D. The Avenues Easement encumbers approximately 144,439 square feet (3.316 acres) of the Property.

In total, the Easements encumber 6.02 acres of the Property. A depiction of the Property and the Easements is attached hereto as Appendix E.

IV.
VALUATION

A. Book Value

The Property was acquired in four separate transactions by SCE. The Property’s book value is \$463,913.00. The book value allocated to the areas encumbered by the Easements (Easement Areas) – valued by SCE at fifty percent (50%) of the full book value because SCE is retaining its fee interest in the Property – totals \$22,071.07, as detailed in the chart below.

Parcel Number	Property Acres	Easement Acres	Book Value	Book Value for Easement Area
APN 0218-161-09	20.26	3.316	\$213,997.26	\$17,512.71
APN 0218-171-10	63	1.736	\$231,360.91	\$3,187.64
APN 0218-171-19	6.05	0.998	\$13,136.67	\$1,083.50
APN 0218-171-20	3.82	0.405	\$5,418.16	\$287.22

APN 0218-171-20 was not held in rate base for the entirety of SCE's ownership. It was acquired in 1980 and moved into rate base in 2005. As detailed in Appendix F, SCE has apportioned the parcel's book value between the applicable times when the parcel was included in SCE's rate base (identified as "Common Facility Utility Property") and the applicable times when the parcel was not included in SCE's rate base (identified as "Common Facility Non-Utility Property").

As discussed further in Section VII.I.4 below, BrookCal will pay SCE Six Million Six Hundred Forty-Nine Thousand Dollars (\$6,649,000), the appraised value, for the Easements. The pre-tax gain on sale, derived by subtracting the book value allocated to the Easement Areas from the purchase price, is anticipated to be approximately Six Million Six Hundred Twenty Six Thousand Nine Hundred Twenty Nine Dollars (\$6,626,929). A table showing the gain/loss calculation is attached hereto as Appendix F.

B. Ratemaking and Gain (Loss) on Sale Decision

SCE proposes the following ratemaking for this transaction, which was not reflected in the 2025 GRC forecast:

(i) SCE's rate base will be reduced by the allocated book value of the Easement Areas when the sale closes. SCE proposes to reduce the revenue requirement associated with the Easement Areas' retired rate base upon close of the sale. The revenue requirement reduction will be applied to the remaining periods in the 2025 GRC cycle.

(ii) SCE proposes to return the pre-tax gain on sale, minus the associated transaction costs, upon the sale by recording a credit in SCE's Base Revenue Requirement Balancing Account (BRRBA).

SCE requests that the gain from the sale of the Easements be allocated in accordance with the policy for the allocation of the gains and losses on the sale of property adopted in the

Commission’s Gain on Sale Rulemaking proceeding.² It provides an allocation of 100% to ratepayers for depreciable assets and a split of 67% to ratepayers, 33% to shareholders for non-depreciable assets when the purchase price of the asset is less than or equal to \$50 million and the gain or loss on sale is \$10 million or less.³ The sale of the Easement will result in an after-tax gain of approximately Four Million Seven Hundred Seventy-Two Thousand Four Hundred Seventy-Six Dollars (\$4,772,476). The Easements affect land, a non-depreciable asset, and, accordingly, SCE requests that the gain for the Easement Areas in rate base be allocated 67% to ratepayers and 33% to shareholders consistent with these decisions. SCE has allocated the gain for APN 0218-171-20 between shareholders and ratepayers consistent with its periods in rate base and non-rate base.

V.

CEQA COMPLIANCE

The California Environmental Quality Act (Cal. Pub. Res. Code § 21000 et seq., CEQA) requires any state or local governmental agency approving a discretionary project to consider the environmental impact of the proposed project.⁴ CEQA defines a project to be an activity that “may cause either a direct change in the environment, or a reasonable foreseeable indirect physical change in the environment” and either (a) directly undertaken by any public agency, (b) is supported by contracts, grants, subsidies, loans, or other forms of assistance from a public agency or (c) involves the issuance of a lease, permit, license, certificate or other entitlement for use by one or more public agency.⁵ In this instance, SCE’s granting of the Easements does not have a direct environmental impact as there is no environmental impact from the granting itself.

In addition, the City, acting as the Lead Agency under CEQA, has completed environmental review of the Project (including the proposed road and utility improvements), and

² D.06-05-041, as modified by D.06-12-043.

³ Ordering Paragraph 4 of D.06-05-041.

⁴ Cal. Pub. Res. Code, § 21080.

⁵ Cal. Pub. Res. Code, § 21065.

the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA. The City's CEQA review was originally evaluated in that certain *Rich Haven Specific Plan Environmental Impact Report* dated July 3, 2007 [State Clearinghouse Number 2006051081] (2007 EIR), which was amended in *Specific Plan Amendments* in 2015, 2016, 2018 and 2021.⁶ A copy of the City's December 4, 2007 Notice of Determination for the 2007 EIR is attached hereto as Appendix G.

The City again evaluated the Project in that certain *Environmental Impact Report for the Rich-Haven Specific Plan 2022 Amendment* (File No. PSPA22-001) dated February 23, 2023 (2022 EIR). The 2022 EIR is available at [Rich-Haven Specific Plan, 2022 Amendment Project \(File No. PSPA22-001\)](#). A copy of the City's June 21, 2023 Notice of Determination for the 2022 EIR is attached hereto as Appendix H.

VI.

COMPLIANCE WITH THE COMMISSION'S POLICIES

A. Compliance with Commission's Tribal Land Transfer Policy

The Commission adopted Investor-Owned Utility Real Property – Land Disposition – First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes (Tribal Land Transfer Policy) on December 5, 2019.⁷ The Tribal Land Transfer Policy requires investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned fee real property that are subject to Section 851 and (2) to allow a certain time period for the Tribes to respond as to their interest in purchasing the subject real property. Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the CPUC Tribal Land Policy (Guidelines).⁸

⁶ A copy of the 2007 EIR is available at [Adopted Environmental Impact Reports | City of Ontario, California](#).

⁷ See: <https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/news-and-outreach/documents/bco/tribal/final-land-transfer-policy-116.pdf>.

⁸ Resolution E-5076, Appendix A.

Section 1.3.d of the Guidelines defines a “disposition” subject to the Tribal Land Transfer Policy as the transfer, sale, donation, or disposition by any other means of a fee interest in real property. The Tribal Land Transfer Policy does not facially apply to this transaction because SCE is only granting easement rights in the Property. SCE is retaining its fee interest in the Property.

However, in an effort to encourage Tribal engagement in support of the Commission’s objectives related to Tribal consultation, SCE is sending notification letters, in the form attached hereto as Appendix I, to the Tribes identified by the Native American Heritage Commission (NAHC) as having an ancestral interest in the Property. This notice informs the Tribes of the proposed granting of the Easements and of this Application and invites their participation in this proceeding. The list of Tribes who will be contacted is attached hereto as Appendix J.

VII.

COMPLIANCE WITH COMMISSION RULES OF PRACTICE AND PROCEDURE

A. Statutory and Other Authority – Rule 2.1

Rule 2.1 requires that all applications: (1) clearly and concisely state the authorization or relief sought; (2) cite the statutory or other authority under which that relief is sought; and (3) be verified by the applicant.

The relief being sought is summarized in this Application. The statutory and other authority under which this relief is being sought include Section 851; the Commission’s Rules of Practice and Procedure; and prior decisions, orders, and resolutions of this Commission. This Application has been verified by Orville O. Cocking, SCE’s Senior Vice President of Transmission & Distribution, as provided in Rule 1.11. Rules 2.1(a), 2.1(b), and 2.1(c) set forth further requirements that are addressed separately below.

B. Legal Name and Principal Place of Business – Rule 2.1(a) and 3.6(a)

SCE's full legal name is Southern California Edison Company. SCE is a corporation organized and existing under the laws of the State of California, and is primarily engaged in the business of generating, purchasing, transmitting, distributing, and selling electric energy for light, heat, and power in portions of central and southern California as a public utility subject to the jurisdiction of the Commission. The location of SCE's principal place of business is 2244 Walnut Grove Avenue, Rosemead, California, 91770.

C. Correspondence – Rule 2.1(b)

SCE is a public utility organized and existing under the laws of the State of California. SCE's principal place of business is 2244 Walnut Grove Avenue, Rosemead, California, and its post office address and telephone number are:

Southern California Edison Company
Post Office Box 800
Rosemead, California 91770
Telephone: (626) 302-1212

SCE's attorneys in this matter are Claire Keane and Robert Pontelle. Correspondence and communications to SCE regarding this Application should be addressed to:

Claire Keane
Senior Attorney
Southern California Edison Company
P.O. Box 800
2244 Walnut Grove Avenue
Rosemead, CA 91770
Telephone: (626) 302-6654
E-mail: claire.keane@sce.com

SCE Case Administration
Southern California Edison Company
8631 Rush Street
Rosemead, CA 91770
Telephone: (626) 302-0449
E-mail: Case.Admin@sce.com

Correspondence and communications to the Grantee regarding this Application should be addressed to:

Khoi Do
City Engineer
City of Ontario
Public Works
303 East B Street
Ontario, CA 91764
Telephone: (909) 395-2127
Email: KDo@ontarioca.gov

D. Proposed Categorization, Need for Hearings, Issues to Be Considered, Proposed Schedule 2.1(c)

Commission Rule 2.1(c) requires that all applications shall state the “proposed category for the proceeding, the need for hearing, the issues to be considered including relevant safety considerations, and a proposed schedule.”⁹ SCE proposes that this Application be designated a “ratesetting” proceeding, as defined in California Public Utilities Code § 1701.1(c)(3) and Rules 1.3(g) and 7.1(e)(2).¹⁰

The issues to be considered are whether the Commission should approve (a) the granting of the Easements to the City and (b) SCE’s proposed allocation of the proceeds. SCE does not believe hearings will be required, but recognizes that the need for hearings will depend, in part, on how parties respond to SCE’s request and will ultimately be determined by the assigned Administrative Law Judge. Based on the assumption that hearings will not be required, SCE’s proposed procedural schedule is shown below:

⁹ Title 20, Cal. Code Regs. § 2.1(c).

¹⁰ “Ratesetting cases, for purposes of this article, are cases in which rates are established for a specific company, including, but not limited to, general rate cases, performance-based ratemaking, and other ratesetting mechanisms.” Cal. Pub. Util. Code §1701.1(c)(3). “‘Ratesetting’ proceedings are proceedings in which the Commission sets or investigates rates for a specifically named utility (or utilities) or establishes a mechanism that in turn sets the rates for a specifically named utility (or utilities). Ratesetting proceedings include complaints that challenge the reasonableness of rates or charges, past, present, or future. Other proceedings may be categorized as ratesetting, as described in Rule 7.1(e)(2).” Title 20, Cal. Code Regs. § 1.3(g).

Event	Date
Application Filed	January 5, 2026
Protests/Responses to Application	February 4, 2026
Reply to Protests/Responses	February 17, 2026
Prehearing Conference	March 2026
Scoping Memo Issued ¹¹	April 2026
Proposed Decision	June 2026
Final Commission Decision	July/August 2026

In D.16-01-017, the Commission adopted an amendment to Rule 2.1(c) requiring utilities’ applications to clearly state the relevant safety considerations. The Commission has previously explained that the “[s]afe and reliable provision of [utility services] at predictable rates promotes public safety.”¹² Safety is SCE’s priority. As described herein, the granting of the Easements will not interfere with utility operations. In addition, SCE is retaining the right to place any necessary future facilities on the Property, subject to the road and limited underground utility rights granted to the City in the Easements. The roads will improve SCE’s access to its parcels. Accordingly, SCE believes that the sale of the Property does not have any negative implications for safety.

E. Appendices to this Application

The following are appended to this Application:

Appendix A – Mill Creek A Easement

Appendix B – Mill Creek B Easement

Appendix C – Chino Avenue Easement

¹¹ If the Commission determines that evidentiary hearings are needed, additional dates will need to be set for intervenor testimony and rebuttal testimony, along with dates for the evidentiary hearings.

¹² D.14-12-053, pp. 12-13.

Appendix D – Avenues Easement

Appendix E – Depiction of Easements

Appendix F – Sales Calculations

Appendix G - 2007 Notice of Determination

Appendix H – 2022 Notice of Determination

Appendix I - Tribal Notification Letter

Appendix J – List of Tribes Contacted

Appendix K - SCE’s Balance Sheet and Statement of Income

Appendix L - Appraisal

F. Organization and Qualification to Transact Business – Rule 2.2

SCE is a corporation organized and existing under the laws of the State of California, and is primarily engaged in the business of generating, purchasing, transmitting, distributing, and selling electric energy for light, heat and power in portions of central and southern California as a public utility subject to the jurisdiction of the California Public Utilities Commission. SCE’s properties, which are located primarily within the State of California, consist mainly of hydroelectric and thermal electric generating plants, together with transmission and distribution lines and other property in connection with its business.

A copy of SCE’s Certificate of Amended and Restated Articles of Incorporation, effective on August 28, 2023, and presently in effect, certified by the California Secretary of State, was filed with the Commission on December 15, 2023, in connection with Application No. A.23-12-011, and is incorporated herein by this reference.

A copy of SCE’s Certificate of Determination of Preferences of the Series M Preference Stock filed with the California Secretary of State on November 17, 2023, and presently in effect, certified by the California Secretary of State, was filed with the Commission on December 15, 2023, in connection with Application No. A.23-12-011, and is incorporated herein by this reference.

A copy of SCE's Certificate of Determination of Preferences of the Series N Preference Stock filed with the California Secretary of State on May 8, 2024, and presently in effect, certified by the California Secretary of State, was filed with the Commission on May 15, 2024, in connection with Application No. A.24-05-007, and is incorporated herein by this reference.

Copies of SCE's latest Annual Report to Shareholders and Edison International's latest proxy statement was sent to its stockholders and has been sent to the Commission with an Energy Division Central Files Document Coversheet dated April 15, 2025, pursuant to General Order Nos. 65-A and 104-A of the Commission.

G. Financial Statements, including Balance Sheet and Income Statement – Rule 2.3 & Rule 3.6(e)

Appendix K to this Application contains copies of SCE's Balance Sheet and Income Statement for the period ending September 30, 2025, the most recent period available.

H. CEQA Compliance – Rule 2.4

See Section VI of this Application.

I. Other Compliance – Rule 3.6

1. SCE's Business and Service Territory

See Section VIII.B of this Application.

2. Description of Property Involved in the Transaction

SCE is requesting approval to grant the Easements for public road and utility purposes on four fee parcels SCE owns in the City of Ontario. The Property, described in detail in Section II of this Application, is the site of SCE's Mira Loma substation, an SCE transmission corridor and a material yard.

3. Detailed Reasons for Entering into the Transaction, with Supporting Facts

The City wants to widen Mill Creek, Chino and Haven Avenues; construct Twinkle Avenue; and install certain utilities on the easement areas. The road improvements will improve access around the Property, including SCE's access to its parcels. BrookCal's development of its Project was conditioned on the acquisition of the Easements. SCE has evaluated the impact of the City's proposed improvements and has found them compatible with SCE's current and future use of the Property.

4. Agreed-to Purchase Price and Terms for Payment.

BrookCal has agreed to pay SCE Six Million Six Hundred Forty-Nine Dollars (\$6,649,000), the appraised value, for the Easements. The value of the Easements was appraised by Joe Villegas, MAI, and David M. Rosenthal, MAI, FRICS, of Curtis-Rosenthal, Inc. The appraisal is attached hereto as Appendix L. The granting of the Easements is contingent upon SCE receiving Commission approval of this Application on terms acceptable to SCE. BrookCal will pay SCE the purchase price upon its execution of the Easements.

J. Copy of Proposed Deed, Bill of Sale, Lease, Security Agreement, Mortgage, or Other Encumbrance Document, and Contract or Agreement Therefor, if Any, and Copy of Each Plan or Agreement for Purchase, Merger or Consolidation.

The forms of the Easements are attached hereto as Appendices A – D.

K. Service List

The official service list has not yet been established in this proceeding. In accordance with Rule 1.9 of the Commission's Rules of Practice and Procedure, SCE is serving this Application, including exhibits, on the Commission's Chief Administrative Law Judge. SCE is also serving this Application, including exhibits, on the City, the Commission's Energy Division, and the Commission's Public Advocates Office.

VIII.

CONCLUSION/REQUEST FOR ORDER

SCE respectfully requests that the Commission enter an order (a) authorizing SCE to grant the Easements to City, (b) approving SCE's allocation of the proceeds and (c) granting such other and further relief as the Commission deems proper.

Respectfully submitted,

ROBERT PONTELLE
CLAIRE KEANE

/s/ Claire Keane

By: Claire Keane

Attorneys for
SOUTHERN CALIFORNIA EDISON COMPANY

2244 Walnut Grove Avenue
Post Office Box 800
Rosemead, California 91770
Telephone: (626) 302-6654
E-mail: Claire.Keane@sce.com

January 5, 2026

VERIFICATION

I am an officer of the applicant corporation herein and am authorized to make this verification on its behalf.

I am informed and believe that the matters stated in the foregoing document are true. I declare under penalty of perjury that the foregoing is true and correct.

Executed this 5th day of January, 2026, at Covina, California.

By: /s/ Orville O. Cocking
Orville O. Cocking
Senior Vice President, Transmission & Distribution
SOUTHERN CALIFORNIA EDISON COMPANY

The City of Ontario supports and signs this Application as Grantee under the Easement, pursuant to Rule 3.6 of the Commission's Rules of Practice and Procedure:

By: /s/ Khoi Do
Khoi Do
City Engineer

Address:

City of Ontario
Public Works
303 East B Street
Ontario, CA 91764

Dated: December 18, 2025

Appendix A

Mill Creek A Easement

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Ontario
APN: 0218-171-10
V&LM File No: GRT204191565
SCE Document: 216494

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73631A Service Order: 802271314
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	APPROVED VEGETATION & LAND MANAGEMENT
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	
_____ <u>SO. CALIF. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	
	BY SF DATE 10/30/2025 SCE Law Approved: CKK

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant to the CITY OF ONTARIO, a municipal corporation, hereinafter called "Grantee", an easement for Public Road and Limited Utility purposes (this "Easement") in, on, under, over, along and across that certain real property in the City of Ontario, County of San Bernardino, State of California (the "Easement Area"), described as follows:

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JULY 9, 1964, AS INSTRUMENT NO. 8, IN BOOK 6186, PAGE 231 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Said Public Road and Limited Utility easement are more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, though, along and across the Easement Area, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.
2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement.

Grant of Easement
S.C.E., a corporation to
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Serial No. 73631A
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3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.
4. Grantee agrees to hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability arising from or growing out of loss or damage to property, including Grantor's own property, or injury to or death of persons, including employees of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights hereby granted; provided, however, that this covenant shall not apply in those instances where such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole active negligence of Grantor.
5. Grantee agrees to pay to Grantor, upon demand, any and all costs of relocation and/or construction of such electric transmission, distribution and communication lines and supporting structures, pipelines, and conduits which may be or become necessary by reason of the exercise of the rights granted pursuant to this Easement.
6. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of fifty (50.00) feet between their equipment and any and all overhead electric conductors.
7. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times. Grantor has and reserves the right to use the Easement Area, in common with the public's use of said street or highway, for all and any purpose, without need for any further permit or permission from Grantee. Except in emergencies, Grantor shall give reasonable notice to Grantee before performing any work on Grantor's facilities in said location where such work will obstruct traffic. In all cases, Grantor shall exercise due care for the protection of the traveling public and will follow City's guidelines as to lane closure and traffic management.
8. Any trees or plants within the above described real property shall be maintained by Grantee and shall not exceed a height of fifteen (15) feet. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
9. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property is not so used;
 - b. said real property shall be vacated as a Public Road and Limited Utility right of way; or
 - c. the project for which this Easement is being granted is abandoned,

the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.

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10. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the termination or reversion of the rights herein given.
11. Also as controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to construct and maintain the improvement to be located on the at its own expense. Grantee agrees to maintain the above described real property at its own expense.
12. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
13. In case of suit to enforce any terms, covenants or conditions of this Easement, Grantee agrees to pay Grantor in addition to any other recovery or relief for which Grantor may be entitled, a reasonable attorney's fee to be fixed and allowed by the Court.
14. Any notice provided herein to be given by either party hereto to the other may be served by depositing in the United States Post Office, postage prepaid, a sealed envelope containing a copy of such notice and addressed to said other party at its principal place of business.
15. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
16. Grantor has approved the installation of eight (8) utility improvements on the Easement Area. Said improvements are listed below. The eight (8) underground facilities shall be buried in the ground so that the tops thereof shall be not less than thirty-six (36.0) inches below the surface of the ground, shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
 - a. Proposed 1- 1/2" Schedule 80 PVC Street Light Conduit
 - b. Proposed Pull Box (x8)
 - c. Proposed Carpinteria Street Light (x3)
 - d. Existing 8" Fire Hydrant Assembly
 - e. Existing 2" Recycled Water Service Pipeline /Meter Assembly
 - f. Existing Temp 2" Air Valve and 4" Blow-off Assembly
 - g. Proposed 12" Domestic Water Pipeline
 - h. Proposed 12" Recycled Water Pipeline

Prior to the installation of any additional underground utilities, Grantee shall seek Grantor's prior written approval of plans for such utilities, which shall not be unreasonably withheld except in certain areas where SCE in its estimation sees a foreseeable or a planned need to retain space due to increased energy demand.

17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the

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ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.

18. Grantee agrees that it will reimburse Grantor for the full amount of any and all special assessment or assessments levied for curbs, driveways, sidewalks and/or other improvements which may at any time be installed at this location, which special assessment or assessments have been paid by Grantor.
19. Upon the termination or reversion of the rights herein granted, Grantee shall at its own risk and expense remove said road and limited utility improvements and restore the Easement Area as nearly as possible to the same state and condition that it was in prior to any construction of said facilities, but if it should fail to do so within sixty (60) days after such termination, Grantor may do so at the risk of Grantee, and all cost and expense of such removal and the restoration of said premises as aforesaid, together with interest thereon at the rate of ten percent (10%) per annum shall be paid by Grantee upon demand.
20. Grantee agrees to install six (6) foot high wrought iron fences along Chino Avenue (west of Mill Creek Avenue to Haven Avenue) and along Mill Creek Avenue (south of Chino Avenue), anti-climbing guards on all towers within the above described real property and twenty (20) foot wide double swing gates at a locations specified by Grantor in the approved plans.
21. Grantee agrees that all fencing and metallic structures installed within the Easement Area shall be adequately grounded.
22. Grantee agrees that no additional structures will be installed on the Easement Area without Grantor's review and approval.
23. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.
24. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.
25. This Grant of Easement will not become effective unless and until it is approved by the California Public Utilities Commission pursuant to and in accordance with Public Utilities Code Section 851. Grantor reserves the right to cancel and revoke this Easement to the extent the Public Utilities Commission does not approve the easement or imposes conditions that Grantor does not accept.

(THIS SPACE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW)

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73631A
V&LM File No.: GRT204191565
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IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____
Sharat Misra
Real Estate & Facilities – Sr. Specialist
Land Management – Eastern Region
Vegetation & Land Management

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

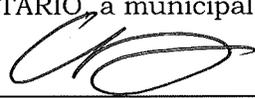
Signature _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73631A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494

GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this 11 day of MARCH, 2025.

CITY OF ONTARIO, a municipal corporation

By:  _____

Name: KUO DO _____

Title: CITY ENGINEER _____

By: _____

Name: _____

Title: _____

Grant of Easement
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City of Ontario
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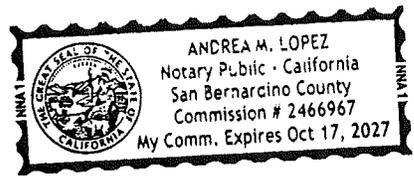
State of California)
County of San Bernardino

On 03/11/25 before me, Andrea M Lopez, a Notary Public, personally appeared Khoi Do, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ae L



Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73631A
V&LM File No.: GRT204191565
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State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73631A
APN: 0218-171-10-000

ROAD AND UTILITY EASEMENT

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF MILL CREEK AVENUE AS SHOWN ON PARCEL MAP NO. 16568, IN SAID CITY OF ONTARIO, AS SHOWN ON THE MAP FILED IN BOOK 204, PAGES 24 AND 25, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 16568 NORTH 89°37'15" EAST 14.00 FEET TO A LINE BEING PARALLEL WITH AND 14.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 12, ALSO BEING THE EASTERLY LINE OF SAID PARCEL MAP NO. 16568; THENCE ALONG SAID PARALLEL LINE NORTH 00°03'37" WEST 687.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 861.00 FEET; THENCE NORTHERLY 93.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'29" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,007.00 FEET; THENCE NORTHERLY 206.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'10" TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 330 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE ALONG SAID EASTERLY PROLONGATION NON-TANGENT NORTH 89°54'44" WEST 30.96 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 00°03'37" EAST 987.41 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 16,616 SQUARE FEET OR 0.381 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION.


2/25/2025
DAVID W. MACKEY, PLS 8912



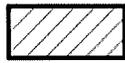
PROPERTY ADDRESS:
FROM 330± SOUTHERLY OF CHINO AVENUE
TO 1317± SOUTHERLY OF CHINO AVENUE

EXHIBIT 'B'
SERIAL NO. 73631A
A.P.N. 0218-171-10

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, BEING NORTH 89°09'10" EAST, PER TRACT NO. 20081, M.B. 354/8-20.

LEGEND:
 (XXX) INDICATES RECORD DATA PER PARCEL MAP NO. 16568, P.M.B. 204/24-25.

- A.P.N. ASSESSOR'S PARCEL NUMBER
- AVE AVENUE
- ☉ CENTER LINE
- E'LY EASTERLY
- M.B. MAP BOOK
- N'LY NORTHERLY
- NO. NUMBER
- O.R. OFFICIAL RECORDS
- PRC POINT OF REVERSE CURVE
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- RAD RADIAL
- ROW RIGHT OF WAY
- S'LY SOUTHERLY
- SE'LY SOUTHEASTERLY
- SQ. FT. SQUARE FEET
- W'LY WESTERLY

 INDICATES ROAD AND UTILITY EASEMENT AREA (AREA: 16,616 SQ.FT. OR 0.381 AC)

NOTE: THE PLAT IS BASED ON RECORD DATA PER TRACT NO. 20081, M.B. 354/8-20, TRACT MAP NO. 20134, M.B. 357/23-33, AND PARCEL MAP NO. 16568, P.M.B. 204/24-25.



VICINITY MAP

NOT TO SCALE



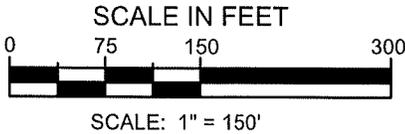
REVISED: 2/25/2025

PROPERTY ADDRESS:
 FROM 330'± SOUTHERLY OF
 CHINO AVENUE TO 1317'±
 SOUTHERLY OF CHINO AVENUE

 <p>2603 Main Street, Suite 400 Irvine, California 92614 949.988.5815 www.huitt-zollars.com</p>	<p>SKETCH TO ACCOMPANY A LEGAL DESCRIPTION</p> <p>ROAD AND UTILITY EASEMENT</p> <p>A.P.N. 0218-171-10</p>	SCALE: 1"=150'
		DRAWN BY: DWM
<p>PREPARED BY MY OR UNDER MY DIRECTION</p> <p><i>David W. Mackey</i></p> <p align="right">2/25/2025</p>		REVIEWED BY: DWM
		JOB NUMBER: R310721.02
		SHEET 1 OF 2

EXHIBIT 'B'
SERIAL NO. 73631A
A.P.N. 0218-171-10

SHEET 2 OF 2



PARCEL 2

PARCEL MAP NO. 16568

A.P.N. 0218-161-18

P.M.B. 204/24-25

EXISTING ROW PER PARCEL MAP NO. 16568

E'LY LINE PARCEL MAP NO. 16568

E MILL CREEK AVENUE

PER PARCEL MAP NO. 16568

S00°03'37"E 987.41' (N00°06'14"E)

N00°03'37"W 687.90'

39'
25'
14'
44'
58'

S'LY LINE PARCEL 2 PER PARCEL MAP NO. 16568

N89°37'15"E
14.00'

P.O.B
SE'LY CORNER MILL CREEK
PER PARCEL MAP NO. 16568

S89°42'18"E
RAD

$\Delta=5^{\circ}53'10''$
R=2007.00'
L=206.19'

N83°49'08"W
RAD PRC
 $\Delta=6^{\circ}14'29''$
R=861.00'
L=93.79'

W'LY LINE SE 1/4, SECTION 12
(E'LY LINE SW 1/4, SECTION 12
PER PARCEL MAP NO. 16568)

SE 1/4

SECTION 12

A.P.N. 0218-171-10

T.2S., R.7W., S.B.M.



INDICATES ROAD AND
UTILITY EASEMENT AREA
(AREA: 16,616 SQ.FT. OR 0.381 AC)

- PROPOSED ROW DEDICATION
- CENTERLINE
- SECTION LINE
- EXISTING LOT/PARCEL LINE

NOTE: SEE SHEET 1 FOR BASIS
OF BEARINGS AND LEGEND

Appendix B

Mill Creek B Easement

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Ontario
APN: 0218-171-10
V&LM File No: GRT204191565
SCE Document: 216494

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73632A Service Order: 802271314
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	APPROVED VEGETATION & LAND MANAGEMENT
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	
_____ <u>SO. CALIF. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	
	BY SF DATE 10/30/2025 SCE Law Approved: CKK

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant to the CITY OF ONTARIO, a municipal corporation, hereinafter called "Grantee", an easement for Public Road and Limited Utility purposes (this "Easement") in, on, under, over, along and across that certain real property in the City of Ontario, County of San Bernardino, State of California (the "Easement Area"), described as follows:

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JULY 9, 1964, AS INSTRUMENT NO. 8, IN BOOK 6186, PAGE 231 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Said Public Road and Limited Utility easement are more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, though, along and across the Easement Area, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.
2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement.

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S.C.E., a corporation to
City of Ontario
Serial No. 73632A
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3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.
4. Grantee agrees to hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability arising from or growing out of loss or damage to property, including Grantor's own property, or injury to or death of persons, including employees of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights hereby granted; provided, however, that this covenant shall not apply in those instances where such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole active negligence of Grantor.
5. Grantee agrees to pay to Grantor, upon demand, any and all costs of relocation and/or construction of such electric transmission, distribution and communication lines and supporting structures, pipelines, and conduits which may be or become necessary by reason of the exercise of the rights granted pursuant to this Easement.
6. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of fifty (50.00) feet between their equipment and any and all overhead electric conductors.
7. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times. Grantor has and reserves the right to use the Easement Area, in common with the public's use of said street or highway, for all and any purpose, without need for any further permit or permission from Grantee. Except in emergencies, Grantor shall give reasonable notice to Grantee before performing any work on Grantor's facilities in said location where such work will obstruct traffic. In all cases, Grantor shall exercise due care for the protection of the traveling public and will follow City's guidelines as to lane closure and traffic management.
8. Any trees or plants within the above described real property shall be maintained by Grantee and shall not exceed a height of fifteen (15) feet. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
9. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property is not so used;
 - b. said real property shall be vacated as a Public Road and Limited Utility right of way; or
 - c. the project for which this Easement is being granted is abandoned,

the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.

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10. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the termination or reversion of the rights herein given.
11. Also as controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to construct and maintain the improvement to be located on the at its own expense. Grantee agrees to maintain the above described real property at its own expense.
12. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
13. In case of suit to enforce any terms, covenants or conditions of this Easement, Grantee agrees to pay Grantor in addition to any other recovery or relief for which Grantor may be entitled, a reasonable attorney's fee to be fixed and allowed by the Court.
14. Any notice provided herein to be given by either party hereto to the other may be served by depositing in the United States Post Office, postage prepaid, a sealed envelope containing a copy of such notice and addressed to said other party at its principal place of business.
15. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
16. Currently there are no proposed utilities within the Easement area.
 - a) Prior to the installation of any underground utilities, Grantee shall seek Grantor's prior written approval of plans for such utilities, which shall not be unreasonably withheld except in certain areas where SCE in its estimation sees a foreseeable or a planned need to retain space due to increased energy demand.
 - b) Once approved by SCE, the underground facilities shall be buried in the ground so that the tops thereof shall be not less than thirty-six (36.0) inches below the surface of the ground. shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.
18. Grantee agrees that it will reimburse Grantor for the full amount of any and all special assessment or assessments levied for curbs, driveways, sidewalks and/or other improvements which may at any time be installed at this location, which special assessment or assessments have been paid by Grantor.

Grant of Easement
S.C.E., a corporation to
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V&LM File No.: GRT204191565
Affects SCE Document(s): 216494

19. Upon the termination or reversion of the rights herein granted, Grantee shall at its own risk and expense remove said road and limited utility improvements and restore the Easement Area as nearly as possible to the same state and condition that it was in prior to any construction of said facilities, but if it should fail to do so within sixty (60) days after such termination, Grantor may do so at the risk of Grantee, and all cost and expense of such removal and the restoration of said premises as aforesaid, together with interest thereon at the rate of ten percent (10%) per annum shall be paid by Grantee upon demand.
20. Grantee agrees to install six (6) foot high wrought iron fences along Chino Avenue (west of Mill Creek Avenue to Haven Avenue) and along Mill Creek Avenue (south of Chino Avenue), anti-climbing guards on all towers within the above described real property and twenty (20) foot wide double swing gates at a locations specified by Grantor in the approved plans.
21. Grantee agrees that all fencing and metallic structures installed within the Easement Area shall be adequately grounded.
22. Grantee agrees that no additional structures will be installed on the Easement Area without Grantor's review and approval.
23. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.
24. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.
25. This Grant of Easement will not become effective unless and until it is approved by the California Public Utilities Commission pursuant to and in accordance with Public Utilities Code Section 851. Grantor reserves the right to cancel and revoke this Easement to the extent the Public Utilities Commission does not approve the easement or imposes conditions that Grantor does not accept.

(THIS SPACE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW)

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73632A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494

IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____
Sharat Misra
Real Estate & Facilities – Sr. Specialist
Land Management – Eastern Region
Vegetation & Land Management

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73632A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494

GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this 11 day of MARCH, 2025.

CITY OF ONTARIO, a municipal corporation

By: 
Name: KHOI DO
Title: CITY ENGINEER

By: _____
Name: _____
Title: _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73632A
V&LM File No.: GRT204191565
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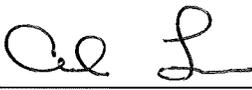
State of California)

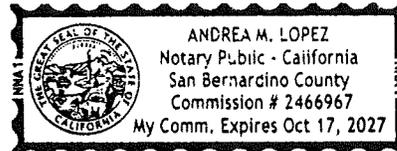
County of San Bernardino

On 03/11/25 before me, Andrea M Lopez, a Notary Public, personally appeared Khoi Do, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73632A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494

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State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73632A
APN: 0218-171-10-000

RIGHT OF WAY GRANT OUT

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF MILL CREEK AS SHOWN ON TRACT MAP NO. 20134, IN SAID CITY OF ONTARIO, AS SHOWN ON THE MAP FILED IN BOOK 357, PAGES 23 THROUGH 33, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT MAP NO. 20134, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF PARCEL MAP NO. 16568, IN SAID CITY OF ONTARIO, AS SHOWN ON THE MAP FILED IN BOOK 204, PAGES 24 AND 25, OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER NORTH 89°37'15" EAST 14.00 FEET TO A LINE BEING PARALLEL WITH AND 39.00 FEET EASTERLY OF THE CENTERLINE OF MILL CREEK AVENUE AS SHOWN ON SAID TRACT MAP NO. 20134; THENCE ALONG SAID PARALLEL LINE SOUTH 00°03'37" EAST 167.66 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 939.00 FEET, AND BEING CONCENTRIC WITH SAID CENTERLINE OF MILL CREEK AVENUE; THENCE SOUTHERLY 162.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°54'23" TO THE EASTERLY LINE OF SAID TRACT MAP NO. 20134, ALSO BEING THE WESTERLY LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 12; THENCE ALONG SAID EASTERLY LINE AND SAID WESTERLY LINE NON-TANGENT NORTH 00°03'37" WEST 329.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,857 SQUARE FEET OR 0.089 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION.

David W. Mackey 10/14/2024
DAVID W. MACKEY, PLS 8912



PROPERTY ADDRESS:
FROM 1317± SOUTHERLY OF CHINO VENUE
TO 1646± SOUTHERLY OF CHINO AVENUE

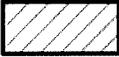
EXHIBIT 'B'
SERIAL NO. 73632A
A.P.N. 0218-171-10

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, BEING NORTH 89°09'10" EAST, PER TRACT NO. 20081, M.B. 354/8-20.

LEGEND:

(XXX) INDICATES RECORD DATA PER TRACT MAP NO. 20134, M.B. 357/23-33.
 [XXX] INDICATES RECORD DATA PER PARCEL MAP NO. 16568, P.M.B. 204/24-25.

- A.P.N. ASSESSOR'S PARCEL NUMBER
- AVE AVENUE
- ⊕ CENTER LINE
- E'LY EASTERLY
- N'LY NORTHERLY
- NO. NUMBER
- O.R. OFFICIAL RECORDS
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- RAD RADIAL
- ROW RIGHT OF WAY
- S'LY SOUTHERLY
- SE SOUTHEAST
- SE'LY SOUTHEASTERLY
- SQ. FT. SQUARE FEET
- M.B. MAP BOOK
- PRC POINT OF REVERSE CURVE
- W'LY WESTERLY

 INDICATES RIGHT OF WAY GRANT OUT
 (AREA: 3,857 SQ.FT. OR 0.089 AC)

NOTE: THE PLAT IS BASED ON RECORD DATA PER TRACT NO. 20081, M.B. 354/8-20 AND TRACT MAP NO. 20134, M.B. 357/23-33



REVISED: 2/25/2025



VICINITY MAP
 NOT TO SCALE

PROPERTY ADDRESS:
 FROM 1317'± SOUTHERLY OF
 CHINO AVENUE TO 1646'±
 SOUTHERLY OF CHINO AVENUE

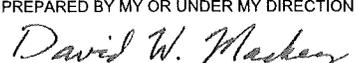
 <p>2603 Main Street, Suite 400 Irvine, California 92614 949.988.5815 www.huitt-zollars.com</p>	<p>SKETCH TO ACCOMPANY A LEGAL DESCRIPTION</p> <p>RIGHT OF WAY GRANT OUT</p> <p>A.P.N. 0218-171-10</p>	SCALE: 1"=150'
		DRAWN BY: DWM
PREPARED BY MY OR UNDER MY DIRECTION 	<p>2/25/2025</p>	REVIEWED BY: DWM
		JOB NUMBER: R310721.02
		SHEET 1 OF 2

EXHIBIT 'B'
SERIAL NO. 73632A
A.P.N. 0218-171-10

PARCEL MAP NO. 16568
P.M.B. 204/24-25

S'LY LINE PARCEL 2 PER
 PARCEL MAP NO. 16568

P.O.B. NE'LY CORNER
 MILL CREEK PER TRACT
 MAP NO. 20134 & SE'LY
 CORNER MILL CREEK PER
 PARCEL MAP NO. 16568

N89°37'15"E 2646.18'
 (N89°37'37"E 2646.18') [N89°47'08"E 2646.16']

N89°37'15"E
 14.00'

N'LY LINE TRACT
 MAP NO. 20134

LOT 11

SE 1/4

E'LY LINE TRACT
 MAP NO. 20134

TRACT MAP
NO. 20134
M.B. 357/23-33

LOT "K"

SECTION 12

W'LY LINE SE 1/4, SECTION 12
 (E'LY LINE SW 1/4, SECTION 12
 PER PARCEL MAP NO. 16568)

T.2S., R.7W., S.B.M.

A.P.N. 0218-171-10

GRANT DEED RECORDED
 JULY 9, 1964,
 BOOK 6186, PAGE 231, O.R.

A.P.N.
 0218-016-32

A.P.N.
 0218-016-31

A.P.N. 0218-016-27

MILL CREEK AVENUE

($\Delta=10^{\circ}27'06''$
 $R=900.00'$ L=164.17')

($\Delta=9^{\circ}54'23''$
 $R=939.00'$ L=162.35')

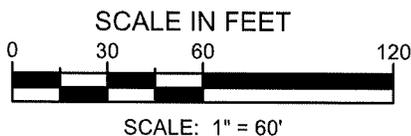
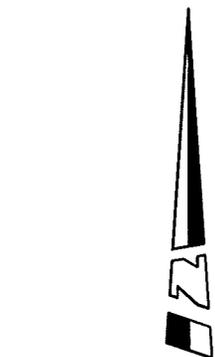
N80°09'14"W
 RAD

44'
 167.44'
 167.44'
 25'
 39'
 14'
 167.66'

N00°03'37"W
 (N00°03'15"W)

N00°03'37"W (N00°03'15"W) 329.12'

S00°03'37"E



INDICATES RIGHT OF WAY
 GRANT OUT (AREA: 3,857
 SQ.FT. OR 0.089 AC)

- PROPOSED GRANT OUT AREA
- CENTERLINE
- SECTION LINE
- EXISTING LOT/PARCEL LINE

NOTE: SEE SHEET 1 FOR BASIS
 OF BEARINGS AND LEGEND

Appendix C

Chino Avenue Easement

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Ontario
APN: 0218-171-09
V&LM File No: GRT204181956
SCE Document: 310297

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73635A Service Order: 802265002
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	APPROVED VEGETATION & LAND MANAGEMENT BY SF DATE 10/30/2025 SCE Law Approved: CKK
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	
_____ <u>SO. CALIF. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant to the CITY OF ONTARIO, a municipal corporation, hereinafter called "Grantee", an easement for Public Road and Limited Utility purposes (this "Easement") in, on, under, over, along and across that certain real property in the City of Ontario, County of San Bernardino, State of California (the "Easement Area"), described as follows:

THAT PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JANUARY 18, 1973, AS INSTRUMENT NO. 70, IN BOOK 8013, PAGE 89 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Said Public Road and Limited Utility easement are more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, though, along and across the Easement Area, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.
2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement.

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.
4. Grantee agrees to hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability arising from or growing out of loss or damage to property, including Grantor's own property, or injury to or death of persons, including employees of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights hereby granted; provided, however, that this covenant shall not apply in those instances where such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole active negligence of Grantor.
5. Grantee agrees to pay to Grantor, upon demand, any and all costs of relocation and/or construction of such electric transmission, distribution and communication lines and supporting structures, pipelines, and conduits which may be or become necessary by reason of the exercise of the rights granted pursuant to this Easement.
6. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of fifty (50.00) feet between their equipment and any and all overhead electric conductors.
7. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times. Grantor has and reserves the right to use the Easement Area, in common with the public's use of said street or highway, for all and any purpose, without need for any further permit or permission from Grantee. Except in emergencies, Grantor shall give reasonable notice to Grantee before performing any work on Grantor's facilities in said location where such work will obstruct traffic. In all cases, Grantor shall exercise due care for the protection of the traveling public and will follow City's guidelines as to lane closure and traffic management.
8. Any trees or plants within the above described real property shall be maintained by Grantee and shall not exceed a height of fifteen (15) feet. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
9. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property is not so used;
 - b. said real property shall be vacated as a Public Road and Limited Utility right of way; or
 - c. the project for which this Easement is being granted is abandoned,

the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

10. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the termination or reversion of the rights herein given.
11. Also as controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to construct and maintain the improvement to be located on the at its own expense. Grantee agrees to maintain the above described real property at its own expense.
12. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
13. In case of suit to enforce any terms, covenants or conditions of this Easement, Grantee agrees to pay Grantor in addition to any other recovery or relief for which Grantor may be entitled, a reasonable attorney's fee to be fixed and allowed by the Court.
14. Any notice provided herein to be given by either party hereto to the other may be served by depositing in the United States Post Office, postage prepaid, a sealed envelope containing a copy of such notice and addressed to said other party at its principal place of business.
15. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
16. Grantor has approved the installation of twelve (12) utility improvements on the Easement Area. Said improvements are listed below. The twelve (12) underground facilities shall be buried in the ground so that the tops thereof shall be not less than thirty-six (36.0) below the surface of the ground, shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
 - a. Proposed 16" Recycled Water Pipeline
 - b. Proposed 4" Air Valve (1)
 - c. Proposed 4" Blow-off Assembly (1)
 - d. Proposed 8" Recycled Water Pipeline
 - e. Proposed 12" Domestic Water Pipeline
 - f. Proposed 8" Domestic Water Pipeline
 - g. Proposed 8" Sewer Pipeline
 - h. Proposed 42" Storm Drain Main Line Pipeline (Chino Ave.)
 - i. Proposed 18" Storm Drain Latera Pipeline (5)
 - j. Proposed Catch Basin (4)
 - k. Proposed 54" Storm Drain Main Line Pipeline (Haven Ave.)
 - l. Proposed 60" Storm Drain Main Line Pipeline (Twinkle Ave.)

Prior to the installation of any additional underground utilities, Grantee shall seek Grantor's prior written approval of plans for such utilities, which shall not be unreasonably withheld except in

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

certain areas where SCE in its estimation sees a foreseeable or a planned need to retain space due to increased energy demand.

17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.
18. Grantee agrees that it will reimburse Grantor for the full amount of any and all special assessment or assessments levied for curbs, driveways, sidewalks and/or other improvements which may at any time be installed at this location, which special assessment or assessments have been paid by Grantor.
19. Upon the termination or reversion of the rights herein granted, Grantee shall at its own risk and expense remove said road and limited utility improvements and restore the Easement Area as nearly as possible to the same state and condition that it was in prior to any construction of said facilities, but if it should fail to do so within sixty (60) days after such termination, Grantor may do so at the risk of Grantee, and all cost and expense of such removal and the restoration of said premises as aforesaid, together with interest thereon at the rate of ten percent (10%) per annum shall be paid by Grantee upon demand.
20. Grantee agrees to install six (6) foot high wrought iron fences along Chino Avenue (west of Mill Creek Avenue to Haven Avenue) and along Mill Creek Avenue (south of Chino Avenue), anti-climbing guards on all towers within the above described real property and twenty (20) foot wide double swing gates at a locations specified by Grantor in the approved plans.
21. Grantee agrees that all fencing and metallic structures installed within the Easement Area shall be adequately grounded.
22. Grantee agrees that no additional structures will be installed on the Easement Area without Grantor's review and approval.
23. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.
24. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.
25. This Grant of Easement will not become effective unless and until it is approved by the California Public Utilities Commission pursuant to and in accordance with Public Utilities Code Section 851. Grantor reserves the right to cancel and revoke this Easement to the extent the Public Utilities Commission does not approve the easement or imposes conditions that Grantor does not accept.

(THIS SPACE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW)

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____
Sharat Misra
Real Estate & Facilities – Sr. Specialist
Land Management – Eastern Region
Vegetation & Land Management

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this 11 day of MARCH, 2025.

CITY OF ONTARIO, a municipal corporation

By: 
Name: KHOI DO
Title: CITY ENGINEER

By: _____
Name: _____
Title: _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
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State of California)

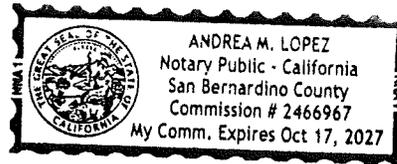
County of San Bernardino

On 03/11/25 before me, Andrea M Lopez, a Notary Public, personally appeared Khoi Do, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73635A
V&LM File No.: GRT204181956
Affects SCE Document(s): 310297

certain areas where SCE in its estimation sees a foreseeable or a planned need to retain space due to increased energy demand.

17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.
18. Grantee agrees that it will reimburse Grantor for the full amount of any and all special assessment or assessments levied for curbs, driveways, sidewalks and/or other improvements which may at any time be installed at this location, which special assessment or assessments have been paid by Grantor.
19. Upon the termination or reversion of the rights herein granted, Grantee shall at its own risk and expense remove said road and limited utility improvements and restore the Easement Area as nearly as possible to the same state and condition that it was in prior to any construction of said facilities, but if it should fail to do so within sixty (60) days after such termination, Grantor may do so at the risk of Grantee, and all cost and expense of such removal and the restoration of said premises as aforesaid, together with interest thereon at the rate of ten percent (10%) per annum shall be paid by Grantee upon demand.
20. Grantee agrees to install six (6) foot high wrought iron fences along Chino Avenue (west of Mill Creek Avenue to Haven Avenue) and along Mill Creek Avenue (south of Chino Avenue), anti-climbing guards on all towers within the above described real property and twenty (20) foot wide double swing gates at a locations specified by Grantor in the approved plans.
21. Grantee agrees that all fencing and metallic structures installed within the Easement Area shall be adequately grounded.
22. Grantee agrees that no additional structures will be installed on the Easement Area without Grantor's review and approval.
23. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.
24. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.
25. This Grant of Easement will not become effective unless and until it is approved by the California Public Utilities Commission pursuant to and in accordance with Public Utilities Code Section 851. Grantor reserves the right to cancel and revoke this Easement to the extent the Public Utilities Commission does not approve the easement or imposes conditions that Grantor does not accept.

(THIS SPACE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW)

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73635A
APN: 0218-161-09

ROAD AND UTILITY EASEMENT

PARCEL "A"

APN: 0218-161-09 (PORTION)

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA;

BEING A PORTION OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 153, PAGE 71 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS CONVEYED IN A DEED RECORDED JANUARY 18, 1973 IN BOOK 8103, PAGE 89 OF OFFICIAL RECORDS, OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SECTION 12, SOUTH 89°53'59" EAST, 25.00 FEET, TO THE EAST LINE OF THE WEST 25.00 FEET GRANTED TO THE COUNTY OF SAN BERNARDINO IN DOCUMENT RECORDED JULY 12, 1913, IN BOOK 531, PAGE 298, OF OFFICIAL RECORDS, PER SAID RECORD OF SURVEY AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°53'59" EAST, 1,074.04 FEET TO THE INTERSECTION OF THE CENTERLINE OF TWINKLE AVENUE ESTABLISHED HEREIN;

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 0°20'08" WEST, 44.42 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°53'39", AN ARC LENGTH OF 130.35 FEET, TO A POINT OF TANGENCY;

THENCE, SOUTH 24°33'31" EAST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°21'56", AN ARC LENGTH OF 127.58 FEET, TO THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12, AS CONVEYED TO SOUTHERN CALIFORNIA EDISON RECORDED JANUARY 18, 1973 IN BOOK 8103, PAGE 89, OFFICIAL RECORDS, TO WHICH A RADIAL LINE BEARS NORTH 89°48'25" EAST;

PARCEL "A" (CONTINUED)

THENCE, NORTH 89°53'59" WEST, 30.00 FEET ALONG SAID LINE, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89°46'28" EAST, SAID CURVE IS CONCENTRIC WITH AND 30.00 FEET DISTANT WESTERLY FROM THE CENTERLINE OF TWINKLE AVENUE;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°19'59", AN ARC LENGTH OF 114.67 FEET;

THENCE, NORTH 24°33'31" WEST, 39.13 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°45'28", AN ARC LENGTH OF 38.92 FEET;

THENCE, NORTH 17°48'03" WEST, 54.14 FEET;

THENCE, SOUTH 88°39'12" WEST, 2.09 FEET;

THENCE, NORTH 17°48'03" WEST, 27.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 36.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°51'59", AN ARC LENGTH OF 19.39 FEET, TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°19'58" WEST, SAID CURVE IS CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 79.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'07", AN ARC LENGTH OF 13.17 FEET, TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 50°53'05" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'57", AN ARC LENGTH OF 15.00 FEET, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF SAID CHINO AVENUE, AS ESTABLISHED HEREIN;

THENCE, ALONG SAID PARALLEL LINE NORTH 89°39'52" WEST, 948.33 FEET;

THENCE, SOUTH 26°47'46" WEST, 31.42 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 62.00 FEET FROM THE CENTERLINE OF HAVEN AVENUE AND THE WEST LINE OF SAID SECTION 12, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 0°11'31" EAST, 268.49 FEET, TO SAID SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER SECTION 12;

PARCEL "A" (CONTINUED)

THENCE, NORTH 89°53'59" WEST, 37.00 FEET, ALONG SAID SOUTHERLY LINE, TO SAID EAST LINE OF THE WESTERLY 25 FEET GRANTED TO THE COUNTY OF SAN BERNARDINO;

THENCE, ALONG SAID EASTERLY LINE OF THE WESTERLY 25 FEET OF SAID SOUTHWEST QUARTER, NORTH 0°11'31" WEST, 330.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 59,388 SQUARE FEET, 1.363 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

ROAD AND UTILITY EASEMENT

PARCEL "B"

APN: 0218-161-09

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA;

BEING A PORTION OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 153, PAGE 71 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS CONVEYED IN A DEED RECORDED JANUARY 18, 1973 IN BOOK 8103, PAGE 89 OF OFFICIAL RECORDS, OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 12, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°53'59" EAST, 1,099.04 FEET ALONG SAID NORTHERLY LINE TO THE CENTERLINE OF TWINKLE AVENUE, ESTABLISHED HEREIN, AND THE **TRUE POINT OF BEGINNING**;

PARCEL "B" (CONTINUED)

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 00°20'08" WEST, 44.42 FEET ALONG SAID CENTERLINE OF TWINKLE AVENUE, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°53'39", AN ARC LENGTH OF 130.35 FEET;

THENCE, SOUTH 24°33'31" EAST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°21'56", AN ARC LENGTH OF 127.58 FEET, TO THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12, TO WHICH POINT, A RADIAL LINE BEARS NORTH 89°48'25" EAST;

THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°53'59" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89°50'01" EAST, SAID CURVE IS CONCENTRIC TO AND 30.00 FEET DISTANT EASTERLY FROM THE CENTERLINE OF TWINKLE AVENUE;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'32", AN ARC LENGTH OF 140.49 FEET, TO A POINT OF TANGENCY;

THENCE, NORTH 24°33'31" WEST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'13", AN ARC LENGTH OF 49.42 FEET, TO A POINT OF COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS SOUTH 75°55'42" WEST, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'08", AN ARC LENGTH OF 18.05 FEET TO AN ANGLE POINT, TO WHICH A RADIAL LINE BEARS SOUTH 87°40'50" WEST;

THENCE, NORTH 87°40'50" EAST, 2.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 86.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 87°40'50" WEST;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'11", AN ARC LENGTH OF 26.42 FEET, TO A POINT OF COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS NORTH 74°42'59" WEST, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 21.00 FEET;

PARCEL "B" (CONTINUED)

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°31'05", AN ARC LENGTH OF 13.75 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 37°11'54" EAST, SAID CURVE IS CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°45'29", AN ARC LENGTH OF 13.45 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS NORTH 46°57'24" WEST, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'00", AN ARC LENGTH OF 13.05 FEET, TO A POINT OF COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS SOUTH 26°11'23" EAST, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 17.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 7.87 FEET, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF CHINO AVENUE, AS ESTABLISHED HEREIN;

THENCE, ALONG SAID PARALLEL LINE SOUTH 89°39'52" EAST, 1,388.39 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE, EASTERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°11'09", AN ARC LENGTH OF 15.77 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 45°31'17" WEST, SAID CURVE IS CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°46'34", AN ARC LENGTH OF 23.13 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS NORTH 28°44'43" EAST, SAID CURVE IS CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°01'47", AN ARC LENGTH OF 14.41 FEET, TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 61°46'30" EAST;

THENCE, SOUTH 05°09'04" EAST, 58.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 865.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'36", AN ARC LENGTH OF 49.22 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 88°06'32" WEST, SAID CURVE IS CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.00 FEET;

PARCEL "B" (CONTINUED)

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°13'46", AN ARC LENGTH OF 6.62 FEET, TO A POINT OF TANGENCY;

THENCE, SOUTH 19°07'14" EAST, 6.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 13.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°18'28", AN ARC LENGTH OF 4.15 FEET, TO A POINT OF COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS NORTH 89°11'14" EAST, SAID CURVE IS CONCAVE WESTERLY HAVING A RADIUS OF 868.50 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°36'02", AN ARC LENGTH OF 24.26 FEET, TO A POINT OF COMPOUND CURVATURE, TO WHICH A RADIAL LINE BEARS NORTH 89°12'44" EAST, SAID CURVE IS CONCAVE WESTERLY HAVING A RADIUS OF 48.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°55'14", AN ARC LENGTH OF 26.74 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 57°17'30" EAST, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'57", AN ARC LENGTH OF 17.16 FEET, TO A POINT OF TANGENCY;

THENCE, SOUTH 00°03'27" EAST, 67.37 FEET, TO THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12;

THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°53'59" EAST, 44.00 FEET, TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 12, AND THE CENTERLINE OF MILL CREEK AVENUE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID EASTERLY LINE NORTH 00°03'28" WEST, 330.00 FEET, TO THE INTERSECTION OF THE CENTERLINE OF SAID CHINO AVENUE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID INTERSECTION ALSO BEING THE CENTER OF SAID SECTION 12;

PARCEL "B" (CONTINUED)

THENCE, NORTH 89°53'59" WEST, 1,550.19 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 85,051 SQUARE FEET, 1.953 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

 02/10/2025

GERALD R. ANDERSON, LS 4400

DATE:

142-001 XLD-074

EXHIBIT "B"

SERIAL NO. 73635A
APN: 0218-161-09

INDEX

THIS PLAT IS BASED
ON RECORD DATA
PER ROS 139/66-70

NW 1/4
SECTION 12
T.2S., R.7W., S.B.M.

ROS 06-174
RSB 139/66-70

-  INDICATES PARCEL "A"
-  INDICATES PARCEL "B"

SCALE 1"=300'

300'
0' 150' 300'



SCALE: 1" = 300'

APN: 0218-161-10

POC
PCL. "A" & "B"
WEST 1/4 CORNER
SEC. 12
PER R-1
CHINO AVENUE

44'
88'

44'
88'

PARCEL "A"
(59,388 SQ. FT., 1.363 AC)
THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 12 PER R-1
APN: 0218-161-09

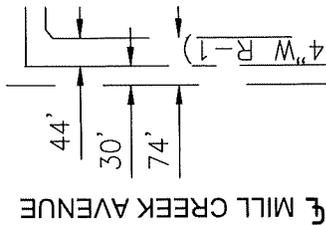
THE EASTERLY LINE OF THE
WESTERLY 25 FEET OF SOUTHWEST
1/4, SECTION 12 PER BOOK 531
PAGE 298 OF DEEDS

APN: 0218-161-13

SW 1/4
SECTION 12
T.2S., R.7W., S.B.M.

JN:142-001 XLD-074 T.2S., R.7W., S.B.M.

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



APN: 0218-161-11

CENTER
SEC. 12
& ϕ INT.
PER R-1

PARCEL "B"
(85,051 SQ. FT., 1.953 AC.)
APN: 0218-161-09

ROS 153/71

THE SOUTHERLY LINE OF THE NORTHERLY 330'
OF SOUTHWEST 1/4, SEC. 12, T. 2S, R. 7W, S.B.M.
PER BOOK 8103 PAGE 89 O.R. SAN BERNARDINO
COUNTY

APN: 0218-161-18

APN:
0218-161-20

PREPARED BY ME OR UNDER MY DIRECTION

02/10/2025

DATE

GERALD R. ANDERSON L.S. 4400

EXPIRES: 09/30/2025

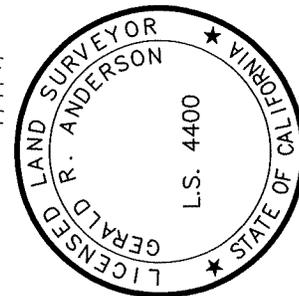


EXHIBIT "B"

SERIAL NO. 73635A
APN: 0218-161-09

* DEDICATED RIGHT OF WAY PER
BOOK 531, PAGE 298 OF DEEDS,
REC. 7/12/1913



SCALE: 1" = 150'
POC
PCL. "A" & "B"
WEST 1/4 CORNER
SEC. 12 PER R-1

NW 1/4
SECTION 12
T.2S., R.7W., S.B.M.

APN: 0218-161-10

PARCEL "A"
(59,388 SQ. FT., 1.363 AC.)

ROS 06-174
RSB 139/66-70

CHINO AVENUE

S89°39'52"E 1099.13' C/L

S89°53'59"E 1074.04' R/W

N89°39'52"W 948.33'
Δ=50°32'57" R=17.00' L=15.00'

N89°39'52"W 948.33'
Δ=9°33'07" R=79.00' L=13.17'

Δ=30°51'59" R=36.00' L=19.39'

THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 12
PER R-1 & R-2

N17°48'03"W 27.91'
S88°39'12"W 2.09'

N17°48'03"W 54.14'
N24°33'31"W 39.13'

Δ=6°45'28" R=330.00' L=38.92'

N24°33'31"W 39.13'
Δ=24°19'59" R=270.00' L=114.67'

Δ=24°53'39" R=300.00'
L=130.35'

THE SOUTH LINE OF THE NORTH 330'
BOOK 8103, PAGE 89, O.R. REC. 1/18/1973

APN: 0218-161-09 POR.

Δ=24°19'59" R=270.00' L=114.67'

N89°53'59"W 37.00'

N89°53'59"W 37.00'

Δ=24°21'56" R=300.00'
L=127.58'

HAVEN AVENUE

N00°11'31"W 330.00'

N00°11'31"W 330.00'

N00°11'31"W 330.00'

N00°11'31"W 330.00'

N00°11'31"W 330.00'

TWINKLE AVENUE

N89°53'59"W 30.00'

N89°53'59"W 30.00'

N89°53'59"W 30.00'

N89°53'59"W 30.00'

N89°53'59"W 30.00'

SEE DETAIL "A" SHEET 3

TPOB
PCL. "B"

S00°20'08"W 6.36'

S00°20'08"W 6.36'

S00°20'08"W 6.36'

S00°20'08"W 6.36'

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

THE WEST LINE SEC. 12,
T.2S., R.7W., S.B.M.

PER R-1

PER R-1

PER R-1

PER R-1

PER R-1

PCL 1
PM NO. 16568
P.M.B. 204/24-25

ROS NO. 14-037
RSB 153/71

LLA23-007
DOC# 2023-011994
REC. 5/17/2023

SW 1/4
SECTION 12
T.2S., R.7W., S.B.M.
REC. 5/17/2023

JN:142-001 XLD-074

SCALE 1"=80'



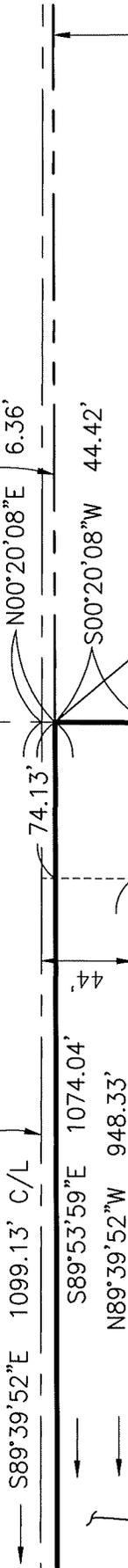
SERIAL NO. 73635A
 APN: 0218-161-09

EXHIBIT "B"

SHEET 3 OF 7 SHEETS

THE NORTH LINE OF THE
 SOUTHWEST 1/4 OF SECTION 12
 PER R-1 & R-2

CHINO AVENUE



PARCEL "A"

$\Delta=50^{\circ}32'57''$ R=17.00' L=15.00'
 $S50^{\circ}53'05''W$ RAD PRC
 $\Delta=9^{\circ}33'07''$ R=79.00' L=13.17'
 $S41^{\circ}19'58''W$ RAD PRC
 $\Delta=30^{\circ}51'59''$ R=36.00' L=19.39'

NORTH 330'
 BOOK 8103, PAGE 89,
 O.R. REC. 1/18/1973

APN: 0218-161-09 POR.
 $\Delta=6^{\circ}45'28''$ R=330.00' L=38.92'

SW 1/4
 SECTION 12
 T.2S., R.7W., S.B.M.

THE SOUTH LINE OF THE NORTH 330'
 BOOK 8103, PAGE 89, O.R. REC. 1/18/1973

TPOB. PCL. "B"

$\Delta=24^{\circ}53'39''$
 R=300.00'
 L=130.35'

APN: 0218-161-09 POR.
 NORTH 330'
 BOOK 8103, PAGE 89,
 O.R. REC. 1/18/1973

TWINKLE AVENUE

$\Delta=24^{\circ}21'56''$
 R=300.00'
 L=127.58'

N89°48'25"E RAD

PCL H
 LLA23-007
 DOC# 2023-0119994
 REC. 5/17/2023

PCL 1
 PM NO. 16568
 P.M.B. 204/24-25
 ROS NO. 14-037
 RSB 153171

DETAIL "A"

JN:142-001 XLD-074

SEE SHEET 2

SEE SHEET 6

EXHIBIT "B"

SERIAL NO. 73635A
APN: 0218-161-09



APN: 0218-161-10

APN: 0218-161-11

POC PCL "A" & "B"
WEST 1/4 CORNER
SEC. 12
PER R-1

NW 1/4
SECTION 12
T.2S., R.7N., S.B.M.

PARCEL "B"
ROS 06-174
RSB 139166-70
(85,051 SQ. FT., 1.953 AC.)

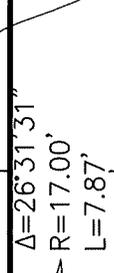
SEE DETAIL "C" SHEET 6
CENTER COR.
SEC. 12
PER R-1



SEE DETAIL "B" SHEET 5



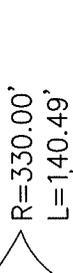
CHINO AVENUE



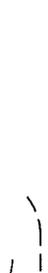
TWINKLE AVENUE

THE NORTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 12
PER R-1 & R-2
BOOK 8103, PAGE 89,
O.R. REC. 1/18/1973

THE SOUTH LINE OF THE NORTH 330'
BOOK 8103, PAGE 89, O.R. REC. 1/18/1973



SEE SHEET 2



HAVEN AVENUE

LLA23-007
DOC# 2023-0119994
REC. 5/17/2023

PCL 1
PM NO. 16568
P.M.B. 204/24-25

ROS NO. 14-037
RSB 153/71
POR. PCL 2
PM NO. 16568
P.M.B. 204/24-25

SW 1/4
SECTION 12
T.2S., R.7N., S.B.M.

POR. PCL 2
PM NO. 16568
P.M.B. 204/24-25

JN:142-001 XLD-074

SCALE 1"=80'



POC PCL. "B"

WEST 1/4 CORNER

SEC. 12

PER R-1

$\Delta=26^{\circ}31'31''$ R=17.00' L=7.87'

$\Delta=20^{\circ}46'00''$ R=36.00' L=13.05'

N00°20'08"E

L=6.36'

1099.04'

S89°53'59"E

L=76.02'

$\Delta=9^{\circ}45'29''$ R=79.00' L=13.45'

44.42'

S00°20'08"W

L=76.02'

N37°11'54"W RAD PRC

L=130.35'

N74°42'59"W RAD PCC

L=130.35'

$\Delta=24^{\circ}53'39''$

R=300.00'

L=130.35'

S24°33'31"E

L=39.13'

$\Delta=24^{\circ}21'56''$

R=300.00'

L=127.58'

N89°48'25"E RAD

L=1480.27'

S89°53'59"E

L=30.00'

S89°53'59"E

L=30.00'

N89°50'01"E RAD

L=1480.27'

S89°53'59"E

L=1480.27'

S89°53'59"E

L=1480.27'

EXHIBIT "B"

SERIAL NO. 73635A

APN: 0218-161-09

SHEET 5 OF 7 SHEETS

APN: 0218-161-10

NW 1/4

SECTION 12

T.2S., R.7N., S.B.M.

TPOB

PCL. "B"

CHINO AVENUE

THE NORTH LINE OF THE

SOUTHWEST 1/4 OF SECTION 12

PER R-1 & R-2

S89°39'52"E 1550.19' C/L

SEE SHEET 6

PARCEL "B"

N26°11'23"W RAD PCC

L=1388.39'

N46°57'24"W RAD PRC

L=1388.39'

$\Delta=37^{\circ}31'05''$ R=21.00' L=13.75'

$\Delta=17^{\circ}36'11''$ R=86.00' L=26.42'

N87°40'50"E 2.00' RAD

L=18.05'

$\Delta=11^{\circ}45'08''$ R=88.00' L=18.05'

S75°55'42"W RAD PCC

L=270.00'

$\Delta=10^{\circ}29'13''$ R=270.00' L=49.42'

N24°33'31"W 39.13'

R/W

$\Delta=24^{\circ}23'32''$ R=330.00' L=140.49'

SOUTH LINE OF THE NORTH 330'

BOOK 8103, PAGE 89 REC. 1/18/1973

N89°50'01"E RAD

L=1480.27'

S89°53'59"E 1480.27' TO C/L OF MILL CREEK AVE.

S89°53'59"E 30.00'

S89°53'59"E 30.00'

CHINO AVENUE

PCL. 2

PM NO. 16568

P.M.B. 204/24-25

P.M.B. 204/24-25

SCALE 1"=80'



POC PCL. "B"

WEST 1/4 CORNER

SEC. 12

PER R-1

$\Delta=26^{\circ}31'31''$ R=17.00' L=7.87'

$\Delta=20^{\circ}46'00''$ R=36.00' L=13.05'

N00°20'08"E

L=6.36'

1099.04'

S89°53'59"E

L=76.02'

$\Delta=9^{\circ}45'29''$ R=79.00' L=13.45'

44.42'

S00°20'08"W

L=76.02'

N37°11'54"W RAD PRC

L=130.35'

N74°42'59"W RAD PCC

L=130.35'

$\Delta=24^{\circ}53'39''$

R=300.00'

L=130.35'

S24°33'31"E

L=39.13'

$\Delta=24^{\circ}21'56''$

R=300.00'

L=127.58'

N89°48'25"E RAD

L=1480.27'

S89°53'59"E

L=30.00'

S89°53'59"E

L=30.00'

N89°50'01"E RAD

L=1480.27'

S89°53'59"E

L=1480.27'

S89°53'59"E

L=1480.27'

EXHIBIT "B"

SERIAL NO. 73635A

APN: 0218-161-09

SHEET 5 OF 7 SHEETS

APN: 0218-161-10

NW 1/4

SECTION 12

T.2S., R.7N., S.B.M.

TPOB

PCL. "B"

CHINO AVENUE

THE NORTH LINE OF THE

SOUTHWEST 1/4 OF SECTION 12

PER R-1 & R-2

S89°39'52"E 1550.19' C/L

SEE SHEET 6

PARCEL "B"

N26°11'23"W RAD PCC

L=1388.39'

N46°57'24"W RAD PRC

L=1388.39'

$\Delta=37^{\circ}31'05''$ R=21.00' L=13.75'

$\Delta=17^{\circ}36'11''$ R=86.00' L=26.42'

N87°40'50"E 2.00' RAD

L=18.05'

$\Delta=11^{\circ}45'08''$ R=88.00' L=18.05'

S75°55'42"W RAD PCC

L=270.00'

$\Delta=10^{\circ}29'13''$ R=270.00' L=49.42'

N24°33'31"W 39.13'

R/W

$\Delta=24^{\circ}23'32''$ R=330.00' L=140.49'

SOUTH LINE OF THE NORTH 330'

BOOK 8103, PAGE 89 REC. 1/18/1973

N89°50'01"E RAD

L=1480.27'

S89°53'59"E 1480.27' TO C/L OF MILL CREEK AVE.

S89°53'59"E 30.00'

S89°53'59"E 30.00'

CHINO AVENUE

PCL. 2

PM NO. 16568

P.M.B. 204/24-25

P.M.B. 204/24-25

SCALE 1"=80'



POC PCL. "B"

WEST 1/4 CORNER

SEC. 12

PER R-1

$\Delta=26^{\circ}31'31''$ R=17.00' L=7.87'

$\Delta=20^{\circ}46'00''$ R=36.00' L=13.05'

N00°20'08"E

L=6.36'

1099.04'

S89°53'59"E

L=76.02'

$\Delta=9^{\circ}45'29''$ R=79.00' L=13.45'

44.42'

S00°20'08"W

L=76.02'

N37°11'54"W RAD PRC

L=130.35'

N74°42'59"W RAD PCC

L=130.35'

$\Delta=24^{\circ}53'39''$

R=300.00'

L=130.35'

S24°33'31"E

L=39.13'

$\Delta=24^{\circ}21'56''$

R=300.00'

L=127.58'

N89°48'25"E RAD

L=1480.27'

S89°53'59"E

L=30.00'

S89°53'59"E

L=30.00'

N89°50'01"E RAD

L=1480.27'

S89°53'59"E

L=1480.27'

S89°53'59"E

L=1480.27'

EXHIBIT "B"

SERIAL NO. 73635A

APN: 0218-161-09

SHEET 5 OF 7 SHEETS

APN: 0218-161-10

NW 1/4

SECTION 12

T.2S., R.7N., S.B.M.

TPOB

PCL. "B"

CHINO AVENUE

THE NORTH LINE OF THE

SOUTHWEST 1/4 OF SECTION 12

PER R-1 & R-2

S89°39'52"E 1550.19' C/L

SEE SHEET 6

PARCEL "B"

N26°11'23"W RAD PCC

L=1388.39'

N46°57'24"W RAD PRC

L=1388.39'

$\Delta=37^{\circ}31'05''$ R=21.00' L=13.75'

$\Delta=17^{\circ}36'11''$ R=86.00' L=26.42'

N87°40'50"E 2.00' RAD

L=18.05'

$\Delta=11^{\circ}45'08''$ R=88.00' L=18.05'

S75°55'42"W RAD PCC

L=270.00'

$\Delta=10^{\circ}29'13''$ R=270.00' L=49.42'

N24°33'31"W 39.13'

R/W

$\Delta=24^{\circ}23'32''$ R=330.00' L=140.49'

SOUTH LINE OF THE NORTH 330'

BOOK 8103, PAGE 89 REC. 1/18/1973

N89°50'01"E RAD

L=1480.27'

S89°53'59"E 1480.27' TO C/L OF MILL CREEK AVE.

S89°53'59"E 30.00'

S89°53'59"E 30.00'

CHINO AVENUE

PCL. 2

PM NO. 16568

P.M.B. 204/24-25

P.M.B. 204/24-25

SCALE 1"=80'



POC PCL. "B"

WEST 1/4 CORNER

SEC. 12

PER R-1

$\Delta=26^{\circ}31'31''$ R=17.00' L=7.87'

$\Delta=20^{\circ}46'00''$ R=36.00' L=13.05'

N00°20'08"E

L=6.36'

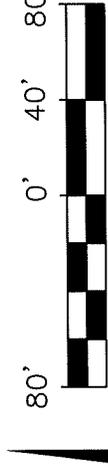
1099.04'

S89°53'59"E

L=76.02'

$\Delta=9^{\circ}45'29''$ R=79.00' L=13.45'

SCALE 1"=80'



SCALE: 1" = 80'

EXHIBIT "B"

SERIAL NO. 73635A
APN: 0218-161-09

SHEET 6 OF 7 SHEETS

NE 1/4
SECTION 12
T.2S., R.7N., S.B.M.

APN: 0218-161-11

CHINO AVENUE

S89°39'52"E 1550.19' C/L

N89°53'59"W 1550.21'

S89°39'52"E 1388.39'

PARCEL "B"

Δ=45°11'09" R=20.00' L=15.77'
N45°31'17"E RAD PRC
Δ=16°46'34" R=79.00' L=23.13'
Δ=33°01'47" R=25.00' L=14.41'

THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 12
PER R-1 & R-2

NORTH 330'
BOOK 8103, PAGE 89,
O.R. REC. 1/18/1973

APN: 0218-161-09 POR.

SW 1/4
SECTION 12
T.2S., R.7N., S.B.M.

THE SOUTH LINE OF THE NORTH 330'
BOOK 8103, PAGE 89, O.R. REC. 1/18/1973

S89°53'59"E 1480.27' TO C/L OF TWINKLE AVE.
POR. PCL 2
PM NO. 16568
P.M.B. 204/24-25

ROS NO. 14-037
RSB 153171

JN:142-001 XLD-074

85.78'

Δ=17°13'46" R=22.00' L=6.62'
S19°07'14"E 6.00'
Δ=18°18'28" R=13.00' L=4.15'
Δ=1°36'02" R=868.50' L=24.26'
Δ=31°55'14" R=48.00' L=26.74'
Δ=32°45'57" R=30.00' L=17.16'

S00°03'27"E 67.37'

S89°53'59"E 44.00'

DETAIL "C"

MILL CREEK AVENUE

APN: 0218-921-22

CENTER COR. SEC. 12 & Q INT.
PER R-1
N28°44'43"E RAD PRC
N61°46'30"E RAD

APN: 0218-171-10

N89°11'14"E RAD PCC

S89°12'44"E RAD PCC

S57°17'30"E RAD PRC

MILL CREEK AVENUE

SE 1/4
SECTION 12
T.2S., R.7N., S.B.M.

SEE SHEET 5

EXHIBIT "B"

SERIAL NO. 73635A

LEGEND

- — — — — CENTERLINE
- — — — — RIGHT OF WAY
- — — — — EASEMENT LINE
- - - - - CENTERLINE TIE
- — — — — PROPERTY OR SECTION LINE
- — — — — DEDICATED PROPERTY
-  INDICATES PARCEL "A" ON SHEET 1
-  INDICATES PARCEL "B" ON SHEET 1

REFERENCE DOCUMENTS

- R-1 - ROS 139/66-70
- R-2 - ROS 153/71

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF MILL CREEK AVENUE BEING N00°03'04"W PER RECORD OF SURVEY BOOK 139, PAGES 66-70 RECORDS OF SAN BERNARDINO, CA.

ABBREVIATIONS

- | | |
|--------|-------------------------|
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| TPOB | TRUE POINT OF BEGINNING |
| PCL | PARCEL |
| PM | PARCEL MAP |
| P.M.B. | PARCEL MAP BOOK |
| LLA | LOT LINE ADJUSTMENT |
| NO. | NUMBER |
| O.R. | OFFICIAL RECORD |
| PCC | POINT OF COMPOUND CURVE |
| PRC | POINT OF REVERSE CURVE |
| RAD | RADIAL |
| REC. | RECORDED |
| ROS | RECORD OF SURVEY |
| RSB | RECORD OF SURVEY BOOK |
| APN | ASSESSOR PARCEL NUMBER |
| SEC. | SECTION |
| COR. | CORNER |
| T. | TOWNSHIP |
| R. | RANGE |
| S.B.M. | SAN BERNARDINO MERIDIAN |
| C/L | CENTERLINE |
| POR. | PORTION |
| B. | BOOK |
| P. | PAGE |

Appendix D

Avenues Easement

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY
2 INNOVATION WAY, 2ND FLOOR
POMONA, CA 91768

ATTN: TITLE & REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Ontario
APN: 0218-171-10, 19 & 20
V&LM File No: GRT204191565
SCE Document: 216494,
306274, & 349545

DOCUMENTARY TRANSFER TAX \$ _____	Serial No. 73637A Service Order: 802271314
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED _____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE _____ <u>SO. CALIF. EDISON CO.</u> SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	APPROVED VEGETATION & LAND MANAGEMENT BY SF DATE 10/30/2025 SCE Law Approved: CKK

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant to the CITY OF ONTARIO, a municipal corporation, hereinafter called "Grantee", an easement for Public Road and Limited Utility purposes (this "Easement") in, on, under, over, along and across that certain real property in the City of Ontario, County of San Bernardino, State of California (the "Easement Area"), described as follows:

THOSE PORTIONS OF THE EAST HALF OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JULY 9, 1964, AS INSTRUMENT NO. 8, IN BOOK 6186, PAGE 231, AND BY GRANT DEED RECORDED OCTOBER 10, 1973, AS INSTRUMENT NO. 80, IN BOOK 8284, PAGE 115 AND BY GRANT DEED RECORDED APRIL 19, 1979, AS INSTRUMENT NO. 538, IN BOOK 9668, PAGE 869, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Said Public Road and Limited Utility easement are more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

1. The said Easement is granted subject to the right of Grantor to construct, maintain, use, operate, alter, add to, repair, replace, reconstruct, enlarge and/or remove in, on, over, under, though, along and across the Easement Area, electric transmission and distribution lines and communication lines, together with supporting structures and appurtenances, for conveying electric energy for light, heat, power and communication purposes, and pipelines and appurtenances for the transportation of oil, petroleum, gas, water, or other substances, and conduits for any and all purposes.

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

2. Grantor shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Grantee created by this Easement.
3. The said Easement shall be exercised so as not to unreasonably endanger or interfere with the construction, maintenance, use, operation, presence, repair, replacement, relocation, reconstruction or removal of such electric transmission, distribution or communication lines, pipelines, or other conduits.
4. Grantee agrees to hold harmless and indemnify Grantor to the fullest extent to which it can legally do so, from and against all claims, liens, encumbrances, actions, loss, damage, expense and/or liability arising from or growing out of loss or damage to property, including Grantor's own property, or injury to or death of persons, including employees of Grantor, resulting in any manner whatsoever, directly or indirectly, by reason of the exercise of the rights hereby granted; provided, however, that this covenant shall not apply in those instances where such claims, liens, encumbrances, actions, loss, damage, expense and/or liability are caused by the sole active negligence of Grantor.
5. Grantee agrees to pay to Grantor, upon demand, any and all costs of relocation and/or construction of such electric transmission, distribution and communication lines and supporting structures, pipelines, and conduits which may be or become necessary by reason of the exercise of the rights granted pursuant to this Easement.
6. Grantee agrees that in the exercise of its rights hereunder, its contractors, employees and other agents will maintain a minimum clearance of fifty (50.00) feet between their equipment and any and all overhead electric conductors.
7. Grantor shall have full unobstructed access to its facilities at all times and the right to clear, keep clear, and remove any and all obstructions of any kind at all times. Grantor has and reserves the right to use the Easement Area, in common with the public's use of said street or highway, for all and any purpose, without need for any further permit or permission from Grantee. Except in emergencies, Grantor shall give reasonable notice to Grantee before performing any work on Grantor's facilities in said location where such work will obstruct traffic. In all cases, Grantor shall exercise due care for the protection of the traveling public and will follow City's guidelines as to lane closure and traffic management.
8. Any trees or plants within the above described real property shall be maintained by Grantee and shall not exceed a height of fifteen (15) feet. Grantor reserves for itself the right to trim any tree or trees which may grow in or on the above described real property and which, in the opinion of Grantor, endanger or interfere with the proper operation or maintenance of said electric transmission, distribution and communication lines, to the extent necessary to prevent any such interference or danger.
9. The above described real property is to be used only for the purposes specified herein and in the event:
 - a. said real property is not so used;
 - b. said real property shall be vacated as a Public Road and Limited Utility right of way; or
 - c. the project for which this Easement is being granted is abandoned,

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

the Easement shall thereupon, ipso facto, revert to and merge in the interest of Grantor in the above described real property.

10. Upon termination or reversion of the rights herein granted, Grantee shall execute and deliver to Grantor, within thirty (30) days after service of a written demand therefore, a good and sufficient quitclaim deed to the rights herein given. Should Grantee fail or refuse to deliver to Grantor a quitclaim deed, as aforesaid, a written notice by Grantor reciting the failure or refusal of Grantee to execute and deliver said quitclaim deed as herein provided and terminating this Easement shall, after ten (10) days from the date of recordation of said notice, be conclusive evidence against Grantee and all persons claiming under Grantee of the termination or reversion of the rights herein given.
11. Also as controlling part of the consideration for the execution and delivery of this instrument by Grantor, Grantee covenants, for itself, its successors and assigns, to construct and maintain the improvement to be located on the at its own expense. Grantee agrees to maintain the above described real property at its own expense.
12. Grantee hereby recognizes Grantor's title and interest in and to the above described real property and agrees never to assail or resist Grantor's title or interest therein.
13. In case of suit to enforce any terms, covenants or conditions of this Easement, Grantee agrees to pay Grantor in addition to any other recovery or relief for which Grantor may be entitled, a reasonable attorney's fee to be fixed and allowed by the Court.
14. Any notice provided herein to be given by either party hereto to the other may be served by depositing in the United States Post Office, postage prepaid, a sealed envelope containing a copy of such notice and addressed to said other party at its principal place of business.
15. Grantee shall place identification and location markers of a number, location and nature suitable to Grantor, indicating the type, location and depth of any facilities, structures or equipment located by Grantee in the underground of the above described real property.
16. Grantor has approved the installation of eight (8) utility improvements on the Easement Area. Said improvements are listed below. The eight (8) underground facilities shall be buried in the ground so that the tops thereof shall be not less than thirty-six (36.0) inches below the surface of the ground, shall be capable of supporting three-axle vehicles weighing up to forty (40) tons, and shall be of such type of construction and material as to be sufficient and safe for the purpose for which they are to be used.
 - a. Proposed 12" Recycled Water Pipeline
 - b. Proposed 4" Air Valve (2)
 - c. Proposed 4" Blowoff Assembly (2)
 - d. Proposed 18" Storm Drain Lateral Pipeline (4)
 - e. Proposed Catch Basin (4)
 - f. Proposed 12" Domestic Water Pipeline
 - g. Existing 15" Sewer Pipeline
 - h. Existing 8" Recycled Water Pipeline

Prior to the installation of any additional underground utilities, Grantee shall seek Grantor's prior written approval of plans for such utilities, which shall not be unreasonably withheld except in certain areas where SCE in its estimation sees a foreseeable or a planned need to retain space due to increased energy demand.

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
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Affects SCE Document(s): 216494, 306274 & 349545

17. Grantee shall promptly and properly replace the earth over any underground facilities, shall tamp or water-settle such earth so that no depressions shall be left or shall develop in the surface of the ground over said underground facilities, and shall restore the surface of the ground over said underground facilities to as near its original condition and appearance as possible.
18. Grantee agrees that it will reimburse Grantor for the full amount of any and all special assessment or assessments levied for curbs, driveways, sidewalks and/or other improvements which may at any time be installed at this location, which special assessment or assessments have been paid by Grantor.
19. Upon the termination or reversion of the rights herein granted, Grantee shall at its own risk and expense remove said road and limited utility improvements and restore the Easement Area as nearly as possible to the same state and condition that it was in prior to any construction of said facilities, but if it should fail to do so within sixty (60) days after such termination, Grantor may do so at the risk of Grantee, and all cost and expense of such removal and the restoration of said premises as aforesaid, together with interest thereon at the rate of ten percent (10%) per annum shall be paid by Grantee upon demand.
20. Grantee agrees to install six (6) foot high wrought iron fences along Chino Avenue (west of Mill Creek Avenue to Haven Avenue) and along Mill Creek Avenue (south of Chino Avenue), anti-climbing guards on all towers within the above described real property and twenty (20) foot wide double swing gates at a locations specified by Grantor in the approved plans.
21. Grantee agrees that all fencing and metallic structures installed within the Easement Area shall be adequately grounded.
22. Grantee agrees that no additional structures will be installed on the Easement Area without Grantor's review and approval.
23. Grantee agrees not to store flammable materials nor store any vehicle on the above described real property.
24. The use of the neuter gender herein will, when appropriate, be construed to mean either the masculine or feminine gender or both. Unless expressly provided elsewhere, herein to the contrary, the terms, covenants and conditions of this Easement shall inure to the benefit of and are binding upon the heirs, successors, representatives and assigns of the parties hereto.
25. This Grant of Easement will not become effective unless and until it is approved by the California Public Utilities Commission pursuant to and in accordance with Public Utilities Code Section 851. Grantor reserves the right to cancel and revoke this Easement to the extent the Public Utilities Commission does not approve the easement or imposes conditions that Grantor does not accept.

(THIS SPACE LEFT INTENTIONALLY BLANK; SIGNATURE PAGE TO FOLLOW)

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this _____ day of _____, 20____.

SOUTHERN CALIFORNIA EDISON COMPANY,
a corporation

By: _____
Sharat Misra
Real Estate & Facilities – Sr. Specialist
Land Management – Eastern Region
Vegetation & Land Management

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

GRANTEE, does hereby accept the above and foregoing Easement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

DATED as of this 11 day of March, 2025.

CITY OF ONTARIO, a municipal corporation

By: 
Name: KHOLI DO
Title: CITY ENGINEER

By: _____
Name: _____
Title: _____

Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

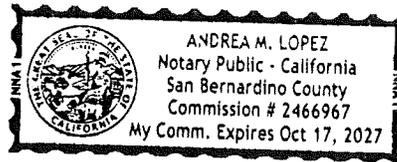
State of California)
County of San Bernardino

On 03/11/25 before me, Andrea M Lopez, a Notary Public, personally appeared Khoi Do, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ae L



Grant of Easement
S.C.E., a corporation to
City of Ontario
Serial No. 73637A
V&LM File No.: GRT204191565
Affects SCE Document(s): 216494, 306274 & 349545

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO. 73637A
APN: 0218-171-10, 0218-171-19, AND 0218-171-20

ROAD AND UTILITY EASEMENT

PARCEL "A"

APN: 0218-171-10

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA;

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONVEYED IN A GRANT DEED TO SOUTHERN CALIFORNIA EDISON, RECORDED JULY 9, 1964, AS INSTRUMENT NO. 8, IN BOOK 6186, PAGE 231 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE CENTERLINE INTERSECTION OF MILL CREEK AVENUE AND CHINO AVENUE;

THENCE, SOUTHERLY ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°03'28" EAST, 330.00 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE, LEAVING SAID WESTERLY LINE, ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 89°53'59" EAST, 30.96 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF MILL CREEK AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,007.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 89°41'38" EAST;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°21'49", AN ARC LENGTH OF 12.74 FEET;

THENCE, NORTH 00°03'27" WEST, 109.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 931.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°05'37", AN ARC LENGTH OF 82.77 FEET;

THENCE, NORTH 05°09'04" WEST, 53.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 28.00 FEET;

PARCEL "A" (CONTINUED)

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°50'35", AN ARC LENGTH OF 26.31 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS NORTH 41°18'29" WEST, SAID CURVE IS CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'56", AN ARC LENGTH OF 7.54 FEET, TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS SOUTH 47°18'25" EAST, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 43.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°23'56", AN ARC LENGTH OF 35.57 FEET TO A LINE PARALLEL WITH AND DISTANT 29.00 FEET SOUTHERLY FROM THE CENTERLINE OF CHINO AVENUE;

THENCE, SOUTH 89°54'30" EAST, 2,068.38 FEET, ALONG SAID LINE, TO THE SOUTHEASTERLY LINE OF THE LAND CONVEYED IN SAID DEED, BOOK 6186, PAGE 231 OF OFFICIAL RECORDS;

THENCE, ALONG SAID LINE, NORTH 31°12'04" EAST, 33.87 FEET TO THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID CENTERLINE NORTH 89°54'30" WEST, 630.27 FEET TO THE EASTERLY LINE OF THE 11.00 FOOT EASEMENT, CONVEYED TO THE CITY OF ONTARIO AND DESCRIBED IN A GRANT OF EASEMENT RECORDED 08-26-2013 AS DOC# 2013-0372947 OF OFFICIAL RECORDS;

THENCE, LEAVING SAID CENTERLINE, AND ALONG SAID EASTERLY LINE, SOUTH 00°00'31" WEST, 11.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 11.00 FEET FROM THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID PARALLEL LINE OF SAID EASEMENT, NORTH 89°54'30" WEST, 1,463.16 FEET TO THE WESTERLY LINE OF SAID EASEMENT;

THENCE, NORTH 00°05'30" EAST, 11.00 FEET, ALONG SAID WESTERLY LINE, TO THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 61.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 55,153 SQUARE FEET, 1.266 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORDS.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

ROAD AND UTILITY EASEMENT

PARCEL "B"

APN: 0218-171-19

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS DESCRIBED IN A GRANT DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 10-10-1973, AS INSTRUMENT NO. 80, IN BOOK 8284, PAGE 115 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF CHINO AVENUE AND MILL CREEK AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE CENTERLINE OF CHINO AVENUE, SOUTH 89°54'30" EAST, 1,524.73 FEET, TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "PARCEL 1" OF SAID DEED, AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID CENTERLINE, ALONG THE EASTERLY LINE OF SAID LAND, NORTH 00°00'31" EAST, 44.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 44.00 FEET FROM SAID CENTERLINE;

THENCE, EASTERLY ALONG SAID PARALLEL LINE, SOUTH 89°54'30" EAST, 656.89 FEET TO THE EASTERLY LINE OF SAID LAND CONVEYED IN SAID DEED;

THENCE, ALONG SAID EASTERLY LINE, SOUTH 31°12'04" WEST, 51.39 FEET, TO THE CENTERLINE OF SAID CHINO AVENUE;

THENCE, WESTERLY ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 630.27 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 28,317 SQUARE FEET, 0.650 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

ROAD AND UTILITY EASEMENT

PARCEL "C"

APN: 0218-171-20

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA;

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONTAINED IN A GRANT DEED TO SOUTHERN CALIFORNIA EDISON, RECORDED 04-19-1979, AS INSTRUMENT NO. 538, IN BOOK 9668, PAGE 869 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE CENTERLINE OF CHINO AVENUE, SOUTH 89°54'30" EAST, 2,155.00 FEET, TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO SOUTHERN CALIFORNIA EDISON RECORDED 04-19-1979, IN BOOK 9668, PAGE 869 OF OFFICIAL RECORDS WITH THE CENTERLINE OF CHINO AVENUE AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID CENTERLINE, ALONG SAID NORTHWESTERLY LINE, NORTH 31°12'04" EAST, 51.39 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 44.00 FEET FROM SAID CENTERLINE;

THENCE, EASTERLY ALONG SAID PARALLEL LINE, SOUTH 89°54'30" EAST, 382.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 27.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 33°09'00" WEST;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°24'29", AN ARC LENGTH OF 6.44 FEET, TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 80.00 FEET FROM THE CENTERLINE OF HAMNER AVENUE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°04'08" WEST, 48.12 FEET, TO THE CENTERLINE OF CHINO AVENUE;

PARCEL "C" (CONTINUED)

THENCE, WESTERLY ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 414.46 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 17,661 SQUARE FEET, 0.405 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

 02/25/2025

GERALD R. ANDERSON, LS 4400

DATE:

142-001 XLD-075



EXHIBIT "B"

GRANT OF RIGHT OF WAY
SERIAL NO. 73637A



SEE SHEET 5 FOR BASIS OF BEARINGS
AND RECORD REFERENCES

SHEET 1 OF 5 SHEETS

INDEX

NE 1/4
SECTION 12
T.2S., R.7W., S.B.M.
TR. 17564-1
MB 328 / 89-92

TR. 17392
MB 325 / 7-12

POB
PCL. "B" & "C"
CENTER
SEC. 12

POB
PCL. "A"

0°03'04"W
MILL CREEK AVENUE

EDENGLAN AVENUE

CHINO AVENUE

PARCEL A

TPOB
PCL. "B"

20'

20'

20'

20'

20'

20'

20'

20'

20'

APN: 0218-171-10
DEED 6186 / 231, O.R.

SCE DOC. NO. 216496
B. 7156, P. 847, O.R.

SE 1/4
SECTION 12
T.2S., R.7W., S.B.M.
RS 06-17A
RSB 139 / 66-70

APN: 0218-171-34

SCE DOC. NO. 306274
PCL. 3 B. 8284,
P. 115, O.R.

PARCEL B

SCE DOC. NO. 306274
PCL. 2 B. 8284,
P. 115, O.R.

PARCEL C

SCE DOC. NO. 306274
PCL. 4 B. 8284,
P. 115, O.R.

DEED 8284 / 115, O.R.

APN: 0218-171-20

DEED 9668 / 869,
O.R.

APN: 0218-171-18

SCE DOC. NO. 349545
PCL 21 B. 9668,
P. 869, O.R.

TPOB
PCL. "C"

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

JN:142-001 XLD-075

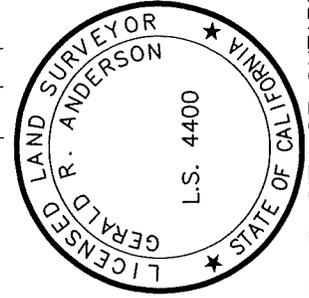
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

02/25/2025

DATE

GERALD R. ANDERSON L.S. 4400

EXPIRES: 09/30/2025



CHINO AVENUE FROM MILL CREEK AVENUE TO HAMNER AVENUE, CITY OF ONTARIO

EXHIBIT "B"

GRANT OF RIGHT OF WAY
SERIAL NO. 73637A

APN: 0218-171-10

* DEDICATED EASEMENT PER
INST. NO. 2013-0372947, O.R.
REC. 8/26/2013

TR. 17564-1
MB 328 | 89-92

TR. 17392
MB 325 | 7-12

250' 0' 125' 250'



SCALE: 1" = 250'

EDENGLLEN AVENUE

POB "A"
PCL "A"
CENTER COR. SEC. 12
N89°54'30"W 61.58'
N00°05'30"E 11.00'

PARCEL "A"
(55,153 SQ. FT., 1.266 AC.)
SEE DETAIL HEREON

THE NORTH LINE OF THE
SOUTHEAST 1/4 OF SECTION
12 & CHINO AVE
N00°03'27"W 109.16'
Δ=0°21'49" R=2007.00' L=12.74'
S89°53'59"E 30.96'

APN: 0218-171-10
DEED 6186 / 231, O.R.

SE 1/4
SECTION 12
S.B.M. SOUTHEAST QUARTER SEC. 12
T.2S., R.7N., S.12E.
EASTERLY PROLONGATION OF THE
SOUTHERLY LINE OF THE NORTHERLY
330' OF THE SOUTHWEST 1/4
OF SECTION 12 PER R-1

RS 06-174
RSB 139 | 66-70

WESTERLY LINE OF THE
SOUTHEAST QUARTER SEC. 12
EASTERLY PROLONGATION OF THE
SOUTHERLY LINE OF THE NORTHERLY
330' OF THE SOUTHWEST 1/4
OF SECTION 12 PER R-1

SHEET 2 OF 5 SHEETS

APN: 0218-171-34
DEED 8284 / 115, O.R.
APN: 0218-171-19
DEED 6186/231, O.R.

ME 1/4
SECTION 12
S.B.M.

SEE SHEET 4

APN: 0218-171-19

200'

11.00'

S00°00'31"W 1463.16'

N89°54'30"W 2068.38'

S89°54'30"E 2068.38'

C/L CHINO AVENUE

POB "A"

PCL "A"

CENTER COR.

SEC. 12

330.00'

330.00'

500°03'28"E

EASTERN RIGHT OF
WAY LINE OF
MILL CREEK AVENUE
N00°03'27"W 109.16'
Δ=0°21'49" R=2007.00' L=12.74'
S89°41'38"E RAD
S89°53'59"E 30.96'

WESTERLY LINE OF THE
SOUTHEAST QUARTER SEC. 12
EASTERLY PROLONGATION OF THE
SOUTHERLY LINE OF THE NORTHERLY
330' OF THE SOUTHWEST 1/4
OF SECTION 12 PER R-1

CHINO AVENUE FROM MILL CREEK AVENUE TO HAMNER AVENUE, CITY OF ONTARIO

DETAIL

SCALE 1" = 150'

EXHIBIT "B"

GRANT OF RIGHT OF WAY
SERIAL NO. 73637A

APN: 0218-171-19

250' 0' 125' 250'



SCALE: 1" = 250'

TR. 1756A-1
MB 328 | 89-92
NE 1/4
SECTION 12
T.2S., R.7W., S.B.M.

EDENGLLEN AVENUE

TR. 17392
MB 325 | 7-12

CENTER COR.
SEC. 12 PER
R-1

S89°54'30"E 1524.73'

N00°00'31"E 44.00'

200'

S89°54'30"E 656.89'

N89°54'30"W 630.27'

S31°12'04"W 51.39'

DEED 710 / 77 O.R.

DEED 8284 / 115, O.R.

DEED 8284 / 115, O.R.

POC
PCL "B"

72'
29'

4'

4'

TPOB
PCL "B"

4'

APN: 0218-171-10
DEED 6186 / 231, O.R.

APN: 0218-171-34

APN: 0218-171-18

THE SOUTH LINE OF THE
NORTHEAST 1/4 OF SECTION 12
AND 1/2 CHINO AVENUE PER R-1

PARCEL "B"
(28,317 SQ.FT., 0.650 AC.)

RS 06-174
RSB 139 | 66-70

SE 1/4
SECTION 12
T.2S., R.7W., S.B.M.

SHEET 3 OF 5 SHEETS

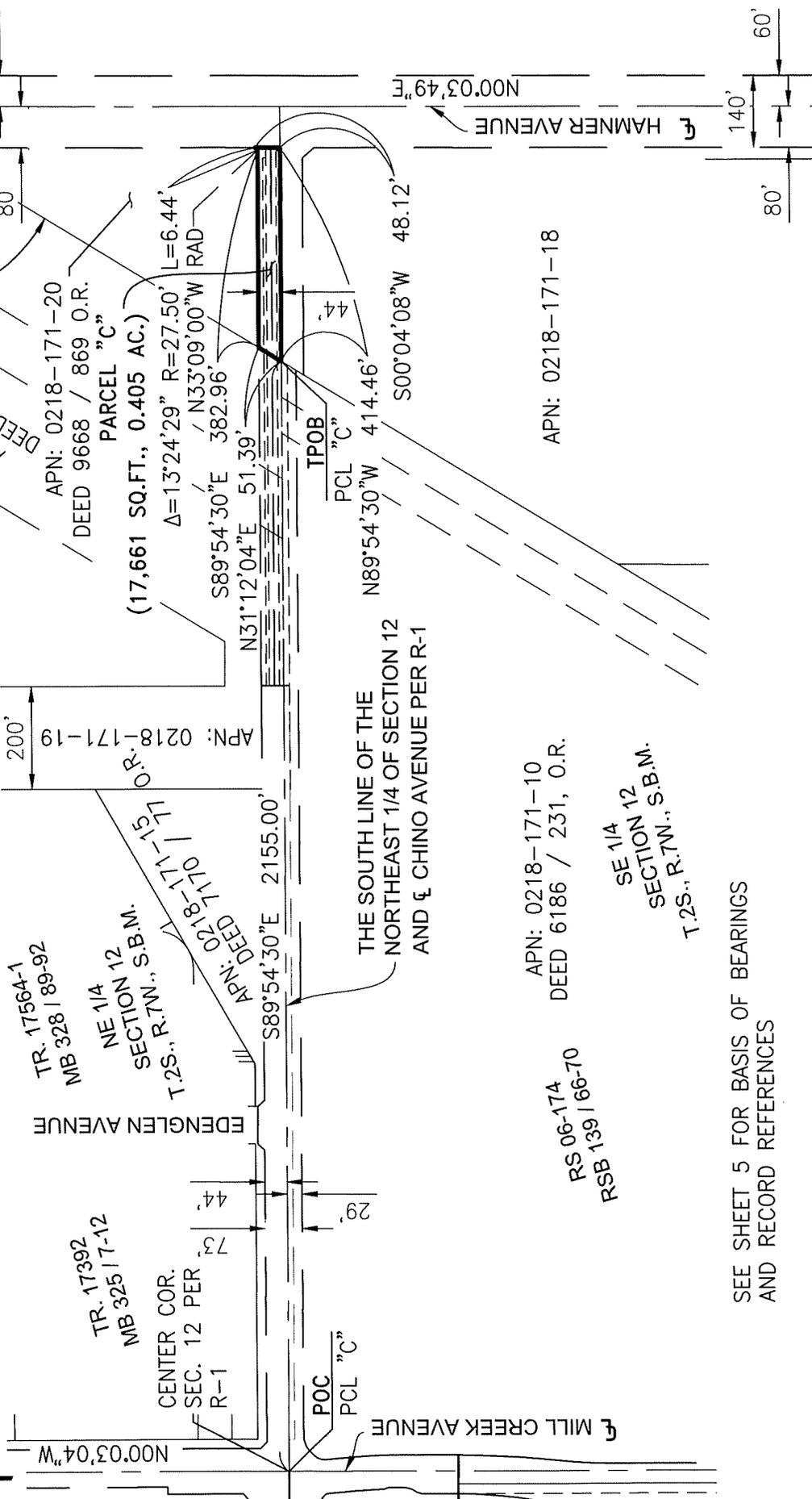
SEE SHEET 4

EXHIBIT "B"

GRANT OF RIGHT OF WAY
SERIAL NO. 73637A

APN: 0218-171-20

SHEET 4 OF 5 SHEETS



TR. 17564-1
MB 328 / 89-92
NE 1/4
SECTION 12
T.2S., R.7W., S.B.M.
APN: 0218-171-19
O.R. 115, 117, 119

TR. 17392
MB 325 / 7-12
CENTER COR.
SEC. 12 PER
R-1
APN: 0218-171-19
O.R. 115, 117, 119

THE SOUTH LINE OF THE
NORTHEAST 1/4 OF SECTION 12
AND 1/4 CHINO AVENUE PER R-1

APN: 0218-171-10
DEED 6186 / 231, O.R.
RS 06-174
RSB 139 / 66-70

SE 1/4
SECTION 12
T.2S., R.7W., S.B.M.

APN: 0218-171-18

SEE SHEET 5 FOR BASIS OF BEARINGS
AND RECORD REFERENCES

EXHIBIT "B"

SERIAL NO. 73637A

LEGEND

- — — — — CENTERLINE
- — — — — RIGHT OF WAY
- — — — — EASEMENT LINE
- — — — — PROPERTY OR SECTION LINE
- — — — — DEDICATED PROPERTY

RECORD REFERENCES

R-1 = R.S.B. 139/66-70

NOTE: THIS PLAT IS BASED ON RECORD DATA PER
 RECORD OF SURVEY 06-174, FILED AS R.S.B. 139/66-70,
 TRACT 17392, FILED AS MB 325/7-12,
 TRACT 17564-1, FILED AS MB 328/89-92,
 RECORDS OF SAN BERNARDINO COUNTY, CA

BASIS OF BEARINGS

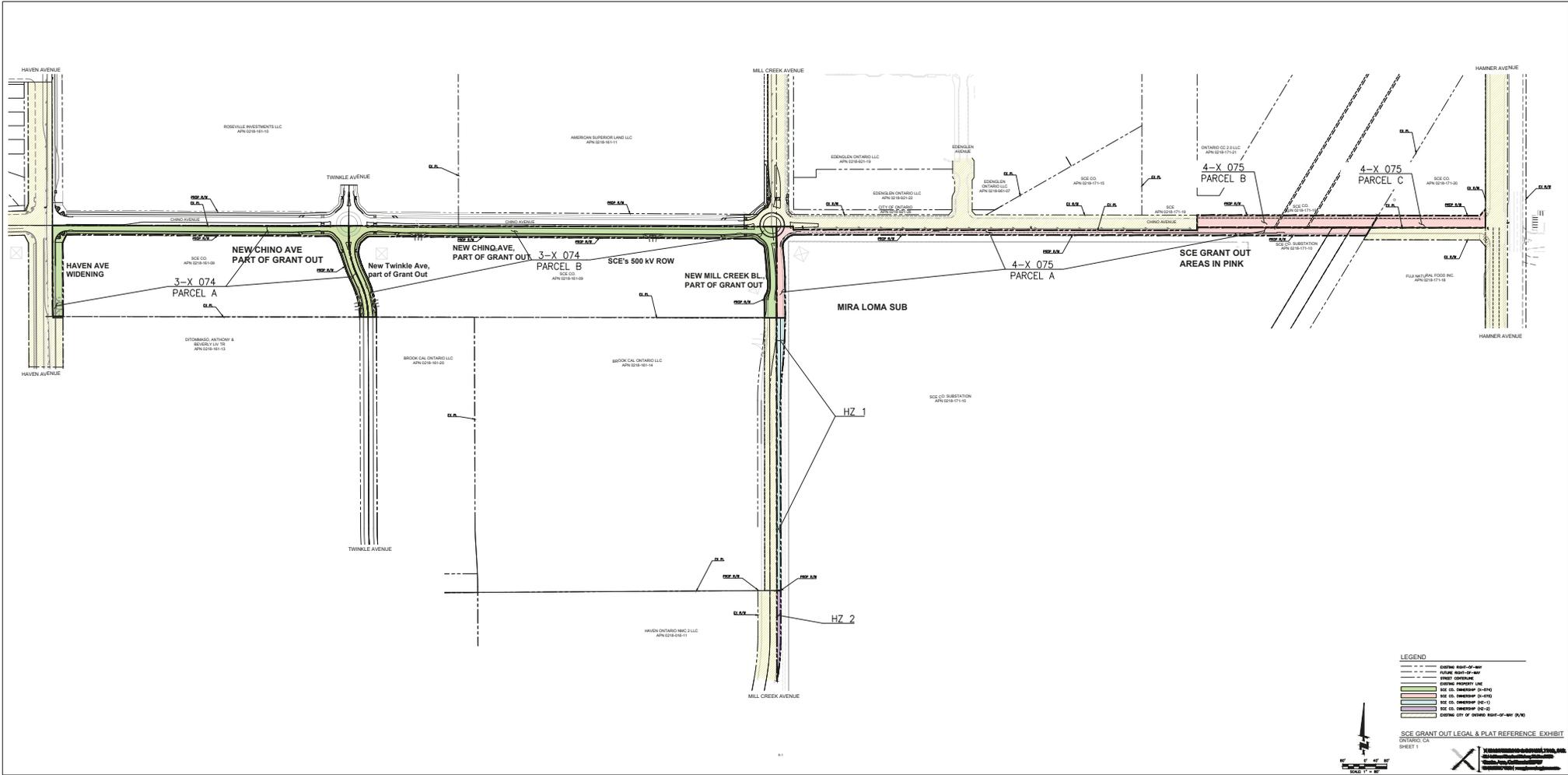
THE BASIS OF BEARINGS FOR THIS DOCUMENT IS
 BASED ON THE CENTERLINE OF MILL CREEK AVENUE
 BEING N 00°03'04" W, AS SHOWN ON RECORD OF
 SURVEY 06-174 FILED IN RECORD OF SURVEY
 BOOK 139 AT PAGES 66-70 IN THE OFFICE OF
 THE COUNTY RECORDER, SAN BERNARDINO COUNTY,
 CALIFORNIA.

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
PCL.	PARCEL
PM.	PARCEL MAP
P.M.B.	PARCEL MAP BOOK
LLA	LOT LINE ADJUSTMENT
NO.	NUMBER
O.R.	OFFICIAL RECORD
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
RAD	RADIAL
REC.	RECORDED
ROS	RECORD OF SURVEY
RSB	RECORD OF SURVEY BOOK
APN	ASSESSOR PARCEL NUMBER
SEC.	SECTION
COR.	CORNER
P.U.E.	PUBLIC UTILITY EASEMENT
T.	TOWNSHIP
R.	RANGE
S.B.M.	SAN BERNARDINO MERIDIAN
C/L	CENTERLINE
POR.	PORTION
B.	BOOK
P.	PAGE

Appendix E

Depiction of Easements



LEGEND

- CORNER POINT OF SUB
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- STREET PROPERTY LINE
- SCE CO. OPERATOR (0-010)
- SCE CO. OPERATOR (0-011)
- SCE CO. OPERATOR (0-012)
- CORNER POINT OF SUBWAY

SCE GRANT OUT LEGAL & PLAT REFERENCE EXHIBIT
 SHEET 1

SCALE
 1" = 40'

DATE
 11/11/2011

PROJECT
 SCE GRANT OUT LEGAL & PLAT REFERENCE EXHIBIT

Appendix F

Sales Calculation

Appendix F
Sales Calculations
for SCE's Proposed Grant of Public Road and Limited Utilities Easements to the City of Ontario
Gain on Sale and Decrease in Rate Base Calculations
(Dollars)

1 SALES PROCEEDS			
Sales proceeds	6,649,000		
Less: Selling costs	-		
Net Sale Proceeds	<u>6,649,000</u>		
2 NET BOOK VALUE			
	Historical Plant	Depreciation	Net Book Value
Total	22,071	-	22,071
Common Facility Utility Property	21,912	0	21,912
Common Facility Non-Utility Property	160	0	160
	Depreciable Property	Land	Net Book Value
Total	-	22,071	22,071
Common Facility Utility Property	-	21,912	21,912
Common Facility Non-Utility Property	-	160	160
3 GROSS GAIN / (LOSS) ON SALE			
	Sales Proceeds	Net Book Value	Pre-Tax Gain/ (Loss)
Common Facility Utility Property	6,649,000	22,071	6,626,929
4 INCOME TAX EXPENSE			
	Federal	State	Total Tax Expense or (Benefit)
Current Tax Expense/(Benefit)	1,391,655	462,798	1,854,453
Deferred Taxes	-	-	-
Total Tax Liability/(Benefit)			<u>1,854,453</u>
5 RATE BASE CHANGES			
Historical Plant (reduce plant)	21,912		
Less: Depreciation Reserve	-		
Less: Deferred Taxes	-		
Decrease in Rate Base	<u>21,912</u>		
6 AFTER-TAX GAIN/(LOSS) ON SALE			
Pre-Tax Gain	6,626,929		
Tax Expense	(1,854,453)		
After-Tax Gain	<u>4,772,476</u>		
	Land in Rate Base	Land Not in Rate Base	
Customer Allocation	67%	0%	
Shareholder Allocation	33%	100%	
Customer After-Tax Gain / (Loss)	3,174,441		
Shareholder After-Tax Gain / (Loss)	1,598,034		

Appendix G

2007 Notice of Determination

California Environmental Quality Act
Notice of Determination

Receipt # 341679
CLERK OF THE BOARD

DEC 06 2007

COUNTY OF
SAN BERNARDINO

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



To: ■ Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0182

■ Office of Planning and Research
1400 Tenth Street, Room 212
Sacramento, California 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21152

Project Title/File No: Rich Haven Specific Plan - PGPA07-001 and PSP05-004

State Clearinghouse Number: SCH 2006051081

Project Sponsors: Richland Communities, Inc. - 4100 Newport Place, Suite 800, Newport Beach, CA 92660-1403 (949) 261-7010

Lead Agency/Contact Person: Richard Ayala, Senior Planner, City of Ontario Planning Department, 303 East "B" Street Ontario, California 91764 (909) 395-2036

Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site is located south of Riverside Drive and the Southern California Edison substation, west of Milliken Avenue, north of the proposed Esperanza Specific Plan and the new Edison Avenue alignment, and east of Haven Avenue.

Project Description: The project includes the following:

- The Rich-Haven Specific Plan encompasses approximately 510 gross acres comprised of the eastern portions (east of Haven Avenue) of Subareas 6 and 12 and all of Subarea 19 of the New Model Colony. The Rich-Haven Specific Plan establishes the zoning and defines the development regulations, requirements, and design guidelines governing development of approximately 4,259 residential dwelling units and a maximum of 848,400 square feet of commercial uses, and approximately 27 acres of parks and trails. The public facilities within the Specific Plan include approximately 20-acres of Southern California Edison easements, and an approximate 24-acre Middle School.
- An amendment to the City of Ontario New Model Colony General Plan to: 1) change the land use designation for Subarea 12 from Low Density Residential (4.6 du/ac) to Medium Density Residential (12 du/ac); 2) allow the transfer (reallocation) of residential units from Subarea 19 to Subarea 12.
- Cancellation of Williamson Acts Contracts.
- Relocation/under grounding of utilities.
- The approval of anticipated development agreements between builders and/or landowners that own or control areas covered by the Rich Haven Specific Plan
- Anticipated approval(s) of Tentative Tract Maps and the other related project entitlements.

DATE FILED & POSTED



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT

341679

Lead Agency: City of Ontario Date: 12/6/07
 County/State Agency of Filing: San Bernardino, CA Document No.: _____
 Project Title: Rich Haven Specific Plan PGPA 07-001-97A PSP 05-004
 Project Applicant Name: Richland Investments LLC
 Project Applicant Address: 4100 Newport Place Suite 840
 City Newport Beach State CA Zip Code 92660 Phone Number: (909) 395-2036

Project Applicant (check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees:

- Environmental Impact Report ✓ # 1027739 \$2500.00 \$ 2500.00
- Negative Declaration \$1800.00 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- County Administrative Fee \$50.00 \$ 50.00
- Project that is exempt from fees
 - Notice of Exemption
 - DFG No Effect Determination (Form Attached)

TOTAL RECEIVED \$ 2550.00

Signature and title of person receiving payment: Jennifer Luna-deputy clerk
 WHITE-PROJECT APPLICANT YELLOW-DFG/AG PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK DFG 753.5a (Rev. 1/07)

Appendix H

2022 Notice of Determination



Notice of Determination

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

COUNTY OF SAN BERNARDINO
CALIFORNIA
2023 JUN 21 AM 10:43
CLERK OF THE BOARD OF SUPERVISORS

To: Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, California 92415

Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, California 95814

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

DATE FILED & POSTED

Posted On: 6/21/2023

Removed On: 8/3/2023

Receipt No: 36-06212023-51

State Clearinghouse No.: 2022100425

Project Title/File No.: PSPA22-001, Rich Haven Specific Plan 2022 Amendment

Project Applicant (name, address, phone): Brookcal Ontario, LLC/ Richland Developers, Inc, 3161 Michelson Drive, Suite 425, Irvine, CA 92612

Specific Project Location: The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue/Mill Creek Road to the east, Old Edison Road to the south, and Haven Avenue to the west.

General Project Location: The project site is generally located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County.

Project Description: A public hearing to consider an Amendment (File No. PSPA22-001) to the Rich Haven Specific Plan to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan that include: [1] The reduction of Low-Medium Density Residential land use acreage from 102.1 acres to 24.5 acres; [2] Increase the Medium Density Residential land use acreage from 96.7 acres to 113.4 acres; [3] Increase the Light Industrial land use acreage from 49.4 acres to 116.5 acres; [4] A reduction to the Mixed-Use Overlay land use acreage from 29.4 acres to 20.5 acres; [5] A reduction to the Regional Commercial land use acreage from 74 acres to 58.4 acres; [6] Increase the Mixed-Use Standalone Residential Overlay land use acreage from 141.9 acres to 144.1 acres; [7] Increase the Open Space – Non-Recreation land use acreage from 38.2 acres to 55 acres; and [8] Various changes to the Specific Plan land use map (Planning Areas), development standards, exhibits, and text modification, to reflect the proposed land uses.

This is to advise that the [Lead Agency, Responsible Agency] approved the above-described project on June 20, 2023 and has made the following determinations regarding the above-described project:

1. The project [will, will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

- 3. Mitigation measures [were, were not] made a condition of the approval of the project.
- 4. A Mitigation Monitoring or Reporting Plan [was, was not] adopted for this project.
- 5. A Statement of Overriding Considerations [was, was not] adopted for this project.
- 6. Findings [were, were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, is available to General Public at:

City of Ontario
City Hall
303 East B Street
Ontario, California 91764

Signature: 		Date: 6/21/2023
Name: Lorena Mejia		Title: Senior Planner
Date Received for Filing:		

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Appendix I

Form of Tribal Notification Letter

[DATE]

Name
Title
Tribe
Address
Address

Re: CPUC Application 25-_____

Dear Tribal Leader:

I am writing to notify you that Southern California Edison Company (“SCE”) is seeking California Public Utilities Commission (“CPUC”) approval of the granting by SCE of four easements for public roads and limited utilities to the City of Ontario. The easements will encumber four parcels of land owned by SCE in the City of Ontario near SCE’s Mira Loma substation commonly known as Assessor’s Parcel Numbers 0218-161-09, 0218-171-10, 0218-171-19, and 0218-171-20. For your reference, a depiction of the easements and the property is enclosed.

The California Native American Heritage Commission has determined that the property which will be encumbered by the proposed easements lies within or adjacent to your Tribe’s ancestral lands. In light of this, we wish to notify the Tribe of the proposed transaction and respectfully invite you to share any comments or feedback regarding the property, its cultural resources or the easement transaction with SCE or the CPUC.

Please be assured that any input you provide to SCE will be forwarded to the CPUC as part of the proceeding. Alternatively, you are welcome to participate directly in the proceeding (A.25XXXXX) should you wish.

We value your perspective and appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (714) 657-6950 or by email at Richard.fujikawa@sce.com.

Sincerely,

Richard Fujikawa

cc: Aaron Thomas, SCE Tribal Liaison
Amy Olson, SCE Tribal Liaison

Appendix J

List of Tribes to Be Contacted

NATIVE AMERICAN HERITAGE COMMISSION

July 7, 2025

Richard Fujikawa
Southern California Edison

Via Email to: Richard.Fujikawa@sce.com

Re: Mill Creek Blvd. Improvements, Ontario, CA Project, San Bernardino County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE
SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

**Native American Heritage Commission
Native American Contact List
San Bernardino County
7/7/2025**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	1/11/2024
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jonathan Koteen, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366-1899	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	6/4/2025
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366-1899	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	1/31/2025
San Manuel Band of Mission Indians	F	Alexandra McCleary, Senior Manager of Cultural Resources Management	26569 Community Center Drive Highland, CA, 92346	(909) 633-0054		alexandra.mccleary@sanmanuel-nsn.gov	Serrano	Kern,Los Angeles,Riverside,San Bernardino	1/16/2024
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	mestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	5/21/2025
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vmminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Serrano Nation of Mission Indians	N	Wayne Walker, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(253) 370-0167		serranation1@gmail.com	Serrano	Kern,Los Angeles,Riverside,San Bernardino	10/10/2023
Serrano Nation of Mission Indians	N	Mark Cochrane, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(909) 578-2598		serranation1@gmail.com	Serrano	Kern,Los Angeles,Riverside,San Bernardino	10/10/2023
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

Record: PROJ-2025-003630
Report Type: List of Tribes
Counties: San Bernardino
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mill Creek Blvd. Improvements, Ontario, CA Project, San Bernardino County.

Appendix K

SCE's Balance Sheet and Statement of Income

SOUTHERN CALIFORNIA EDISON COMPANY

(h) A balance sheet as of the latest available date, together with an income statement covering the period from close of last year for which an annual report has been filed with the Commission to the date of the balance sheet attached to the application.

STATEMENT OF INCOME
NINE MONTHS ENDED SEPTEMBER 30, 2025

(In millions)

OPERATING REVENUE	<u>\$ 14,074</u>
OPERATING EXPENSES:	
Purchase pov A1	3,905
Operation and maintenance	3,668
Wildfire-related claims, net (recoveries)	(1,060)
Wildfire insurance fund expense	108
Depreciation and amortization	2,427
Property and other taxes	492
Asset impairment	<u>96</u>
Total operating expenses	<u>9,636</u>
OPERATING INCOME	4,438
Interest expense	(1,044)
Other income, net	<u>347</u>
INCOME BEFORE TAXES	3,741
Income tax expense	<u>705</u>
NET INCOME	3,036
Less: Preference stock dividend requirements	<u>101</u>
NET INCOME AVAILABLE FOR COMMON STOCK	<u><u>\$ 2,935</u></u>

SOUTHERN CALIFORNIA EDISON COMPANY

BALANCE SHEET
SEPTEMBER 30, 2025
ASSETS
(in millions)

UTILITY PLANT:

Utility plant, at original cost	\$ 70,265
Less- accumulated provision for depreciation and amortization	14,923
	<u>55,342</u>
Construction work in progress	6,117
Nuclear fuel - at amortized cost	129
	<u>61,588</u>

OTHER PROPERTY AND INVESTMENTS:

Nonutility property - less accumulated depreciation of \$107	191
Nuclear decommissioning trusts	4,475
Other investments	61
	<u>4,727</u>

CURRENT ASSETS:

Cash and equivalents	305
Receivables, less allowances of \$321 for uncollectible accounts	2,281
Accrued unbilled revenue	1,156
Inventory	524
Prepaid expenses	115
Regulatory assets	2,703
Wildfire insurance fund contributions	138
Other current assets	433
	<u>7,655</u>

DEFERRED CHARGES:

Receivables, less allowance of \$41 for uncollectible accounts	50
Regulatory assets (Includes \$1,476 related to VIEs)	10,686
Wildfire insurance fund contributions	1,774
Operating lease right-of-use assets	1,174
Long-term insurance receivables	93
Long-term insurance receivables due from affiliate	226
Other long-term assets	2,344
	<u>16,347</u>
	<u>\$ 90,317</u>

SOUTHERN CALIFORNIA EDISON COMPANY

BALANCE SHEET
SEPTEMBER 30, 2025
CAPITALIZATION AND LIABILITIES
(in millions)

CAPITALIZATION:

Common stock	2,168
Additional paid-in capital	8,949
Accumulated other comprehensive loss	(8)
Retained earnings	<u>9,532</u>
Common shareholder's equity	20,641
Long-term debt (Includes \$1,444 related to VIEs)	29,666
Preferred stock	<u>2,220</u>
Total capitalization	<u>52,527</u>

CURRENT LIABILITIES:

Short-term debt	1,219
Current portion of long-term debt	1,899
Accounts payable	2,350
Wildfire-related claims	98
Accrued interest	365
Regulatory liabilities	1,109
Current portion of operating lease liabilities	118
Other current liabilities	<u>2,095</u>
	<u>9,253</u>

DEFERRED CREDITS:

Deferred income taxes and credits	10,023
Pensions and benefits	86
Asset retirement obligations	2,540
Regulatory liabilities	10,736
Operating lease liabilities	1,056
Wildfire-related claims	456
Other deferred credits and other long-term liabilities	<u>3,640</u>
	<u>28,537</u>

\$ 90,317

Appendix L
Appraisal



APPRAISAL REPORT

Street and Utility Easements for Brookfield Properties
Development

Chino Avenue & Mill Creek Boulevard, Ontario, CA 91761

CR File Number: 18210-24

Street and Utility Easements for Brookfield Properties Development



Chino Avenue & Mill Creek Boulevard, Ontario, CA 91761



January 9, 2025

John Coyan
Director of Land Engineering
Land & Housing Development
Brookfield Properties
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

RE: **APPRAISAL REPORT**
Street and Utility Easements for Brookfield Properties Development
Chino Avenue & Mill Creek Boulevard, Ontario, CA 91761
CR File # 18210-24

Dear Mr. Coyan,

Per your request, we have appraised the above-referenced property. Our appraisal is intended to conform to:

- The Uniform Standards of Professional Appraisal Practice (USPAP)
- California Civil Procedure Code §1263.330

Our analyses and conclusions are contained in this Appraisal Report which is intended to comply with the reporting requirements set forth in USPAP Standards Rule 2-2.

In conformance with the Scope of Work rule of USPAP, the sections below describe the Scope of Work for this assignment.

Client - The client for this assignment is Brookfield Properties.

Intended User - The intended user of this report is exclusively the Client stated above. There are no other authorized users of this report.

Intended Use - The intended use of this assignment is to assist the client with permanent easement acquisitions with Southern California Edison.

Purpose of this Assignment - The purpose of this assignment is to estimate the **Fair Market Value** and, as defined in the Addenda, of the ownership interest(s) in the subject property stated in the valuation table below, as of the stated effective date(s) of value.

Effective Date of Value - The valuation table below includes the effective date of value for each valuation premise included in this assignment.

Relevant Characteristics of the Subject Property – The subject property in this appraisal report consists of four (4) legal parcels identified as APNs 0218-161-09, 0218-171-10, 0218-171-19, and 0218-171-20. The subject sites are located along Hamner Avenue, Haven Avenue, Chino Avenue, and Mill Creek Boulevard, in the city of Ontario, California. It has a total land area totaling 7,121,124 square feet or 163.48 acres.

Site Area	
0218-161-09	863,794 sf / 19.83 acres
0218-171-10	5,266,476 sf / 120.90 acres
0218-171-19 (Portion)	698,702 sf / 16.04 acres
0218-171-19 (SCE Corridor)	150,582 sf / 3.46 acres
0218-171-20	141,570 sf / 3.25 acres
Total	7,121,124 sf / 163.48 acres

APN 0218-171-10 is zoned Agricultural Overlay Zoning District. APN 0218-161-09 is zoned Rich Haven Specific Plan with an Open Space – Non recreation land use designation. APNs 0218-171-19 and 0218-171-20 are zoned Edenglen Specific Plan Zoning District with a Business Park / Light Industrial land use designation. A portion of APN 0218-171-19 is designated as a SCE Corridor Consisting of approximately 3.46 acres or 150,582 square feet. However, the General Plan supersedes the Municipal Code and parcels 0218-171-10, 19, and 20 are zoned Business Park, except the SCE Corridor.

The General Plan designates Parcels 0218-171-10, 0218-171-19, and 0218-171-20 as Business Park (BP); APN 0218-161-09 and a portion of APN 0218-171-19-0000 is designated as Open Space - Non-Recreational (OS-NR).

The road and utility easements are approximately 262,401.57 square feet or 6.02 acres.

Road and Utility Easements		
ROW 1	0218-161-09	59,387.68 sf / 1.36 acres
ROW 2	0218-161-09	85,050.99 sf / 1.95 acres
ROW 3	0218-171-10	16,616.00 sf / 0.38 acres
ROW 4	0218-171-10	55,152.52 sf / 1.27 acres
ROW 5	0218-171-19	28,317.39 sf / 0.65 acres
ROW 6	0218-171-20	17,876.99 sf / 0.41 acres
Total		262,401.57 sf / 6.02 acres

Fair Market Value Definition-California Civil Procedure Code §1263.320.

(a)The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

(b)The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

California Civil Procedure Code §1263.330

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following:

(a)The project for which the property is taken.

(b)The eminent domain proceeding in which the property is taken.

(c)Any preliminary actions of the plaintiff relating to the taking of the property.

Article 5. Compensation for Injury to Remainder

1263.410-Mandatory Compensation; Amount

(a) Where the property acquired is part of a larger parcel, in addition to the compensation awarded pursuant to Article 4 (commencing with Section 1263.310) for the part taken, compensation shall be awarded for the injury, if any, to the remainder.

(b) Compensation for injury to the remainder is the amount of the damage to the remainder reduced by the amount of the benefit to the remainder. If the amount of the benefit to the remainder equals or exceeds the amount of the damage to the remainder, no compensation shall be awarded under this article. If the amount of the benefit to the remainder exceeds the amount of damage to the remainder, such excess shall be deducted from the compensation provided in Section 1263.510, if any, but shall not be deducted from the compensation required to be awarded for the property taken or from the other compensation required by this chapter.

1263.420. Damage to the remainder is the damage, if any, caused to the remainder by either or both of the following:

(a) The severance of the remainder from the part taken.

(b) The construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether the damage is caused by a portion of the project located on the part taken.

1263.430. Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether the benefit is caused by a portion of the project located on the part taken.

Effective Date of Value –The effective date of value is May 20, 2024, the date of the most recent inspection of the subject property.

Analytical Approach- Our analysis included an inspection of the subject property, research of general data relating to the subject locale, research of transactions in the subject market area, as well as research of other market-related influences affecting the subject property. In our analysis, we gave consideration to the applicability of each of the traditional approaches to value including the Cost, Sales Comparison, and Income approaches. The methodology and data used in our valuation of the subject property are detailed in the Valuation Section of this appraisal report.

Conditions of this Assignment - The analyses and conclusions in this assignment are subject to the Scope of Work described above, the General Assumptions and Limiting Conditions that are contained within this appraisal report, and the following:

1. **Extraordinary Assumptions**, which USPAP defines as *assignment-specific assumptions as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.*
 1. The appraisers are using the following larger parcel measurements: APN 0218-171-10, is approximately 120.90 acres or 5,266,476 SF; APNs 0218-171-19 & 20, these two contiguous parcels are approximately 19.29 acres (16.04 + 3.25 acres) or 840,272 SF; APN 0218-161-09 is approximately 19.83 acres or 863,794 SF. We have excluded the portion of 0218-171-19 identified as SCE Transmission Corridor is approximately 3.46 acres or 150,582 SF because it is not impacted by the Project, a lot line adjustment is warranted. The use of this Extraordinary Assumption might have affected the assignment results.
 2. According to Huitt Zollars, who provided the Right of Way Maps, the road and utility easements are approximately 262,401.57 square feet or 6.02 acres.

Road and Utility Easements			
ROW 1	0218-161-09	59,387.68 sf /	1.36 acres
ROW 2	0218-161-09	85,050.99 sf /	1.95 acres
ROW 3	0218-171-10	16,616.00 sf /	0.38 acres
ROW 4	0218-171-10	55,152.52 sf /	1.27 acres
ROW 5	0218-171-19	28,317.39 sf /	0.65 acres
ROW 6	0218-171-20	17,876.99 sf /	0.41 acres
Total		262,401.57 sf /	6.02 acres

The use of this Extraordinary Assumption might have affected the assignment results.

2. **Hypothetical Conditions**, which USPAP defines as *conditions directly related to a specific assignment, which are contrary to what is known by the appraiser to exist on the effective date of the assignment results but are used for the purpose of analysis.*

1. The valuation of the “after” condition of the larger parcel requires the hypothetical condition that as of the date of value, the project has been completed per the descriptions, plans and specifications presented in this appraisal report. This may have affected the selection and analysis of comparable market data, the discussion of market trends and the description of the property. The use of this hypothetical condition may have affected the assignment results.

The fair market value of the “before” condition of the larger parcel does not include any increase or decrease in the value of the property that is attributable to the project for which the property is required. The fair market value of the larger parcel in its condition after the acquisition(s) and the construction and use of the project assumes a hypothetical condition. This is due to the fact that, as of the effective date of value, the part(s) being acquired have/have not yet been severed from the larger parcel and the project has not been fully constructed. Information about the project and its improvements as provided by the client is relied upon in analyzing the impacts the proposed project will have on the larger parcel in its remainder condition. The use of this hypothetical condition may have affected the assignment results.

3. **Special Limiting Conditions**, which are assignment-specific conditions that limit the use of the report.
 - None

Value Conclusion – APN 0218-171-10

Based upon the investigations conducted, the analyses made, our experience as a real estate analysts and appraisers, the Assumptions and Limiting Conditions and the Certifications, as well as the “Description of the Site” contained in this Appraisal Report, it is estimated that the subject’s **Permanent Easement** is as follows:

Valuation Premise	Interest Appraised	Effective Date of Value	FINAL Value Conclusion
Fair Market Value	Permanent Easement	5/20/2024	\$2,261,000

Value Conclusion – APN 0218-171-19 & 20

Based upon the investigations conducted, the analyses made, our experience as a real estate analysts and appraisers, the Assumptions and Limiting Conditions and the Certifications, as well as the “Description of the Site” contained in this Appraisal Report, it is estimated that the subject’s **Permanent Easement Valuation** is as follows:

Valuation Premise	Interest Appraised	Effective Date of Value	FINAL Value Conclusion
Fair Market Value	Permanent Easement	5/20/2024	\$1,788,000

Value Conclusion – APN 0218-161-09

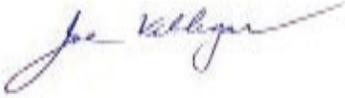
Based upon the investigations conducted, the analyses made, our experience as a real estate analysts and appraisers, the Assumptions and Limiting Conditions and the Certifications, as well as the “Description of the Site” contained in this Appraisal Report, it is estimated that the subject’s **Permanent Easement Valuation** is as follows:

Valuation Premise	Interest Appraised	Effective Date of Value	FINAL Value Conclusion
Fair Market Value	Permanent Easement	5/20/2024	\$2,600,000

Thank you for the opportunity to have been of service to you. If you have any questions regarding the material presented in this report, or if you require any further assistance, please give us a call.

Sincerely,

CURTIS-ROSENTHAL, INC.



Joe Villegas, MAI
CA #AG004648



David M. Rosenthal, MAI, FRICS
CA #AG00164

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EXECUTIVE SUMMARY

Identification of Property:	The larger parcel is located along Hamner Avenue, Haven Avenue, Chino Avenue, and Mill Creek Boulevard, in the city of Ontario.
Assessor Parcel No's:	0218-161-09, 0218-171-10, 0218-171-19, and 0218-171-20.
Date of Value:	May 20, 2024
Property Rights Appraised:	Permanent Easements
Land Area:	<p>Parcel 1 – 0218-161-09 - Before acquisition: Net Area is approximately 863,794+/- square feet or 19.83+/- acres.</p> <p>Parcel 2 – 0218-171-10 - Before acquisition: Net Area is approximately 5,266,476+/- square feet or 120.90+/- acres.</p> <p>Parcel 3 – 0218-171-19 (Business Park Portion) - Before acquisition: Net Area is approximately 698,702+/- square feet or 16.04+/- acres.</p> <p>Parcel 3 – Portion of 0218-171-19 (SCE Corridor) - Before acquisition: Net Area is approximately 150,582+/- square feet or 3.46+/- acres. This SCE Corridor is not impacted by The Project and is excluded from the larger parcel valuation of 0218-171-19 & 20.</p> <p>Parcel 4 – Portion of 0218-171-20 - Before acquisition: Net Area is approximately 141,570+/- square feet or 3.25+/- acres.</p>
Acquisition Areas:	<p>Permanent Easement 1 – 0218-161-09 – Acquisition Area is approximately 59,387.68/- square feet or 1.36+/- acres.</p> <p>Permanent Easement 2 – 0218-161-09 – Acquisition Area is approximately 85,050.99/- square feet or 1.95+/- acres.</p> <p>Permanent Easement 3 – 0218-171-10 – Acquisition Area is approximately 16,616.00+/- square feet or 0.38+/- acres.</p>

Permanent Easement 4 – 0218-171-10 – Acquisition Area is approximately 55,152.52+/- square feet or 1.27+/- acres.

Permanent Easement 5 – 0218-171-19 – Acquisition Area is approximately 28,317.39+/- square feet or 0.65+/- acres. **The portion of 0218-171-19 identified as SCE Transmission Corridor; The Project does not directly impact this portion of 0218-171-19 and is excluded from the larger parcel valuation.**

Permanent Easement 6 – 0218-171-20 – Acquisition Area is approximately 17,876.99+/- square feet or 0.41+/- acres.

Total Acquisition Area: Net Area is approximately 262,401.57+/- square feet or 6.02+/- acres.

Improvements:

SCE Transmission Overhead electric lines and the SCE Mira Loma Substation. Not impacted by The Project.

Zoning:

APN 0218-171-10 is zoned Agricultural Overlay Zoning District. APN 0218-161-09 is zoned Rich Haven Specific Plan with an Open Space – Non recreation land use designation. APNs 0218-171-19 and 0218-171-20 are zoned Edenglen Specific Plan Zoning District with a Business Park / Light Industrial land use designation. A portion of APN 0218-171-19 is designated as a SCE Corridor. However, the General Plan supersedes the Municipal Code and parcels 0218-171-10, 19, and 20 are zoned Business Park.

General Plan:

The General Plan designates Parcels 0218-171-10, 0218-171-19, and 0218-171-20 as Business Park (BP); APN 0218-161-09 and a portion of APN 0218-171-19-0000 is designated as Open Space - Non-Recreational (OS-NR).

Flood Zone:

APN 0218-161-09 and a portion of APN 0218-171-10 – Zone: X – Area of Minimal Flood Hazard. Panel Number: 06071C8639J, dated 9/2/2016.

Portion of APN 0218-171-10, APNs 0218-171-19, and 0218-171-20 – Zone: X – Area of Minimal Flood Hazard. Panel Number: 06071C8643H, dated 8/28/2008.

Flood insurance is available but not required.

Earthquake:

According to the California Division of Mines and Geology, the subject is not located within an Alquist/Priolo Special Earthquake Zone. California Conservation Maps indicate the subject has not been evaluated by CGS for liquefaction hazards nor for seismic landslide hazards.

Utilities:

Electricity, water, gas, telephone, and sewer are available to the sites.

**Highest & Best Use
of Larger Parcel:****As If Vacant:**

APN 0218-171-10 is a stand-alone parcel and its highest and best use "as if vacant" is light industrial. APN 0218-171-19 & 20 are stand-alone parcels and its highest and best use "as if vacant" is light industrial. APN 0218-161-09 is a stand-alone ATF vacant parcel and zoned OS-NR and across the fence is MDR, Medium Density Residential land.

**Highest & Best Use
Of Part Taken:****As If Vacant:**

APN 0218-171-10 is a stand-alone parcel and its highest and best use "as if vacant" is light industrial. APN 0218-171-19 & 20 are stand-alone parcels and its highest and best use "as if vacant" is light industrial. APN 0218-161-09 is a stand-alone ATF vacant parcel and zoned OS-NR and across the fence is MDR, Medium Density Residential land.

**Highest & Best Use
of Remainder After Acquisition:****As If Vacant:**

APN 0218-171-10 is a stand-alone parcel and its highest and best use "as if vacant" is light industrial. APN 0218-171-19 & 20 are stand-alone parcels and its highest and best use "as if vacant" is light industrial. APN 0218-161-09 is a stand-alone ATF vacant parcel and zoned OS-NR and across the fence is MDR, Medium Density Residential land.

DETERMINATION OF THE LARGER PARCEL

In condemnation, that portion of the subject properties, which have unity of ownership, contiguity, and unity of use. The larger parcels are as follows: Parcel 1 (a stand-alone parcel), 0218-171-10 is 120.90 acres; Parcel 2, a stand-alone parcel 0218-171-19 & 20 is 19.29 acres, (0218-171-19 is 16.04 acres and 0218-171-20 is 3.25 acres); and Parcel 3 (a stand-alone ATF parcel) 0218-161-09 is 19.83 acres. The portion of 0218-171-19 identified as an SCE Corridor is not directly impacted by The Project and does not meet the Larger Parcel Criteria of Unity of Use, a lot line adjustment is warranted. The larger parcel consists of three larger parcels and will be acquired for road and utility easements along Hamner Avenue, Chino Avenue, Mill Creek Boulevard and Haven Avenue.

PARCEL OWNERSHIP

Owner:	Southern California Edison Company
Mailing Address:	14799 Chestnut St, Westminster, CA 92683
Representative:	Daniel Kazden, SCE senior appraiser
Telephone:	909-274-1097
Owner Title of Interest:	Fee simple title
Ownership History:	Based on review of public records there have been no sales, listings or offers to purchase the subject property within the last five years.
Date of Inspection:	May 20, 2024 – The appraiser inspected the property and photographed the Larger Parcel. No SCE representative met the appraiser at the subject sites.
Date of Value:	May 20, 2024
Date of Report:	January 9, 2025

VALUE RECAPITULATION

Estimate of Fair Market Value - APN: 0218-171-10		
Value Of Larger Parcel (Land Only)	184,326,660	
Value Of Part Taken	2,260,700	2,260,700
Value of the Remainder As Part Of The Whole	182,065,960	
Value of the Remainder After The Take Before Considering Benefits	182,065,960	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	182,065,960	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		2,260,700
Fair Market Value Estimate, Rounded:		\$2,261,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-171-10, as of the effective date of valuation, is:

TWO MILLION TWO HUNDRED SIXTY-ONE THOUSAND DOLLARS

\$2,261,000

Estimate of Fair Market Value - APNs: 0218-171-19 & 20		
Value Of Larger Parcel (Land Only)	36,131,696	
Value Of Part Taken	1,787,723	1,787,723
Value of the Remainder As Part Of The Whole	34,343,973	
Value of the Remainder After The Take Before Considering Benefits	34,343,973	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	34,343,973	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		1,787,723
Fair Market Value Estimate, Rounded:		\$1,788,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-171-19 and 20, as of the effective date of valuation, is:

ONE MILLION SEVEN HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS

\$1,788,000

Estimate of Fair Market Value - APN: 0218-161-09		
Value Of Larger Parcel (Land Only)	17,275,880	
Value Of Part Taken	2,599,900	2,599,900
Value of the Remainder As Part Of The Whole	14,675,980	
Value of the Remainder After The Take Before Considering Benefits	14,675,980	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	14,675,980	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		2,599,900
Fair Market Value Estimate, Rounded:		\$2,600,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-161-09, as of the effective date of valuation, is:

TWO MILLION SIX HUNDRED THOUSAND DOLLARS

\$2,600,000

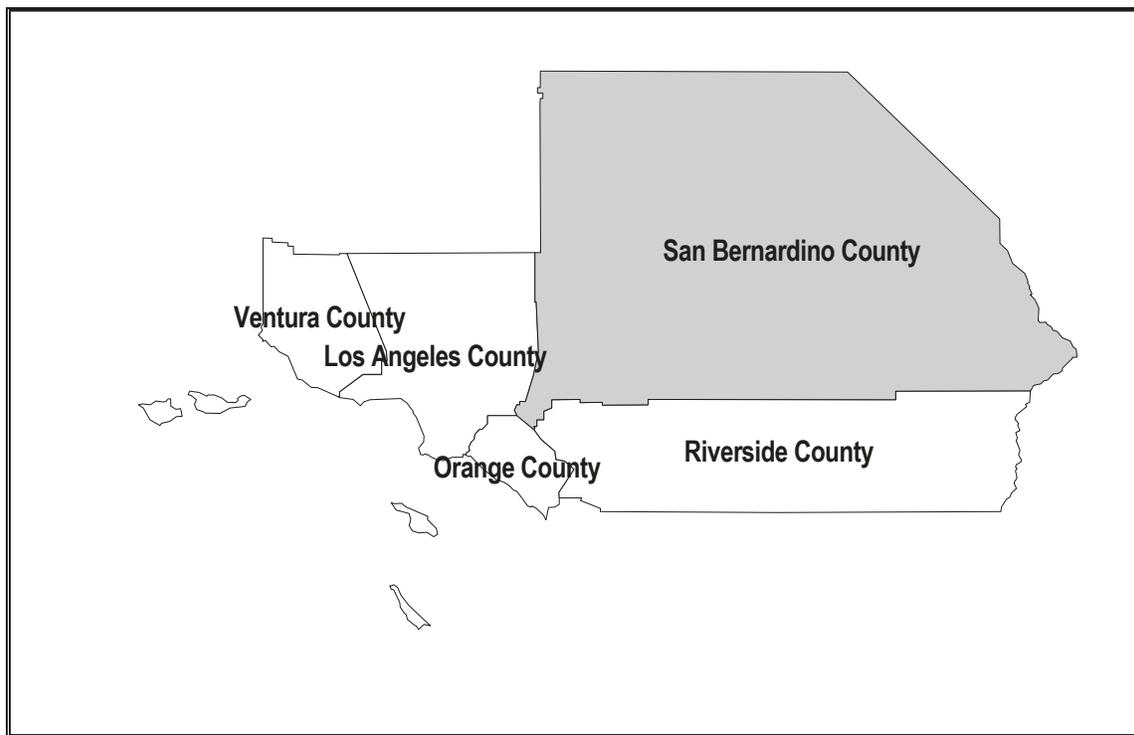
MARKET AREA ANALYSIS

Components of Greater Los Angeles

The Los Angeles Metropolitan Area is widely considered to comprise the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The map below shows the components of Greater Los Angeles, which form four-Metropolitan Statistical Areas (MSA). These are as follows: Los Angeles, Orange County, Oxnard-Ventura, and Riverside-San Bernardino.

A map of the region is located below.

Counties Comprising the Los Angeles Region



The region is well served by several international airports (including Los Angeles International), Amtrak (the national passenger rail service), and several east-west and north-south interstate highway systems. Intra-regional transportation service includes a network of freeways, a commuter rail system, several bus systems, and a small but growing system of “subway” and “light-rail” trains.

INLAND EMPIRE

The Inland Empire is comprised of San Bernardino County and Riverside County, an area that covers approximately 27,000 square miles. Riverside County alone is the fourth largest county in California, and at approximately 7,300 square miles is larger than ten states.



Population

Outward expansion from Los Angeles and Orange Counties was one of the main reasons for the urbanization of the Inland Empire, which has been an area of substantial suburban growth over the past 20 years. In fact, this region has increased in population more quickly than the rest of the Greater Los Angeles area, increasing by approximately 25% since 1990.

The Riverside-San Bernardino County population is larger than that of 20 individual states. With a population of more than 2.1 million, San Bernardino County ranks as the fifth highest populated county in the state, according to Department of Finance estimates. San Bernardino County, with over 2.1 million residents, ranks as the fifth most populated county in the state.

The tables below show current population figures, forecasts, and trends for San Bernardino County.

Population	
2010 Population	2,035,210
2020 Population	2,181,654
2023 Population	2,216,051
2028 Population	2,241,985
2010-2020 Annual Rate	0.70%
2020-2023 Annual Rate	0.48%
2023-2028 Annual Rate	0.23%
Households	
2023 Wealth Index	90
2010 Households	611,618
2020 Households	667,836
2023 Households	681,146
2028 Households	693,236
2010-2020 Annual Rate	0.88%
2020-2023 Annual Rate	0.61%
2023-2028 Annual Rate	0.35%
2023 Average Household Size	3.19
<p>The household count in this area has changed from 667,836 in 2020 to 681,146 in the current year, a change of 0.61% annually. The five-year projection of households is 693,236, a change of 0.35% annually from the current year total. Average household size is currently 3.19, compared to 3.20 in the year 2020. The number of families in the current year is 520,438 in the specified area.</p>	
Mortgage Income	
2023 Percent of Income for Mortgage	37.1%
Median Household Income	
2023 Median Household Income	\$78,053
2028 Median Household Income	\$87,866
2023-2028 Annual Rate	2.40%
Average Household Income	
2023 Average Household Income	\$103,499
2028 Average Household Income	\$118,590
2023-2028 Annual Rate	2.76%
Per Capita Income	
2023 Per Capita Income	\$31,907
2028 Per Capita Income	\$36,762
2023-2028 Annual Rate	2.87%
GINI Index	
2023 Gini Index	39.1
Households by Income	
<p>Current median household income is \$78,053 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$87,866 in five years, compared to \$82,410 for all U.S. households</p>	
<p>Current average household income is \$103,499 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$118,590 in five years, compared to \$122,048 for all U.S. households</p>	
<p>Current per capita income is \$31,907 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,762 in five years, compared to \$47,525 for all U.S. households</p>	
Housing	
2023 Housing Affordability Index	67
2010 Total Housing Units	699,637
2010 Owner Occupied Housing Units	383,573
2010 Renter Occupied Housing Units	228,045
2010 Vacant Housing Units	88,019
2020 Total Housing Units	731,899
2020 Vacant Housing Units	64,063
2023 Total Housing Units	745,511
2023 Owner Occupied Housing Units	419,595
2023 Renter Occupied Housing Units	261,551
2023 Vacant Housing Units	64,365
2028 Total Housing Units	756,428
2028 Owner Occupied Housing Units	431,184
2028 Renter Occupied Housing Units	262,052
2028 Vacant Housing Units	63,192
Socioeconomic Status Index	
2023 Socioeconomic Status Index	40.3
<p>Currently, 56.3% of the 745,511 housing units in the area are owner occupied; 35.1% renter occupied; and 8.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 731,899 housing units in the area and 8.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$482,406, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.70% annually to \$499,532.</p>	

Source: Site to do Business (2023)

E-1: City/County Population Estimates with Annual Percent Change							
January 1, 2022 and 2023							
City	1/1/2022	1/1/2023	Change	City	1/1/2022	1/1/2023	Change
San Bernardino	2,180,777	2,182,056	0.1	Montclair	37,688	37,494	-0.5
Adelanto	36,420	36,656	0.6	Needles	4,793	4,756	-0.8
Apple Valley	75,277	74,996	-0.4	Ontario	178,682	180,717	1.1
Barstow	25,115	24,918	-0.8	Rancho Cucamonga	174,090	173,545	-0.3
Big Bear Lake	4,935	4,914	-0.4	Redlands	72,259	71,972	-0.4
Chino	92,334	93,137	0.9	Rialto	103,406	102,985	-0.4
Chino Hills	77,601	77,058	-0.7	San Bernardino	220,514	223,230	1.2
Colton	53,513	53,154	-0.7	Twentynine Palms	27,600	25,929	-6.1
Fontana	212,616	213,851	0.6	Upland	78,771	78,376	-0.5
Grand Terrace	12,908	12,814	-0.7	Victorville	136,153	137,193	0.8
Hesperia	99,855	100,041	0.2	Yucaipa	54,242	53,991	-0.5
Highland	56,283	55,984	-0.5	Yucca Valley	21,712	21,635	-0.4
Loma Linda	25,233	25,228	0.0	Balance of County	298,777	297,482	-0.4

Source: California Dept of Finance (2023)

California Economy¹

The California economy is moving beyond pandemic related recovery and will instead be concerned about the effects of national monetary policy and global supply chain instability.

As with the nation, California is moving into a new economic paradigm: state policymakers are shifting their focus from overcoming the pandemic's economic impacts to addressing the effects of national monetary policy and global supply chain instability on the State. This progression is due to the number of signs that indicate California has discovered its oft-mentioned "new normal," with employment indicators showing parity with their pre-pandemic levels and discussions of consumer spending now refocused around cooling demand to temper high inflation. Additionally, the aggressive tightening of monetary policy at the national level has stoked fears that continued action by the Federal Reserve in early 2023 might lead to a shallow recession for the nation, which would affect California's economic condition. Moreover, while global supply chains are more stable than during the midst of the pandemic, supply chain pressure remains elevated, with the continued Russo-Ukraine war, China's pandemic recovery, and the nearshoring/ally-shoring of intermediate inputs all impacting global trade flows.

Although national monetary policy and global supply chains cannot be influenced at the State level, California's government can focus on planning for the impact of these and other pressing economic issues, such as fostering equitable economic development and addressing the housing needs of communities. The year 2022 was characterized by continued nonfarm employment growth and California's unemployment rate dipping below pre-pandemic levels for the latter half of the year. The State's yearly GDP growth and personal income growth moderated compared to 2021, when most of the economic recovery occurred, and all stimulus payments ended.

In 2023, job growth is expected to slow, with a forecasted nonfarm job growth rate of 0.8 percent. The Construction, Natural Resources, Mining, Manufacturing, Trade, Transportation, and Utilities, and Financial Activities sectors are all expected to see a contraction in the workforce in 2023, with most of those sectors experiencing a further contraction in 2024. The sector where the most job growth is expected in the coming years is Educational and Health Services, forecasted to grow by 3.0 percent and 1.9 percent in 2023 and 2024, respectively.

The State has made steps to clear red tape from the development of housing, promote density, and facilitate the construction of affordable housing to address the housing crisis. Development of new construction, whether it is residential, commercial, or industrial, will be an essential counterweight to the impact of the Fed's interest rate changes on investment in the State. Beyond interest rate changes, 2023 may see a continued decrease in California's population and a change in the dynamics of the commercial real estate market, both of which could pose issues for the State in the long term.

¹ LAEDC, 2023 Economic Forecast

California Headline Statistics and Forecast							
	2018	2019	2020	2021	2022f	2023f	2024f
Real GDP Growth	4.2%	3.2%	-2.3%	7.8%	0.5%	0.3%	1.5%
Real Personal Income Growth	1.8%	4.9%	6.6%	3.7%	0.5%	4.1%	4.4%
Total Employment Growth	2.1%	1.5%	-7.1%	3.2%	5.0%	0.8%	0.2%
Unemployment Rate	4.3%	4.1%	10.2%	7.3%	4.4%	4.9%	5.5%
CPI	3.4%	2.7%	1.7%	4.5%	7.7%	4.5%	2.9%

Unemployment

California's unemployment rate finally returned to pre-pandemic levels. Similar to the national experience, it took roughly 24 months for the State's unemployment rate to reach pre-pandemic levels, though pandemic-induced restrictions enacted in California resulted in a more extended period of high unemployment rates during the period. Additionally, despite California's labor force participation rate being lower than the national rate after the onset of the COVID-19 pandemic, the State's labor force participation rate is now much closer to the national average, even surpassing it for several months during the summer of 2022.

In 2022, the employment situation continued to improve, with California's unemployment rate dipping below its pre-pandemic level for the first time in the latter half of 2022; from July to December 2022, the State's unemployment rate was at or below 4.1 percent.

Over the last three years, unemployment has become more equally distributed across demographic groups in California. In 2020, when the pandemic hit, youth ages 16 to 19 years, women, and nonwhite workers experienced higher rates of unemployment compared to their older, male, and white peers; unemployment rates ranged from 9.5 percent to 23.6 percent in December of 2020, a 14.1 percentage point spread. From December 2020 to December 2022, the unemployment rate for youth ages 16 to 19 years, women, and nonwhite workers fell by 12.1 percentage points, 6.9 percentage points, and 6.2 percentage points, respectively. Unemployment rates ranged from 4.0 percent to 4.7 percent in December 2020, with only a 0.7 percentage point spread across the different demographic groups. Looking ahead, the State's unemployment rate is expected to rise slightly as the economy begins to cool, reaching 4.9 percent in 2023 and 5.5 percent in 2024.

Employment

Employment in the hardest hit service sectors has yet to return to pre-pandemic levels, while knowledge-based industries have more than fully recovered. Job gains in 2022 are built upon those experienced in 2021. Employment growth in California accounted for close to fifteen percent of national employment growth for 2022. Nonfarm employment in the State grew by 5 percent in 2022. Leisure and Hospitality was the fastest-growing industry in the State, with a growth rate of 16.1 percent, adding 264,700 jobs in 2022.

Other Services (which include personal care and laundry services) and Information also experienced rapid job growth in 2022, with growth rates of 9.5 percent and 6.2 percent, respectively. Despite recovering most of the jobs lost in the first year of the pandemic in 2021, the Trade, Transportation, and Utilities,

Professional and Business Services, Educational and Health Services, and Information sectors each experienced further job growth in 2022; those four sectors, along with Construction, Natural Resources, and Mining, have reached their pre-pandemic employment levels. These represent many of the largest sectors of the California economy, where employment levels have fully recovered from the pandemic or have grown beyond recovery, signaling a curtailing of their recent rapid growth.

The Leisure and Hospitality industry experienced the greatest job loss between 2019 and 2020. In 2021 and 2022, Leisure and Hospitality gained more jobs than any other industry; combined across the two years, this industry added 424,300 payroll jobs, slightly more than 75 percent of those lost in the first year of the pandemic. Payrolls still remain 128,000 jobs below the pre-pandemic level. This industry continues to be negatively impacted by low levels of international tourism, continued use of virtual platforms instead of in-person events, and the adoption of long-term fully remote and hybrid work schedules, jeopardizing a return to the industrial employment level seen pre-pandemic.

In 2023, job growth is expected to slow, with a forecasted nonfarm job growth rate declining to 0.8 percent. The sector where the most job growth is expected in the coming years is Educational and Health Services, forecasted to grow by 3.0 percent and 1.9 percent in 2023 and 2024, respectively. Construction, Natural Resources and Mining, Manufacturing, Trade, Transportation, and Utilities, and Financial Activities sectors are all expected to see a contraction in the workforce in 2023, with most of those followed by further contractions in 2024.

Population Migration

There has been a steady decline in California's population growth rate since 2012, culminating with the loss of over 210,000 residents in 2022; the year prior, the State experienced its first decline in population in over ten years, losing 170,000 residents. In 2021, the number of deaths in California rose about 25 percent; however, this corresponded with a slight decrease in the number of births, leading to a natural increase of only 76,000 people. This level of natural increase is half of what was seen in 2020 and a third of what was seen in 2016, a notable decline in the rate of natural population increases.

The rate of population change due to migration is even more drastic than the decline due to natural population change: while domestic net migration has increased from an exodus of 34,000 in 2012 to 407,000 in 2022, foreign net immigration has fallen from 128,000 to just 90,000 over the same period, with a fall to 27,000 in 2021. These two forces have resulted in net migration becoming negative in 2016 and, with the increase in natural population dropping down, the fall in the total population of the State.

Further declines in the annual natural population increase and net total migration into California could have implications over the longer term on the State's economic vitality and should be a cause for concern for California policymakers.

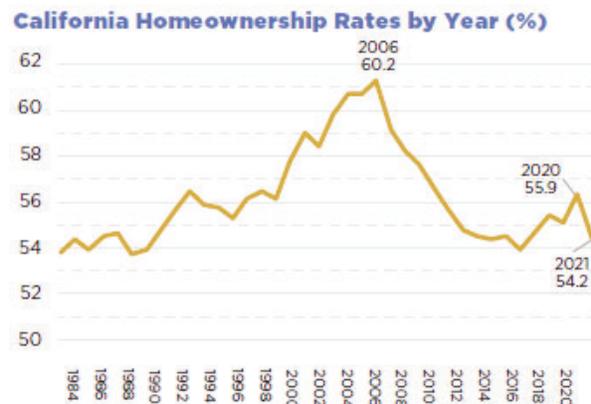
Residential Real Estate

Since the Great Recession, the California housing market has deviated from the general trend of affordability observed for the nation at-large. Though California and the United States were similarly unaffordable ahead of the 2008 Global Financial Crisis, the nation is now far more affordable than the State, with more than twice the percentage of households able to purchase a single-family home. The Housing Affordability Index, published by the California Association of Realtors, measures the percentage of households that can afford to purchase a single-family home at the median list price of each geography, facilitating a comparison of affordability across geographies. The index has shown that the pandemic has made housing even more unaffordable for households, with the figure for California falling to just 18 percent.

Looking at the median home price gives insight into why affordability has dropped since the onset of the pandemic, as there have not been major declines in median household income following the pandemic. The fall is largely a supply-side effect, as the affordability crunch has resulted from higher home prices than most households' wealth.

The pandemic has seen median home prices skyrocket: when the housing market was at its peak, prices were 25 percent higher than pre-pandemic levels in California. However, after increasing for the first six months of 2022, the housing market has begun cooling as interest rates rise and households have less cash. There is an element of seasonality, as home prices tend to fall in the latter half of the year; however, macroeconomic effects and a shifting economy give hope to a steady decline in median home prices to increase affordability in the California housing market.

The affordability of rental units is also an important issue, as 44.1 percent of occupied housing units in California are renter-occupied, and homeownership rates dip below 55 percent. The data show that renters are spending an overly large portion of their incomes on housing: 54.8 percent of units in California are considered cost burdened, defined as paying 30 percent or more of a household's income on rent by the Department of Housing and Urban Development.



Current County Economic Conditions²

The unemployment rate in the Riverside-San Bernardino-Ontario MSA was 5.0 percent in June 2023, up from a revised 4.4 percent in May 2023, and above the year-ago estimate of 4.1 percent. This compares with an unadjusted unemployment rate of 4.9 percent for California and 3.8 percent for the nation during the same period. The unemployment rate was 5.0 percent in Riverside County, and 4.9 percent in San Bernardino County.

Between May 2023 and June 2023, total nonfarm employment decreased from 1,675,800 to 1,672,600, a decrease of 3,200 jobs. Agricultural employment increased by 1,500 jobs.

- Leisure and hospitality declined the most over the month, losing 1,600 jobs. All the decline was registered in arts, entertainment, and recreation (down 1,700). Accommodation and food services offset the decline by adding 100 jobs, specifically in food services and drinking places (up 100).
- Trade, transportation, and utilities lost 1,200 jobs. Seventy-five percent of the decline was in the transportation, warehousing, and utilities (down 900) sub sector. Declines registered in wholesale trade (down 200) and retail trade (down 100), completing the overall sectoral job loss. Five other sectors declined over the month.
- Construction gained the most over the month, adding 700 jobs. Specialty trade contractors (up 400) led job additions in the sector followed by gains in construction of buildings (up 200) and heavy and civil engineering construction (up 100). The only other sector to add jobs over the month was other services (up 100). Two sectors remained unchanged: information, mining, and logging.

Between June 2022 and June 2023, total nonfarm employment increased by 17,200, a 1.0 percent change. Agricultural employment increased by 2,000 jobs or 13.2 percent.

- Private education and health services added the most jobs over the year, increasing by 14,300 jobs. Almost 91 percent of job additions were in health care and social assistance which added 13,000 jobs. Private educational services completed the overall sectoral expansion with an increase of 1,300 jobs.
- The government increased by 8,800 jobs. Local government expanded the most within the sector adding 8,600 jobs, followed by an addition of 400 jobs in the federal government. Job additions were offset by a decline of 200 jobs in state government.
- Trade, transportation, and utilities decreased the most over the year, losing 6,400 jobs. Most of the decline was in transportation, warehousing, and utilities (down 5,100) with all the decline in transportation and warehousing (down 5,500). Wholesale trade registered a decline of 2,300 jobs as well. Retail trade offset declines with an increase of 1,000 jobs.
- Manufacturing lost 3,900 jobs. All the loss was in durable goods (down 4,000). Losses were offset by an increase of 100 jobs in non-durable goods. Three other sectors declined over the year and mining and logging remained unchanged.

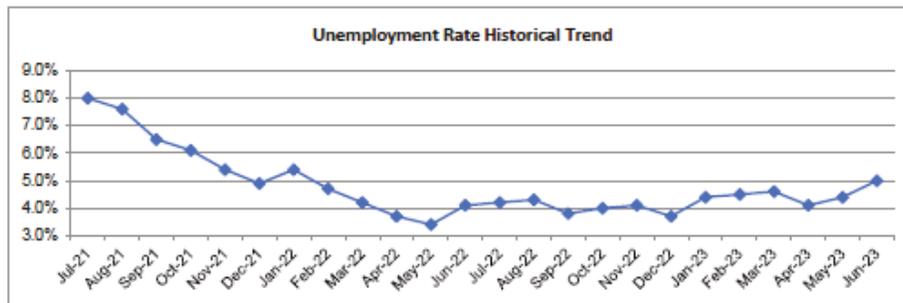
² California Labor Market Information Division, Riverside-San Bernardino-Ontario (MSA) for July 2023

State of California
 EMPLOYMENT DEVELOPMENT DEPARTMENT
 Labor Market Information Division
 500 Inland Center Drive, Ste. 508
 San Bernardino, CA 92408

July 21, 2023
 Melanie Bautista
 916-907-4506

IMMEDIATE RELEASE
 RIVERSIDE-SAN BERNARDINO-ONTARIO METROPOLITAN STATISTICAL AREA (MSA)
 (Riverside and San Bernardino Counties)

The unemployment rate in the Riverside-San Bernardino-Ontario MSA was 5.0 percent in June 2023, up from a revised 4.4 percent in May 2023, and above the year-ago estimate of 4.1 percent. This compares with an unadjusted unemployment rate of 4.9 percent for California and 3.8 percent for the nation during the same period. The unemployment rate was 5.0 percent in Riverside County, and 4.9 percent in San Bernardino County.



Industry	May-2023	Jun-2023	Change		Jun-2022	Jun-2023	Change
	Revised	Prelim			Prelim		
Total, All Industries	1,691,400	1,689,700	(1,700)		1,670,500	1,689,700	19,200
Total Farm	15,600	17,100	1,500		15,100	17,100	2,000
Total Nonfarm	1,675,800	1,672,600	(3,200)		1,655,400	1,672,600	17,200
Mining, Logging and Construction	119,500	120,200	700		118,500	120,200	1,700
Mining and Logging	1,600	1,600	0		1,600	1,600	0
Construction	117,900	118,600	700		116,900	118,600	1,700
Manufacturing	96,900	96,800	(100)		100,700	96,800	(3,900)
Trade, Transportation, and Utilities	452,900	451,700	(1,200)		458,100	451,700	(6,400)
Information	10,100	10,100	0		10,400	10,100	(300)
Financial Activities	47,000	46,700	(300)		46,800	46,700	(100)
Professional and Business Services	181,400	180,900	(500)		176,400	180,900	4,500
Private Education and Health Services	277,500	277,400	(100)		263,100	277,400	14,300
Leisure and Hospitality	181,300	179,700	(1,600)		182,600	179,700	(2,900)
Other Services	49,900	50,000	100		48,500	50,000	1,500
Government	259,300	259,100	(200)		250,300	259,100	8,800

Notes: Data not adjusted for seasonality. Data may not add due to rounding
 Labor force data are revised month to month
 Additional data are available on line at www.labormarketinfo.edd.ca.gov

Largest Employers

Employer Name	Location	Industry
Amazon Fulfillment Ctr	Redlands	Mail Order Fulfillment Service
Amazon Fulfillment Ctr	San Bernardino	Mail Order Fulfillment Service
Arrowhead Regional Medical Ctr	Colton	Hospitals
Bear Mountain	Big Bear Lake	Skiing Centers & Resorts
Big Bear Mountain Resorts	Big Bear Lake	Resorts
Burlington Distribution Ctr	San Bernardino	Distribution Centers (whls)
California State Univ Sn	San Bernardino	Schools-Universities & Colleges Academic
Dignity Health Cmnty Hosp-Sn	San Bernardino	Hospitals
Environmental Systems Research	Redlands	Geographics Information Systems
Fedex Ground	Bloomington	Delivery Service
Inland Empire Health Plan	Rancho Cucamonga	Health Plans
Loma Linda Univ Health Board	Loma Linda	Univ/Clg-Governing Body/Regent/Trustee
Loma Linda University Med Ctr	Loma Linda	Hospitals
Mountain High Ski Resort	Wrightwood	Skiing Centers & Resorts
Ontario International Airport	Ontario	Airports
Ontario-Montclair School Dist	Ontario	School Districts
Patton State Hospital	Patton	Hospitals
Redlands Community Hospital	Redlands	Hospitals
San Antonio Regional Hospital	Upland	Hospitals
San Bernardino County Sch Supt	San Bernardino	Schools & Educational Services NEC
San Bernardino County Sheriff	San Bernardino	County Government-General Offices
St Bernardine Medical Ctr	San Bernardino	Hospitals
St Mary's Medical Ctr	Apple Valley	Hospitals
Transportation Department	San Bernardino	State Government-Regulation & Administration-
YRC Freight	Bloomington	Trucking-Motor Freight

Source: America's Labor Market Information System (ALMIS) Employer Database – 2023

County Transportation

The Inland Empire is served by a diversified transportation system, including highways, freeways, rail, airports, and seaports.

Freeways - The region is serviced by the San Bernardino (I-10) Freeway, which runs in an east/west direction connecting the Los Angeles metropolitan area, with Palm Springs and other point's east. The Pomona (SR-60) freeway also runs along an east/west axis and provides access to the greater Los Angeles area and the easterly sections of Inland Empire. The Artesia (SR-91) Freeway also services the area and travels east/west. Freeways that provide north/south access include the I-215 Freeway.

Air - The flourishing Ontario International Airport provides air freight and passenger service. Ontario Airport also serves as a regional hub for United Parcel Service who operates shipping activities by truck, air, and train.

Rail - The Inland Empire is served by Metrolink, which provides access to the Los Angeles metropolitan area, as well as other areas in the region.

CONCLUSION – Market Area Analysis

The size, centrality, and diversity of the Greater Los Angeles' economic base is expected to insulate it from the harsher effects of a national recessionary climate. The region is well positioned to continue economic leadership in the Pacific Rim and the rest of the state and country. Ultimately, the positive features of the Greater Los Angeles area include favorable climate, cultural appeal, and historic presence as a leading metropolitan area are considered to be beneficial traits and are expected to be sufficient to maintain the region as a leading commercial and economic center and should serve as a means of sustaining future economic growth.

The Inland Empire area is a dynamic region of southern California with strong long-term growth potential. There is an abundance of land to develop and build on for various needs and purposes. Land costs are moderate and major population shifts from surrounding counties have created escalating county growth. The region is considered to be a haven from the high land and housing costs of Los Angeles and Orange counties. This desirability can be seen in the strong growth, which the two counties have experienced since the early 1980's.

City of Ontario

Ontario is a city in southwestern San Bernardino County in the US state of California, 35 miles (56 km) east of downtown Los Angeles and 23 miles (37 km) west of downtown San Bernardino, the county seat. Located in the western part of the Inland Empire metropolitan area, it lies just east of Los Angeles County and is part of the Greater Los Angeles Area. Based on California Department of Finance 2022 Census, the city has a population of 179,516.

According to the United States Census Bureau, the city has a total area of 50.0 square miles (129 km²). Of that, 49.9 square miles (129 km²) is land, and 0.1 square miles (0.26 km²) is water. The total area is 0.13% water.

In the years following Ontario's founding, the economy was driven by its reputation as a health resort. Shortly thereafter, citrus farmers began taking advantage of Ontario's rocky soil to plant lemon and orange groves. Agricultural opportunities also attracted vintners and olive growers. The Graber Olive House, which continues to produce olives, is a city historical landmark and one of the oldest institutions in Ontario. Dairy farming is also prevalent, as it continues to be in neighboring Chino. Much of southern Ontario still contains dairy farms and other agricultural farms. However, the area is currently under planning to be developed into a mixed-use area of residential homes, industrial and business parks, and town centers, collectively known as the New Model Colony.

The Ontario International Airport provides domestic and international air travel. Because of the many manufacturing companies and warehouses in the city, the airport also serves as a major hub for freight, especially for FedEx and UPS.

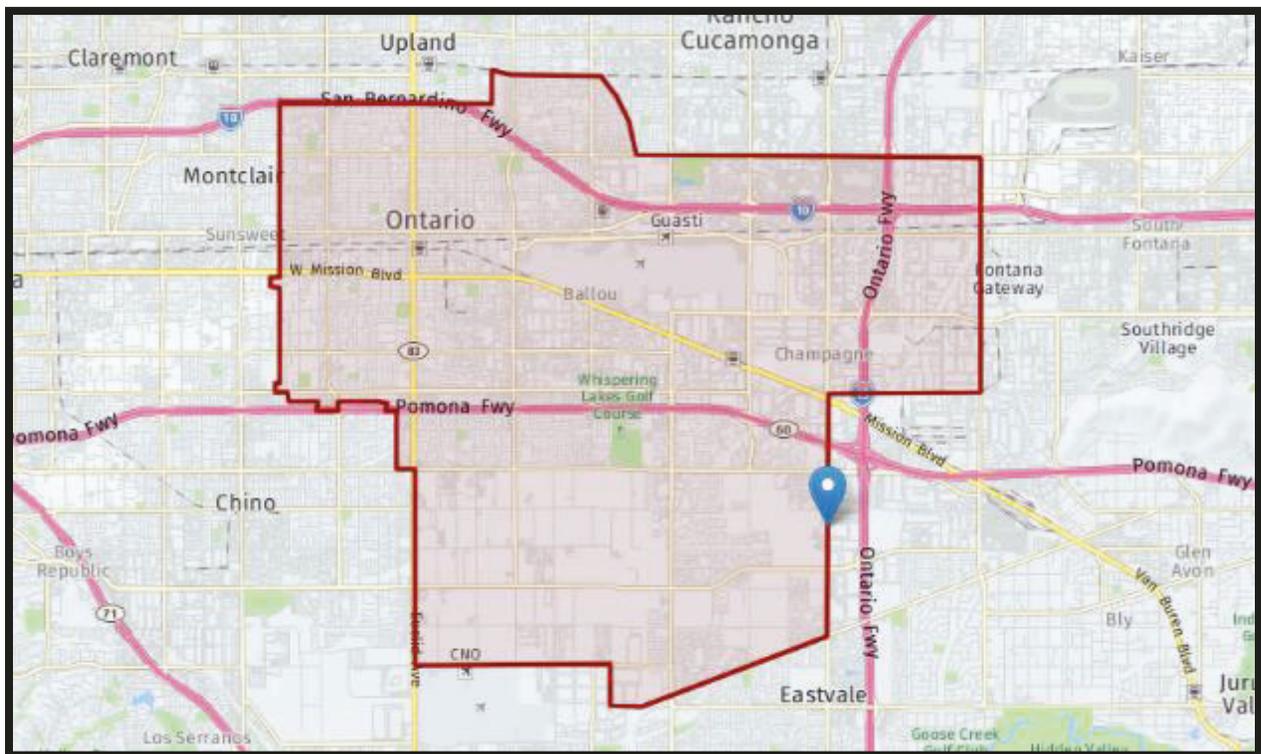
Because Ontario is a major hub for passengers and freight, the city is also served by several major freeways. Interstate 10 and the Pomona Freeway (State Route 60) run east–west through the city. Interstate 10 is north of the Ontario airport while the Pomona freeway is south of the airport. Interstate 15 runs in the north–south directions at the eastern side of the city. State Route 83, also known as Euclid Avenue, also runs in the north–south direction at the western side of the city.

The city maintains an Amtrak station which is served by the Sunset Limited and Texas Eagle lines. Ontario also has a Metrolink station off of Haven Avenue. It connects Ontario with much of the Greater Los Angeles area, Orange County, and the San Fernando Valley. Public bus transportation is provided by Omnitrans. Additional bus and rail connections to Los Angeles and elsewhere are available at the nearby Montclair station.

Boundary Map – San Bernardino County



Boundary Map – City of Fontana



Neighborhood Description

The subject properties are located along Haven Avenue, Chino Avenue, Mill Creek Boulevard, and Hamner Avenue, in the city of Ontario California.

The surrounding area of the subject property is primarily residential homes, industrial properties, and vacant lands. The Colony High School is located approximately 0.5 north of the subject, at the southwest corner of Riverside Drive and Mill Creek Boulevard. The subject site are surrounded by various industrial uses to the east, including Walmart Distribution Center, Ingram Micro Distribution Center, Prologis, and Lennox Warehouse.

There are several commercial properties along Archibald Avenue Avenue including Arby's Fast Food, Starbucks, 24-Hour Fitness, O'Reilly Auto Parts, Ralphs, and Chase Bank. Archibald Avenue is approximately 1.8 miles west of the subject property.

Industrial and Business Park developments are noted along the west side of Hamner Avenue and Chino Avenue. On the southeast corner of Mill Creek Boulevard and Chino Avenue is the SCE Mira Loma Substation. On the northeast and northwest corners of Mill Creek Boulevard and Chino Avenue are vacant raw land zoned Medium Density Residential. The Edenglen residential development is located north of Chino Avenue and East of Mill Creek Boulevard.

Vehicular and pedestrian access to the subject property is through Chino Avenue and Mill Creek Boulevard. Several arterial surrounding the subject property includes Riverside Drive to the north, Haven Avenue to the west, Hamner Avenue to the east, and Ontario Ranch Road to the south. Interstate 15 provides regional access to the subject property, with the nearest ingress and egress located approximately 1.1 driving miles southeast at Cantu-Galleano Ranch Road.

Overall, the immediate area of the subject is generally characterized by low and medium density residences, commercial, and industrial properties. Access to and from the subject's neighborhoods are considered to be average to good due to the proximity of several arterial streets and a freeway. The subject property is well positioned to service the surrounding population.

Community Profile



Community Profile

S Haven Ave & E Chino Ave, Ontario, California, 91761
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.01178
Longitude: -117.57578

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,538	48,658	184,342
2020 Total Population	16,451	67,797	225,766
2020 Group Quarters	42	107	1,417
2023 Total Population	19,444	78,059	243,094
2023 Group Quarters	37	107	1,472
2028 Total Population	19,924	80,127	251,432
2023-2028 Annual Rate	0.49%	0.52%	0.68%
2023 Total Daytime Population	11,758	76,233	270,135
Workers	2,314	36,725	143,756
Residents	9,444	39,508	126,379
Household Summary			
2010 Households	3,629	13,510	50,208
2010 Average Household Size	3.18	3.60	3.63
2020 Total Households	5,355	19,249	64,128
2020 Average Household Size	3.06	3.52	3.50
2023 Households	6,333	22,305	69,673
2023 Average Household Size	3.06	3.49	3.47
2028 Households	6,534	23,000	72,875
2028 Average Household Size	3.04	3.48	3.43
2023-2028 Annual Rate	0.63%	0.62%	0.90%
2010 Families	2,852	11,385	40,986
2010 Average Family Size	3.57	3.85	3.95
2023 Families	4,946	18,337	56,357
2023 Average Family Size	3.46	3.80	3.79
2028 Families	5,102	18,895	58,592
2028 Average Family Size	3.43	3.78	3.77
2023-2028 Annual Rate	0.62%	0.60%	0.78%
Housing Unit Summary			
2000 Housing Units	3,501	9,976	33,513
Owner Occupied Housing Units	63.9%	68.8%	62.7%
Renter Occupied Housing Units	32.0%	27.0%	33.5%
Vacant Housing Units	4.0%	4.1%	3.8%
2010 Housing Units	3,777	14,165	53,098
Owner Occupied Housing Units	62.7%	67.9%	62.6%
Renter Occupied Housing Units	33.4%	27.5%	32.0%
Vacant Housing Units	3.9%	4.6%	5.4%
2020 Housing Units	5,577	19,963	66,644
Owner Occupied Housing Units	67.8%	69.3%	61.0%
Renter Occupied Housing Units	28.2%	27.1%	35.2%
Vacant Housing Units	4.2%	3.7%	3.8%
2023 Housing Units	6,622	23,178	72,550
Owner Occupied Housing Units	73.2%	75.2%	64.2%
Renter Occupied Housing Units	22.4%	21.1%	31.8%
Vacant Housing Units	4.4%	3.8%	4.0%
2028 Housing Units	6,640	23,564	75,130
Owner Occupied Housing Units	75.7%	76.9%	63.9%
Renter Occupied Housing Units	22.7%	20.7%	33.1%
Vacant Housing Units	1.6%	2.4%	3.0%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 21, 2024



Community Profile

S Haven Ave & E Chino Ave, Ontario, California, 91761
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.01178
Longitude: -117.57578

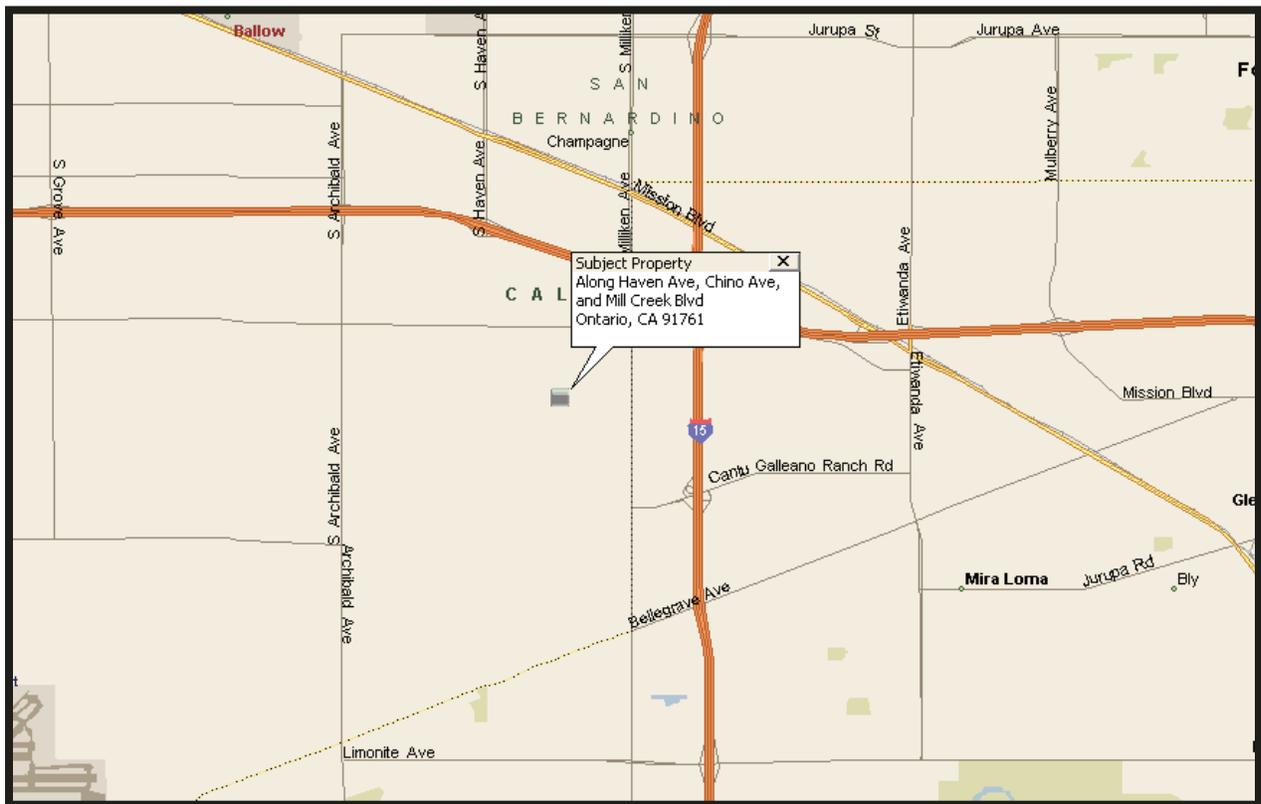
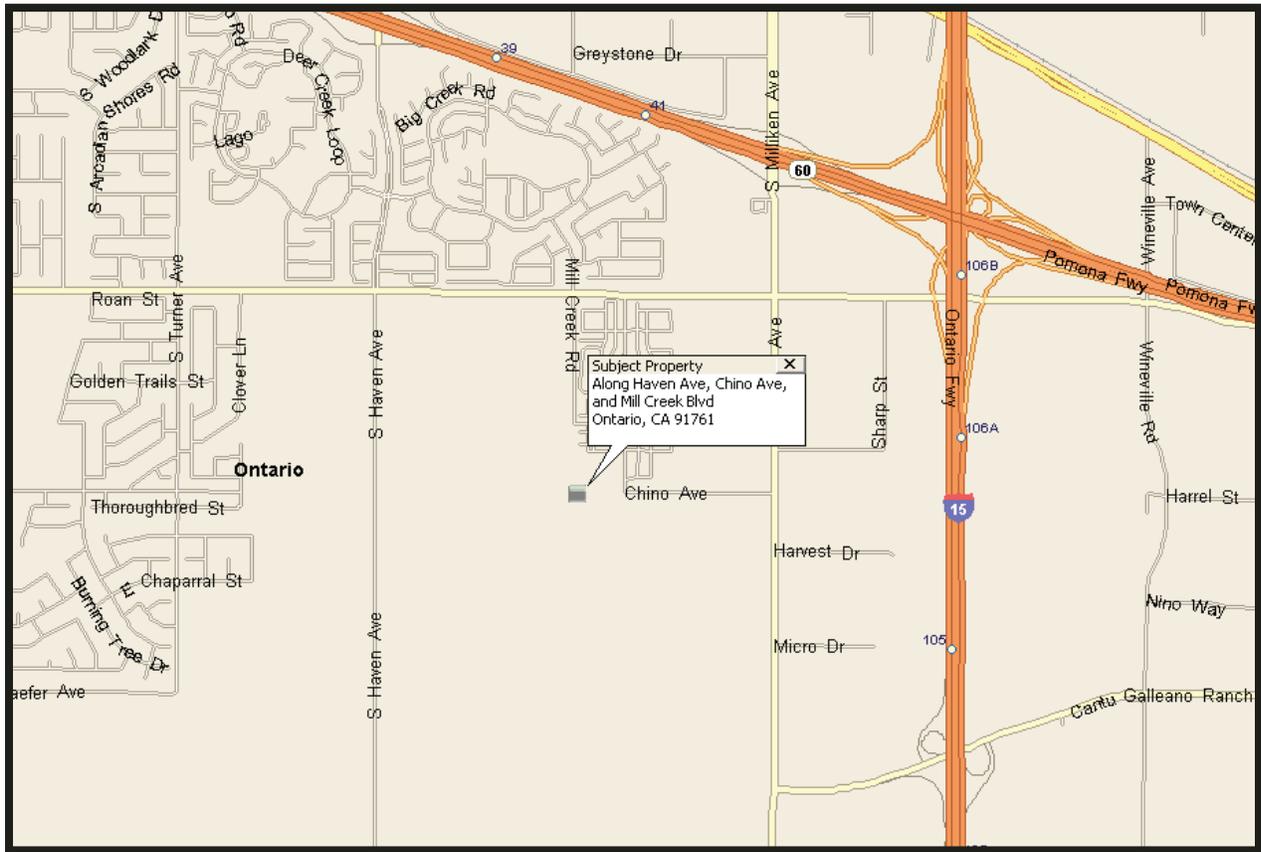
	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	6,333	22,305	69,673
<\$15,000	6.2%	4.1%	4.6%
\$15,000 - \$24,999	2.2%	2.3%	3.4%
\$25,000 - \$34,999	1.6%	2.1%	3.7%
\$35,000 - \$49,999	6.2%	5.8%	7.1%
\$50,000 - \$74,999	14.9%	14.6%	15.1%
\$75,000 - \$99,999	17.0%	13.8%	14.1%
\$100,000 - \$149,999	28.4%	24.8%	24.3%
\$150,000 - \$199,999	14.4%	16.2%	13.7%
\$200,000+	9.1%	16.3%	14.2%
Average Household Income	\$120,100	\$140,450	\$130,125
2028 Households by Income			
Household Income Base	6,534	23,000	72,875
<\$15,000	5.2%	3.5%	4.1%
\$15,000 - \$24,999	1.6%	1.6%	2.5%
\$25,000 - \$34,999	1.2%	1.6%	2.8%
\$35,000 - \$49,999	3.9%	3.9%	5.4%
\$50,000 - \$74,999	12.5%	12.0%	13.1%
\$75,000 - \$99,999	15.9%	12.5%	13.5%
\$100,000 - \$149,999	30.3%	25.7%	25.4%
\$150,000 - \$199,999	17.9%	19.3%	16.0%
\$200,000+	11.4%	19.9%	17.1%
Average Household Income	\$137,547	\$161,163	\$147,923
2023 Owner Occupied Housing Units by Value			
Total	4,850	17,423	46,596
<\$50,000	0.7%	2.4%	1.9%
\$50,000 - \$99,999	0.1%	1.2%	1.1%
\$100,000 - \$149,999	0.1%	0.1%	0.3%
\$150,000 - \$199,999	0.1%	0.1%	0.1%
\$200,000 - \$249,999	0.2%	0.1%	0.2%
\$250,000 - \$299,999	0.2%	0.2%	0.5%
\$300,000 - \$399,999	5.6%	3.2%	4.6%
\$400,000 - \$499,999	22.8%	15.7%	15.7%
\$500,000 - \$749,999	61.9%	67.5%	66.7%
\$750,000 - \$999,999	8.0%	8.8%	7.6%
\$1,000,000 - \$1,499,999	0.1%	0.5%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.2%	0.2%	0.3%
Average Home Value	\$585,794	\$593,876	\$592,216
2028 Owner Occupied Housing Units by Value			
Total	5,025	18,126	47,978
<\$50,000	0.6%	2.3%	1.9%
\$50,000 - \$99,999	0.2%	1.3%	1.2%
\$100,000 - \$149,999	0.1%	0.1%	0.3%
\$150,000 - \$199,999	0.1%	0.0%	0.1%
\$200,000 - \$249,999	0.1%	0.1%	0.2%
\$250,000 - \$299,999	0.2%	0.2%	0.4%
\$300,000 - \$399,999	4.9%	2.8%	4.1%
\$400,000 - \$499,999	20.6%	14.4%	14.6%
\$500,000 - \$749,999	62.2%	66.5%	66.2%
\$750,000 - \$999,999	10.8%	11.3%	9.6%
\$1,000,000 - \$1,499,999	0.1%	0.6%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.2%	0.3%	0.4%
Average Home Value	\$600,851	\$605,197	\$603,970

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

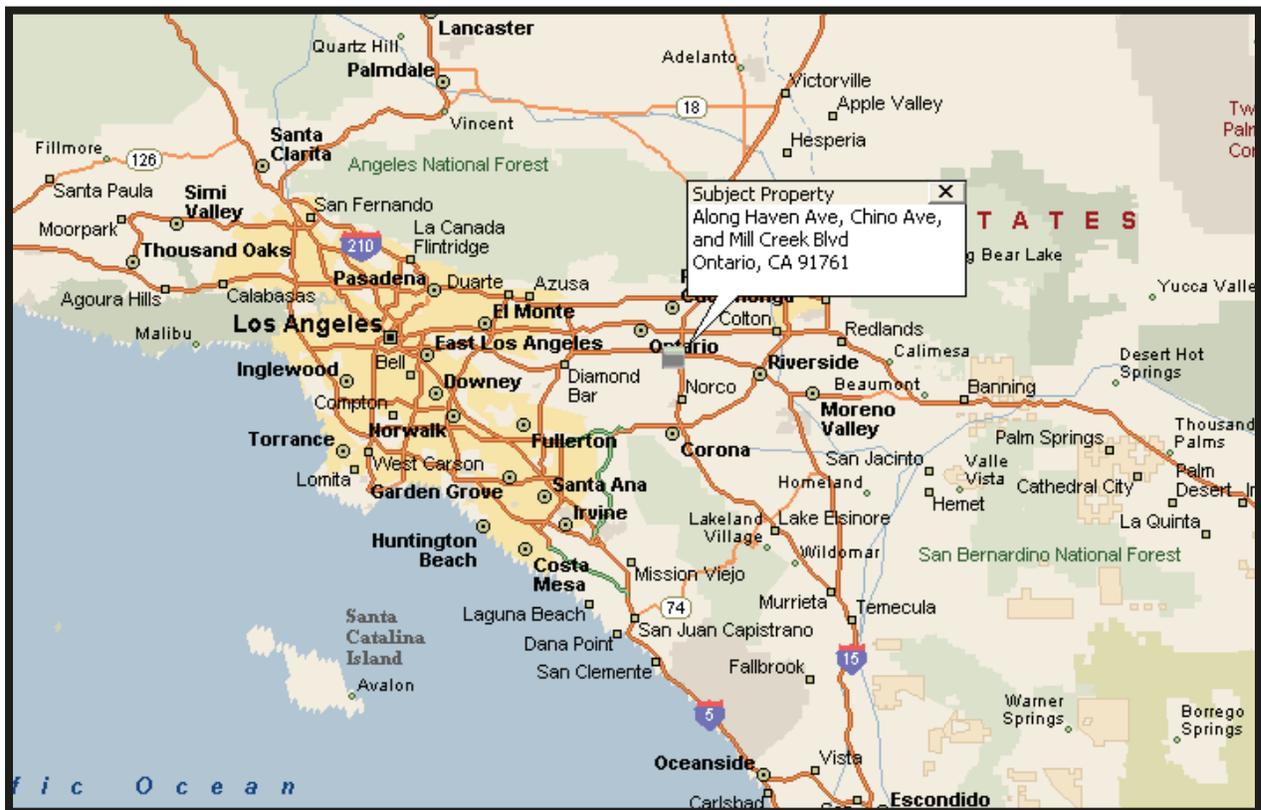
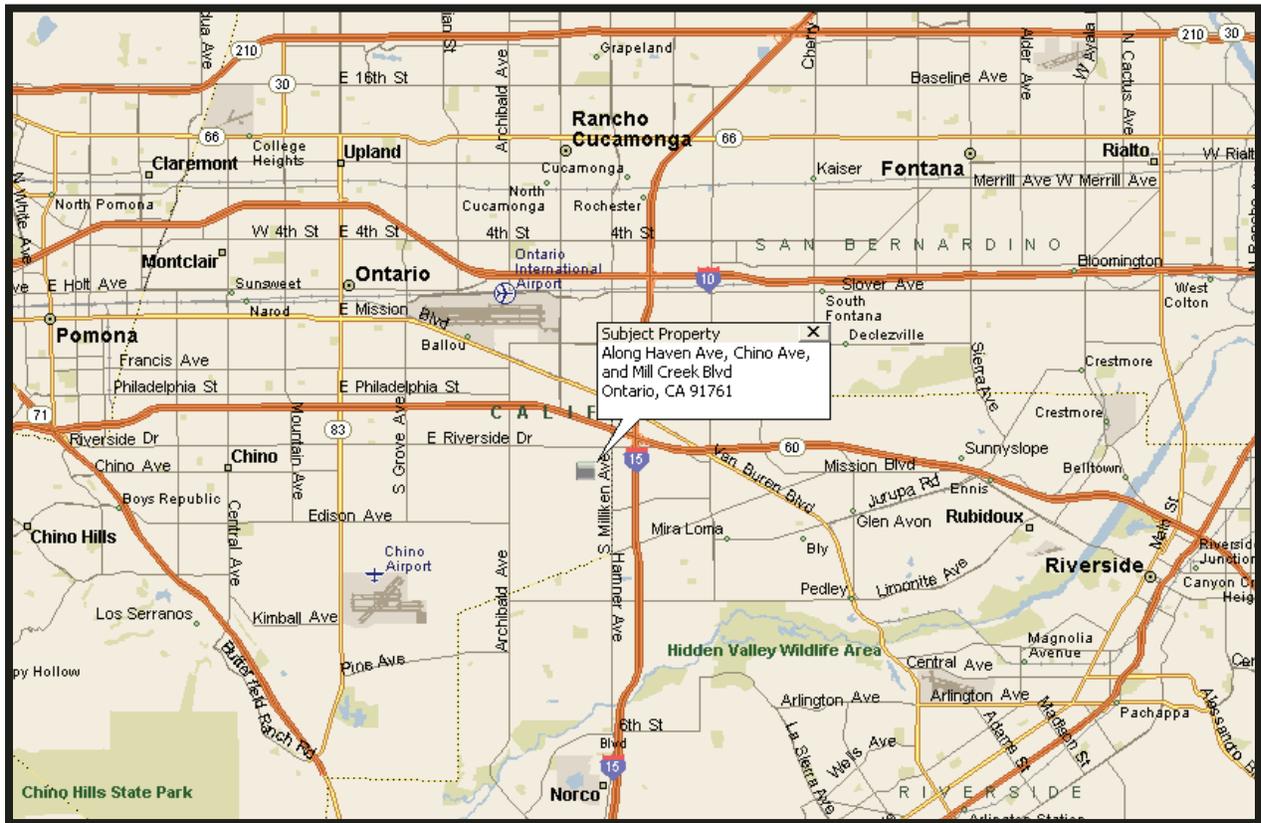
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 21, 2024

Location Maps



Location Maps (continued)



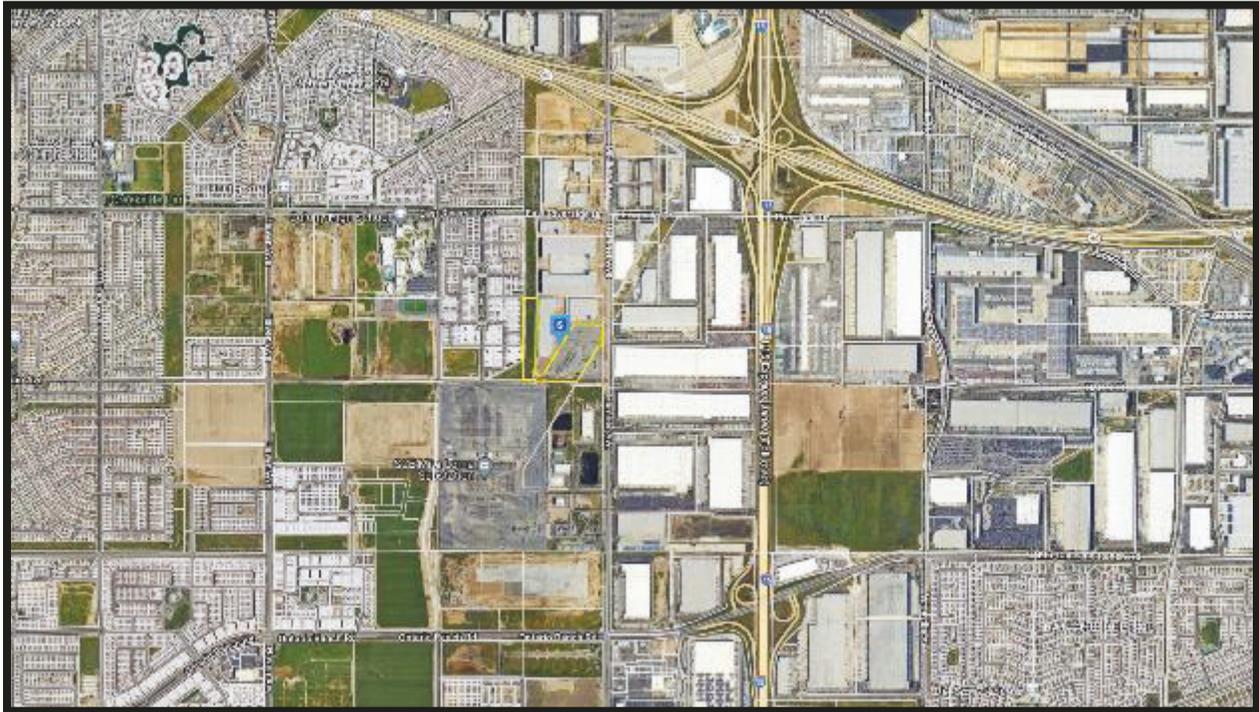
Aerial Photos – DataTree – APN 0218-161-09



Aerial Photos – DataTree – APN 0218-171-10



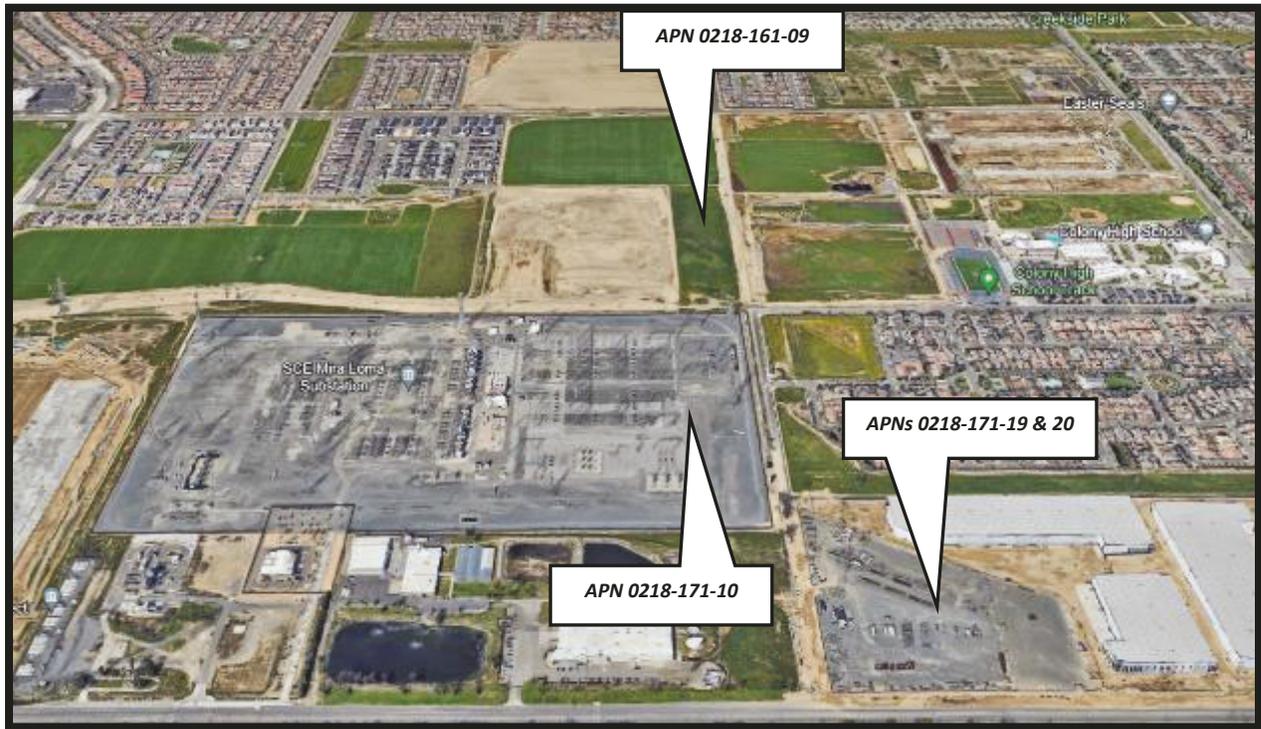
Aerial Photos – DataTree – APN 0218-171-19



Aerial Photos – DataTree – APN 0218-171-20



Aerial Photos – Google Earth



Property Market Overview – Airport Area Industrial

Overview

Airport Area Industrial

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
12.4M	5.7M	6.1%	-0.1%

Logistics activity in the Inland Empire is concentrated in Ontario's Airport Area. Proximity to Los Angeles ports via rail and highway and infrastructure development at the airport generated strong demand from industrial tenants during the pandemic, enticing developers to build a wealth of new inventory on spec. Vast acres of former dairy and agricultural land have been approved for industrial development.

Tenants are expanding into recently completed buildings, but occupancy in the submarket is simultaneously shifting out of older buildings. U.S. retailers scaled back inventory in 2023 and with imports to the ports down from all-time highs, demand for industrial space in the Airport Area and across the Inland Empire faltered. Net absorption ran negative for four consecutive quarters but was positive in the last two quarters, boosted by the

delivery of pre-leased inventory.

Due to a contraction in occupancy in older inventory and some vacant building deliveries, vacancy in the submarket has reverted above its historical average to 6.1% and is rising higher. Vacancy is forecasted to crest between 8-9% by 2025 but could reach an earlier turning point as leasing in the market has picked up in recent quarters.

In response to rising vacancy, average asking rent levels are declining and landlords are offering increased concessions, lowering effective rents. Although rents have softened, tenants typically face severe rent increases upon lease expiration as market rates increased by a record 15% annually from 2021-22.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	220,880,228	6.3%	\$1.17	13.5%	1,561,699	323,844	11,800,510
Specialized Industrial	21,540,286	3.6%	\$1.39	6.5%	(116,984)	0	14,520
Flex	3,689,174	5.3%	\$1.64	6.2%	(12,862)	0	0
Submarket	246,109,688	6.1%	\$1.20	12.8%	1,431,853	323,844	11,815,030
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	2.5%	5.6%	6.1%	10.2%	2001 Q2	0.9%	2021 Q3
Net Absorption SF	5.7M	4,645,324	6,454,991	10,923,660	2007 Q1	(6,571,288)	2023 Q3
Deliveries SF	12.4M	5,106,183	6,629,512	14,587,568	2001 Q1	29,172	2010 Q3
Market Asking Rent Growth	-0.1%	5.1%	4.5%	14.7%	2022 Q2	-8.0%	2009 Q4
Sales Volume	\$879M	\$786.1M	N/A	\$3.2B	2023 Q1	\$177.3M	2001 Q1

Property Market Overview – Airport Area Industrial (continued)

Leasing

Airport Area Industrial

Over the past year and a half, both supply and demand-side pressures have lifted industrial vacancy in the Airport Area submarket. Occupancy among existing inventory in the area has contracted for eight consecutive quarters, including the first quarter of 2024. The majority of vacated space stems from smaller and mid-sized buildings spanning from 10,000 SF to 150,000 SF, although some larger buildings have also been vacated. For example, Sears moved out of an 824,000-SF distribution building in Ontario, listing the building for sublet in the third quarter of 2023 at an asking rate of \$12, triple-net. Additionally, Home Depot vacated a 480,000-SF building in the first quarter of 2024 that was listed for sublet in June 2023, and Ingram Micro vacated a 469,000-SF warehouse in Rancho Cucamonga in the second quarter of 2024.

Vacancy in the submarket has increased to 6.1% from an all-time low of under 1.0% reached in 2021. Roughly 40% of the speculative development completed in 2023 remains available for lease, and occupancy losses within older existing buildings are mounting as the tenant base shifts into more modern inventory. Absorption in the fourth quarter of 2023 was boosted by CEVA logistics moving into a new 752,500-SF building at the Bridge Point Rancho Cucamonga II development. Supply pressures will remain elevated in 2024. Including the stock under construction, availability is up to 12.8% from an all-time low of 2.4% at the close of 2021.

Sublease availability measures 5.9 million SF or 2.3% of inventory, accounting for more than 30% of total availability in the submarket. However, much of the listed sublease space expires in 2024. For example, Newell Brands offered 827,560 SF for sublet through August 2024 at 13052 Jurupa Avenue in Fontana, and Costco offered 823,820 SF for sublet at 5691 E Philadelphia Street in Ontario through June 2024. Fusion Logistics leased a 325,000 SF warehouse under development in Fontana but subsequently offered roughly half of the new building for sublease at an asking rate of \$16.80,

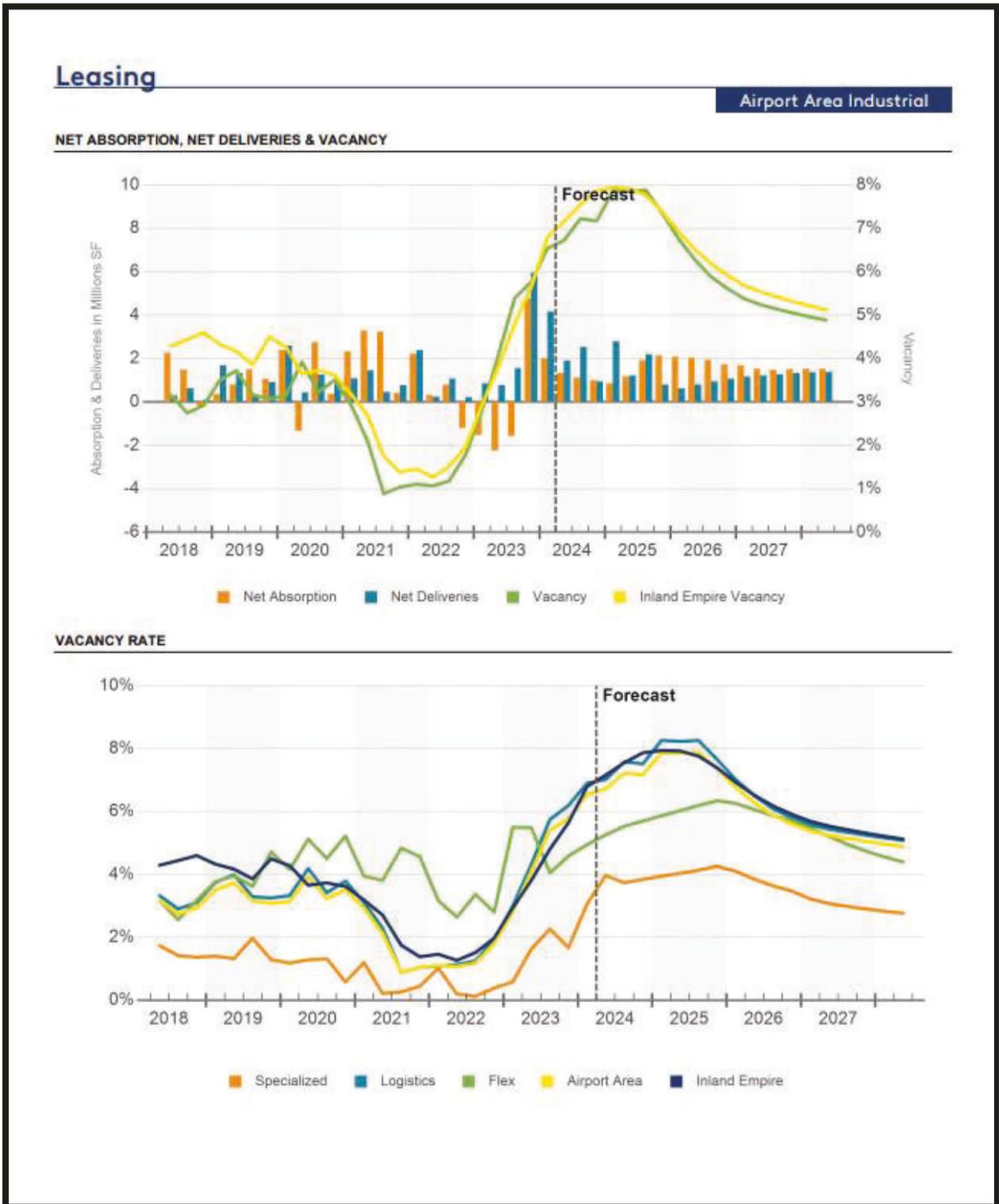
modified gross. Similarly, 600,000 SF is available for sublet at 8900 Merrill Avenue - Building 7, a 1.2 million SF building next to Amazon's building that delivered in the first quarter of 2024.

In the fourth quarter of 2023, Prologis completed the largest industrial building ever developed in the U.S., a five-floor, 97-foot-tall build-to-suite Amazon distribution center in Ontario totaling over 4 million SF. The massive delivery boosted net absorption over the trailing year up to 5.7 million SF. Outside of Amazon's warehouse, over 5 million SF of additional industrial space reached completion in 2023. An equal addition of nearly 10 million SF is forecasted for 2024. Annual deliveries in 2023 and 2024 will nearly match the submarket's historical peak reached in 2001.

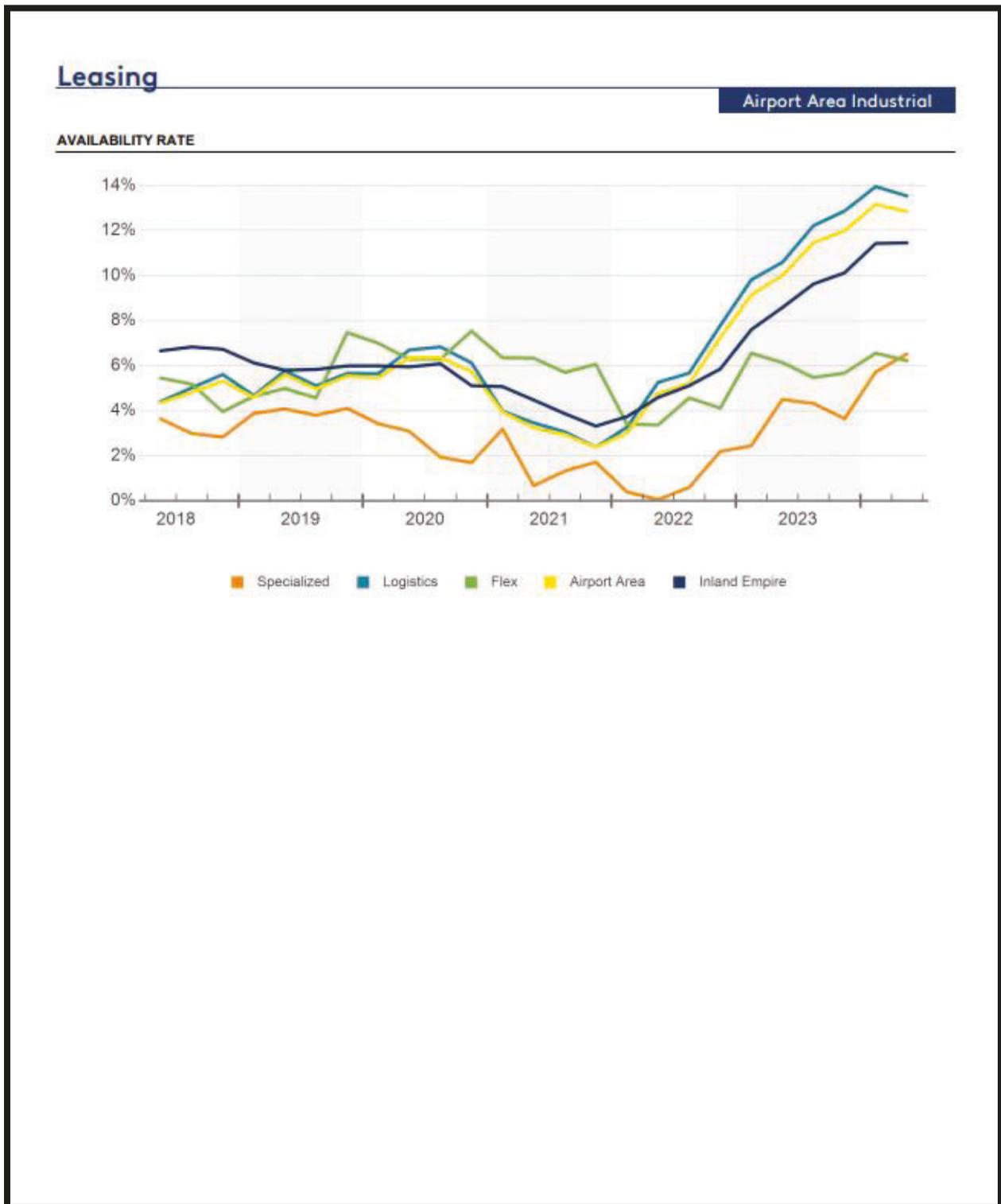
Demand for new and larger inventory stems from growing national and 3PL distributors drawn to the area's comparatively affordable industrial rental rates and labor costs while incurring minimal drayage fees for transporting goods from Southern California's ports. Developers have rushed to meet this demand by adding a wealth of logistics-related industrial buildings to an older stock of manufacturing buildings in the area. Since the beginning of 2020, tenants have signed over 80 lease deals for more than 200,000 SF of industrial space in the submarket.

Leasing in 2023 was highlighted by grocery retailer Chedraui pre-leasing a 1.4 million SF distribution center at Bridge Point Rancho Cucamonga, which was completed in the third quarter of 2023. Several deals topping 1 million SF were signed in recent months, including Amazon's lease of Dermody Properties' 4000 S Hammer Avenue in Ontario. Also, Newport Beach-based CapRock Partners leased 4121 Coyote Canyon in Fontana, their 1.2 million SF development along the I-15 Freeway, minutes from its interchange with the I-210 Freeway.

Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)

Rent

Airport Area Industrial

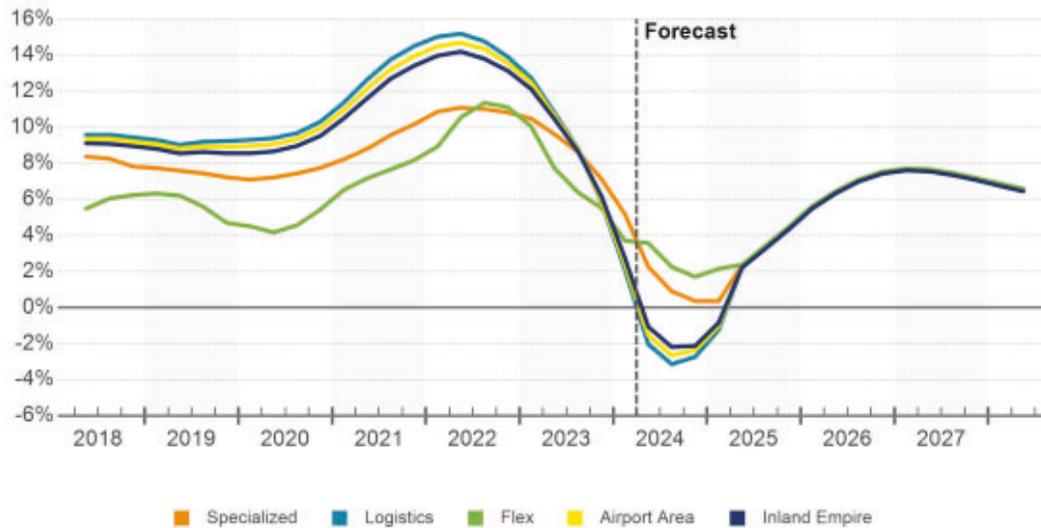
Rents in the Airport Area ticked slightly lower in the final quarter of 2023 and entered 2024 on a downward trajectory. Landlords are adjusting to weaker market conditions and have increased concessions, often offering several months of free rent to entice new tenants. Effective rents are down as much as 10%, and some landlords willing to cut rates to secure tenants have lowered effective rents by an even greater degree.

Robust rent growth from 2021-22 was widespread across various property subtypes but strongest among newer buildings over 250,000 SF that are best suited to serve modern logistics technology and offer higher dock ratios. Value-add investors are still looking to capitalize on assets leased to tenants at rents well below market rate.

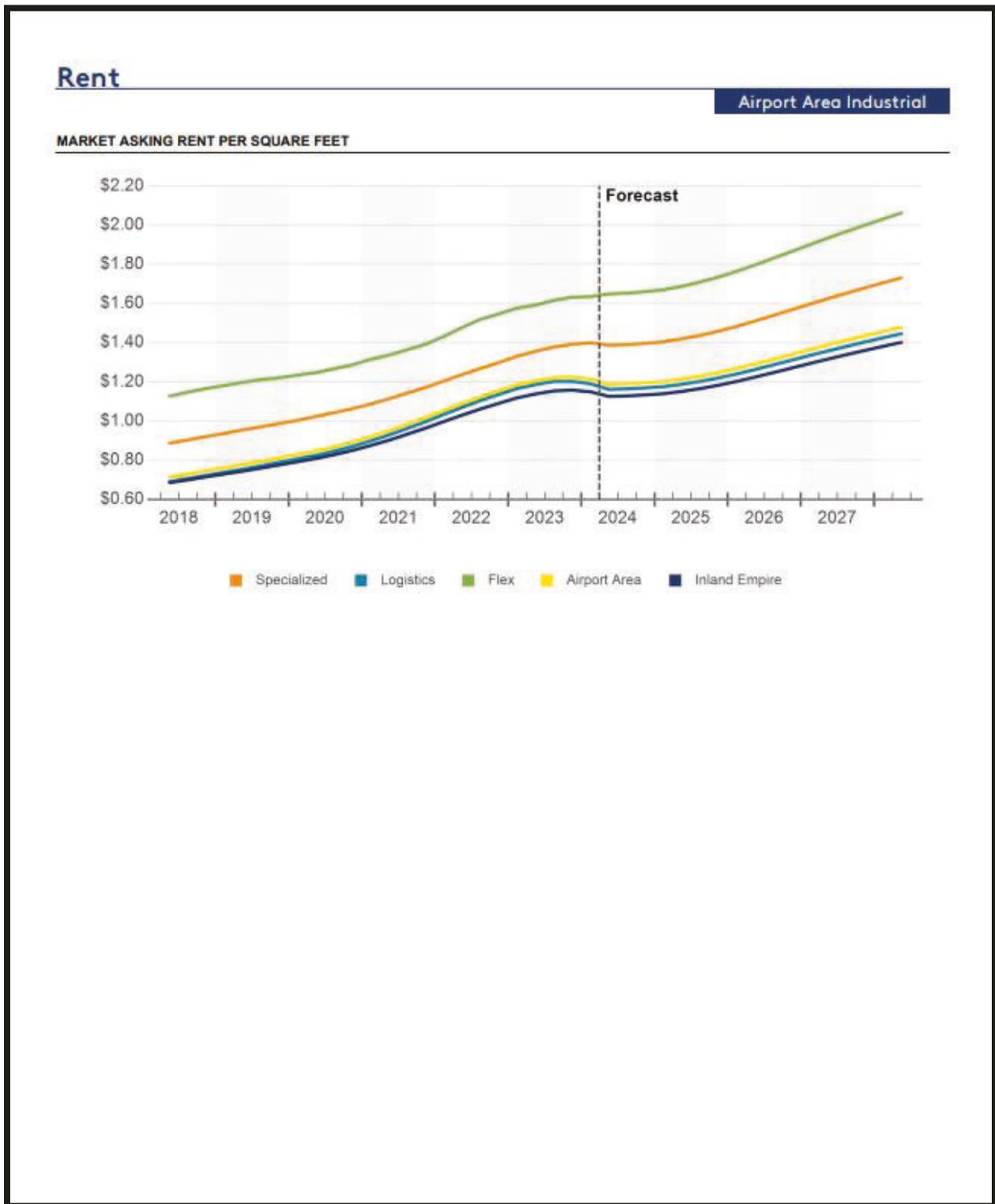
Elevated availability in the market will prevent rents from rising higher in the near term. Nevertheless, with cumulative rent growth over the past five years measuring 55.2%, many tenants face dramatic rent increases upon lease expiration.

Rent levels across the submarket average a blended rate type of \$14.40/SF. Newer buildings with high clear heights command above-average market rents into the \$20/SF dollar range, triple-net. Large buildings over 500,000 SF also command a premium as they remain over 97% leased.

MARKET ASKING RENT GROWTH (YOY)



Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)

Construction

Airport Area Industrial

The Airport Area is already the largest industrial submarket across the entire country with 246 million SF of inventory, and developers rushed to expand supply in response to the unprecedented demand for space that was generated in the early years of the pandemic as e-commerce shopping skyrocketed.

Hundreds of acres of former dairy land just north of the Chino Airport have been purchased and approved for industrial redevelopment. Most recently, Prologis was granted an option to ground lease another 177 acres just north of their active development site in Ontario Ranch, which would expand their holdings in the area to over 550 acres.

Led by Prologis and other national developers, construction activity ramped up to an all-time high of 20.4 million SF in mid-2023. The pipeline has partially emptied, but remains substantial with 11.8 million SF under construction as of the second quarter of 2024. The submarket ranked second highest for deliveries in 2023, and only a few other submarkets across the U.S. contain more industrial space under construction.

The Airport Area accounts for more than 40% of Inland Empire's total 23.5 million SF of industrial supply under construction. The submarket is growing quickly even in relation to its size, as the supply under construction will expand the submarket's inventory base by 4.8% when delivered.

The construction pipeline is filled with buildings that range across all sizes, down to suites of roughly 10,000 SF. More than 20 under construction buildings span over 100,000 SF. Availability among the under construction buildings smaller than 1 million SF remains at 95%, but among the handful of buildings under construction over 1 million SF, only one remains available for pre-lease.

Northeast of Chino Airport in the middle of Ontario Ranch's Southern border, Prologis's 376-acre Merrill Commerce Center is the one of the largest recent projects. It includes the 4 million-SF multistory distribution center preleased to Amazon that delivered in late 2023. The building is the largest in the country and Amazon's largest warehouse in the world, rising 97 feet across five stories and containing 68 loading docks.

Just adjacent to Amazon's mega warehouse at Merrill Commerce Center, a tenant that pre-leased a 1.2 million SF building also on the verge of completion recently

offered half of the building for sublease. Home Depot committed to two buildings in the development prior to construction, and additional mid-sized and smaller buildings at the development are yet to initiate construction.

Home Depot also pre-leased the largest, 1.1 million SF building in Los Angeles-based Clarion Partners and Newport Beach-based REDA's Ontario Ranch Business Park, which is positioned just north of the Chino Airport and east of SR-83, Euclid Ave, on the Southwest corner of Ontario Ranch. The majority of smaller buildings ranging from roughly 45,000 to 172,000 at the fully under construction, seven building, 1.7 million SF development remain available.

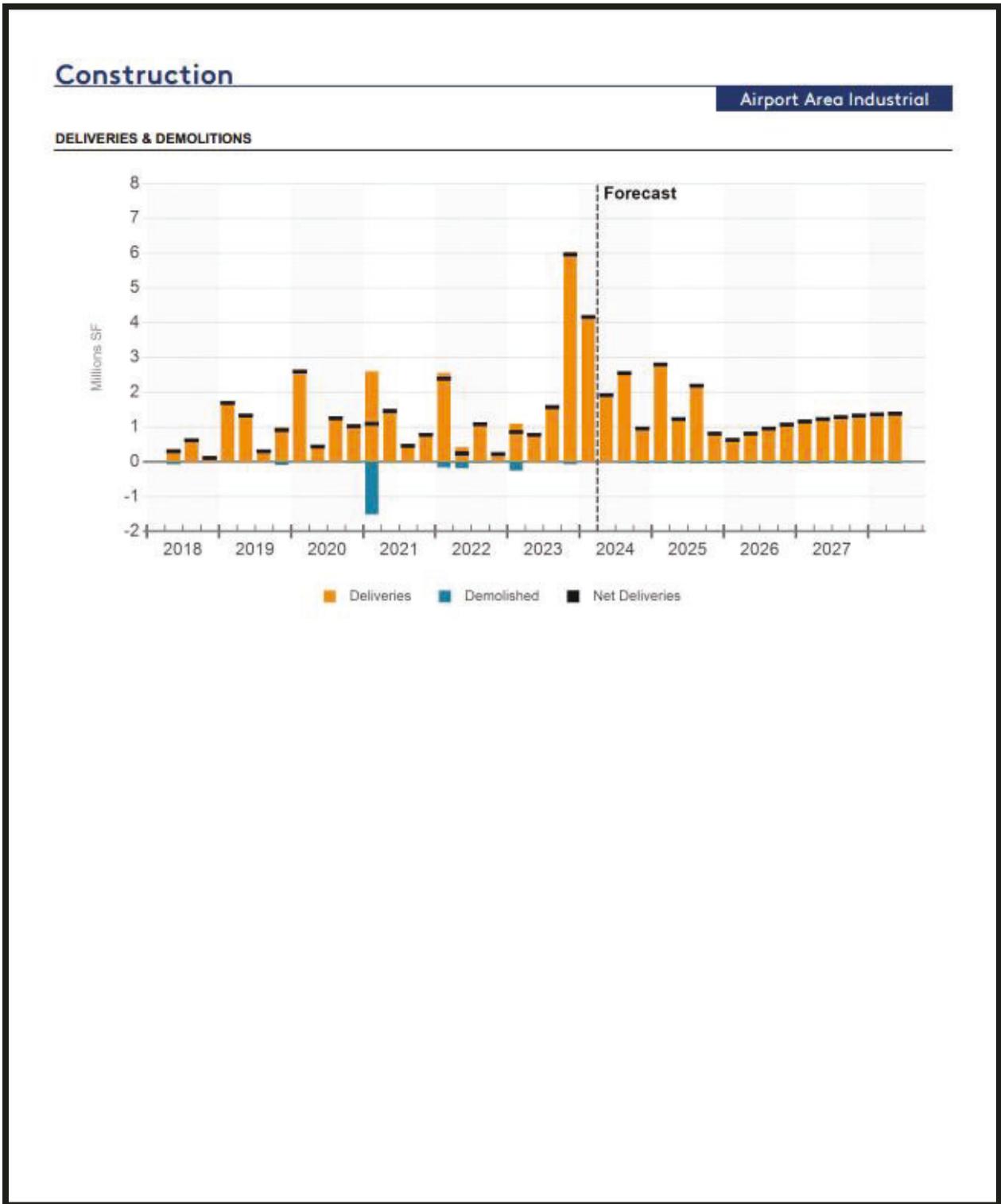
In between Merrill Commerce Center and Ontario Ranch Business Park, Ontario's city council approved Clarion Partners and REDA's plan to develop 219 acres into the South Ontario Logistics Center in 2022, comprised of 4.4 million SF of industrial space and over 900,000 SF of business park space.

Reyes Coca-Cola, a distributor of Coca-Cola products on the West Coast, submitted applications in late 2023 to demolish their owned distribution facility at 10670 6th Street in Rancho Cucamonga, built in the early 1980s, and replace it with a new 620,000 SF manufacturing building. Pending approval, the new facility could initiate operations in 2026.

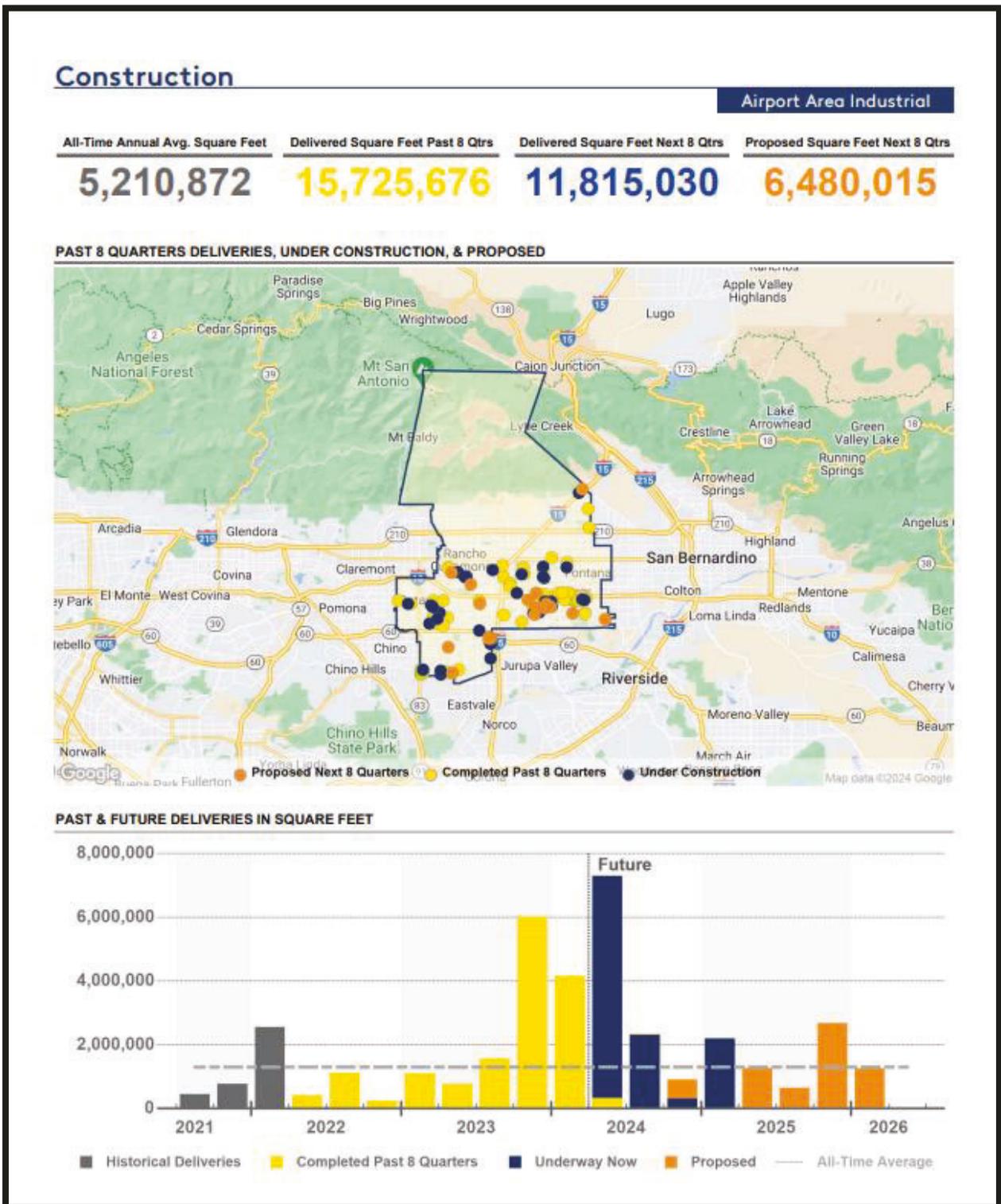
Ross Perot Jr.'s Hillwood Development Corporation and CBRE Investment Management broke ground on Phase I of the Speedway Commerce Center redevelopment in Fontana in the fourth quarter of 2023. A 1.3 million SF, the only under construction building over 1 million SF that is available for lease, and a 528,000 SF building are under construction in the 7-building site, fully entitled for 6.5 million SF.

These development proposals, approvals and impending deliveries comes on the heels of a substantial 12.3 million SF delivered over the past 12 months, much of which remains available for lease. Supply growth outpaces demand in the 2024 forecast. Big box distribution and warehouse development is prevalent but tenant demand for logistics space softened in 2023 with retailers scaling back stockpiled inventory. However, stronger absorption and moderating supply additions by 2025 should lead to tighter market conditions.

Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)

Sales

Airport Area Industrial

Newer modern logistics inventory, large assets leased to high-credit tenants, and opportunistic purchase opportunities typically support high liquidity. However, deal flow has slowed with higher interest rates under tighter lending conditions, with sales volume in 2023 falling below \$1 billion for the first time since 2020. Many assets in the submarket are owned by large institutional investors and are sold within portfolios.

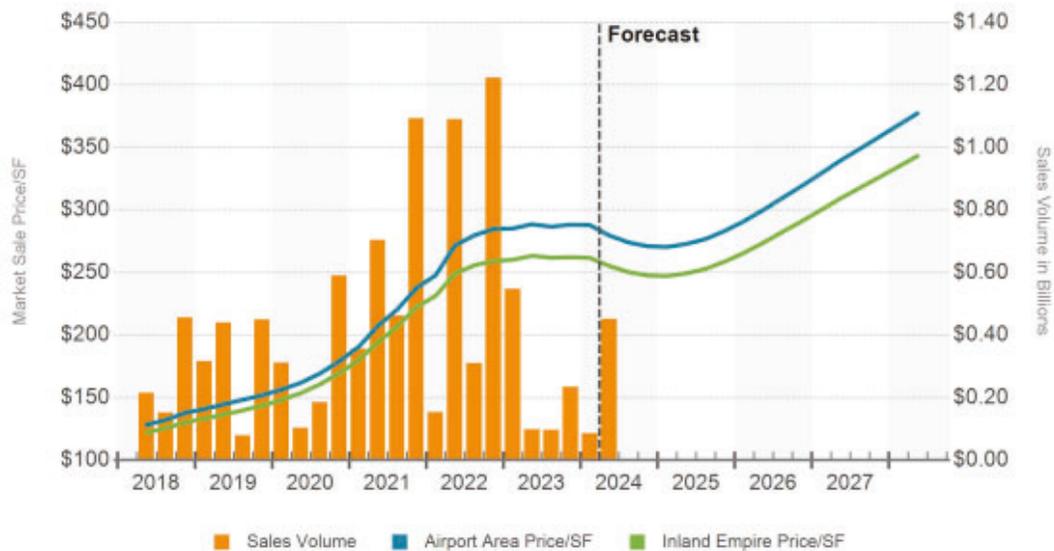
Cap rates trend below the Inland Empire average and rank among the lowest in the nation. Investors often accept minimal initial returns, patiently awaiting a massive increase in value on lease turnover. Nevertheless, rising borrowing rates are placing upward pressure on cap rates. For example, GF Properties sold 4001 Greystone Drive in the Milliken Industrial Park, a 40,800-SF building developed in 2002, to Excelsior Partners LLC for \$13.8 Million, or \$338/SF in January 2024 at a 5.3% cap rate, although the property was vacated shortly after the sale. The property previously traded in December 2020 for \$8.5 million at a 3.25% cap rate, exemplifying cap rate expansion but also rapid rent growth boosting values. Cap rates are forecast to rise modestly higher through late 2024.

Institutional investors account for nearly 30% of buyer volume historically and have maintained that pace, although investment from REITs has pulled back as sales volume fell. In April 2024, the Sweden-based institutional investment management firm EQT Exeter acquired 13423-13473 Santa Ana Ave—Commerce Way, an 819,000-SF building with 30-foot clear heights, built in 2000 and fully leased to Weber Logistics and television retailer HSN, Inc. The property previously traded for \$55.5 million in 2011.

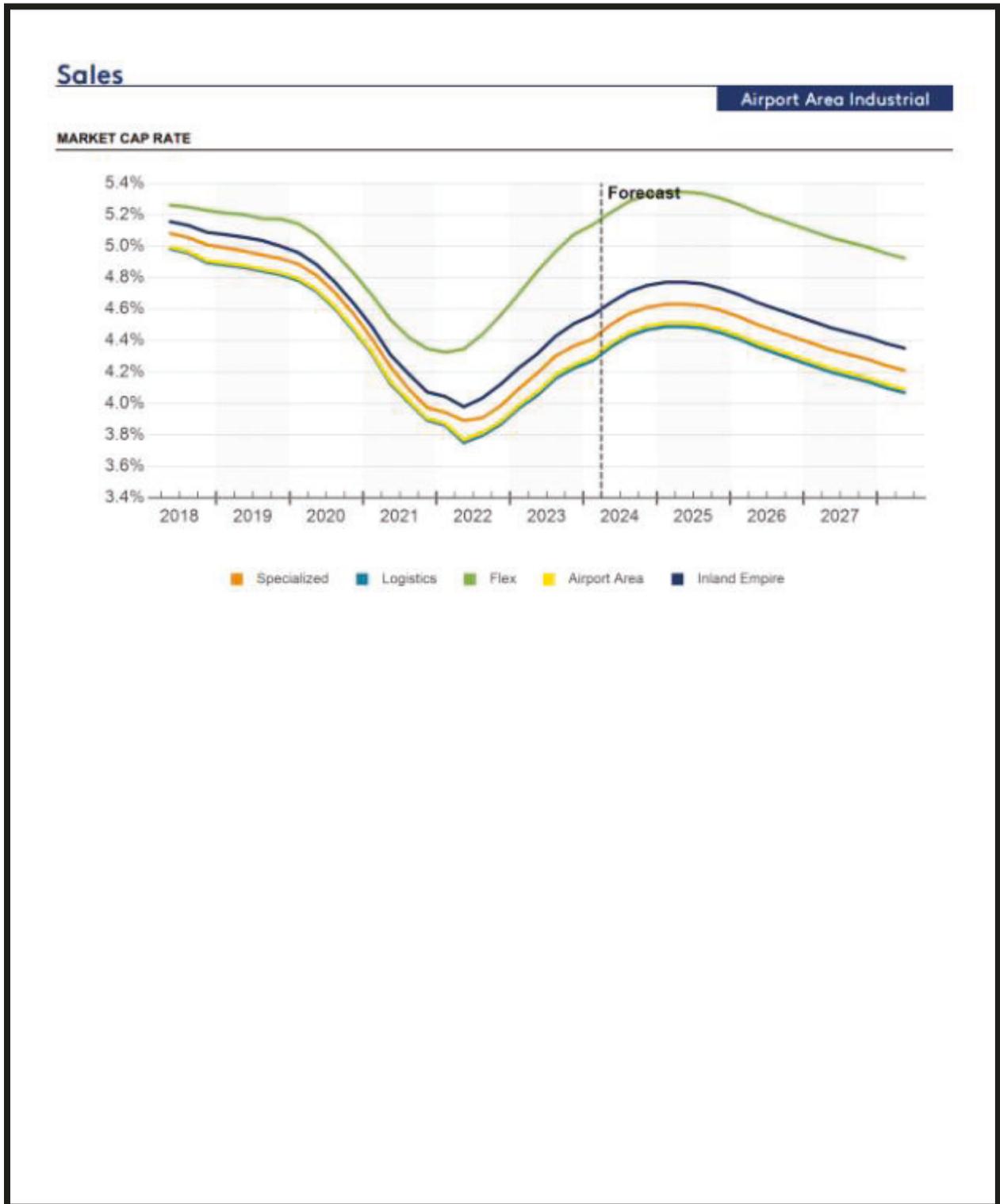
Although rents have softened, investors are still targeting properties leased to tenants at below-market rates. For example, 10891 Business Drive, a 1990s-built, 37,100-SF building leased to Sundown Foods on a ten-year term expiring in 2024, sold for \$8.6 million, or \$232/SF, in August 2023 as a value-add opportunity.

Owner users account for approximately 17% of buyer volume historically and over the past year. In February 2024, an owner-user acquired 8545 Pecan Avenue in Rancho Cucamonga, a nearly 100,000 SF building built in 2024 for \$33.75 million, or \$342/SF.

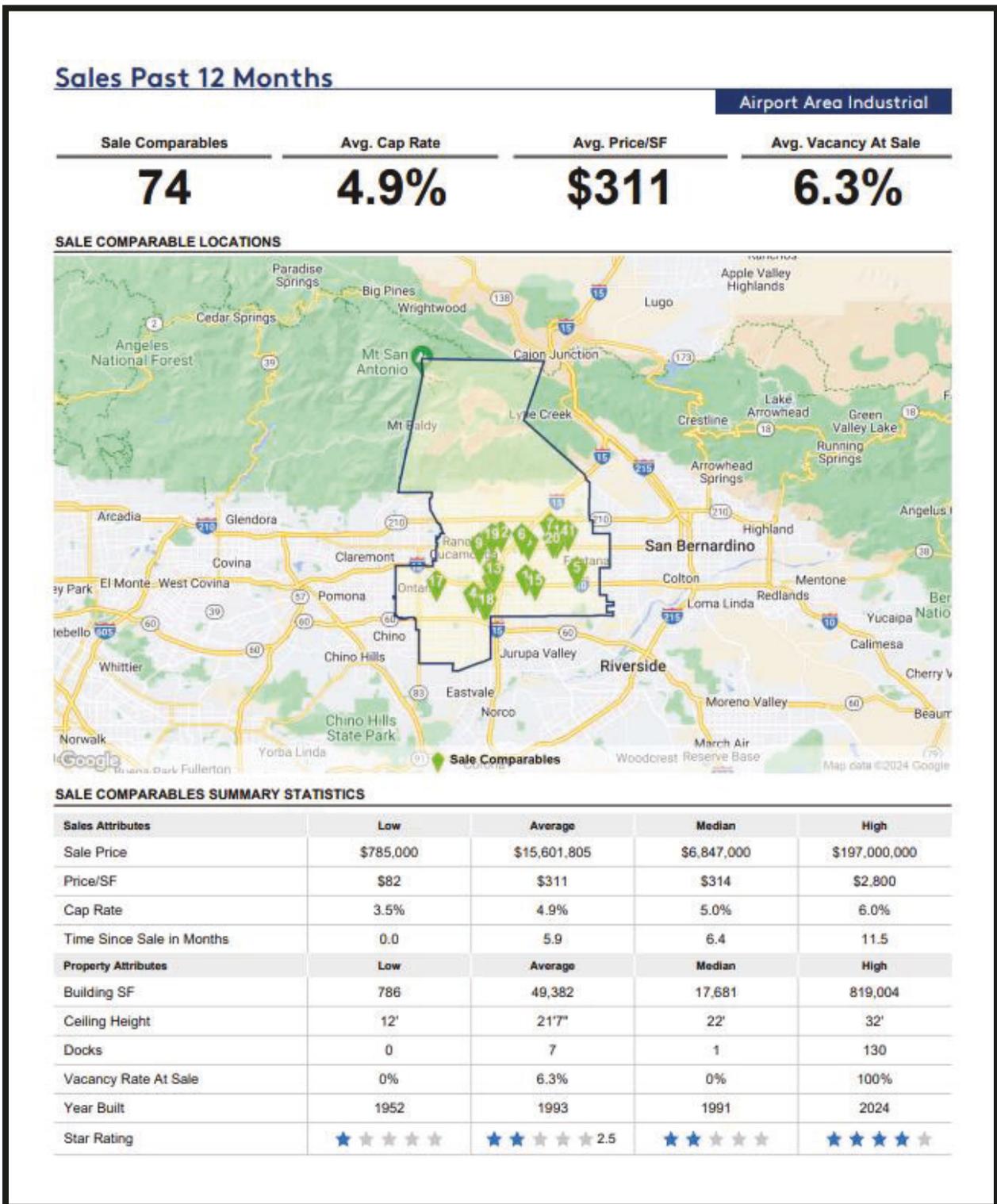
SALES VOLUME & MARKET SALE PRICE PER SF



Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Airport Area Industrial (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family

Overview

Greater Ontario/Rancho Cucamonga Multi-Family

12 Mo Delivered Units	12 Mo Absorption Units	Vacancy Rate	12 Mo Asking Rent Growth
1,501	680	7.6%	0%

Apartment vacancy in Greater Ontario/Rancho Cucamonga is contracting in 2024 following a supply-driven spike at the end of last year. Although net absorption returned to positive territory in 2023 and remains positive in 2024, vacancy is still far above historical averages due to the addition of large new apartment complexes that are still in lease-up, trending at 7.6% as of the second quarter of 2024. Vacancy among stabilized properties trends has risen to 6%.

Affordability, proximity to Los Angeles, and a prevalence of office jobs, shopping centers, and entertainment venues are driving growing demand. Still, it will take at least a year to stabilize occupancy in new inventory.

Several large, sprawling apartment complexes were recently completed, and construction activity subsided in 2023 as completions outpaced starts. Vacancy could fall below 7% by the end of the year as the recently delivered complexes lease up.

Temporary occupancy losses ending in mid-2023 were partly triggered by deteriorating affordability, but now that incomes are catching up to higher rents, demand is growing, and rent growth is improving. Market rents declined by 0.5% in 2023 due to rising vacancy and increased competition from new supply, but with vacancy turning the corner recently and falling in the first quarter of 2024, rent growth has returned to positive territory.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	14,750	12.9%	\$2,814	\$2,786	229	0	779
3 Star	18,718	5.2%	\$2,354	\$2,340	(5)	0	0
1 & 2 Star	8,382	4.0%	\$1,597	\$1,590	7	0	0
Submarket	41,850	7.6%	\$2,435	\$2,416	231	0	779

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.7%	5.0%	5.8%	8.6%	2023 Q4	1.8%	2021 Q3
Absorption Units	680	536	542	1,571	2014 Q4	(670)	2022 Q3
Delivered Units	1,501	635	419	1,944	2014 Q4	0	2018 Q1
Demolished Units	0	1	16	19	2011 Q4	0	2024 Q1
Asking Rent Growth (YOY)	0%	3.7%	3.8%	16.4%	2021 Q2	-5.1%	2009 Q2
Effective Rent Growth (YOY)	-0.2%	3.6%	3.8%	17.3%	2021 Q2	-5.2%	2009 Q2
Sales Volume	\$13.3M	\$308.2M	N/A	\$1.4B	2022 Q2	\$3.2M	2010 Q2

Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)

Vacancy

Greater Ontario/Rancho Cucamonga Multi-Family

Demand for apartments in Greater Ontario/Rancho Cucamonga is growing again. An unprecedented contraction in demand in 2022 and first half of 2023 was driven by cost inflation pressures on renters and diminishing in-migration as the pandemic subsided. Affordability has improved since then and absorption has run positive in recent quarters.

Although absorption is trending positively again in 2024, vacancy remains elevated at 7.6%. Vacancy jumped significantly in the second quarter of 2022 due to the opening of the 867-unit Homecoming at the Resort, where 35% of the development remains vacant in lease up, and higher in the fourth quarter of 2023 due to the delivery of the 925-unit Vineyards at Ontario. The new luxury apartment complexes are attracting incomers to the market with higher incomes. Commutes to L.A. and Orange County are feasible given geographic proximity and accessibility. Both the Riverside and San Bernardino Metrolink lines run through the submarket and provide access to large jobs nodes.

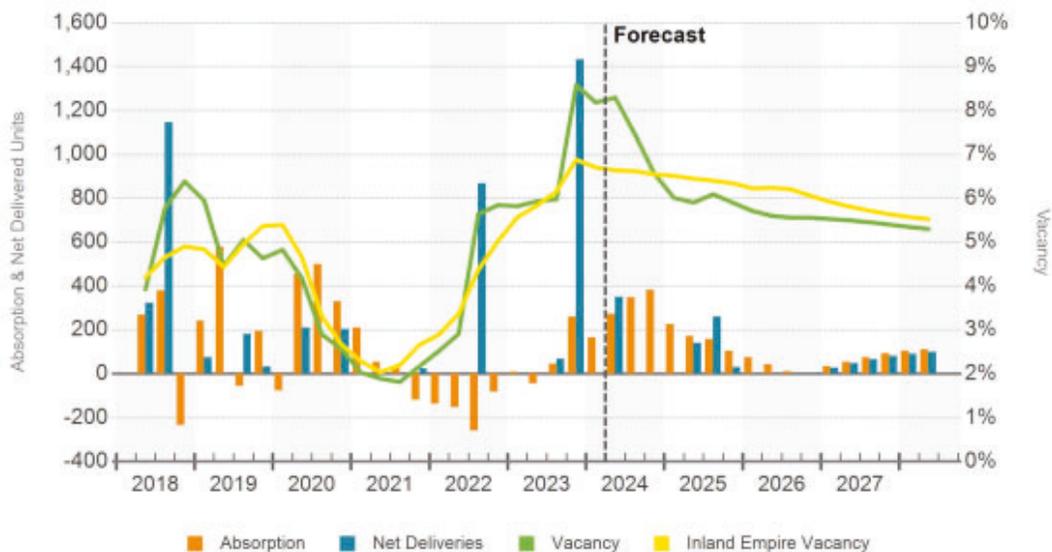
Greater Ontario/Rancho Cucamonga has historically been one of the most desirable places to live in the Inland Empire due to the vibrant downtown areas in

major population centers and top-rated schools. Developers responded to rush of demand in 2021 by ramping up development, with the majority of those projects reaching completion from 2023-24.

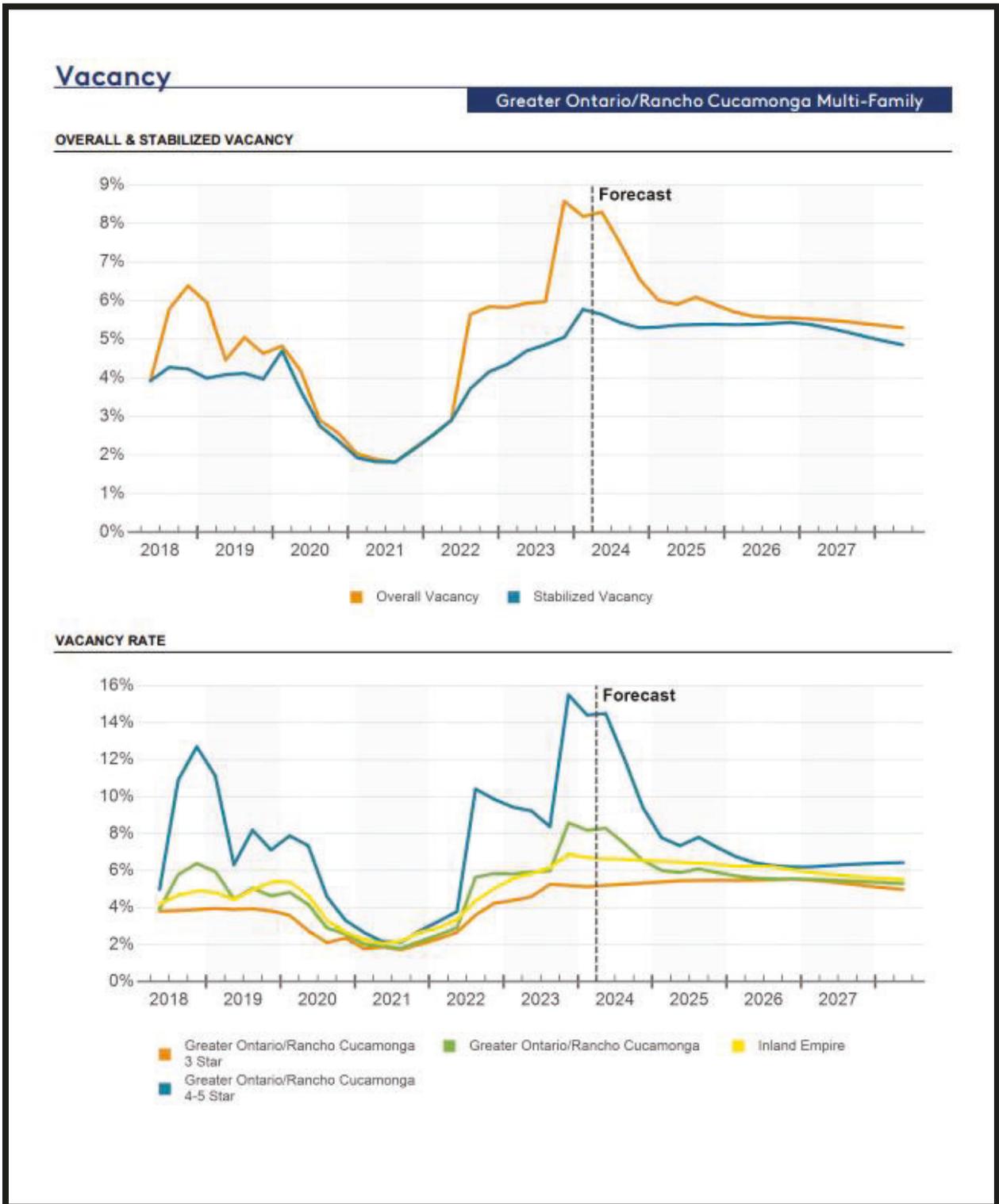
Housing in the submarket is dominated by single-family homes, and for-sale home construction will outpace apartment development in the years to come. The master-planned Ontario Ranch will eventually include 47,000 residential units, more than 15.5 million SF of office/commercial space, and 20 million SF of industrial space.

Looking ahead, a high-speed rail connect from the Rancho Cucamonga station of Metrolink's San Bernardino Line to Las Vegas was awarded a \$3 billion grant as part of the Infrastructure Investment and Jobs Act in 2023. Fortress Investment Group's Brightline West expects to break ground on the private rail route in 2024 and become operational by 2027 in time for the 2028 olympics. City officials expect the project to support more than 11,000 jobs a year and bring \$5 billion in spending to San Bernardino County and \$300 million to Rancho Cucamonga.

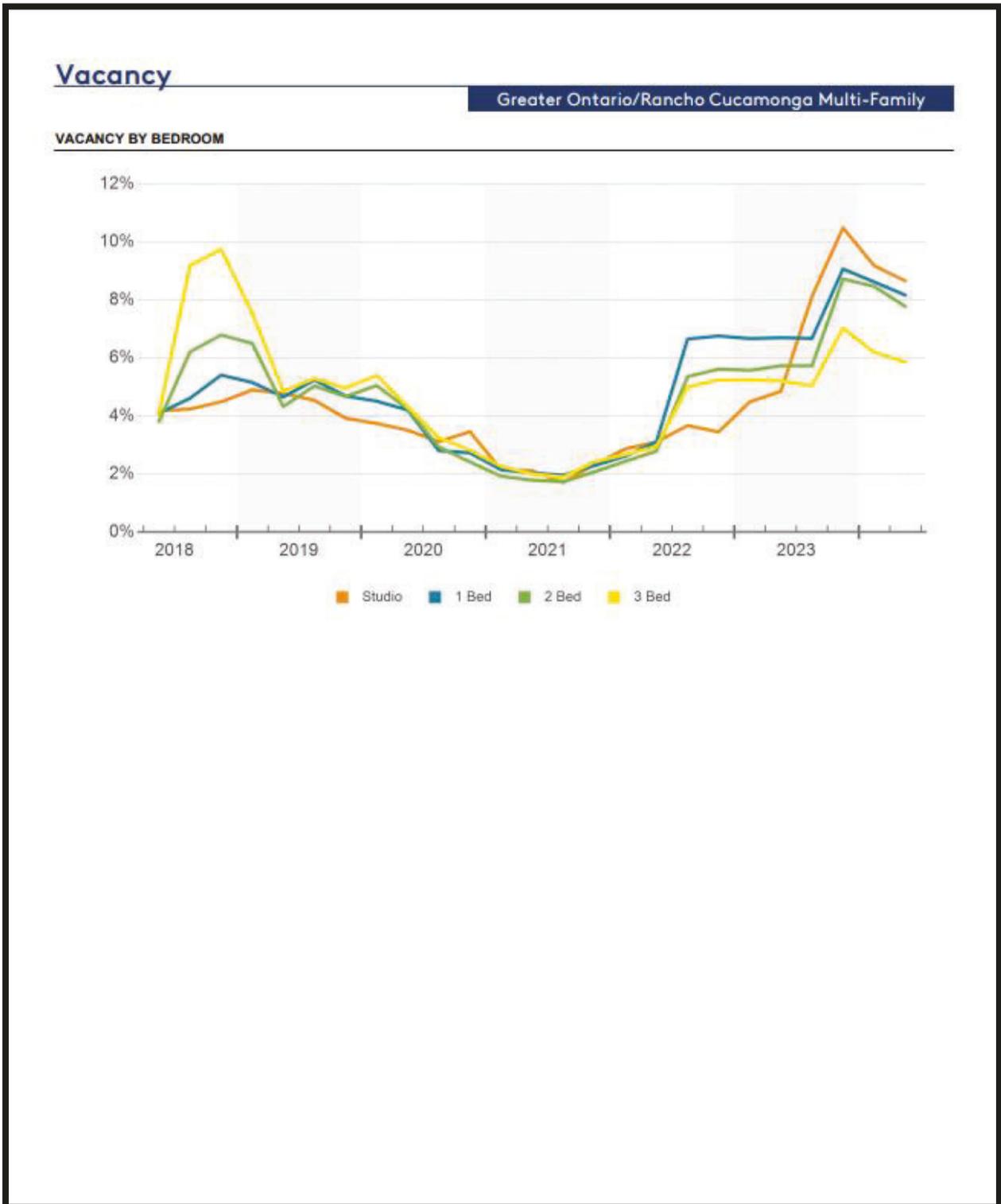
ABSORPTION, NET DELIVERIES & VACANCY



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)

Rent

Greater Ontario/Rancho Cucamonga Multi-Family

Greater Ontario/Rancho Cucamonga commands premium compared to other Inland Empire submarkets, due to its growing workforce, as well as proximity to job centers in Los Angeles. Apartment rents average \$2,430/unit in the submarket, compared to the metro average of \$2,040/unit.

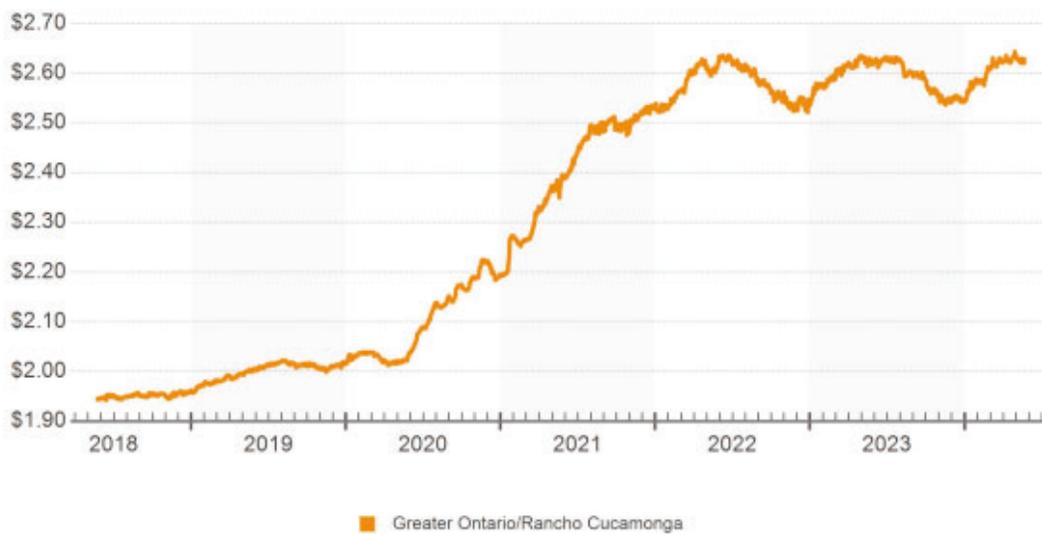
Over the past year, rents have remained fairly stable, notching a 0.0% change. A sizable mid-pandemic jump in asking rents thwarted affordability and led to rising vacancy, but income growth has exceeded rent growth over the past year, improving move-in affordability.

Rents have been stratified by quality, as many newcomers sought high-end units. High-end 4 & 5 Star

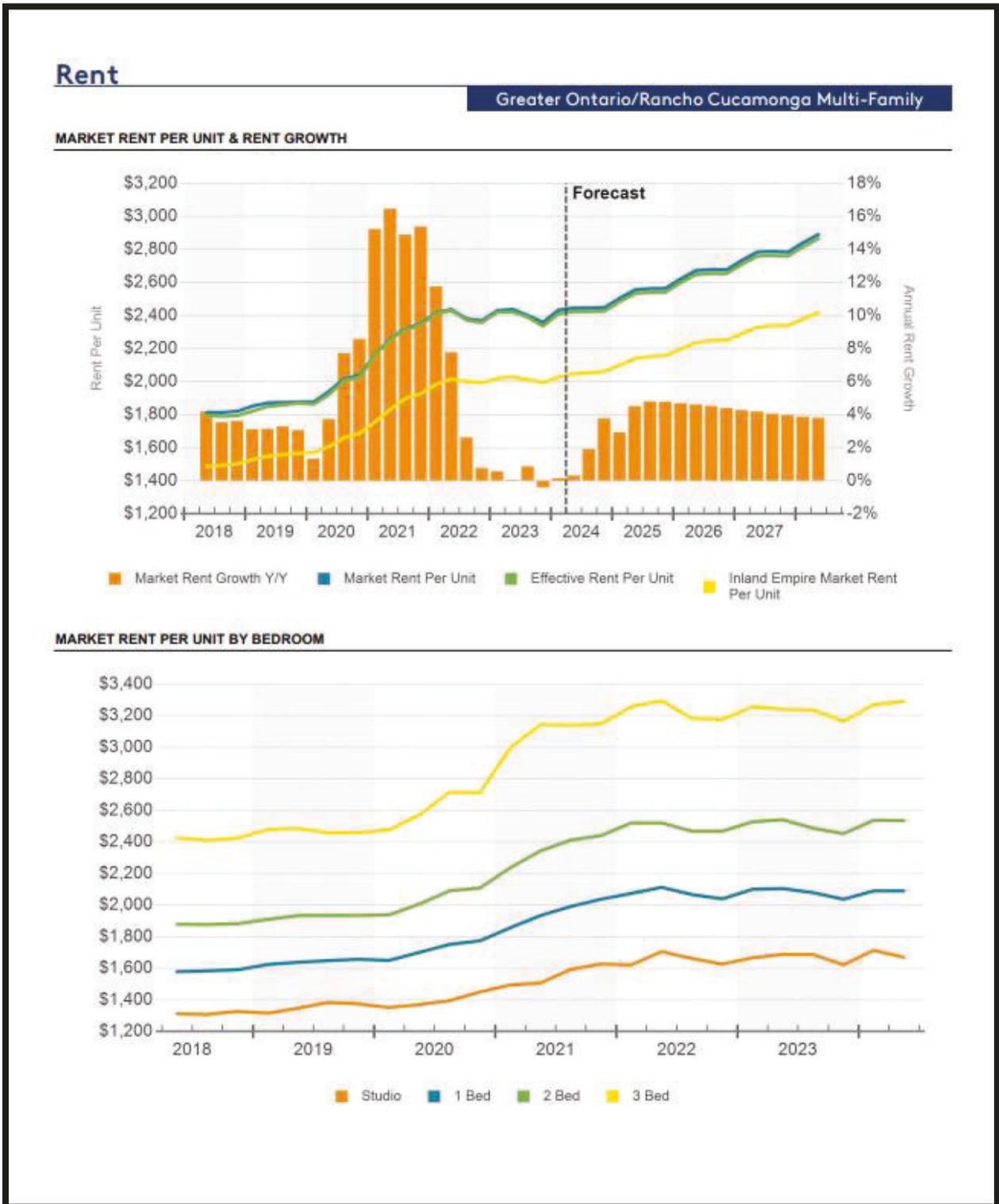
inventory currently commands \$2,810/unit compared to \$1,600/unit for 1 & 2 star units. The wide disparity also highlights differences in income levels between areas like Rancho Cucamonga and Chino Hills on the high end and Ontario and Upland on the low end.

High quality 4 & 5 Star properties outperformed during the pandemic, but rent growth in the sector dissipated quickly in 2022 and is yet to return. Over the past year, 4 & 5 Star rents register a -0.3% change. For middle-income households, rising costs have forced some residents into lower quality inventory, causing 1 & 2 Star rents to increase of 2.1%, and a -0.1% change in 3 Star inventory.

DAILY ASKING RENT PER SF



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)

Construction

Greater Ontario/Rancho Cucamonga Multi-Family

Greater Ontario/Rancho Cucamonga is one of the few Inland Empire submarkets that developers have targeted consistently over the past twenty years. As of the second quarter of 2024, there are 780 units under construction, representing 1.9% of existing inventory. Active construction activity fell from a decade-long high in 2023, which nearly matched peak levels that prevailed in the early 2000s, as projects reached completion. Only a few developments initiated construction in 2023, likely due to challenges sourcing construction funding and substantially higher loan rates.

A handful of projects delivered over 1,400 units to the market in the fourth quarter of 2023. Southern California developer and owner GH Palmer opened Vineyards at Ontario in October 2023. Amenities in the 925-unit luxury development within a mile of Ontario International Airport include three pools with spas, a clubhouse, dog parks, and outdoor fitness areas. Asking rents at the new community average over \$2,000 for studios, \$2,300 for 1-bedroom, \$3,000 for 2-bedroom, and \$3,600 for 3-bedroom units, and one month of free rent is available as the property leases up.

Lewis Operating Corp delivered Homecoming at the Preserve, an 184-unit complex in Chino, in late 2023. It

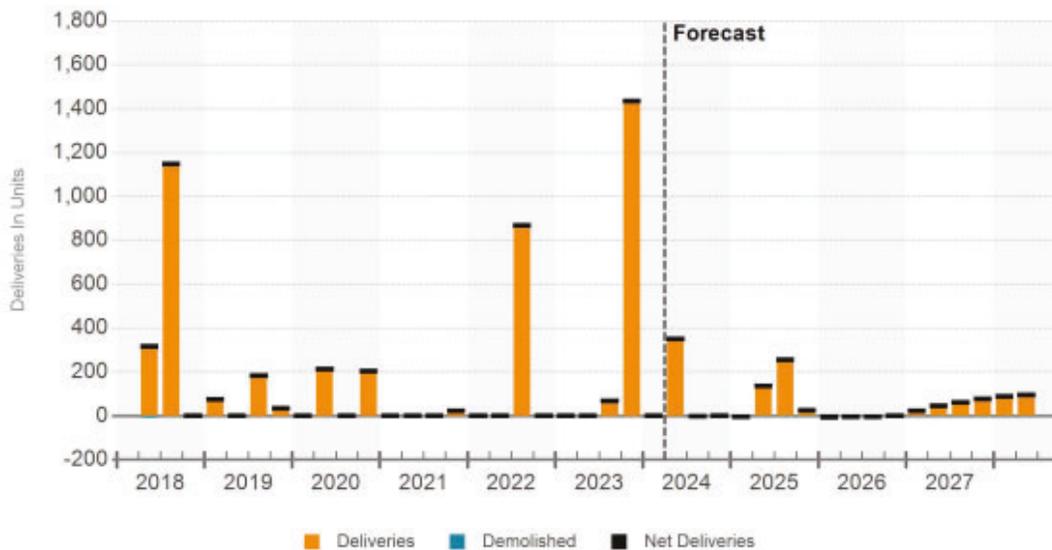
is currently in lease-up. The company opened Homecoming at the Resort, an 867-unit development in Rancho Cucamonga, in July 2022, reaching 66% occupancy in early April 2024. The company also operates the 1,253-unit Homecoming at the Preserve, built in 2014, and the 868-unit Homecoming at Terra Visa, completed in 2004.

Also in late 2023, in Rancho Cucamonga, Sunrise Company delivered the 193-unit Core on Foothill apartments, and Irvine-based Stratham Group delivered the 131-unit Westbury apartments.

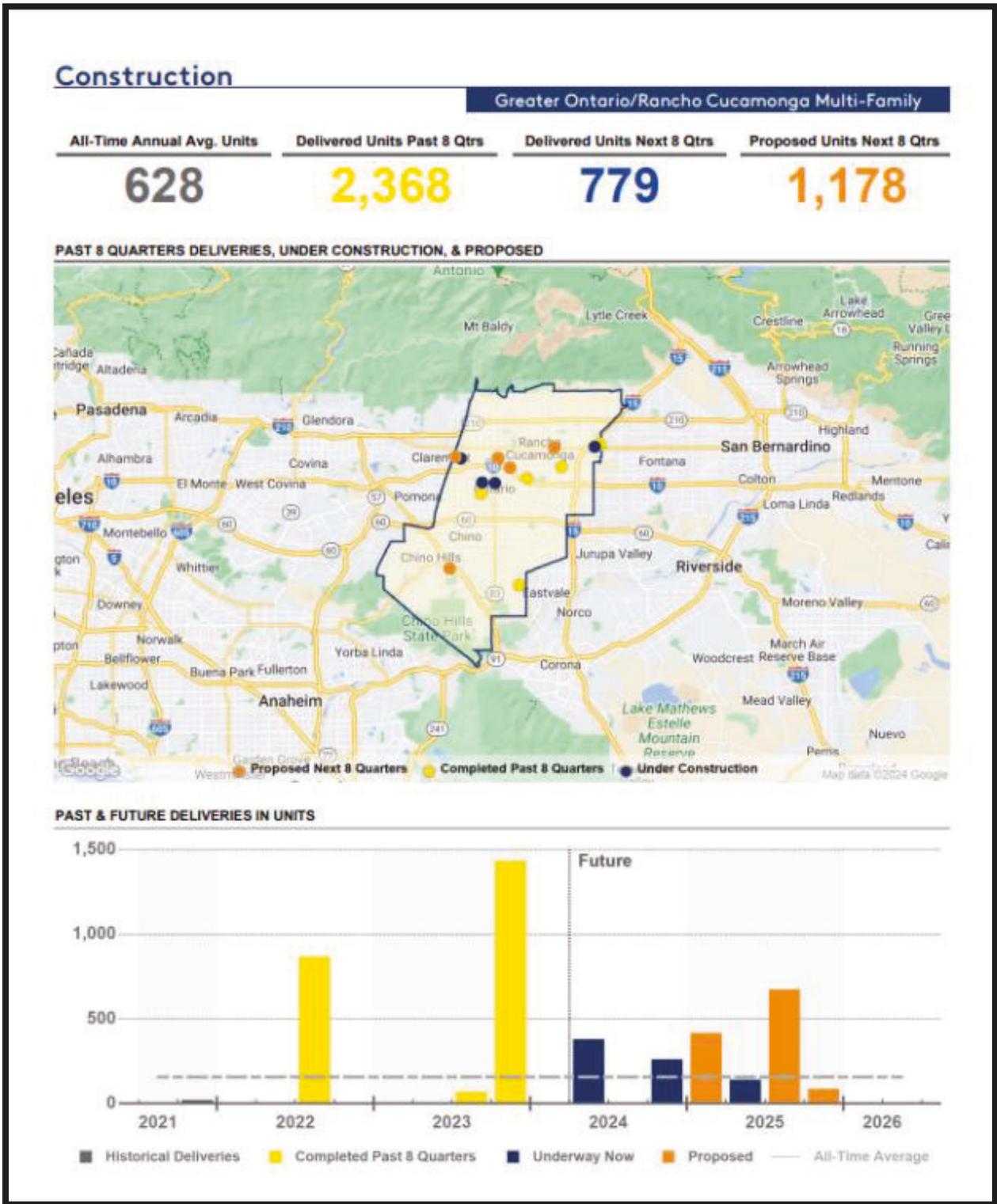
Two larger developments that remain under construction should reach delivery in 2024. Newport Beach-based Village Partners is developing a 350-unit complex on 5050 Arrow Highway called Village at Montclair, and L.A.-based Wood Partners is developing a 260-unit complex in Rancho Cucamonga called Alta Cueve Apartments.

In 2025 or later, a 39-unit complex at 305 N Mountain Avenue will reach completion and 140-units will be built within Ontario's downtown Euclid Avenue mixed-use development.

DELIVERIES & DEMOLITIONS



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)

Sales

Greater Ontario/Rancho Cucamonga Multi-Family

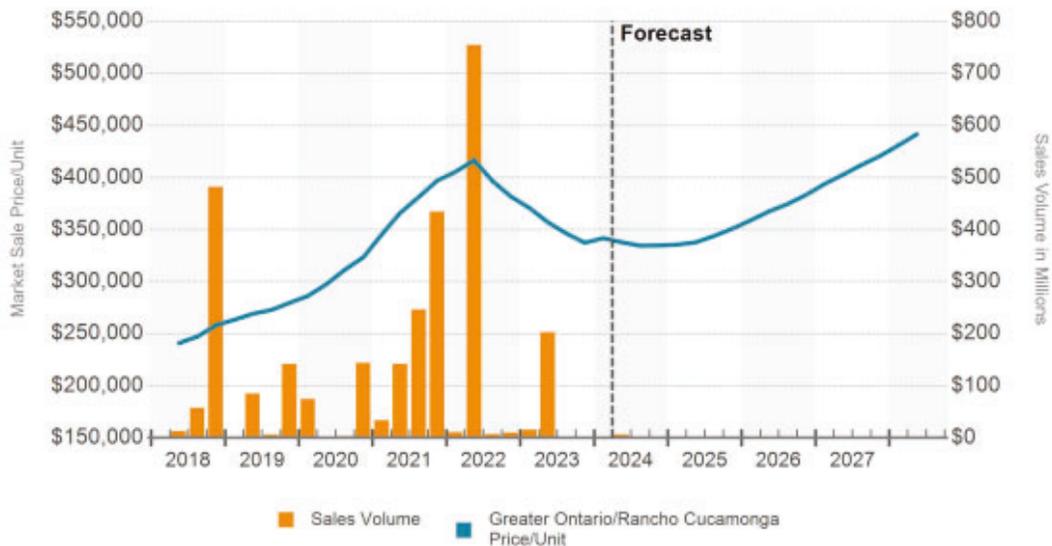
Institutional investors typically drive robust sales activity in Greater Ontario/Rancho Cucamonga, but due to increased borrowing rates and decreased appetite for risk, deal flow and sales volume have fallen sharply since the second half of 2022. Institutional, large-sized transactions of over \$10 million have become rare and most recent sales activity is predicated on properties valued under \$10 million. Sales volume in 2023 totaled just \$223 million based on nine transactions, compared to the market’s prior five-year average of \$494 million. Sales volume over the past three quarters is negligible.

average and rank highest among all Inland Empire submarkets. Average asset pricing peaked in 2022 at \$420,000/unit, subsiding to \$340,000/unit as of the second quarter of 2024.

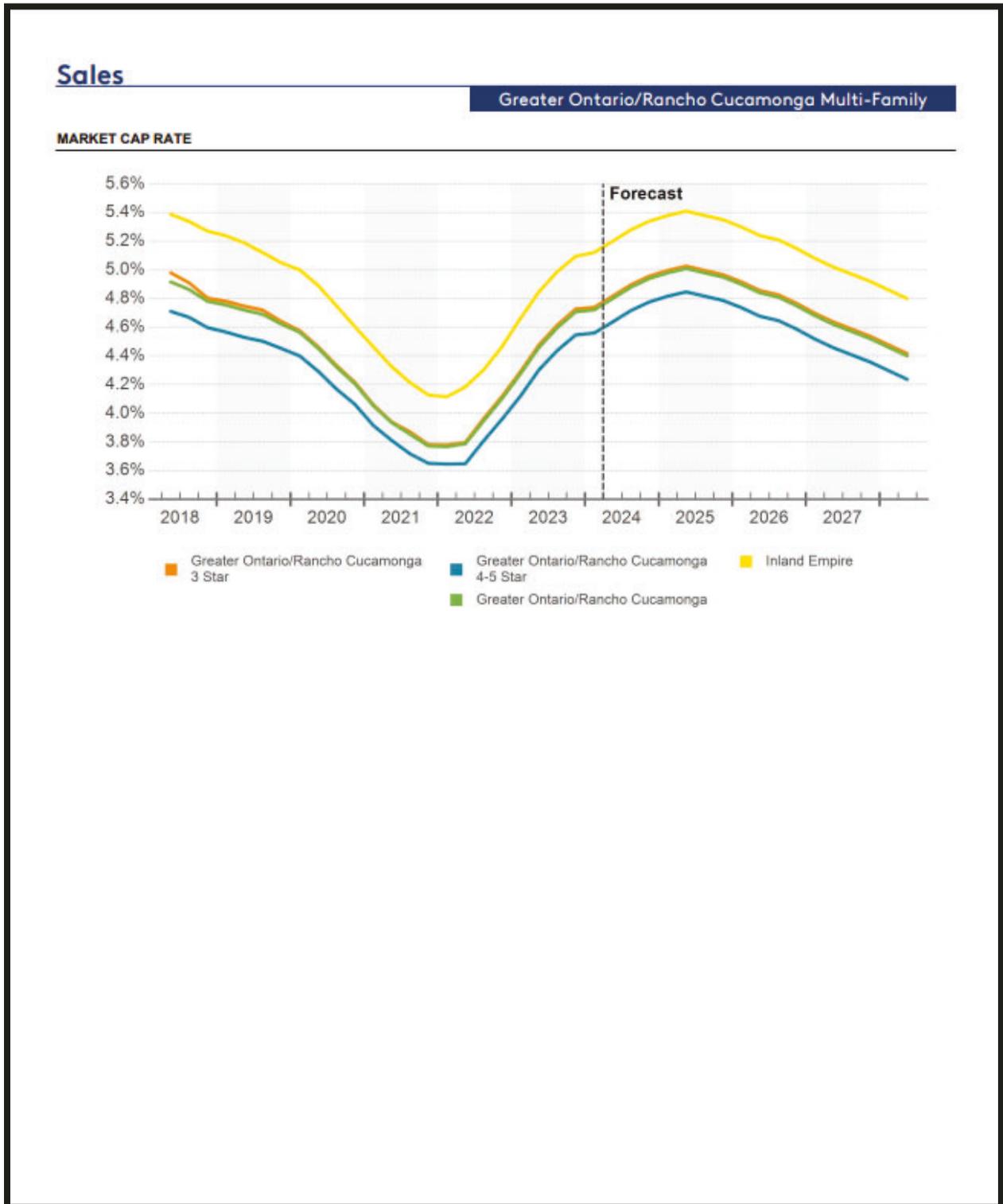
Cap rates have increased from a historic low of 3.8% to their current average of 4.7% and are forecasted to reach a peak cycle rate by the end of 2024, with valuations struggling as fundamentals weaken in the near term. However, the sector’s favorable long-term demographic tailwinds are expected to push valuations higher and cap rates lower past 2025.

Pricing levels trend roughly 30% above the market

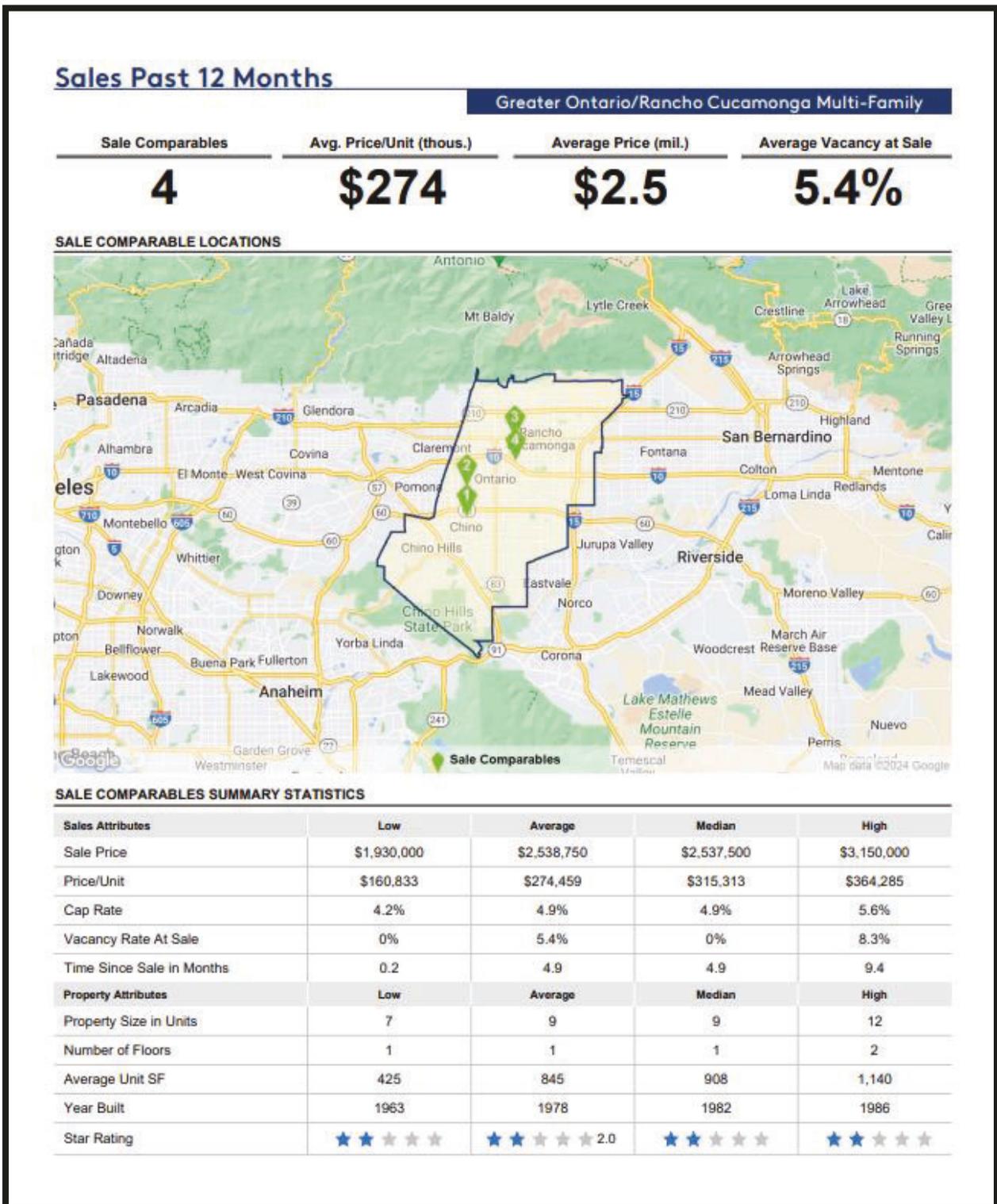
SALES VOLUME & MARKET SALE PRICE PER UNIT



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



Property Market Overview – Greater Ontario/Rancho Cucamonga Multi-Family (continued)



SITE DESCRIPTION

Address/es Along Haven Avenue, Chino Avenue, & Mill Creek Boulevard, Ontario, CA 91761

Assessor Parcel Nos. 0218-161-09, 0218-171-10, 0218-171-19, and 0218-171-20.

Site Area

Site Area	
0218-161-09	863,794 sf / 19.83 acres
0218-171-10	5,266,476 sf / 120.90 acres
0218-171-19 (Portion)	698,702 sf / 16.04 acres
0218-171-19 (SCE Corridor)	150,582 sf / 3.46 acres
0218-171-20	141,570 sf / 3.25 acres
Total	7,121,124 sf / 163.48 acres

Site Shape Rectangular & Irregularly shaped

Topography Level

Improvements SCE Transmission electric lines and the SCE Mira Loma Substation.

Vehicular & Pedestrian Vehicular and pedestrian access to the subject sites is available along Haven Avenue, Chino Avenue, Mill Creek Boulevard, and Hamner Avenue.

Haven Avenue, Hamner Avenue and Mill Creek Boulevard are paved roadways with street lighting and one-sided curbs, gutters, and sidewalks. Chino Avenue is mostly a dirt roadway, a small portion is paved.

Interstate 15 provides regional access to the subject property, with the nearest ingress and egress located approximately 1.1 driving miles southeast at Cantu-Galleano Ranch Road.

Zoning APN 0218-161-09 is zoned Rich Haven Specific Plan with an Open Space – Non recreation land use designation. The subject property will be appraised as a Multi-Family Land based on the MDR-18 (Median Density Residential) Zoning of the Code.

APN 0218-171-10 is zoned Agricultural Overlay Zoning District. However, the General Plan shows the entire 120.90 acres as BP, Business Park.

APNs 0218-171-19 and 0218-171-20 are zoned Edenglen Specific Plan Zoning District with a Business Park / Light Industrial land use designation. However, the General Plan designates these parcels as BP, Business Park.

A portion of APN 0218-171-19 is designated as a SCE Corridor. However, the General Plan designates this parcel as Open Space - Non recreational (OS-NR). This SCE Corridor is not impacted by The Project and is excluded from the larger parcel valuation of 0218-171-19 & 20.

MDR-25 (Medium High Density Residential—12.1 to 25.0 DU/Acre)
Zoning District. The MDR-25 zoning district is hereby established to accommodate a variety of attached and detached housing types, in a suburban environment, at a density range of 12.1 to 25.0 dwelling units per acre. The MDR-25 zoning district is consistent with and implements the Medium High Density Residential land use designation of the Policy Plan component of The Ontario Plan.

AG (Agriculture) Overlay Zoning District

The AG Overlay zoning district is hereby established to accommodate the continuation of agricultural uses within the City, on an interim basis, until such time that development is slated to occur consistent with the Policy Plan component of The Ontario Plan and the underlying zoning district. Furthermore, the intent of this overlay zoning district is to permit continued agricultural use of properties or to establish general agricultural uses, including dairies, which are appropriate for areas of concentrated agricultural uses. The AG Overlay zoning district is consistent with, and implements, all land use designations of the Policy Plan component of The Ontario Plan.

SP (Specific Plan) Zoning District

The SP zoning district is hereby established to accommodate the adoption of Specific Plans pursuant to this Development Code. The SP zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

APN 0218-171-10 is zoned Agricultural Overlay Zoning District. APN 0218-161-09 is zoned Rich Haven Specific Plan with an Open Space – Non recreation land use designation.

APNs 0218-171-19 and 0218-171-20 are zoned Edenglen Specific Plan Zoning District and has a land use designation of Business Park / Light Industrial / SCE Corridor.

Rich Haven Specific Plan

The Rich-Haven Specific Plan applies to approximately 584.2 gross acres of land in the southern portion of the City of Ontario, within the Ontario Ranch, (previously referred to as the New Model Colony - NMC). The Rich-Haven Specific Plan proposes a land use plan that includes a mixture of uses and is based on Traditional Neighborhood Design principles and concepts, including pedestrian and bicycle connectivity, a traditional grid street network, and a variety of housing types and architectural styles. The land use plan provides a logical extension of commercial and residential uses and a transitional Light Industrial buffer adjacent to existing utility facilities and industrial/warehouse land uses.

Edenglen Specific Plan

Edenglen Specific Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types designed within easy walking distance to recreational amenities and commercial retail uses.

Commercial and business park/light industrial land uses are provided for in the Edenglen Specific Plan. The Edenglen Specific Plan allows for the development of approximately 217,520 square feet of community commercial retail and service uses conveniently located adjacent to Riverside Drive and Milliken Avenue and for the development of approximately 550,000 square feet of business park/light industrial uses adjacent to Milliken Avenue.

General Plan Business Park (BP); APN 0218-161-09 and a portion of APN 0218-171-19-0000 is designated as Open Space - Non-Recreational (OS-NR).

Business Park (BP)

Employee-intensive office uses including corporate offices, technology centers, research and development, “clean” industry, light manufacturing, and supporting retail within a business park setting.

Open Space - Non-Recreational (OS-NR)

Open space that includes utility easements, and drainage channels. We desire to realize multiple uses from these open spaces, such as trails, greenways, joint-use recreational amenities, landscaped parkways/medians, parking lots, and nurseries.

Zoning Compliance All in compliance

Utilities All utilities, water, power, gas, and sewers.

Flood Zones Portion of APN 0218-171-10 – Zone: X – Area of Minimal Flood Hazard. Panel Number: 06071C8639J, dated 9/2/2016.

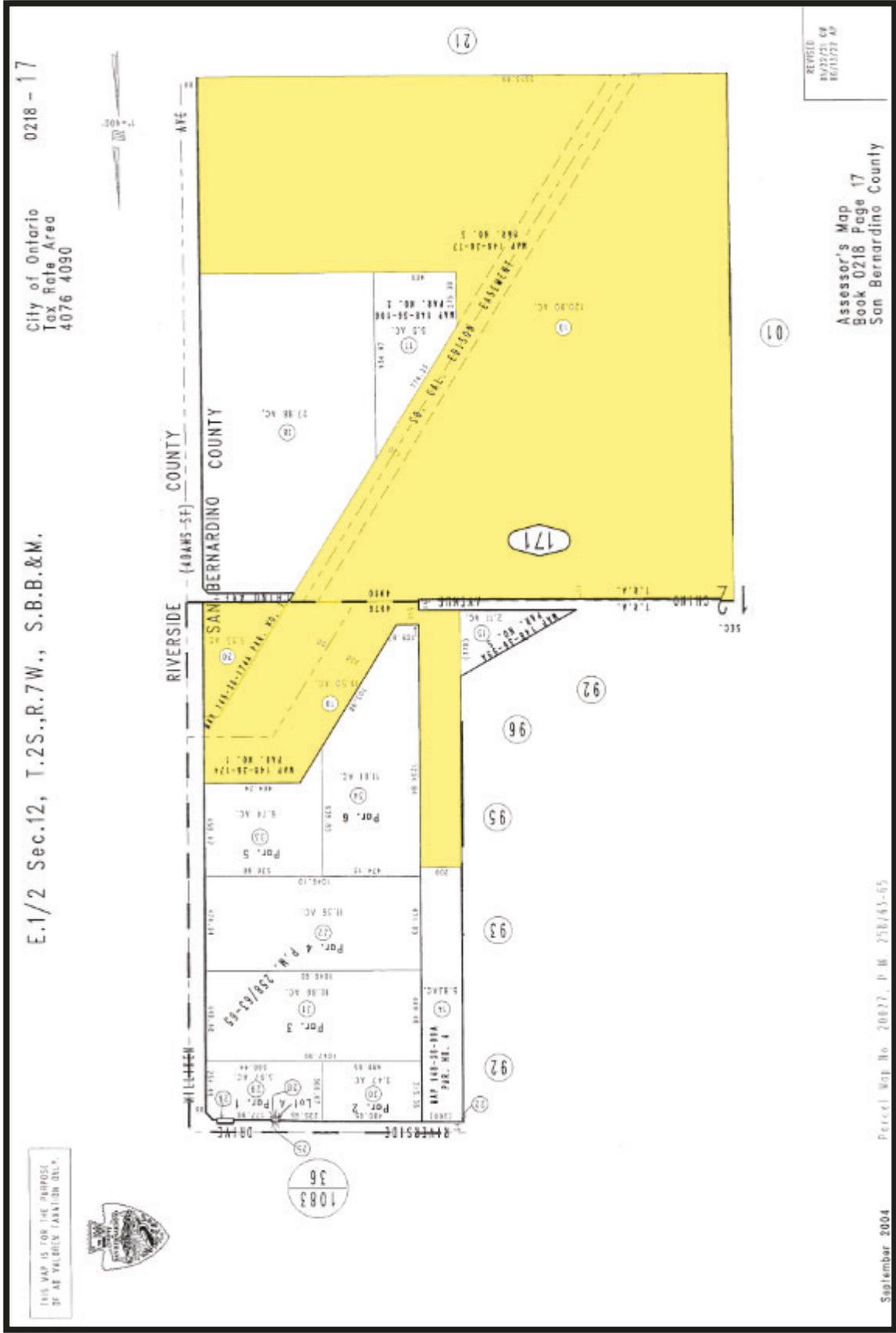
Portion of APN 0218-171-10, APNs 0218-171-19, and 0218-171-20 – Zone: X – Area of Minimal Flood Hazard. Panel Number: 06071C8643H, dated 8/28/2008.

Flood insurance is available but not required.

Earthquake Zone Properties in California are subject to earthquake risk. The subject properties are not known to be in a Special Study Zone for seismic activity. The State of California Conservation Maps show the subject properties are **NOT within an Earthquake Fault Zone and have NOT been evaluated by CGS for Liquefaction Hazards and Seismic Landslide Hazards. We are not seismic engineers, and we are not qualified to determine earthquake hazards. Our appraisal assumes that the subject is not adversely impacted by atypical earthquake risk. We recommend obtaining a geologic study to determine any potential earthquake hazard that might impact the subject site.**

- Soil Conditions No soil report has been provided to us. Our on-site inspection of the subject property revealed no obvious evidence of adverse geologic or soil conditions on the subject site. **We are not geologists or soil engineers, and we are not qualified to detect geologic or soil related problems. Our appraisal assumes that no detrimental geologic or soil-related conditions impact the subject property.** *We recommend consulting with a qualified geologist or soil engineer to determine whether detrimental geologic or soil conditions exist on the subject site.*
- Environmental Conditions **We have not been provided with an Environmental Impact Report or any other similar document on the subject property. We assume there are no endangered species or any other environmental constraints on the subject property.**
- Our on-site inspection of the subject property revealed no obvious or apparent evidence of soil contamination or the presence of toxic or hazardous substances. **We are not environmental engineers, and we are not qualified to detect environmental contamination. Our appraisal assumes the subject parcels are clean with no contamination.** *We recommend consulting with a qualified environmental engineer to determine whether environmental contamination exists on the subject site.*
- Easements and Encumbrances We were not provided with a Preliminary Title Report. We are not aware of any easements or encumbrances impacting the subject other than those imposed by local government and quasi-government agencies for common utilities, public rights-of-way, etc. ***Our appraisal assumes the subject to be free and clear of any negative easements, restrictions, and encumbrances impacting the subject sites.***

Plat Map - APN 0218-171-10, 0218-171-19, and 0218-171-20.



Legal Description – APN 0218-161-09

EXHIBIT "A"
LEGAL DESCRIPTION
 SERIAL NO. XXXXXA
 APN: 0218-161-09

RIGHT OF WAY GRANT OUT**PARCEL "A"**

APN: 0218-161-09

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 153, PAGE 71 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS CONVEYED IN A DEED RECORDED 01-18-1973 IN BOOK 8103, PAGE 89 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SECTION 12, SOUTH 89°53'59" EAST, 25.00 FEET, TO THE EAST LINE OF THE WEST 25.00 FEET GRANTED TO THE COUNTY OF SAN BERNARDINO IN DOCUMENT RECORDED 6/12/1913 IN BOOK 531, PAGE 298, OFFICIAL RECORDS AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°53'59" EAST, 1,074.04 FEET TO THE INTERSECTION OF THE CENTERLINE OF TWINKLE AVENUE ESTABLISHED HEREIN;

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 0°20'08" WEST, 44.42 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°53'39", AN ARC LENGTH OF 130.35 FEET, TO A POINT OF TANGENCY;

THENCE, SOUTH 24°33'31" EAST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°21'56", AN ARC LENGTH OF 127.58 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12, AS CONVEYED TO SOUTHERN CALIFORNIA EDISON RECORDED 1/18/1973 IN BOOK 8103, PAGE 89, OFFICIAL RECORDS, TO WHICH A RADIAL LINE BEARS NORTH 89°48'25" EAST;

SERIAL NO. XXXXXA

PARCEL "A" (CONTINUED)

THENCE, NORTH 89°53'59" WEST, 30.00 FEET ALONG SAID LINE, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89°46'28" EAST, SAID CURVE IS CONCENTRIC TO AND 30.00 FEET DISTANT WESTERLY FROM THE CENTERLINE OF TWINKLE AVENUE;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°19'59", AN ARC LENGTH OF 114.67 FEET;

THENCE, NORTH 24°33'31" WEST, 39.13 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°45'28", AN ARC LENGTH OF 38.92 FEET;

THENCE, NORTH 17°48'03" WEST, 54.14 FEET;

THENCE, SOUTH 88°39'12" WEST, 2.09 FEET;

THENCE, NORTH 17°48'03" WEST, 27.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 36.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°51'59", AN ARC LENGTH OF 19.39 FEET, TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°19'58" WEST, SAID CURVE IS CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 79.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'07", AN ARC LENGTH OF 13.17 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17.00 FEET;

THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'57", AN ARC LENGTH OF 15.00 FEET, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF SAID CHINO AVENUE;

THENCE, NORTH 89°39'52" WEST, 948.33 FEET;

THENCE, SOUTH 26°47'46" WEST, 31.42 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 62.00 FEET FROM THE CENTERLINE OF HAVEN AVENUE AND THE WEST LINE OF SAID SECTION 12, AS SHOWN HEREON;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 0°11'31" EAST, 268.49 FEET, TO SAID SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER SECTION 12;

THENCE, NORTH 89°53'59" WEST, 37.00 FEET, ALONG SAID SOUTHERLY LINE, TO A LINE PARALLEL WITH AND 25 FEET EASTERLY FROM THE CENTERLINE OF SAID HAVEN AVENUE;

Page 2 of 6

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SERIAL NO. XXXXXA

PARCEL "A" (CONTINUED)

THENCE, ALONG THE EASTERLY LINE OF THE WESTERLY 25 FEET OF SAID SOUTHWEST QUARTER, NORTH 0°11'31" WEST, 330.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 59,387.68 SQUARE FEET, 1.363 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

RIGHT OF WAY GRANT OUT

PARCEL "B"

APN: 0218-161-09

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 153, PAGE 71 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS CONVEYED IN A DEED RECORDED 01-18-1973 IN BOOK 8103, PAGE 89 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 12, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°53'59" EAST, 1,099.04 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE CENTERLINE OF TWINKLE AVENUE, AND THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 00°20'08" WEST, 44.42 FEET ALONG SAID CENTERLINE, OF TWINKLE AVENUE, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°53'39", AN ARC LENGTH OF 130.35 FEET, TO A POINT OF TANGENCY;

Page 3 of 6
WO# XXXXXX - NOT# XXXXXX

SERIAL NO. XXXXXA

PARCEL "B" (CONTINUED)

THENCE, SOUTH 24°33'31" EAST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°21'56", AN ARC LENGTH OF 127.58 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12, TO WHICH POINT, A RADIAL LINE BEARS NORTH 89°48'25" EAST;

THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°53'59" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89°50'01" EAST, SAID CURVE IS CONCENTRIC TO AND 30.00 FEET DISTANT EASTERLY FROM THE CENTERLINE OF TWINKLE AVENUE;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'32", AN ARC LENGTH OF 140.49 FEET, TO A POINT OF TANGENCY;

THENCE, NORTH 24°33'31" WEST, 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 270.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'13", AN ARC LENGTH OF 49.42 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'08", AN ARC LENGTH OF 18.05 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 87°40'50" WEST;

THENCE, NORTH 87°40'50" EAST, 2.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 86.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 87°40'50" WEST;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'11", AN ARC LENGTH OF 26.42 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 21.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°31'05", AN ARC LENGTH OF 13.75 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°45'29", AN ARC LENGTH OF 13.45 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'00", AN ARC LENGTH OF 13.05 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 17.00 FEET;

Page 4 of 6

WO# XXXXXX - NOT# XXXXXX

SERIAL NO. XXXXXA

PARCEL "B" (CONTINUED)

THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°31'31", AN ARC LENGTH OF 7.87 FEET, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF CHINO AVENUE AS SHOWN HEREON;

THENCE, ALONG SAID PARALLEL LINE SOUTH 89°39'52" EAST, 1,388.39 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE, EASTERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°11'09", AN ARC LENGTH OF 15.77 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°46'34", AN ARC LENGTH OF 23.13 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°01'47", AN ARC LENGTH OF 14.41 FEET, TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 61°46'30" EAST;

THENCE, SOUTH 05°09'04" EAST, 58.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 865.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'36", AN ARC LENGTH OF 49.22 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°13'46", AN ARC LENGTH OF 6.62 FEET, TO A POINT OF TANGENCY;

THENCE, SOUTH 19°07'14" EAST, 6.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 13.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°18'28", AN ARC LENGTH OF 4.15 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE WESTERLY HAVING A RADIUS OF 868.50 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°36'02", AN ARC LENGTH OF 24.26 FEET, TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE WESTERLY HAVING A RADIUS OF 48.00 FEET;

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°55'14", AN ARC LENGTH OF 26.74 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET;

Page 5 of 6

WO# XXXXXX - NOT# XXXXXX

SERIAL NO. XXXXXA

THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'57", AN ARC LENGTH OF 17.16 FEET, TO A POINT OF TANGENCY;

PARCEL "B" (CONTINUED)

THENCE, SOUTH 00°03'27" EAST, 67.37 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 12;

THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°53'59" EAST, 44.00 FEET, TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 12, AND THE CENTERLINE OF MILL CREEK AVENUE;

THENCE, NORTH 00°03'28" WEST, 330.00 FEET, TO THE INTERSECTION OF THE CENTERLINE OF CHINO AVENUE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID INTERSECTION ALSO BEING THE CENTER OF SAID SECTION 12;

THENCE, NORTH 89°53'59" WEST, 1,550.21 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 85,050.99 SQUARE FEET, 1.953 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

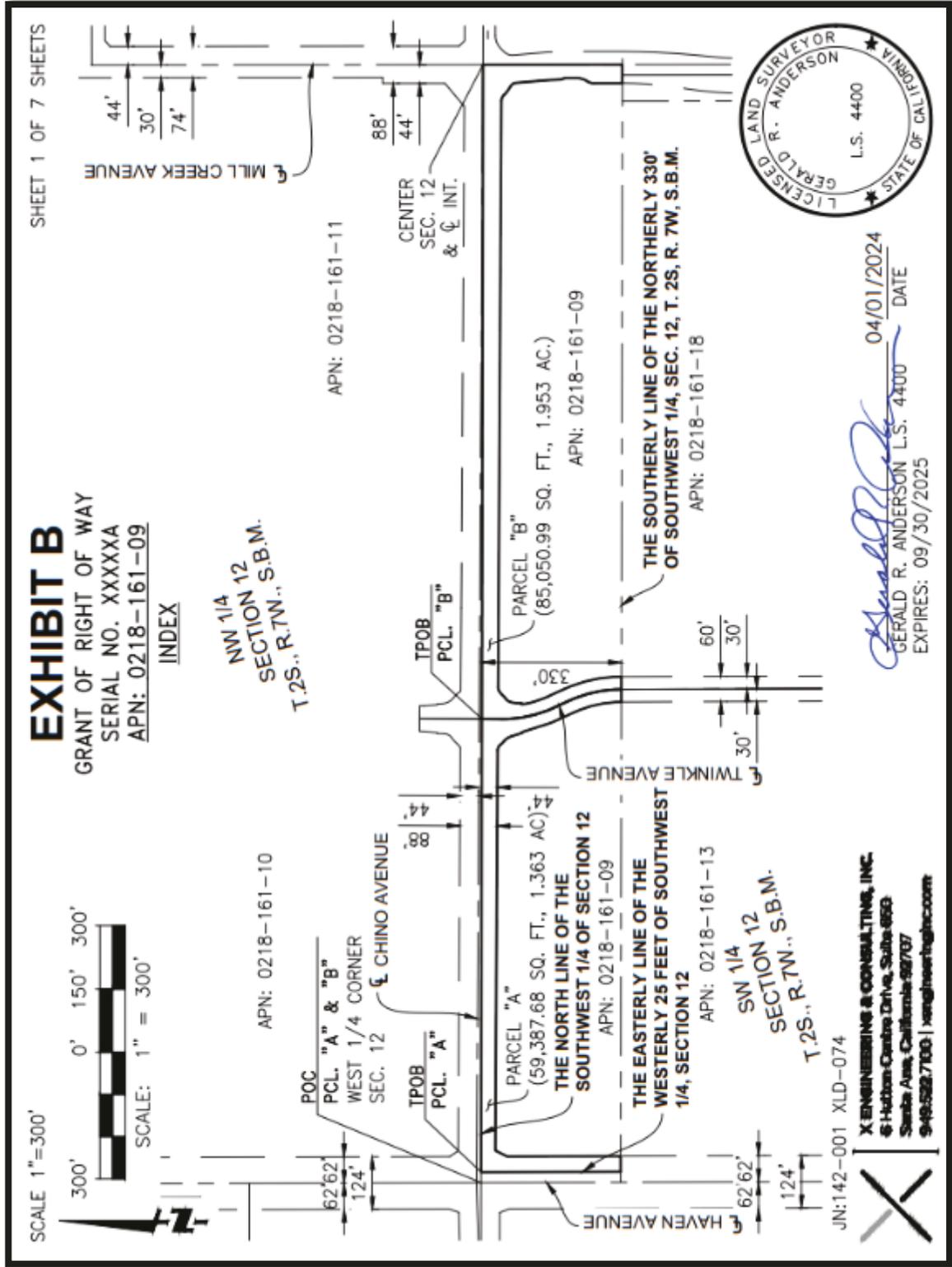

GERALD R. ANDERSON, LS 4400
142-001 XLD-074

04/01/2024

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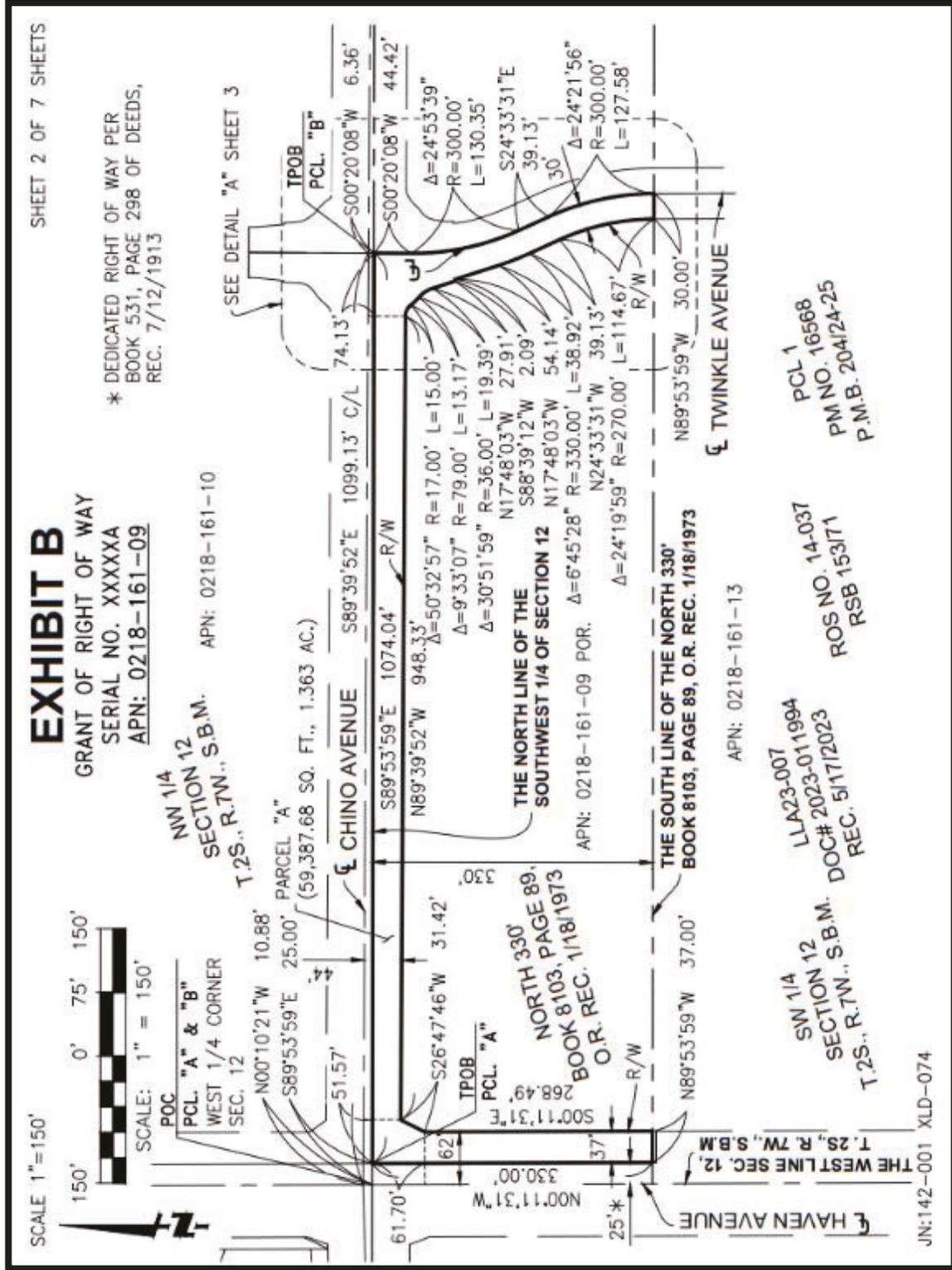


Right of Way 1 & 2 - APN 0218-161-09



Right of Way 1 - APN 0218-161-09

L-78



Legal Description – APN 0218-171-10, 19, and 20

EXHIBIT "A"
LEGAL DESCRIPTION
 SERIAL NO. XXXXXA
 APN: 0218-171-10, 0218-171-19, AND 0218-171-20

RIGHT OF WAY GRANT OUT**PARCEL "A"**

APN: 0218-171-10

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONVEYED IN A DEED TO SOUTHERN CALIFORNIA EDISON, RECORDED 07-09-1964, IN BOOK 6186, PAGE 231 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE CENTERLINE INTERSECTION OF MILL CREEK AVENUE AND CHINO AVENUE;

THENCE, SOUTHERLY ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°03'28" EAST, 330.00 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE, LEAVING SAID WESTERLY LINE, ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 330.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 89°53'59" EAST, 30.96 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF MILL CREEK AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,007.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 89°41'38" WEST;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°21'49", AN ARC LENGTH OF 12.74 FEET, TO A POINT OF TANGENCY;

THENCE, NORTH 00°03'27" WEST, 109.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 931.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°05'37", AN ARC LENGTH OF 82.77 FEET, TO A POINT OF TANGENCY;

THENCE, NORTH 05°09'04" WEST, 53.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 28.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°50'35", AN ARC LENGTH OF 26.31 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

Page 1 of 5

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SERIAL NO. XXXXXA

PARCEL "A" (CONTINUED)

THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'56", AN ARC LENGTH OF 7.54 FEET, TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 43.00 FEET;

THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°23'56", AN ARC LENGTH OF 35.57 FEET, TO A POINT OF TANGENCY AND TO A LINE PARALLEL WITH AND DISTANT 29.00 FEET SOUTHERLY FROM THE CENTERLINE OF CHINO AVENUE;

THENCE, SOUTH 89°54'30" EAST, 2,068.38 FEET, ALONG SAID LINE, TO THE SOUTHEASTERLY LINE OF THE LAND CONVEYED IN SAID DEED, BOOK 6186, PAGE 231 OF OFFICIAL RECORDS;

THENCE, ALONG SAID LINE, NORTH 31°12'04" EAST, 33.87 FEET TO THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID CENTERLINE NORTH 89°54'30" WEST, 630.27 FEET TO THE EASTERLY LINE OF THE 11.00 FOOT EASEMENT, CONVEYED TO THE CITY OF ONTARIO AND DESCRIBED IN A GRANT OF EASEMENT RECORDED 08-26-2013 AS DOC# 2013-0372947 OF OFFICIAL RECORDS;

THENCE, LEAVING SAID CENTERLINE, AND ALONG SAID EASTERLY LINE, SOUTH 00°00'31" WEST, 11.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 11.00 FEET FROM THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID PARALLEL LINE, OF SAID EASEMENT, NORTH 89°54'30" WEST, 1,463.16 FEET TO THE WESTERLY LINE OF SAID EASEMENT;

THENCE, NORTH 00°05'30" EAST, 11.00 FEET, ALONG SAID WESTERLY LINE, TO THE CENTERLINE OF CHINO AVENUE;

THENCE, ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 61.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 55,152.52 SQUARE FEET, 1.266 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

Page 2 of 5

WO# XXXXXXXX – NOT#XXXXXXXX

EXHIBIT "A"
LEGAL DESCRIPTION
SERIAL NO XXXXXA
APN: 0218-171-10-000

RIGHT OF WAY GRANT OUT

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF PARCEL MAP NO. 16568, IN SAID CITY OF ONTARIO, AS SHOWN ON THE MAP FILED IN BOOK 204, PAGES 24 AND 25, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 16568 NORTH 89°37'15" EAST 14.00 FEET TO A LINE BEING PARALLEL WITH AND 14.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 12, ALSO BEING THE EASTERLY LINE OF SAID PARCEL MAP NO. 16568; THENCE ALONG SAID PARALLEL LINE NORTH 00°03'37" WEST 687.90 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 861.00 FEET; THENCE NORTHERLY 93.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°14'29" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,007.00 FEET; THENCE NORTHERLY 206.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'10" TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 300 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE ALONG SAID EASTERLY PROLONGATION NON-TANGENT NORTH 89°54'44" WEST 30.96 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 00°03'37" EAST 987.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16,616 SQUARE FEET OR 0.381 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ANY AND ALL EXISTING MATTERS OF RECORD.

PREPARED BY ME OR UNDER MY DIRECTION.

David W. Mackey 3/28/2024
DAVID W. MACKEY, PLS 8912



SERIAL NO. XXXXXA

RIGHT OF WAY GRANT OUT**PARCEL "B"**

APN: 0218-171-19

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS DESCRIBED IN A DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 10-10-1973, IN BOOK 8284, PAGE 115 OF OFFICIAL RECORDS, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF CHINO AVENUE AND MILL CREEK AVENUE AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE CENTERLINE OF CHINO AVENUE, SOUTH 89°54'30" EAST, 1,524.73 FEET, TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN "PARCEL 1" OF SAID DEED, AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID CENTERLINE, ALONG THE EASTERLY LINE OF SAID LAND, NORTH 00°00'31" EAST, 44.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 44.00 FEET FROM SAID CENTERLINE;

THENCE, EASTERLY ALONG SAID PARALLEL LINE, SOUTH 89°54'30" EAST, 656.89 FEET TO THE EASTERLY LINE OF SAID LAND CONVEYED IN SAID DEED RECORDED 10-10-1973, IN BOOK 8284, PAGE 115 OF OFFICIAL RECORDS;

THENCE, ALONG SAID LINE, SOUTH 31°12'04" WEST, 51.39 FEET, TO THE CENTERLINE OF SAID CHINO AVENUE;

THENCE, WESTERLY ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 630.27 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 28,317.39 SQUARE FEET, 0.650 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

Page 3 of 5

WO# XXXXXXXX – NOT#XXXXXXXXX

SERIAL NO. XXXXXA

RIGHT OF WAY GRANT OUT**PARCEL "C"**

APN: 0218-171-20

REAL PROPERTY IN THE CITY OF ONTARIO, OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 139, PAGES 66 THROUGH 70 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONTAINED IN A DEED TO SOUTHERN CALIFORNIA EDISON, RECORDED 04-19-1979, IN BOOK 9668, PAGE 869 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE CENTERLINE OF CHINO AVENUE, SOUTH 89°54'30" EAST, 2,155.00 FEET, TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN A DEED TO SOUTHERN CALIFORNIA EDISON RECORDED 04-19-1979, IN BOOK 9668, PAGE 869 OF OFFICIAL RECORDS WITH THE CENTERLINE OF CHINO AVENUE AND TO THE **TRUE POINT OF BEGINNING**;

THENCE, LEAVING SAID CENTERLINE, ALONG SAID NORTHWESTERLY LINE, NORTH 31°12'04" EAST, 51.39 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 44.00 FEET FROM SAID CENTERLINE;

THENCE, EASTERLY ALONG SAID PARALLEL LINE, SOUTH 89°54'30" EAST, 367.89 FEET;

THENCE, NORTH 41°38'58" EAST, 30.13 FEET, TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 80.00 FEET FROM THE CENTERLINE OF HAMNER AVENUE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°04'08" WEST, 66.55 FEET, TO THE CENTERLINE OF CHINO AVENUE;

Page 4 of 5

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SERIAL NO. XXXXXA

PARCEL "C" (CONTINUED)

THENCE, WESTERLY ALONG SAID CENTERLINE, NORTH 89°54'30" WEST, 414.46 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 17,876.99 SQUARE FEET, 0.410 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL OF THE ABOVE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION



Gerald R. Anderson

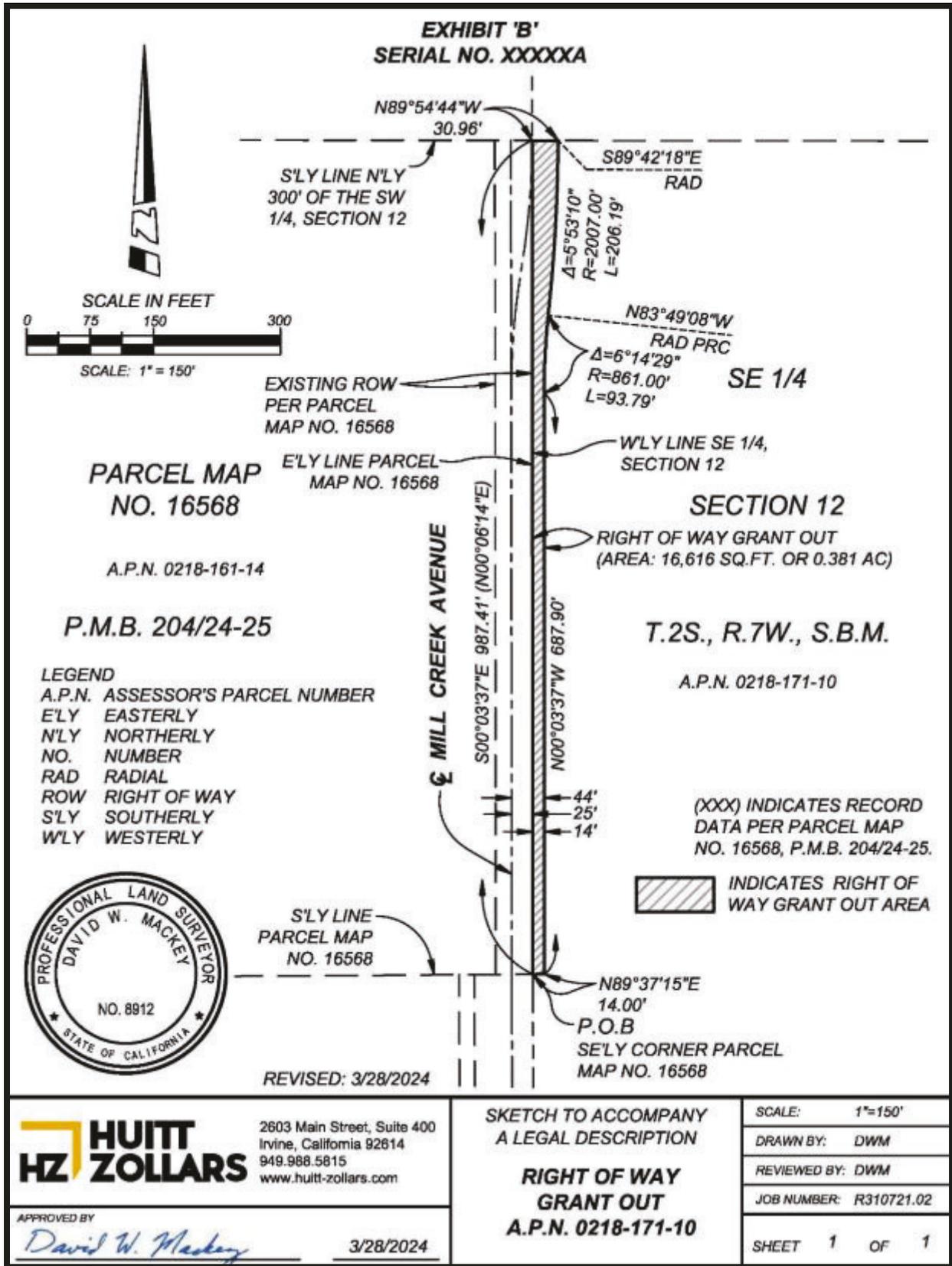
04/03/2024

GERALD R. ANDERSON, LS 4400

DATE:

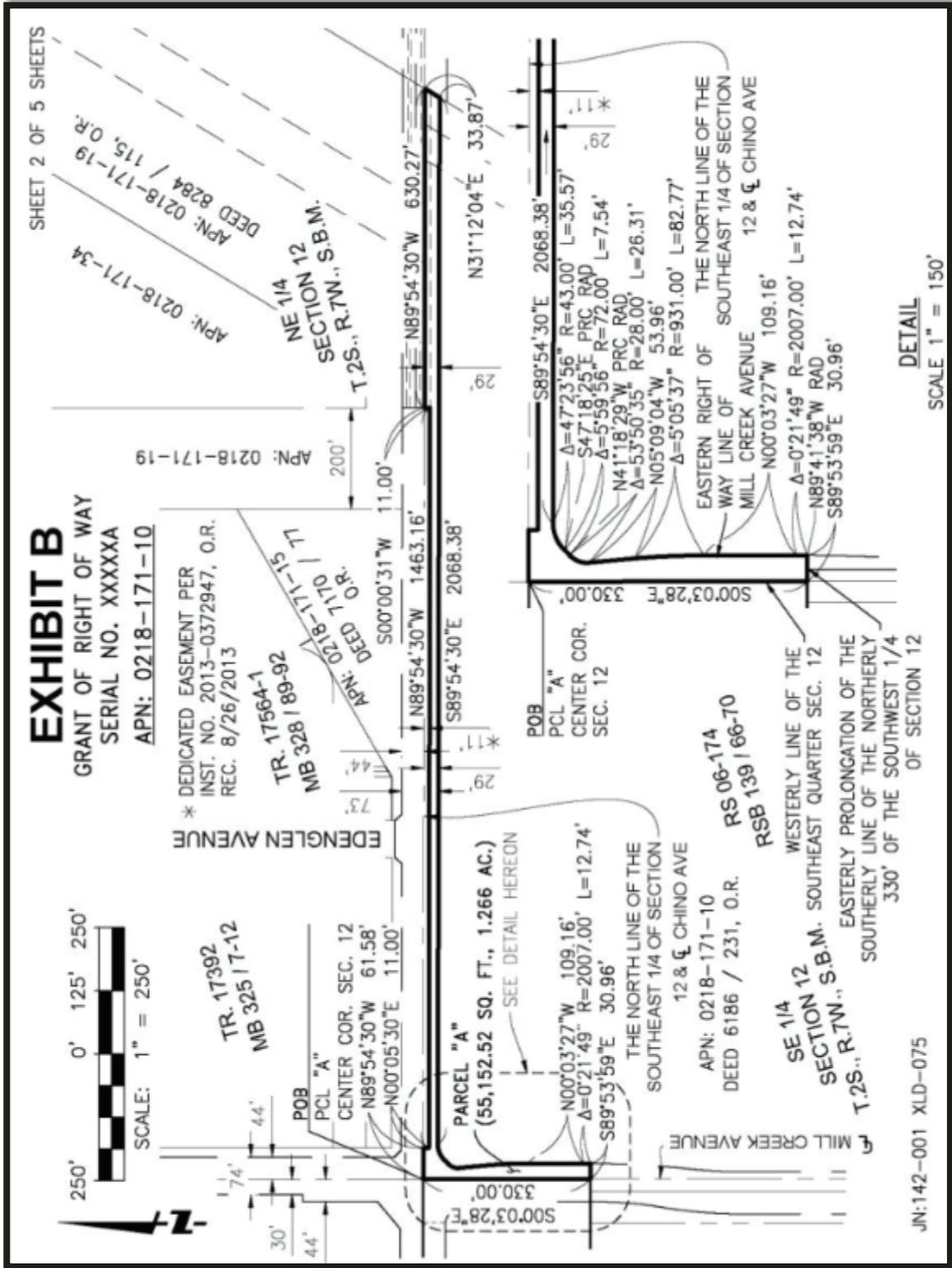
142-001 XLD-075

Right of Way 3 – APN 0218-171-10

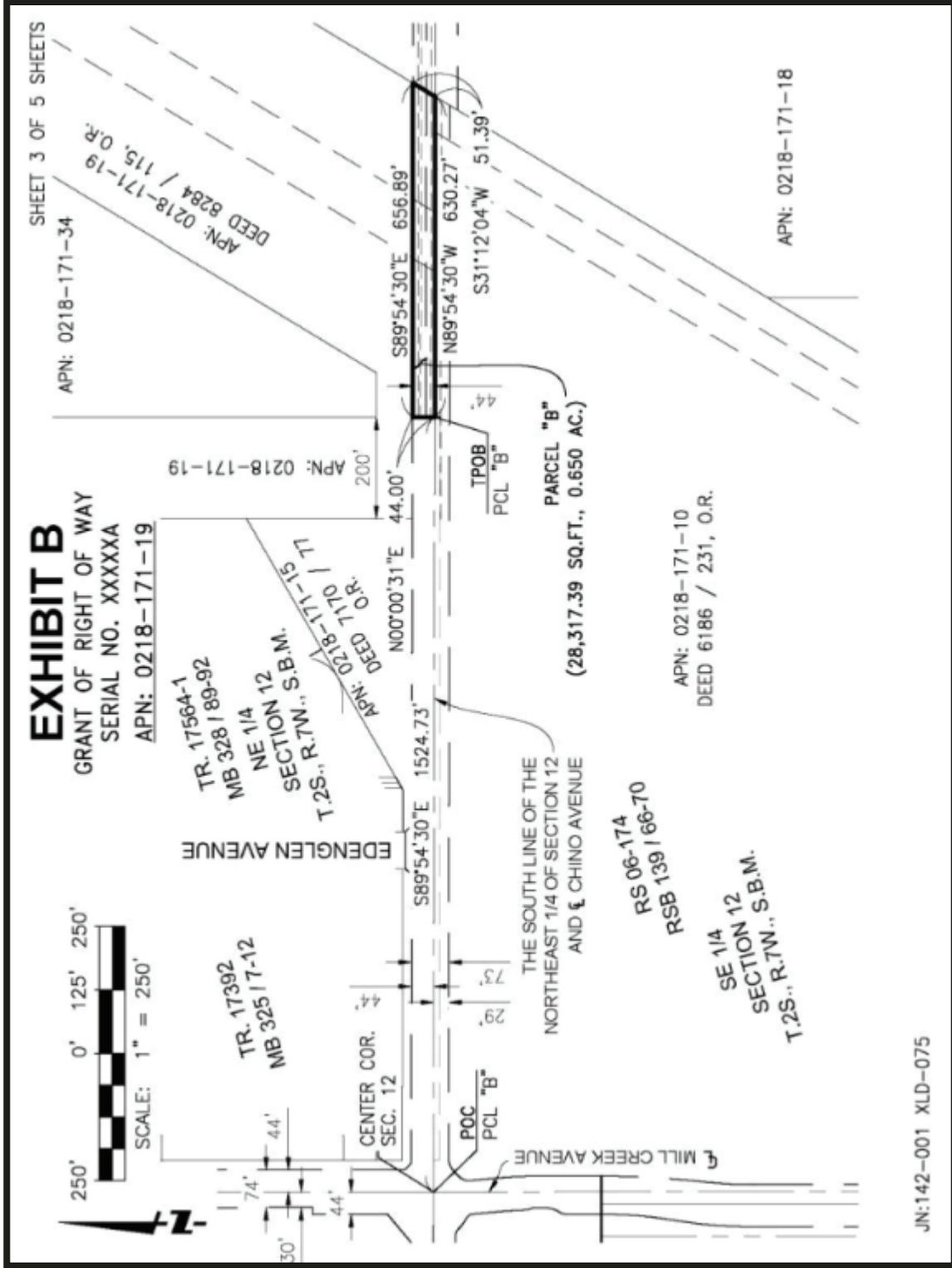


Right of Way 4 - APN 0218-171-10

87

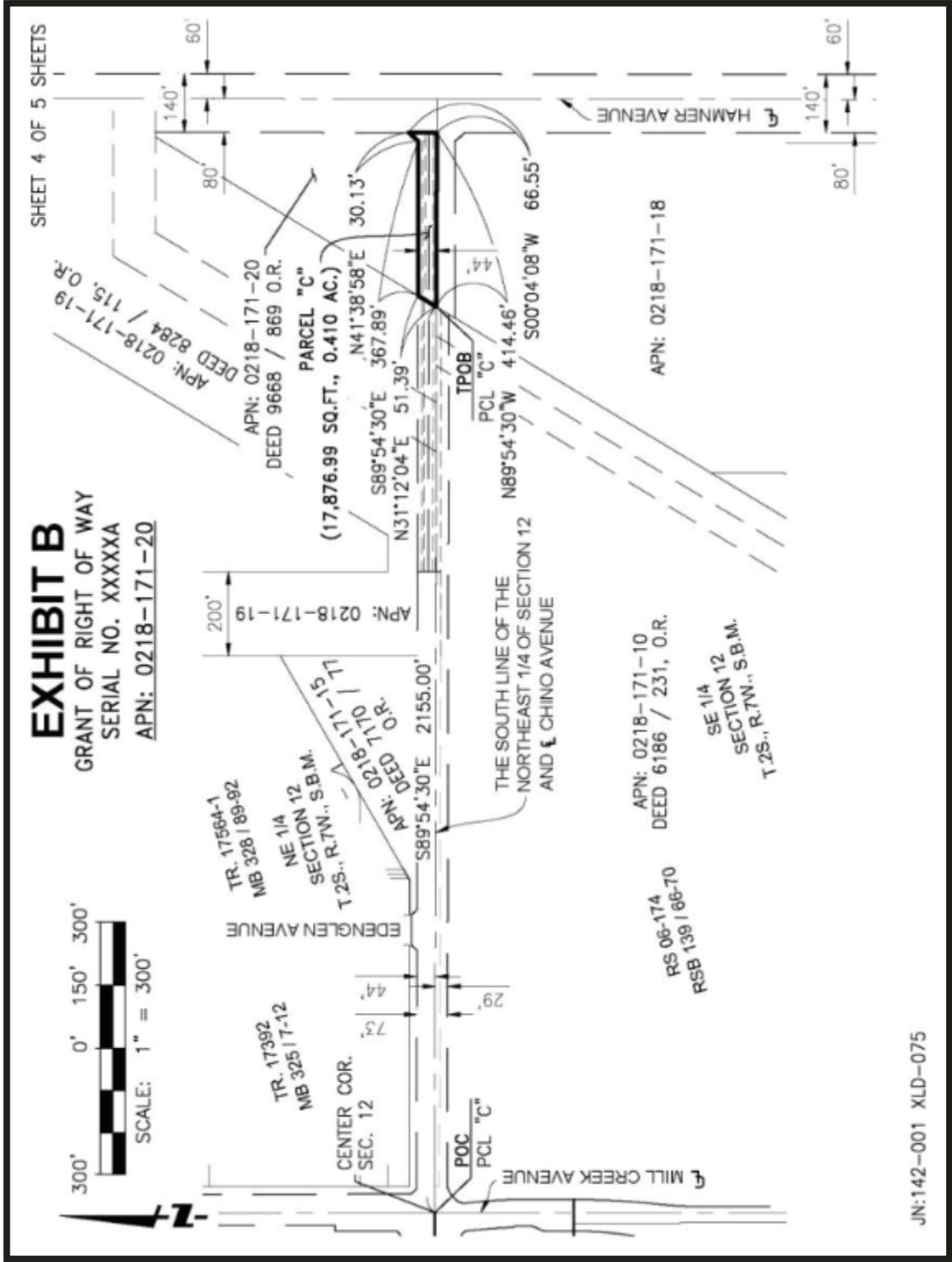


Right of Way 5 - APN 0218-171-19



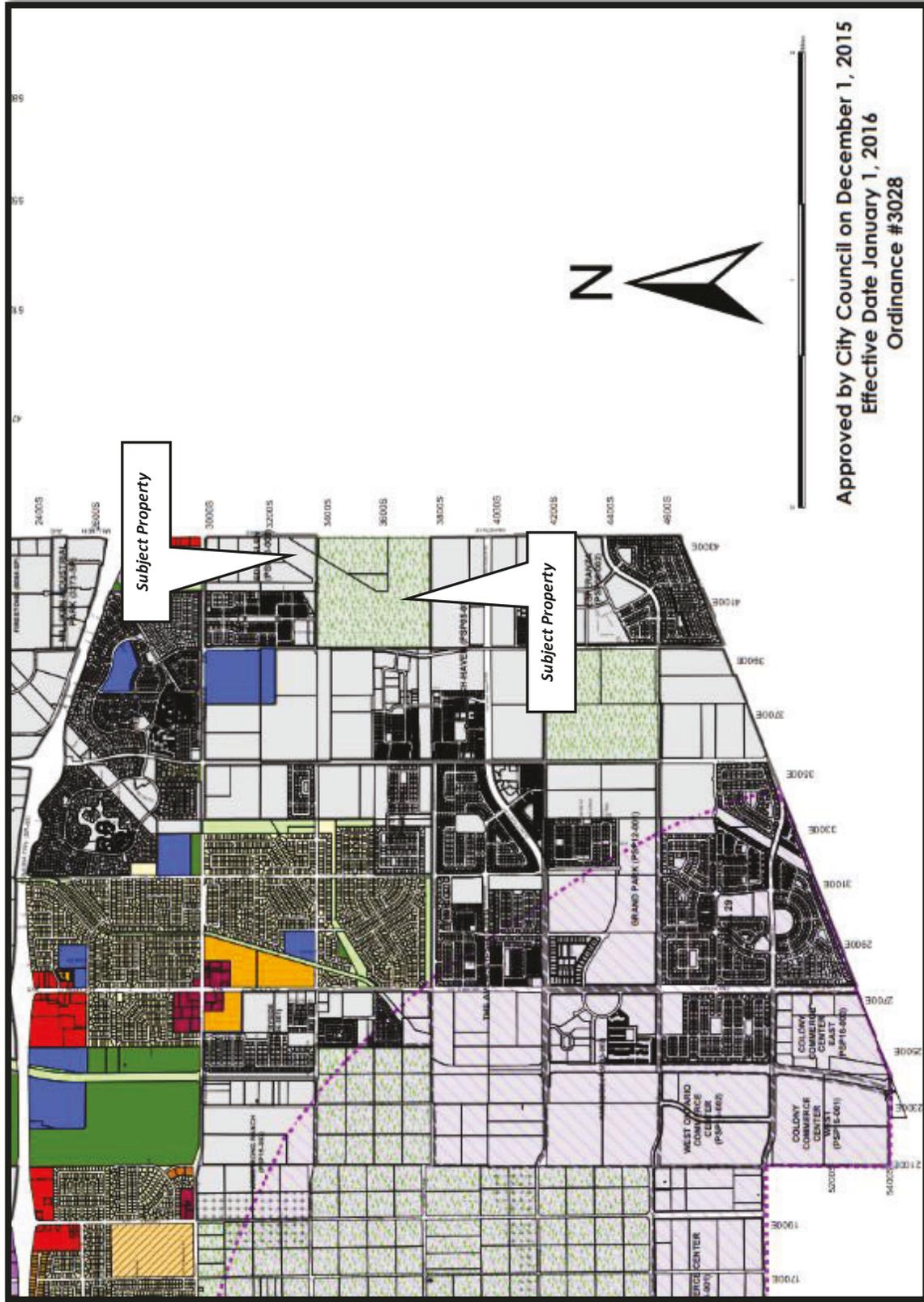
Right of Way 6 – APN 0218-171-20

89



Zoning Map

L-90



Zoning Legend

2050 THE ONTARIO PLAN

www.ontarioplan.org

LEGEND

Residential

AR-2, Residential-Agricultural	MDR-11, Low-Medium Density Residential
RE-2, Rural Estate	MDR-18, Medium Density Residential
RE-4, Residential Estate	MDR-25, Medium-High Density Residential
LDR-5, Low Density Residential	HDR-45, High Density Residential

Mixed Use

Mixed Use	
1. Downtown	8b. Mountain and Fourth
3. Centrelake West	8c. West Holt
6. East Holt	8d. Euclid and Francis
	8e. Euclid and Walnut

Retail/Service

CS, Corner Store	CCS, Convention Center Support Commercial
CN, Neighborhood Commercial	OL, Low Intensity Office
CC, Community Commercial	OH, High Intensity Office
CR, Regional Commercial	

Employment

BP, Business Park	IG, General Industrial
IP, Industrial Park	IH, Heavy Industrial
IL, Light Industrial	

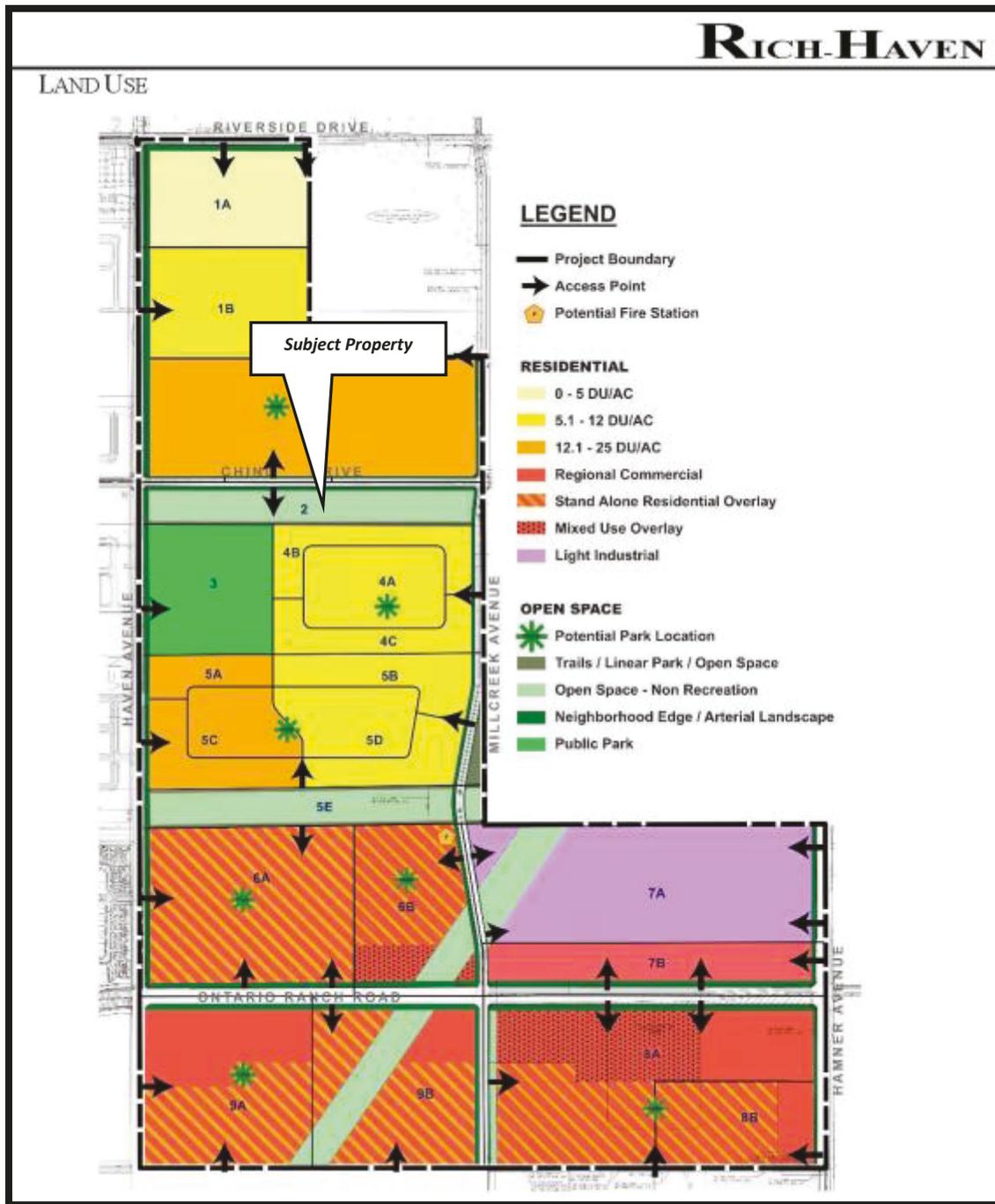
Other

PUD, Planned Unit Development	OS-C, Open Space-Cemetery
MHP, Mobile Home Park	UC, Utilities Corridor
ONT, Ontario International Airport	RC, Rail Corridor
CIV, Civic	SP, Specific Plan
OS-R, Open Space-Recreation	

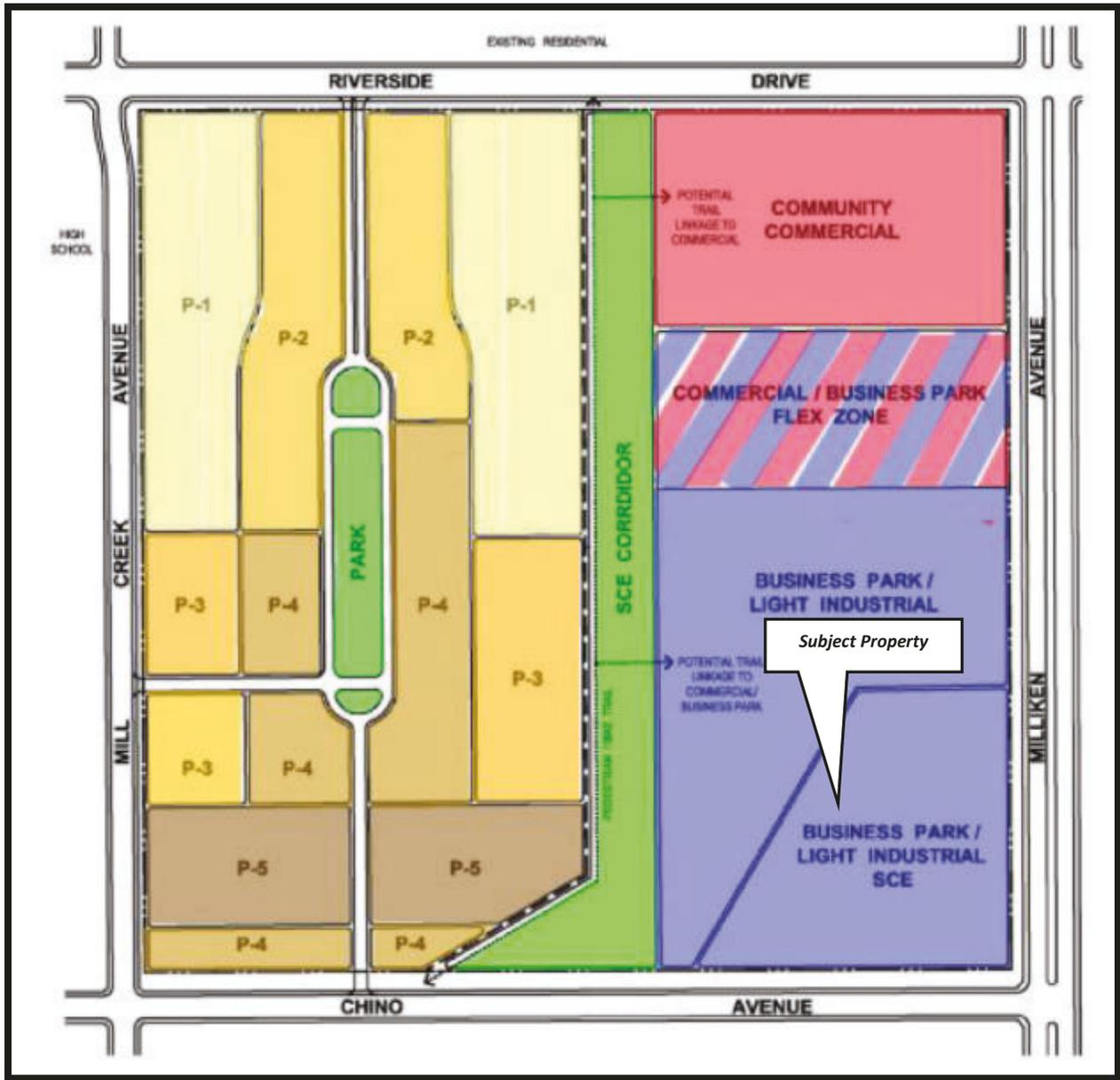
Overlays

AG, Agricultural	ICC, Interim Community Commercial
EA, Euclid Avenue	ES, Emergency Shelter
MTC, Multimodal Transit Center	AH - Affordable Housing
	CNO (China Airport) Overlay

Rich Haven Specific Plan



Edenglen Specific Plan Land Use Designation

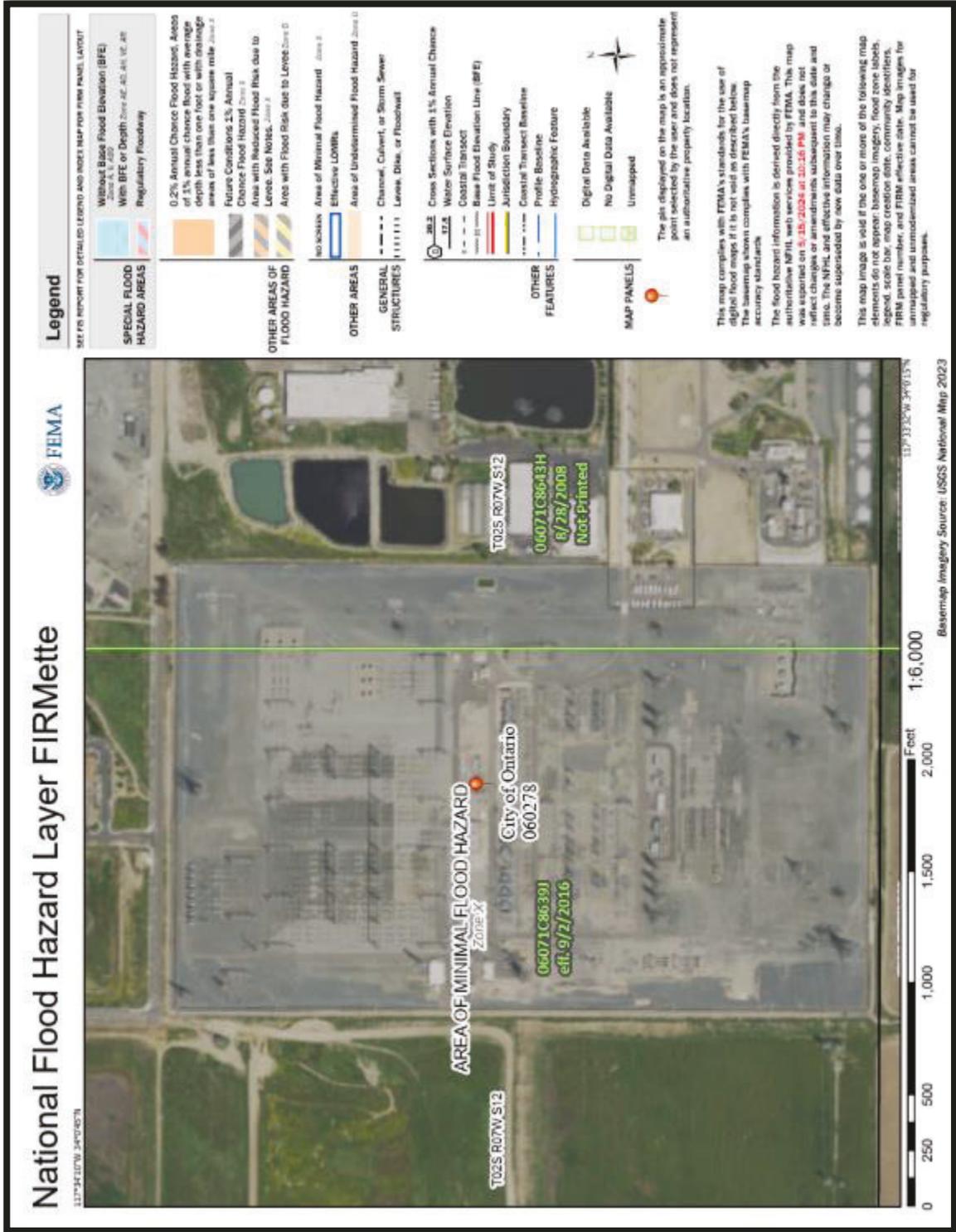


FEMA Flood Map – APN 0218-161-09



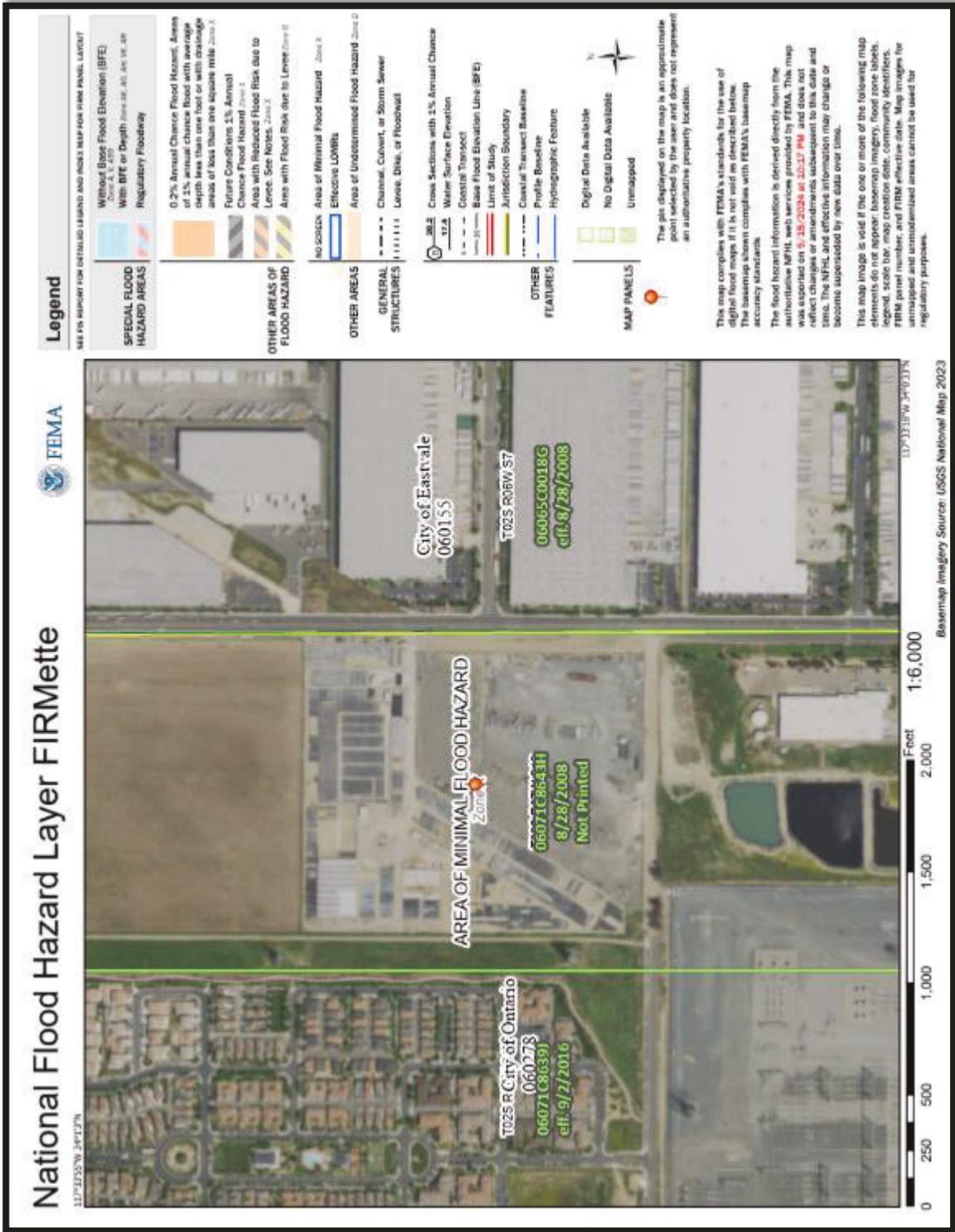
FEMA Flood Map – APN 0218-171-10

L-96

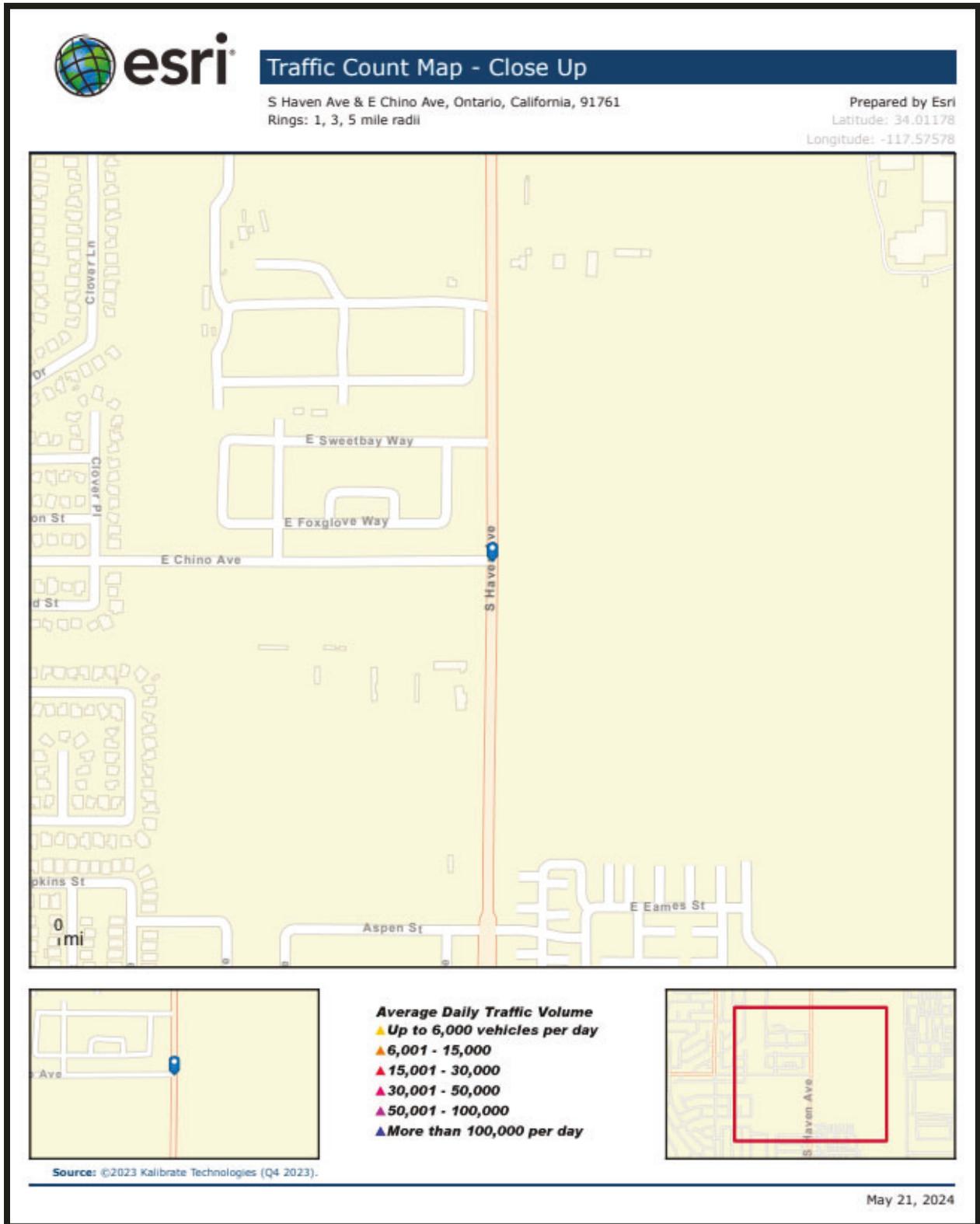


FEMA Flood Map – APN 0218-171-19 & 20

L-97



Traffic Count Map



Photographs of the Subject Property



Chino Avenue looking west.



Chino Avenue looking east.



Looking west at Chino Ave. from Millcreek Blvd.



Looking southwest at Chino Ave. from Millcreek Blvd.



Chino Ave. looking east from Millcreek Blvd.



North side of Chino Avenue looking east.

Photographs of the Subject Property (continued)



Northwest Corner of Hamner Ave. & Chino Ave.



Northside of Chino Ave. west of Hamner Ave.



North view of Hamner Ave.



South view of Hamner Ave.



North view of Haven Ave.



South view of Millcreek Blvd.

Photographs of the Subject Property (continued)



North view of Haven Ave.



South view of Haven Ave.



Paved area along Chino Ave. looking west.



Entrance gate to SCE substation.



Looking west at SCE larger parcel.



Looking east at SCE larger parcel.

Photographs of the Subject Property (continued)



Looking southeast at SCE larger parcel.



Looking south at portion of SCE Larger Parcel.



View at SEC Millcreek Blvd. & Chino Ave.



Entrance to Parcel 0218-171-19.



Take area on Chino Ave. looking west.



Take area on Chino Ave. looking east.

Photographs of the Subject Property (continued)



Looking west at take area on Chino Ave.



Looking east at take area on Chino Ave.



Looking east at take area on Chino Ave.



Looking north at take area, south of Chino Ave.



Looking northwest at take area, south of Chino Avenue.



Looking northeast at take area, south of Chino Avenue.

Photographs of the Subject Property (continued)



Looking south at take area at northwest corner of Hamner Ave. & Chino Ave.



Looking south at take area at northwest corner of Hamner Ave. & Chino Ave.



Looking north at take area, westside of Millcreek Boulevard.



Looking northeast at take area, westside of Millcreek Boulevard.



Looking north at take area eastside of Millcreek Boulevard.



Looking north at take area eastside of Millcreek Boulevard.

Photographs of the Subject Property (continued)



Looking south at take area eastside of Millcreek Boulevard.



Looking south at eastside of Millcreek Blvd.



Looking north at take area, eastside of Haven Avenue.



Looking south at take area, eastside of Haven Avenue.



East view of take area, east of Haven Avenue.



Take area looking west.

Real Estate Taxes

ASSESSED VALUE							
APN	Land	Improvement	Total	Base Taxes	Assessments	Total Taxes	Tax Exemption
0218-161-09	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	TAX EXEMPT
0218-171-10	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	TAX EXEMPT
0218-171-19	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	TAX EXEMPT
0218-171-20	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	TAX EXEMPT
Total	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	

ASSESSED YEAR:	2023
TAX RATE AREA(s):	4090
TAX RATE:	1.0600%

The subject property is exempt from real estate property taxes.

According to California Proposition 13, real estate taxes in California are limited to 1.00% of assessed value plus limited amounts for bonded indebtedness. Properties are reassessed upon sale or transfer of over 50% of the ownership interest, and when significant remodeling or new construction is completed. The new assessed value would be based on the current market value of the property on the date of sale, which typically corresponds with the purchase price paid for the property, or on the date of reassessment.

Since the definition of value for this assignment assumes a sale of the property, our valuation analysis uses a property tax liability based on our appraised value estimate for the subject property as though a sale had occurred.

Ownership History

The following table presents the current ownership and recent ownership history of the subject properties.

Ownership History				
Transaction	Doc. No.	Owner	Sale Date	Sale Price
Deed	N/A	Southern California Edison Company	N/A	N/A

We are not aware of any other sales, listings, escrows or pending sales of the subject property during the past three years.

HIGHEST AND BEST USE

Highest and Best Use is defined as follows:

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

An analysis of **Highest and Best Use** must consider a property **As If Vacant**

Analysis of Land, As If Vacant

Physically Possible: The physically possible test determines the use or uses which can physically be developed onto the subject sites. The traits considered include the site’s size, shape, topography, access, frontage, the availability of utilities and environmental constraints.

The subject sites have all available utilities. No physical impediments were observed that would prevent the subject sites from being developed to their Highest and Best Use.

Legally Permissible: The legally permissible test determines the use or uses which are allowed to be developed on the subject sites, including such factors as zoning, private restrictions, and environmental regulations.

APN 0218-171-10 is zoned Agricultural Overlay Zoning District (AG). The General Plan designates the entire 120.90 acres as BP, Business Park. APNs 0218-171-19 and 0218-171-20 are zoned Edenglen Specific Plan Zoning District and has a land use designation of Business Park / Light Industrial / SCE Corridor. However, the general plan designates parcels 0218-171-19, 0218-171-20, and 0218-171-10, as BP, Business Park; therefore, the legally permissible uses of the sites include Industrial Development. Parcel 0218-161-09, a stand-alone ATF vacant parcel is zoned OS-NR. Across the fence, north of the subject site is zoned MDR Medium High Density Residential; therefore, this parcel meets the criteria of the larger parcel.

A portion of parcel 0218-171-19 is zoned SCE Corridor and under the general plan is zoned OS-NR; however, this portion is not directly impacted by The Project. Therefore, the parcel does not meet the criteria of the larger parcel which is unity of use with the easterly portion of Parcel 2018-171-19 and 20 which are zoned Business Park/Light Industrial.

Financially Feasible: The Financially Feasible Test determines the use or uses which are likely to generate a positive return to a property owner or investor. The subjects’ immediate neighborhood consists of industrial and multi-family residential properties. The general composition of uses in the subject areas is generally consistent with the legally permissible uses as prescribed by local zoning standards. It is our opinion that the most financially feasible alternative would appear to be represented by Industrial Development and Multi-Family Residential development for the ATF parcel.

Maximally Productive: The maximally productive use is that use which provides the greatest return and the most profitable alternative. Physically the subject sites do not specifically preclude any type of development. Legally zoning allows for various uses as discussed above. From the legally permissible uses, it is our opinion that financially feasible uses would include residential development. Our analysis indicates that of the financially feasible uses, the maximally productive use of the subject sites would be Industrial Development and Multi-Family Residential development for the ATF parcel.

Therefore, it is our opinion that the **Highest and Best Use, As If Vacant** of the subject sites is **Industrial and Multi-family Residential Development for the ATF parcel. The most likely buyer is an investor/developer.**

VALUATION TECHNIQUES OVERVIEW

VALUATION PREMISE

The appraisal process using the Across the Fence Method (ATF) includes the following steps, detail in recognized appraisal literature:

1. **Identify the actual (or theoretical) ATF property:** The ATF methodology is considered a suitable method for the valuation of corridor properties such as the subject property, APN 0218-161-09 which is zoned Open Space, Non-Recreation and is a stand-alone parcel. This method assumes that the corridor (subject property) is worth as much as the land through which it passes.
2. **Analyze the highest and best use of the ATF property:** The ATF property is zoned Open Space, Non-Recreation per the general plan assuming it were assembled with an adjacent property. Then it would be legally permissible and physically possible to develop the ATF property and construct a multi-family residential development on the property. This highest and best use is supported by land sales in the market area.
3. **Determine unit value of the ATF property:** The theoretical ATF property valuation is determined by its unit value per square foot. There is sufficient activity in the area to consider valuation via a Sales Comparison Approach. Other approaches to value would not provide a reliable indicator of value for the ATF property or were determined to be not necessary for the intended use of this appraisal. The sales are compared to the ATF property on a square foot basis. The sales selected for this analysis are comparable to ATF property because the ATF property and the comparable sales are vacant multi-family residential zoned lots. The ATF property is located in the City of Ontario and the land sales are located in the Cities of Fontana and Rancho Cucamonga, the sales range from 2.09 acres to 7.93 acres although some of the vacant multi-family zoned lots date back to the 1st quarter of 2021, they are the most current comparable sales of vacant multi-family zoned lots in the market area. The selected sales provide an unadjusted range in sale price from \$12.05 to \$27.54/SF.
4. **Enhancement value of the ATF property:** Plottage is where two or more sites are combined into a single parcel that will have greater utility than the aggregate of each of the individual lots when separately considered. The increment of value created by the combination of two or more parcels into a single physical entity is the essence and definition of plottage value, or the enhancement factor as it is known in the appraisal of transportation corridors using the corridor valuation method. This increment of value is inherent in the created parcel or corridor and cannot be considered just a benefit to the buyer. It is a characteristic that is unique to the corridor and can be measured in the marketplace. The concept of market value is not complete until the factor is applied to the ATF value. Applying a factor is simply a means of determining the market value of property having special value characteristics that are not enjoyed by property “across the fence.”
Source: Valuation of Corridors by Arthur G. Rahn and Gary Valentine, MAI, AI-GRS, SR/WA, CCIM.

The three accepted approaches to value are the Sales Comparison Approach, the Income Approach (capitalization analysis) and the Cost Approach (reproduction or replacement cost analysis). The Cost Approach is not relevant to this analysis as the valuation is for land only. The appraisers only considered land sales because any site improvements impacted by the construction will be accounted for by the project contractor. The appraisers used comparable land sales for the valuation of the three larger parcels.

The land valuation will consist of the subject three larger parcels: APN 0218-171-010, a stand-alone parcel consisting of 120.90 acres; APNs 0218-171-19 & 20, two stand-alone parcels consisting of 19.29 acres; and 0218-161-09, a stand-alone SCE Transmission Corridor ATF parcel consisting of 19.83 acres. The proposed permanent easement acquisitions are 262,402 square feet or 6.02 gross acres.

A Portion of APN 0218-171-19, an SCE Transmission Corridor parcel consisting of 3.46 acres is not impacted by The Project and is excluded from the larger parcel valuations.

The Cost Approach was not considered in the valuation of the land Because the improvements are not impacted by the project.

The Sales Comparison Approach utilizing land sales will be used to estimate the value of the subject's larger parcels.

The Income Approach is not applicable because the site is not purchased on its income potential.

When adequate data is available, the Sales Comparison Approach is generally considered the best indication of fair market value for the underlying land value.

COST APPROACH

The **Cost Approach** is based on the economic principle of substitution. A cornerstone of this valuation approach is the premise that an informed buyer would not pay more for a property than the cost of acquiring a comparable vacant site and constructing an improvement program of similar utility.

The fundamental steps of the Cost Approach are outlined below:

1. Estimate the value of the site assumed vacant and available for development to its Highest and Best use.
2. Estimate the total reproduction or replacement costs associated with the improvement program. These costs include direct or hard costs such as building materials and labor, as well as indirect or soft costs such as financing charges, real estate taxes during construction, professional fees, carrying charges, etc. Reproduction costs are used when it is necessary to estimate the costs to exactly replicate a building in every detail. Typically, a replacement cost estimate is more appropriate and useful. The replacement cost estimate is based on the expense associated with developing a similar building of equal utility and function.
3. Estimate an appropriate level of entrepreneurial profit. This cost reflects the required return to the developer for assuming the time, coordination, and risk associated with project development. This cost is distinct from the contractor's profit and overhead which is incorporated as a direct cost.
4. Add together the total construction costs (i.e.-direct costs, indirect costs, and entrepreneurial profit) associated with development.
5. Subtract any observed levels of depreciation impacting the subject property. Depreciation may stem from physical deterioration, functional obsolescence, or economic obsolescence. The total construction cost adjusted for accrued depreciation yields the Replacement or Reproduction Cost less Depreciation.
6. Add the total depreciated improvement value to the estimated land value to derive the value indicated by the Cost Approach.

In this assignment the Cost Approach is **not applicable** for the following reasons: The subject property land is typically valued by participants with the Sale Comparison Approach.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH-LAND VALUATION-LARGER PARCEL – APN 0218-171-10, 120.90 Acres

The Sales Comparison Approach is a method of valuation that compares prices paid for similar properties in an open and free marketplace. A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties, which would aid in forming an opinion of the value of the subject property.

Of the sales data discovered and investigated, the data presented are considered the most pertinent and most defensible since they represent transactions that have recently taken place among purchasers who could have considered the subject properties if they were available in the marketplace.

Our research parameters are summarized below.

SALE COMPARABLES PRIMARY SEARCH PARAMETERS	
Location	Cities of Ontario and Perris
Sale Date	June 2021 to April 2024
Property Type	50 acres to 150 acres
Method of Analysis	
Price Per Square Foot	Our research in the marketplace indicated that most investors would analyze sales comparable on this basis.

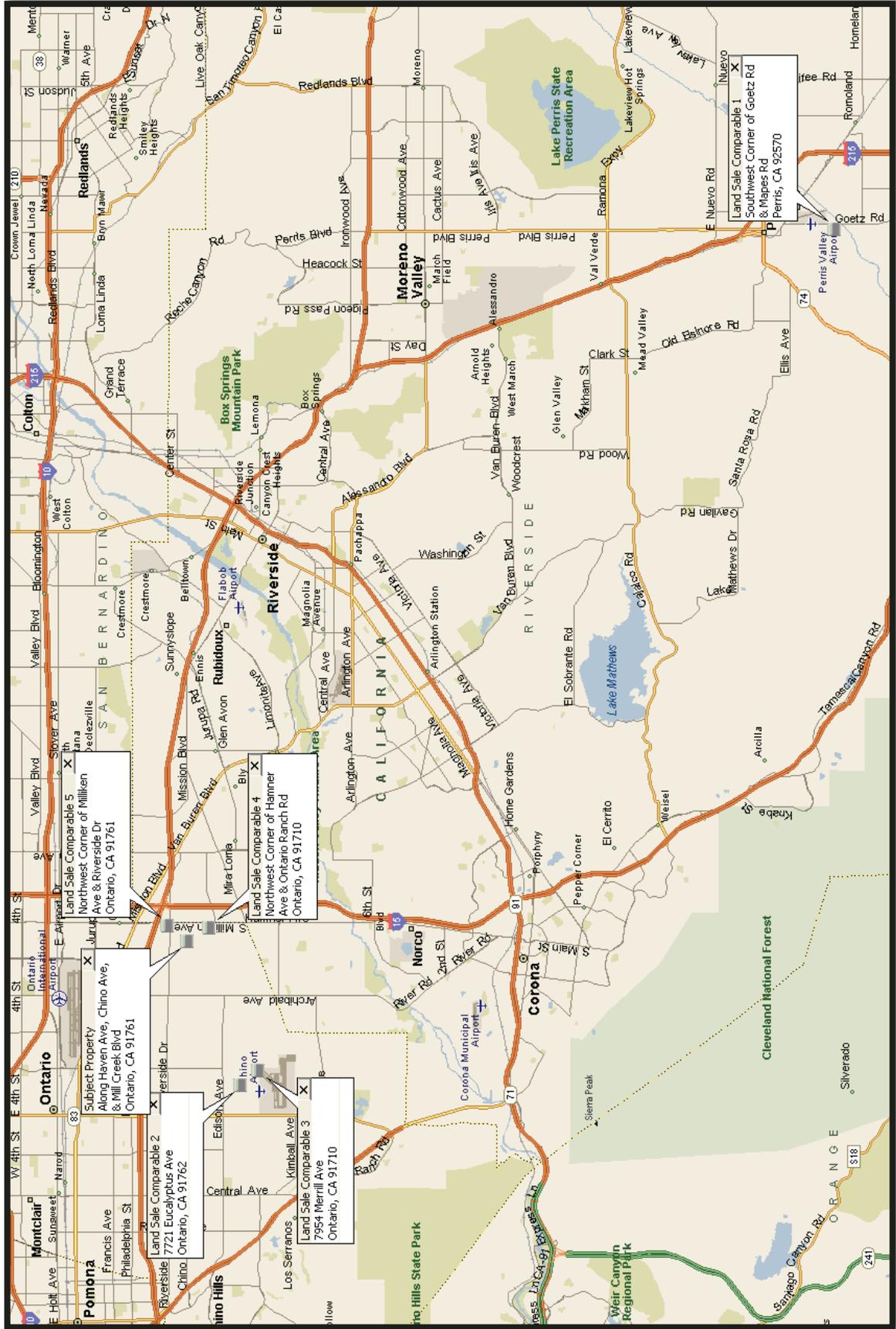
A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties within the subject marketplace, which would aid in forming an opinion of the value of the subject properties. Our research revealed several properties to compare to the subject.

The analysis that follows relies on a detailed discussion of specific strengths and weaknesses observed among the data items, with individual adjustments applied in the form of an adjustment matrix. Subsequent to the presentation of data, further comments relating to our analysis and valuation are provided.

The initial stages of the appraisal process include the investigation, organization, and analysis of relevant market data and other information that relates to the value of the subject properties. By searching public records and interviewing buyers, sellers, real estate agents, developers, and others, we have found data pertaining to sales of properties reasonably comparable to the subject property.

The analysis in the Sales Comparison Approach compares the subject property to other properties that have sold in the market area. The following sales were considered meaningful in providing an indication of value for the subject property. A map of Sales One through Five and a summary of the comparable sales are presented as well. Photos of the comparable properties, aerial photos and plat maps are presented after the summary table of comparable sales. Detailed data sheets are included in the Addenda.

LAND SALES MAP



SUMMARY OF EFFECTIVELY VACANT LAND SALES				
ITEM	STREET ADDRESS	SALE DATE	ZONE	CASH EQV. PRICE
	CITY STATE ZIP	DOCUMENT NO.	SQUARE FEET	PRICE PSF
	ASSESSOR'S PARCEL NUMBER	SELLER	ACRES	PRICE PER ACRE
	SOURCE	BUYER		
1	Southwest Corner of Goetz & Mapes Rds.	April 16, 2024	GI	\$ 106,982,000
	Perris, CA 92570	110572	2,857,536	\$ 37.44
	330-120-015 & 003	IDIL Perris Fulfillment Center, LP	65.60	\$1,630,823
	Patrick Wood, JLL & Grant Deed	The High Desert Musketeers, LLC		
2	7721 Eucalyptus Ave.	November 7, 2022	AG	\$ 122,000,000
	Ontario, CA 91762	366645	5,671,512	\$ 21.51
	1054-071-01 & 02, 1054-081-03, 1054-091-01 & 02, 1054-101-10 & 02, 1054-231-01 & 02 1054-241-01 & 02, 1054-311-01 & 02	George Borba Family Trust GLV Landowner LP	130.20	\$937,020
	Jason Krotts, GLV Landowner LP			
3	7954 Merrill Ave.	July 5, 2022	AG	\$ 85,000,000
	Ontario, CA 91710	234827	758,044	\$ 112.13
	1054-321-01 & 02	Haringa Family Trust	17.40	\$4,884,413
	Jason Krotts, GLV Landowner LP	GLV Landowner LP		
4	NW Corner of Hamner Ave. & Ontario Ranch Road	November 10, 2021	SP, Industrial	\$ 250,018,000
	Ontario, CA 91710	511595	2,369,664	\$ 105.51
	0218-211-31, 32 & 33 Eloy Covarrubias, CBRE	Rich Haven Marketplace LLC DPIF3 CA 36 Ontario Ranch LLC	54.40	\$4,595,919
5	NWC of Milliken Ave. & Riverside Dr.	June 25, 2021	I, Industrial	\$ 32,600,000
	Ontario, CA 91761	290493	871,200	\$ 37.42
	1083-361-17 thru 23	The Vine Industrial LLC	20.00	\$1,630,000
	Larry Kukanish, Sare-Regis Gp.	Ontario Riverside Dr. Industrial LLC		

Photographs of Comparable Sales-Land Valuation



Sale Number One (google earth)



Sale Number Two



Sale Number Three



Sale Number Four



Sale Number Five

Aerial Maps of Comparable Sales



Sale Number One



Sale Number Two



Sale Number Three



Sale Number Four



Sale Number Five

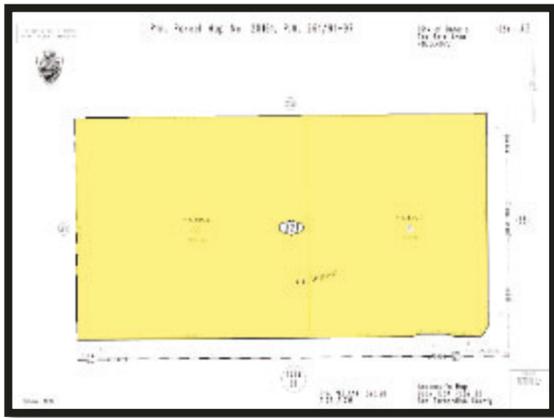
Plat Maps of Comparable Sales



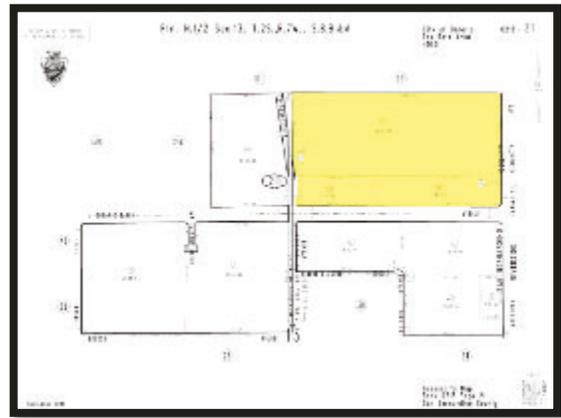
Sale Number One



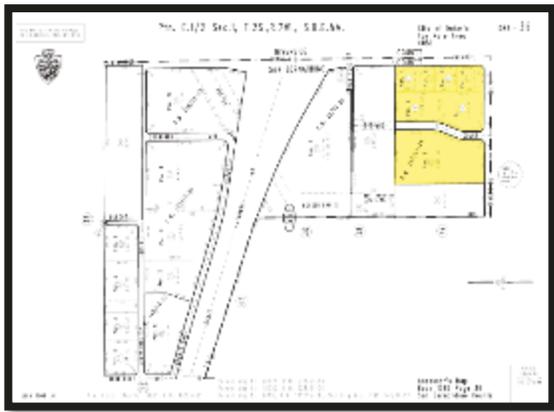
Portion of Sale Number Two



Sale Number Three



Sale Number Four



Sale Number Five

DISCUSSION OF SALE COMPARABLE-LAND VALUATION – LARGER PARCEL

This analysis identifies the similarities and differences between subjects and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g. zoning, utilities, site improvements, location, access, etc.).

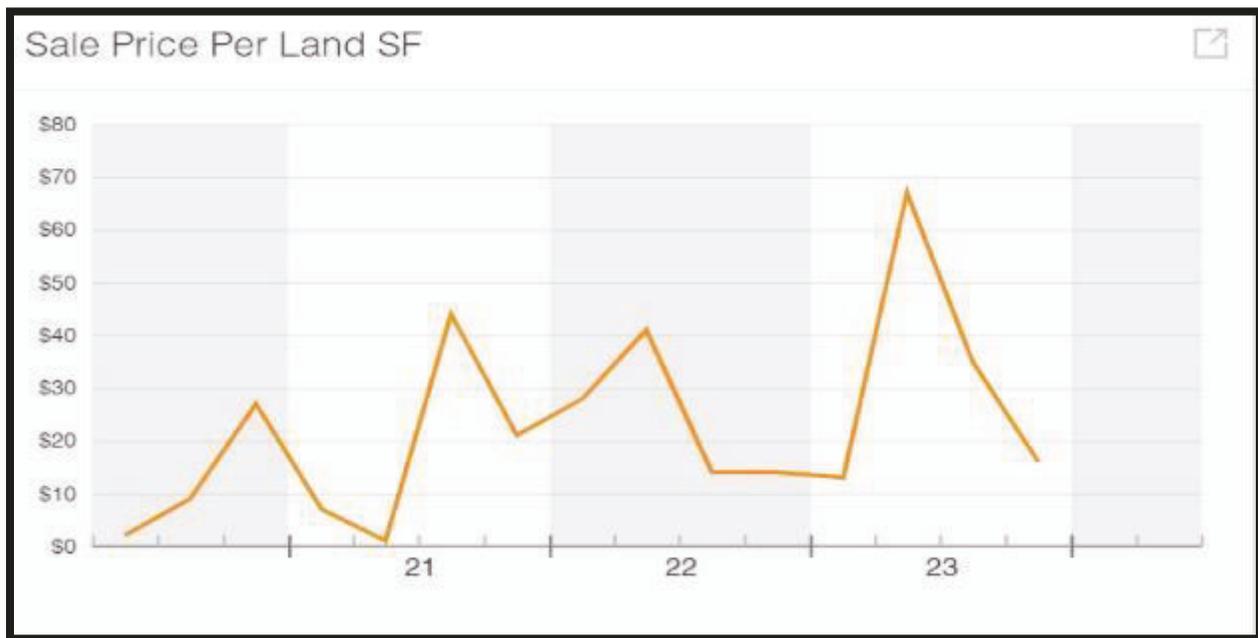
The common quantitative adjustment process involves paired sales analysis that compares two or more market sales to derive an indication of the adjustment for a single characteristic and applies it to the applicable data. Recognizing the weaknesses inherent in a quantitative analysis, a qualitative technique can be used. The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or absolute context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraiser by virtue of our investigations into the subject marketplace.

Market Conditions (Time)

To derive an estimate for time, the appraisers used Costar Comps to determine market industrial land sales growth per square foot from the 4th quarter of 2020 to the 4th quarter of 2023. The graph below shows that unentitled and entitled land sales in the 4th quarter of 2020 was \$27.00 per square foot and increased to \$41.00 per square foot as of 2nd quarter of 2022 or approximately +51.85% over 21 months or approximately +2.5% per month and a 63.41% increase from the 2nd quarter of 2022 to the 2nd quarter of 2023 or approximately 5.28% increase per month. Thereafter, there was a significant decline in land values; therefore, we applied a tempered time adjustment of +1% per month for those sales prior to the 2nd quarter of 2023, then we applied a tempered time adjustment of -1% per month for those sales after the 2nd quarter of 2023.

Condition of Sale

Sale Two involved an option to purchase approximately two to three years prior to the close of escrow on November 7, 2022, therefore the time adjustment is based on a revised date of November 7, 2020. According to Larry Lukanish of the Sares-Regis Group there is a 2-to-3-year supply of industrial land and they will not pay the prices they paid for industrial land in 2022 and 2021.



On the following page is a matrix that displays each of the adjustments deemed necessary to reach an opinion of value for the subject property.

The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or *absolute* context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraisers by virtue of our investigations into the subject marketplace.

Discussion of Data Items

Comparable 1 This general location is rated inferior to the subject property. The specific location is rated inferior to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The irregular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The seller is bringing the comparable's water, power and sewer to the site but no onsite work and is rated inferior to the subject. The comparable has a GI industrial zoning and is rated similar to the subject. Paved road access is similar to the subject. The comparable is entitled for a 1.4 million square foot industrial development and is rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated equivalent to this indicated value.

Comparable 2 This property was purchased along with Comparable Sale 3 for the development of 2.9 million square feet of industrial buildings. This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's has water and power, reportedly must be upgraded along with bringing the sewer to the site. The utilities are rated inferior to

the subject. The comparable has an AG zoning and a general plan amendment was required by the City of Ontario; therefore, zoning is rated inferior to the subject. Paved road access is rated similar to the subject. The comparable was fully entitled at the close of escrow and is rated superior to the subject. The lot size is rated similar to the subject (economies of scale). All factors considered; the subject's unit value is estimated above this indicated value.

Comparable 3 This property was purchased along with Comparable Sale 3 for the development of 2.9 million square feet of industrial buildings. According to the buyer contact, the developer offered less for the property but was held hostage when a second offer to purchase arrived; therefore, the developer paid double to assemble this parcel with Comparable 2. A significant downward adjustment was applied for the premium paid for this parcel. This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's has water and power reportedly must be upgraded along with bringing the sewer to the site. The utilities are rated inferior to the subject. The comparable has an AG zoning and a general plan amendment was required by the City of Ontario and is rated inferior to the subject. Paved road access is rated similar to the subject. The comparable was fully entitled at the close of escrow and is rated superior to the subject. The significantly smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 4 This general location is rated similar to the subject property. The specific location is rated superior to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's available utilities is rated similar to the subject. The comparable has an Industrial (I) zoning and is rated similar to the subject. Paved road access is similar to the subject. The comparable is entitled for flex type industrial buildings and rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 5 This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's lack of utilities is rated inferior to the subject (costs for utilities and road improvements reported at \$3.99 per square foot). The comparable has an Industrial (I) zoning and is rated similar to the subject. Paved road access is rated similar to the subject. The comparable is entitled for 500,000 square feet of mixed-use retail and flex type industrial buildings and rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

ADJUSTMENT OF COMPARABLE LAND DATA						
	SUBJECT	One	Two	Three	Four	Five
Sale Price	N/A	\$106,982,000	\$122,000,000	\$85,000,000	\$250,018,000	\$32,600,000
Improvement Value	N/A					
Adjusted Sale Price	N/A					
Site Size (sf)	5,266,476	2,857,536	5,671,512	758,044	2,369,664	871,200
Acres	120.90	65.60	130.20	17.40	54.40	20.00
\$ SF	N/A	\$37.44	\$21.51	\$112.13	\$105.51	\$37.42
Rights Conveyed						
	Fee Simple	0%	0%	0%	0%	0%
Adjusted \$ SF	N/A	\$37.44	\$21.51	\$112.13	\$105.51	\$37.42
Financing Terms						
	Conventional	0%	0%	0%	0%	0%
Condition of Sale						
	Conventional	0%	0%	-50%	0%	0%
Adjusted \$ SF	N/A	\$37.44	\$21.51	\$56.07	\$105.51	\$37.42
Date						
	May-24	-5.30%	43.00%	22.83%	30.73%	35.33%
Adjusted \$ SF	N/A	\$35.45	\$30.76	\$68.87	\$137.93	\$50.64
General Location						
	Ontario, CA	inferior				
Specific Location						
	Chino Ave & Mill Creek Ave	inferior				
Site Configuration						
	Corner					
Site Shape						
	Irregular		superior	superior	superior	superior
Topography						
	Level					
Utility Status						
	All Available	inferior	inferior	inferior		inferior
Zone/Density						
	Light Industrial		inferior	inferior		
Access						
	Paved Road					
Entitlements						
	None	superior	superior	superior	superior	superior
Site Size (ac)						
	120.90	superior		superior	superior	superior
Subtotal of Adjustments						
		inferior	inferior	superior	superior	superior
FINAL INDICATORS						
	Adjusted \$ SF	\$35.45	\$30.76	\$68.87	\$137.93	\$50.64

LAND VALUE CONCLUSION. Based on the previous discussion, the sale comparables indicate an adjusted range for the subject from approximately \$30.76 to \$137.93 per square foot as shown on the following table.

LAND VALUE ARRAY		
Sale Number	Overall Comparison	Adjusted \$/SF
4	Superior	\$137.93
3	Superior	\$68.87
5	Superior	\$50.64
	Subject	
1	Inferior	\$35.45
2	Inferior	\$30.76

Sale One, is farthest from the subject property suggests the lower limit of value for the subject property at \$35.45 per square foot. Sale Five, in close proximity to the subject property but significantly smaller in size, suggests the upper limit of value for the subject property at \$50.64 per square foot. The appraisers consulted with Joe Werdein of CBRE, industrial real estate broker and in his opinion, market values in the subject immediate neighborhood for unentitled raw land range from \$25.00 to \$40.00 per square foot. The appraisers also consulted with Eloy Covraruibias of CBRE, industrial real estate broker and in his opinion, market values in the subject immediate neighborhood for unentitled raw land are approximately \$30.00 per square foot. We have reconciled the preceding value range at the lower tier of Sales One and Five. Given the data set observed and that industrial market conditions are strong, a unit value of \$35.00 per square foot is appropriate for the subject property.

Value of the Larger Parcel:

Property Type	Site Size (SF)	x	Unit Value	=	Market Value
Industrial Land	5,266,476.00	x	\$35.00	=	\$184,326,660

FAIR MARKET VALUE OF LARGER PARCEL

EIGHTY-FOUR MILLION THREE HUNDRED TWENTY-SIX THOUSAND SIX HUNDRED SIXTY DOLLARS
\$184,326,660

PROJECT DESCRIPTION

The proposed project is identified as the Chino Avenue road and utility improvement Project. The purpose of the permanent easement acquisitions of the larger parcel is to facilitate the construction of a new two-lane paved road and underground utilities.

Site Improvements:

The SCE site improvements are not impacted by the acquisitions.

Value of Proposed Permanent Easement

Permanent easements are less than fee title and will be valued by the loss in utility and desirability before and after the imposition of the encumbrance. This loss may be expressed as a percentage of unencumbered fee value. The requirement may also involve improvements and possible damages and benefits to the remaining property.

Based on review of the proposed Permanent Easements are considered to have a severe impact on surface use and utility of that portion of the subject properties. No permanent buildings or permanent improvements can be installed in the affected area. The paved street, curbs, gutters, sidewalks and underground utilities will be a balanced use by the property owner and easement holder as shown in the table below.

To establish compensation for the acquisition of the Permanent Easements, we have referred to the Easement Valuation Matrix prepared by Donnie Sherwood, SR/WA, MAI, FRICS.

Easement Valuation Matrix

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	<ul style="list-style-type: none"> Severe impact on surface use Conveyance of future uses 	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> Major impact on surface use Conveyance of future uses 	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> Some impact on surface use Conveyance of ingress/egress rights 	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> Balanced use by both owner and easement holder 	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> Location along a property line location across non-usable land area 	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> Subsurface or air rights with minimal effect on use and utility Location with a setback 	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> Nominal effect on use and utility 	Small subsurface easement

Review of this information suggests a percentage of fee value of 90% for the permanent easement. Those easements have a severe impact effect on surface use and utility of that portion of the property to be encumbered by the proposed permanent easements is estimated at 90% of fee value.

VALUE OF PROPOSED PERMANENT EASEMENT ACQUISITION

The value of the proposed Permanent Easement Acquisitions is presented below.

Proposed Permanent Easement Acquisition:

$$16,616 \pm \text{SF} \quad \times \quad \$35.00/\text{SF} \times .90 = \quad \$523,404.00$$

Proposed Permanent Easement Acquisition:

$$55,152.52 \pm \text{SF} \quad \times \quad \$35.00/\text{SF} \times .90 = \quad \underline{\$1,737,304.38}$$

$$\text{Total Acquisition} = \quad \$2,260,708.00$$

$$\text{Rounded} = \quad \$2,260,700.00$$

LARGER PARCEL =	\$184,326,660
LESS ACQUISITION AREA =	<u>\$ 2,260,700</u>
REMAINDER VALUE =	\$182,065,960

VALUE OF THE REMAINDER “BEFORE” AS PART OF LARGER PARCEL (LAND ONLY)

The value of the remainder “before” as part of the larger parcel is its contributory value to the larger parcel land only. As presented above, the area of the larger parcel is placed at approximately 120.90 acres.

LARGER PARCEL =	\$184,326,660
LESS ACQUISITION AREA =	<u>\$ 2,260,700</u>
REMAINDER VALUE =	\$182,065,960

VALUE OF THE REMAINDER AFTER ACQUISITION, BEFORE CONSIDERATION OF BENEFITS

Typically, valuation of a remainder parcel after acquisition considers how the partial acquisition affects the remainder parcel. Methodology involves a determination as to severance damages and benefits that may accrue to the remainder parcel.

Consideration of Severance Damages

California Eminent Domain Law defines Damage to the remainder as the damage, if any caused by either or both of the following: a) The severance of the remainder from the part acquired, b) The construction and use of the project for which the property is acquired in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part acquired.

Damage considerations include issues related to air, light and view obstruction, a change in utility due to shape, topography, access or other physical impairment, or a reduction in site amenities enjoyed in the before condition.

The remainder property after construction in the manner proposed is concluded to have the same unit value as value of the larger parcel in the “before” condition, indicating that no severance damages result.

LARGER PARCEL =	\$184,326,660
LESS ACQUISITION AREA =	<u>\$ 2,260,700</u>
REMAINDER VALUE =	\$182,065,960

Loss in Market Value

$$\$182,065,960 - \$182,065,960 = \$0$$

No severance damages are concluded.

Value of Remainder after Acquisition, Considering Benefits

Briefly stated, benefits are defined as any value enhancement resulting from the project. As cited in Los Angeles County Metropolitan Transit Agency v. Continental Development Corporation, 97 Daily Journal D.A.R. 11021, “*all reasonably certain, non-speculative benefits resulting from the project may offset against severance damages.*”

The appraisal process requires the valuation of the remainder as a separate and distinct parcel considering all the market forces that indicate any increase in value to the remainder property(s).

Benefits

Under California eminent domain law, any potential benefits to the remainder can only be used to offset damages to the remainder. The proposed project will benefit the general market area but provides no quantifiable benefits to the larger parcel in the after condition; no benefits inure to the remainder.

Gain in Market Value

$$\$182,065,960 - \$182,065,960 = \$0$$

FAIR MARKET VALUE

Permanent Easement Acquisitions	\$2,260,700
Site Improvements Acquisition	\$-0-
Severance Damages	\$-0-
Temporary Construction Easement	<u>\$-0-</u>
Total	\$1,260,700
Rounded	\$1,261,000

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH-LAND VALUATION-LARGER PARCEL – APN 0218-171-19 (portion only) & 20, 19.29 Acres

The Sales Comparison Approach is a method of valuation that compares prices paid for similar properties in an open and free marketplace. A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties, which would aid in forming an opinion of the value of the subject property.

Of the sales data discovered and investigated, the data presented are considered the most pertinent and most defensible since they represent transactions that have recently taken place among purchasers who could have considered the subject properties if they were available in the marketplace.

Our research parameters are summarized below.

SALE COMPARABLES PRIMARY SEARCH PARAMETERS	
Location	Cities of Colton, Chino, and Ontario
Sale Date	June 2021 to November 2023
Property Type	5 acres to 20 acres
Method of Analysis	
Price Per Square Foot	Our research in the marketplace indicated that most investors would analyze sales comparable on this basis.

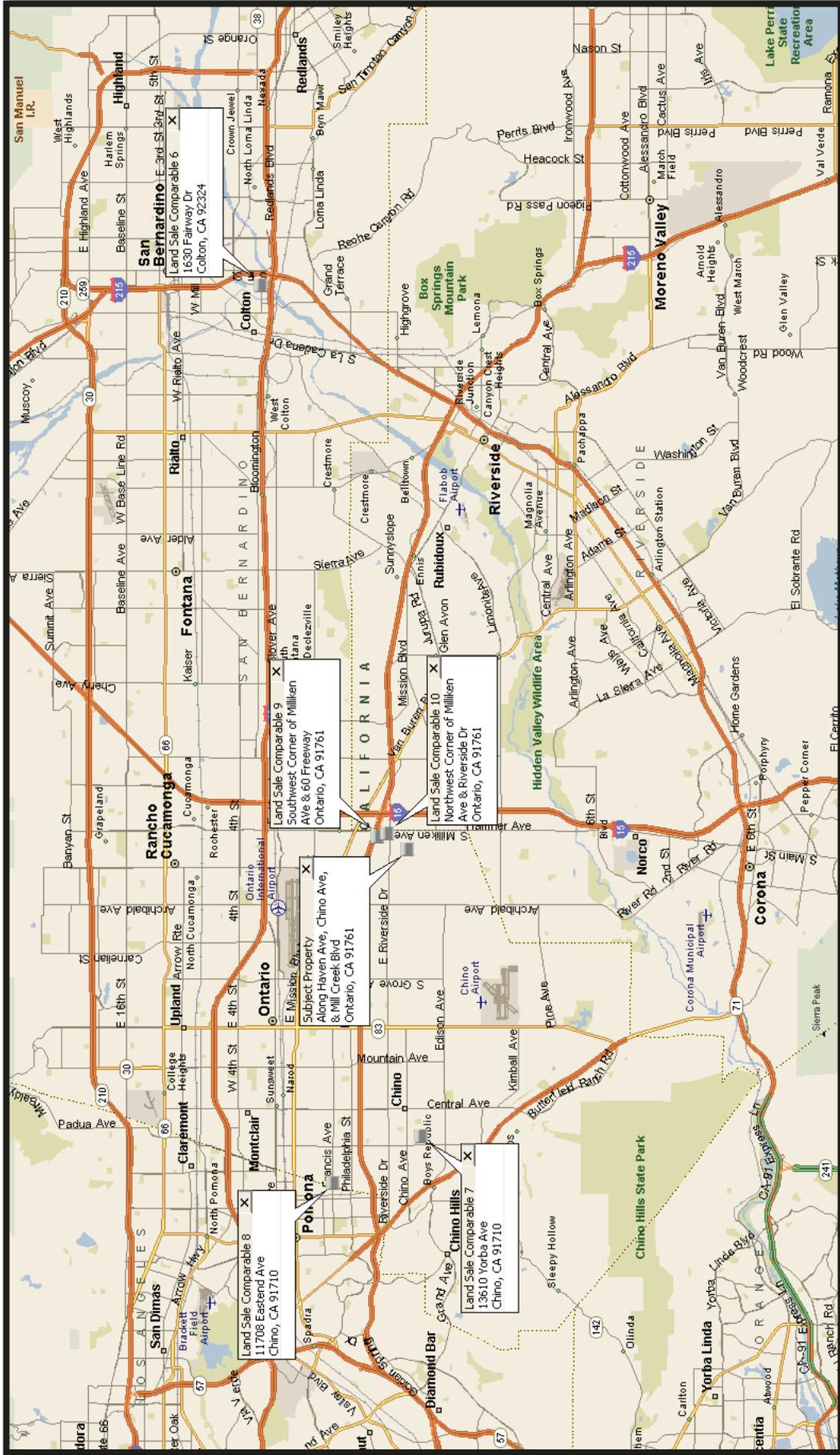
A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties within the subject marketplace, which would aid in forming an opinion of the value of the subject properties. Our research revealed several properties to compare to the subject.

The analysis that follows relies on a detailed discussion of specific strengths and weaknesses observed among the data items, with individual adjustments applied in the form of an adjustment matrix. Subsequent to the presentation of data, further comments relating to our analysis and valuation are provided.

The initial stages of the appraisal process include the investigation, organization, and analysis of relevant market data and other information that relates to the value of the subject properties. By searching public records and interviewing buyers, sellers, real estate agents, developers, and others, we have found data pertaining to sales of properties reasonably comparable to the subject property.

The analysis in the Sales Comparison Approach compares the subject property to other properties that have sold in the market area. The following sales were considered meaningful in providing an indication of value for the subject property. A map of Sales One through Five and a summary of the comparable sales are presented as well. Photos of the comparable properties, aerial photos and plat maps are presented after the summary table of comparable sales. Detailed data sheets are included in the Addenda.

LAND SALES MAP

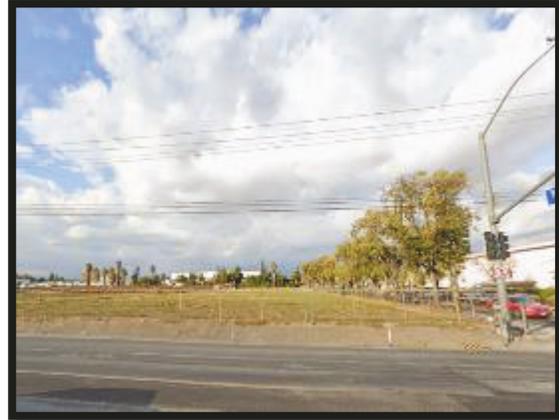


SUMMARY OF EFFECTIVELY VACANT LAND SALES				
ITEM	STREET ADDRESS	SALE DATE	ZONE	CASH EQV. PRICE
	CITY STATE ZIP	DOCUMENT NO.	SQUARE FEET	PRICE PSF
	ASSESSOR'S PARCEL NUMBER	SELLER	ACRES	PRICE PER ACRE
	SOURCE	BUYER		COMMENTS
6	1630-1650 Fairway Drive	November 30, 2023	IP	\$ 14,185,500
	Colton, CA 92324	295861	218,236	\$ 65.00
	0164-202-49, 50 & 51	MJP Capital LLC	5.01	\$2,831,432
	Joe Werdein, CBRE	Juno Colton LLC		Fully Entitled
7	13610 Yorba Ave.	July 20, 2023	M2	\$ 40,000,000
	Chino, CA 91710	177246	601,564	\$ 66.49
	1019-501-01	George Fredric Putnman Living Tr.	13.81	\$2,896,450
	1019-511-07	CRP/Lovett Chino Industrial LLC		
	Jace Gan, Colliers			Fully Entitled
8	11708 Eastend Ave.	September 28, 2022	M2	\$ 20,275,000
	Chino, CA 91710	326235	387,248	\$ 52.36
	1013-271-01 & 1013-261-17	James T. Morgan Revoc. Living Tr.	8.89	\$2,280,655
	Larry Lukanish, Sares-Regis Group	Chino East End Industrial LLC		No Entitlements
9	SW Quadrant of Milliken Ave. & 60 Freeway	September 23, 2021	I, Industrial	\$ 16,500,000
	Ontario, CA 91761	435244	506,167	\$ 32.60
	1083-361-07	B.D. Galleano Testamentry Tr.	11.62	\$1,419,966
	Larry Kukanish, Sare-Regis Gp.	Ontario Riverside Drive Industrial LLC		
10	NWC of Milliken Ave. & Riverside Dr.	June 25, 2021	I, Industrial	\$ 32,600,000
	Ontario, CA 91761	290493	871,200	\$ 37.42
	1083-361-17 thru 23	The Vine Industrial LLC	20.00	\$1,630,000
	Larry Kukanish, Sare-Regis Gp.	Ontario Riverside Dr. Industrial LLC		

Photographs of Comparable Sales-Land Valuation



Sale Number Six



Sale Number Seven



Sale Number Eight



Sale Number Nine



Sale Number Ten

Aerial Maps of Comparable Sales



Sale Number Six



Sale Number Seven



Sale Number Eight

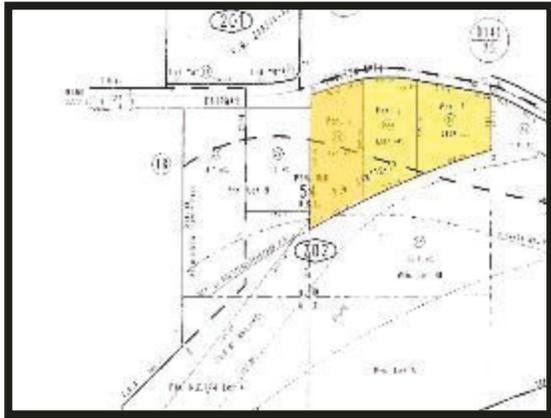


Sale Number Nine

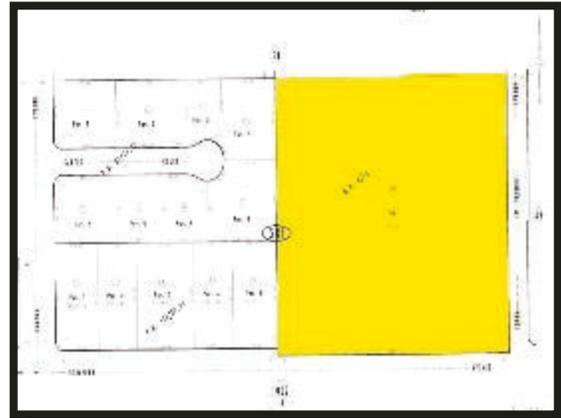


Sale Number Ten

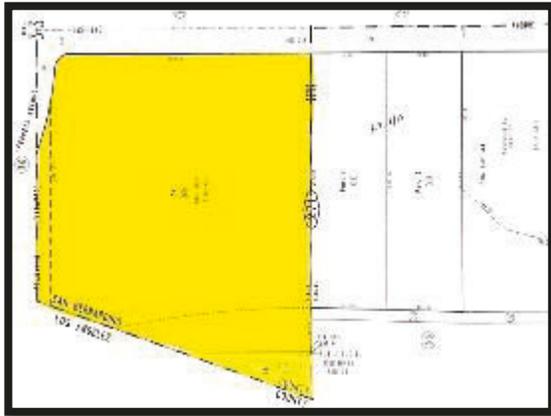
Plat Maps of Comparable Sales



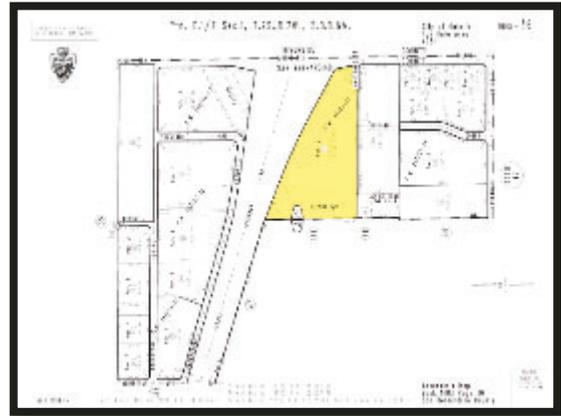
Sale Number Six



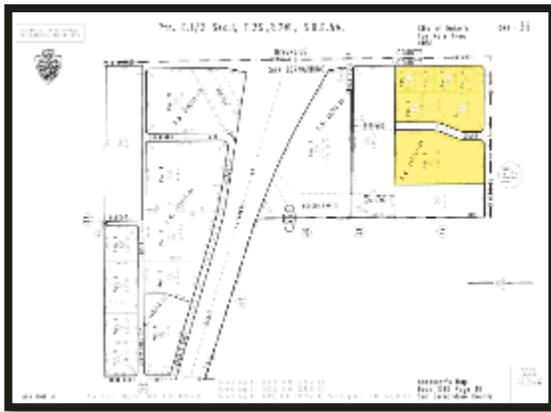
Portion of Sale Number Seven



Sale Number Eight



Sale Number Nine



Sale Number Ten

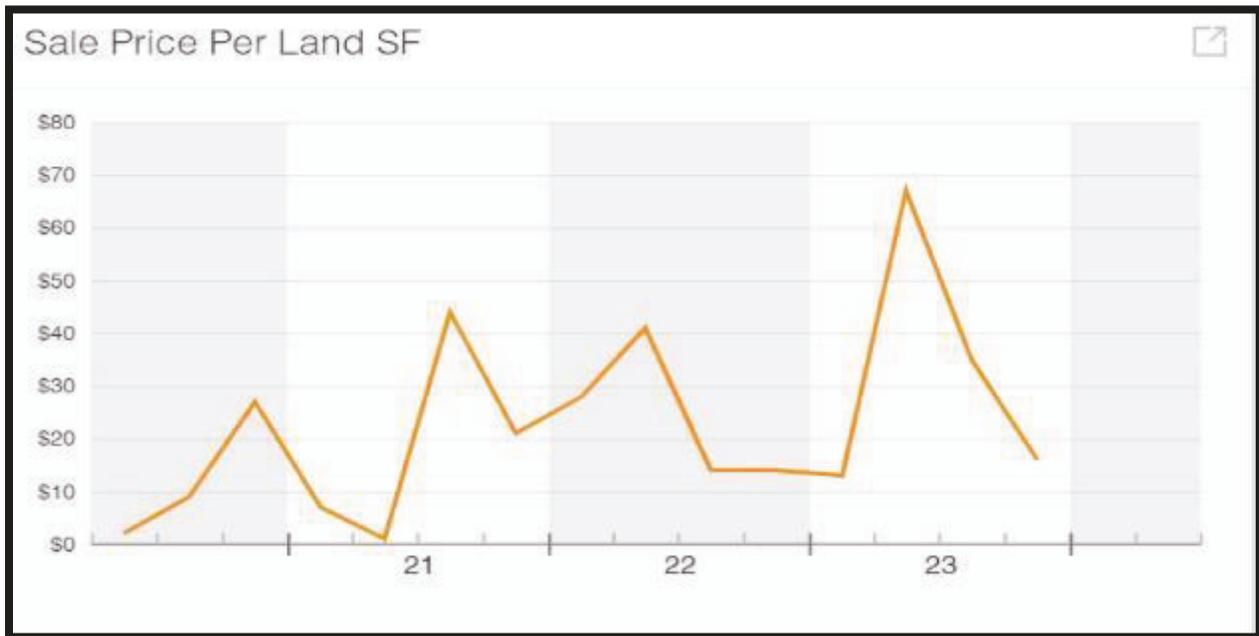
DISCUSSION OF SALE COMPARABLES-LAND VALUATION – LARGER PARCEL

This analysis identifies the similarities and differences between subjects and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g. zoning, utilities, site improvements, location, access, etc.).

The common quantitative adjustment process involves paired sales analysis that compares two or more market sales to derive an indication of the adjustment for a single characteristic and applies it to the applicable data. Recognizing the weaknesses inherent in a quantitative analysis, a qualitative technique can be used. The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or absolute context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraiser by virtue of our investigations into the subject marketplace.

Market Conditions (Time)

To derive an estimate for time, the appraisers used Costar Comps to determine market industrial land sales growth per square foot from the 4th quarter of 2020 to the 4th quarter of 2023. The graph below shows that unentitled and entitled land sales as in the 4th quarter of 2020 was \$27.00 per square foot and increased to \$41.00 per square foot as of 2nd quarter of 2022 or approximately +51.85% over 21 months or approximately +2.5% per month and a 63.41% increase from the 2nd quarter of 2022 to the 2nd quarter of 2023 or approximately 5.28% increase per month. Thereafter, there was a significant decline in land values; therefore, we applied a tempered time adjustment of +1% per month for those sales prior to the 2nd quarter of 2023, then we applied a tempered time adjustment of -1% per month for those sales after the 2nd quarter of 2023. According to Larry Lukanish of the Sares-Regis Group there is a 2 to 3 year supply of industrial land and will not pay the prices they paid for industrial land in 2022 and 2021.



On the following page is a matrix that displays each of the adjustments deemed necessary to reach an opinion of value for the subject property.

The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or *absolute* context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraisers by virtue of our investigations into the subject marketplace.

Discussion of Data Items

Comparable 6 This general location is rated similar to the subject property. The specific location is rated inferior to the subject. The comparable's site configuration (interior lot) is rated inferior to the subject. The irregular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's water, power and sewer are to the site and is rated similar to the subject. The comparable has an IP light industrial zoning and is rated similar to the subject. Paved road access is superior to the subject. The comparable is entitled for a vehicle charging station development and rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 7 This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's water, power and sewer are to the site and is rated similar to the subject. The comparable has an M2 heavy industrial zoning and is rated similar to the subject. Paved road access is superior to the subject. The comparable is entitled for a 300,000 industrial warehouse

development and rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 8 This general location is rated similar to the subject property. The specific location is rated inferior to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The irregular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's water, power and sewer are to the site and is rated similar to the subject. The comparable has an M2 heavy industrial zoning and is rated similar to the subject. Paved road access is superior to the subject. The comparable was not entitled but the future use will be an outdoor truck storage facility development. Its lack of entitlements is rated similar to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 9 This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (interior lot) is rated inferior to the subject. The irregular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's lack of utilities is rated inferior to the subject (costs for utilities and road improvements reported at \$3.99 per square foot). The comparable has an I light industrial zoning and is rated similar to the subject. Paved road access is superior to the subject. The comparable is entitled for a flex type industrial development and is rated superior to the subject. The smaller lot size is rated superior to the subject (economies of scale). All factors considered; the subject's unit value is estimated above this indicated value.

Comparable 10 This general location is rated similar to the subject property. The specific location is rated similar to the subject. The comparable's site configuration (corner lot) is rated similar to the subject. The rectangular shape/utility of the comparable is rated superior to the subject. The level topography is rated similar to the subject. The comparable's lack of utilities is rated inferior to the subject (costs for utilities and road improvements reported at \$3.99 per square foot). The comparable has an Industrial (I) zoning and is rated similar to the subject. Paved road access is superior to the subject. The comparable is entitled for 500,000 square feet of mixed-use retail and flex type industrial buildings and rated superior to the subject. The lot size is rated similar to the subject (economies of scale). All factors considered; the subject's unit value is estimated below this indicated value.

ADJUSTMENT OF COMPARABLE LAND DATA						
	SUBJECT	Six	Seven	Eight	Nine	Ten
Sale Price	N/A	\$14,185,500	\$40,000,000	\$20,275,000	\$16,500,000	\$32,600,000
Improvement Value	N/A					
Adjusted Sale Price	N/A					
Site Size (sf)	840,272	218,236	601,564	387,248	506,167	871,200
Acres	19.29	5.01	13.81	8.89	11.62	20.00
\$ SF	N/A	\$65.00	\$66.49	\$52.36	\$32.60	\$37.42
Rights Conveyed	Permanent Easement	0%	0%	0%	0%	0%
Adjusted \$ SF	N/A	\$65.00	\$66.49	\$52.36	\$32.60	\$37.42
Financing Terms	Conventional	0%	0%	0%	0%	0%
Condition of Sale	Conventional	0%	0%	0%	0%	0%
Adjusted \$ SF	N/A	\$65.00	\$66.49	\$52.36	\$32.60	\$37.42
Date	May-24	-5.73%	-10.17%	20.00%	32.33%	35.33%
Adjusted \$ SF	N/A	\$61.28	\$59.73	\$62.83	\$43.14	\$50.64
General Location	Ontario, CA					
Specific Location	Hammer Ave. & Chino Ave	inferior		inferior		
Site Configuration	Corner	inferior			inferior	
Site Shape	Irregular		superior			superior
Topography	Level					
Utility Status	All Available				inferior	inferior
Zone/Density	Light Industrial					
Access	Dirt Road	superior	superior	superior	superior	superior
Entitlements	None	superior	superior	similar	superior	superior
Site Size (ac)	19.29	superior	superior	superior	superior	
Subtotal of Adjustments		superior	superior	superior	inferior	superior
FINAL INDICATORS	Adjusted \$ SF	\$61.28	\$59.73	\$62.83	\$43.14	\$50.64

LAND VALUE CONCLUSION. Based on the previous discussion, the sale comparables indicate an adjusted range for the subject from approximately \$43.14 to \$62.83 per square foot as shown on the following table.

LAND VALUE ARRAY		
Sale Number	Overall Comparison	Adjusted \$/SF
8	Superior	\$62.83
6	Superior	\$61.28
7	Superior	\$59.73
10	Superior	\$50.64
	Subject	
9	Inferior	\$43.14

Sale Ten, similar in size and close proximity to the subject suggests the upper of value for the subject property at \$50.64 per square foot. Sale Nine, smaller in size and in close proximity to the subject, suggests the lower limit of value for the subject property at \$43.14 per square foot. The appraisers consulted with Joe Werdein of CBRE, industrial real estate broker and in his opinion, market values in the subject immediate neighborhood for unentitled raw land range from \$25.00 to \$40.00 per square foot. We have reconciled the preceding value range lower tier of Sales Nine and Ten. Given the data set observed and that industrial market conditions are strong, a unit value of \$43.00 per square foot is appropriate for the subject property.

Value of the Larger Parcel:

Property Type	Site Size (SF)	x	Unit Value	=	Market Value
Industrial Land	840,272.00	x	\$43.00	=	\$36,131,696

FAIR MARKET VALUE OF LARGER PARCEL

THIRTY-SIX MILLION ONE HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED NINETY-SIX DOLLARS

\$36,131,696

PROJECT DESCRIPTION

The proposed project is identified as the Chino Avenue road and utility improvement Project. The purpose of the permanent easement acquisitions of the larger parcel is to facilitate the construction of a new two-lane paved road and underground utilities.

Site Improvements:

The SCE site improvements are not impacted by the acquisitions.

Value of Proposed Permanent Easement

Permanent easements are less than fee title and will be valued by the loss in utility and desirability before and after the imposition of the encumbrance. This loss may be expressed as a percentage of unencumbered fee value. The requirement may also involve improvements and possible damages and benefits to the remaining property.

Based on review of the proposed Permanent Easements are considered to have a severe impact on surface use and utility of that portion of the subject properties. No permanent buildings or permanent improvements can be installed in the affected area. The paved street, curbs, gutters, sidewalks and underground utilities will be a balanced use by the property owner and easement holder as shown in the table below.

To establish compensation for the acquisition of the Permanent Easements, we have referred to the Easement Valuation Matrix prepared by Donnie Sherwood, SR/WA, MAI, FRICS.

Easement Valuation Matrix

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	<ul style="list-style-type: none"> Severe impact on surface use Conveyance of future uses 	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> Major impact on surface use Conveyance of future uses 	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> Some impact on surface use Conveyance of ingress/egress rights 	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> Balanced use by both owner and easement holder 	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> Location along a property line location across non-usable land area 	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> Subsurface or air rights with minimal effect on use and utility Location with a setback 	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> Nominal effect on use and utility 	Small subsurface easement

Review of this information suggests a percentage of fee value of 90% for the permanent easements. Those easements have a severe impact effect on surface use and utility of that portion of the property to be encumbered by the proposed permanent easements is estimated at 90% of fee value.

VALUE OF PROPOSED PERMANENT EASEMENT ACQUISITION

The value of the proposed Permanent Easement Acquisitions is presented below.

Proposed Permanent Easement Acquisition:

$$28,317.39 \pm \text{SF} \quad \times \quad \$43.00/\text{SF} \times .90 = \quad \$1,095,882.99$$

Proposed Permanent Easement Acquisition:

$$17,876.99 \pm \text{SF} \quad \times \quad \$43.00/\text{SF} \times .90 = \quad \underline{\$ 691,839.51}$$

$$\text{Total Acquisition} = \quad \$1,787,722.50$$

$$\text{Rounded} = \quad \underline{\$1,787,723.00}$$

LARGER PARCEL =	\$36,131,696
LESS ACQUISITION AREA =	<u>\$ 1,787,723</u>
REMAINDER VALUE =	\$34,343,973

VALUE OF THE REMAINDER “BEFORE” AS PART OF LARGER PARCEL (LAND ONLY)

The value of the remainder “before” as part of the larger parcel is its contributory value to the larger parcel land only. As presented above, the area of the larger parcel is placed at approximately 19.29 acres.

LARGER PARCEL =	\$36,131,696
LESS ACQUISITION AREA =	<u>\$ 1,787,723</u>
REMAINDER VALUE =	\$34,343,973

VALUE OF THE REMAINDER AFTER ACQUISITION, BEFORE CONSIDERATION OF BENEFITS

Typically, valuation of a remainder parcel after acquisition considers how the partial acquisition affects the remainder parcel. Methodology involves a determination as to severance damages and benefits that may accrue to the remainder parcel.

Consideration of Severance Damages

California Eminent Domain Law defines Damage to the remainder as the damage, if any caused by either or both of the following: a) The severance of the remainder from the part acquired, b) The construction and use of the project for which the property is acquired in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part acquired.

Damage considerations include issues related to air, light and view obstruction, a change in utility due to shape, topography, access or other physical impairment, or a reduction in site amenities enjoyed in the before condition.

The remainder property after construction in the manner proposed is concluded to have the same unit value as value of the larger parcel in the "before" condition, indicating that no severance damages result.

LARGER PARCEL =	\$36,131,696
LESS ACQUISITION AREA =	<u>\$ 1,787,723</u>
REMAINDER VALUE =	\$34,343,973

Loss in Market Value

$$\text{\$34,343,973} - \text{\$34,343,973} = \text{\$0}$$

No severance damages are concluded.

Value of Remainder after Acquisition, Considering Benefits

Briefly stated, benefits are defined as any value enhancement resulting from the project. As cited in Los Angeles County Metropolitan Transit Agency v. Continental Development Corporation, 97 Daily Journal D.A.R. 11021, *"all reasonably certain, non-speculative benefits resulting from the project may offset against severance damages."*

The appraisal process requires the valuation of the remainder as a separate and distinct parcel considering all the market forces that indicate any increase in value to the remainder property(s).

Benefits

Under California eminent domain law, any potential benefits to the remainder can only be used to offset damages to the remainder. The proposed project will benefit the general market area but provides no quantifiable benefits to the larger parcel in the after condition; no benefits inure to the remainder.

Gain in Market Value

$$\text{\$34,343,973} - \text{\$34,343,973} = \text{\$0}$$

FAIR MARKET VALUE

Permanent Easement Acquisitions	\$1,787,723
Site Improvements Acquisition	\$-0-
Severance Damages	\$-0-
Temporary Construction Easement	<u>\$-0-</u>
Total	\$1,787,723
Rounded	\$1,788,000

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH-LAND VALUATION-LARGER PARCEL – APN 0218-161-09, 19.83 Acres

The Sales Comparison Approach is a method of valuation that compares prices paid for similar properties in an open and free marketplace. A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties, which would aid in forming an opinion of the value of the subject property.

Of the sales data discovered and investigated, the data presented are considered the most pertinent and most defensible since they represent transactions that have recently taken place among purchasers who could have considered the subject properties if they were available in the marketplace.

Our research parameters are summarized below.

SALE COMPARABLES PRIMARY SEARCH PARAMETERS	
Location	Cities of Fontana and Rancho Cucamonga
Sale Date	August 2021 to June 2023
Property Type	2 acres to 20 acres
Method of Analysis	
Price Per Square Foot	Our research in the marketplace indicated that most investors would analyze sales comparable on this basis.

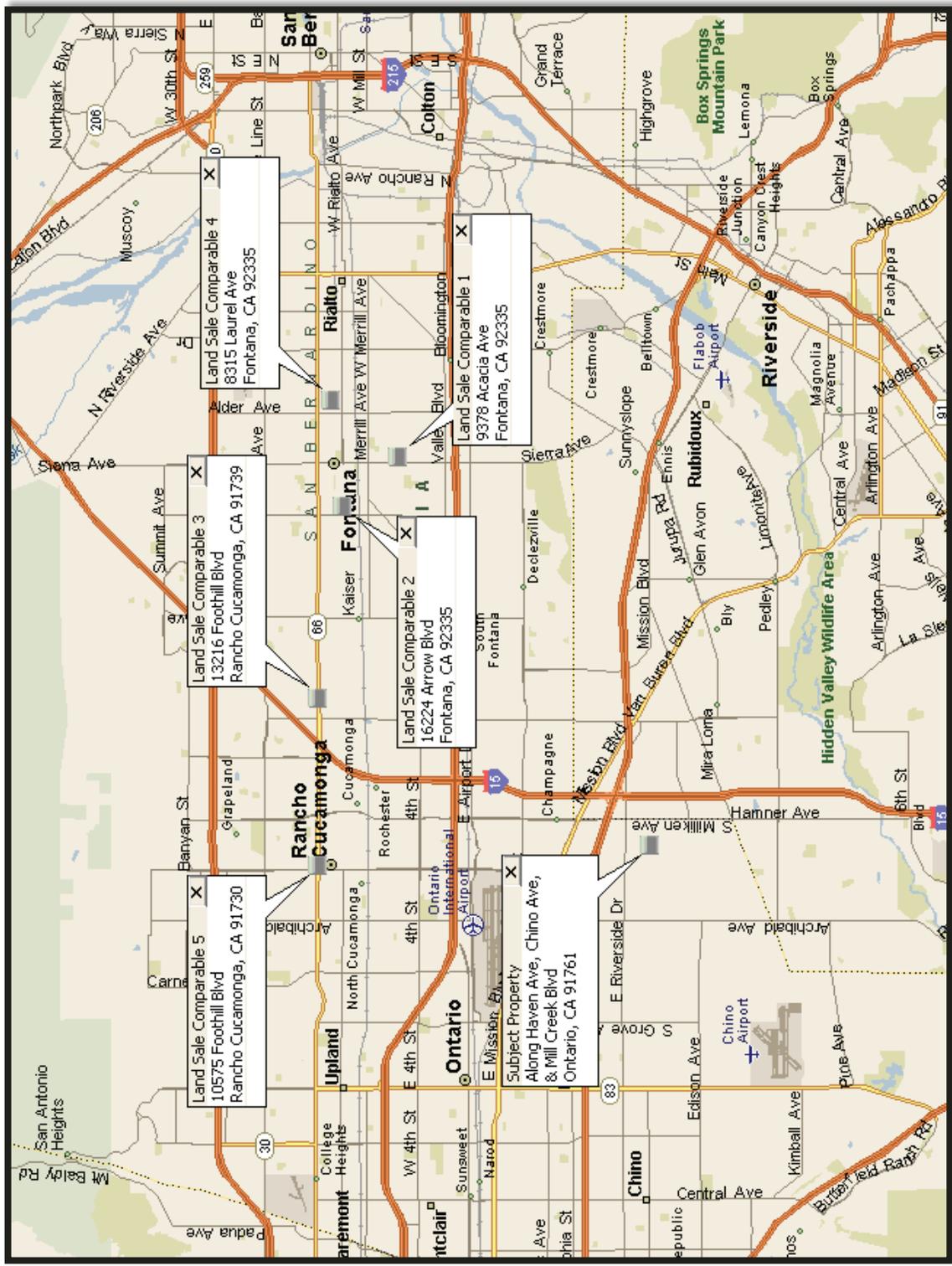
A survey of the market in the subject area was made in an effort to locate comparable sales of similar properties within the subject marketplace, which would aid in forming an opinion of the value of the subject properties. Our research revealed several properties to compare to the subject.

The analysis that follows relies on a detailed discussion of specific strengths and weaknesses observed among the data items, with individual adjustments applied in the form of an adjustment matrix. Subsequent to the presentation of data, further comments relating to our analysis and valuation are provided.

The initial stages of the appraisal process include the investigation, organization, and analysis of relevant market data and other information that relates to the value of the subject properties. By searching public records and interviewing buyers, sellers, real estate agents, developers, and others, we have found data pertaining to sales of properties reasonably comparable to the subject property.

The analysis in the Sales Comparison Approach compares the subject property to other properties that have sold in the market area. The following sales were considered meaningful in providing an indication of value for the subject property. A map of Sales One through Five and a summary of the comparable sales are presented as well. Photos of the comparable properties, aerial photos and plat maps are presented after the summary table of comparable sales. Detailed data sheets are included in the Addenda.

LAND SALES MAP



SUMMARY OF LAND SALES				
Item	Street Address	Sale Date	Zoning	Cash Eqv. Price
	City / State / Zip Code	Document No.	Sq. Ft.	Price psf
	Assessors Parcel Number(s)	Buyer	Acres	Price per unit
	Confirmation Source	Seller	Lots/Units	
1	9378 Acacia Ave. Fontana CA 92335 0194-091-22 Kevin Liang, KW Spectrum Properties	June 8, 2023 139632 Jr Acacia LLC Jbty Family Trust	R-2 123,819 2.84 109	\$2,700,000 \$21.81 24,771
<p><i>Comments: This is a recent sale of a level, rectangular shaped, interior parcel, proposed multi-family residential development with an approved entitlements for 109 units. The site condition was improved and purchased for land value at the time of sale. Average Household Income: \$76,072 per year. This was financed \$1,350,000 from American Plus Bank.</i></p>				
2	16224-16246 Arrow Blvd. Fontana CA 92335 0191-041-06 & 07 Diane Higuchi, eXp Realty	December 15, 2022 400422 Olive Communities LLC Wedaso M. Teshome	MF 102,061 2.34 72	\$1,900,000 \$18.62 26,389
<p><i>Comments: This is a dated sale of a level, rectangular shaped, interior parcel, proposed multi-family residential development with approved entitlements for 72 units. The site condition was improved and purchased for land value at the time of sale. Average Household Income: \$75,747 per year. This was an all cash purchase.</i></p>				
3	13216-13286 Foothill Blvd. Rancho Cucamonga 91730 1100-201-07, 03 & 04 Costar & Grant Deed	August 24, 2021 381514 Core Rancho LLC Foothill & East LLC	CO-2 344,995 7.92 193	\$9,500,000 \$27.54 49,223
<p><i>Comments: This is a dated sale of a level, rectangular shaped, corner parcel, proposed multi-family residential development with approved tentative tract map for 193 units. The site condition was improved and purchased for land value at the time of sale. Average Household Income: \$126,049 per year. This was an "all cash" purchase.</i></p>				
4	8315 Laurel Ave. Fontana 92336 0246-031-23 Costar & Grant Deed	August 26, 2021 386899 Zozo Communities Tin-Jon Syiau	MF 91,258 2.09 28	\$1,100,000 \$12.05 39,286
<p><i>Comments: This is a dated sale of a level, irregular shaped, unimproved land, proposed 28 townhome residential development with approved tentative tract map. Average Household Income: \$56,662 per year. This was an "all cash" purchase.</i></p>				
5	10575 Foothill Blvd. Rancho Cucamonga 91730 0208-353-02 Norm Scheel, Hoffman Co.	February 19, 2021 79243 RC Foothill Holdings LLC Foot Haven LLC	CO-2 345,431 7.93 300	\$6,750,000 \$19.54 22,500
<p><i>Comments: This is a dated sale of a level, irregular shaped, interior parcel, proposed multi-family residential development. No approved entitlements. The site condition was improved at the time of sale. Average Household Income: \$83,730 per year. This was an "all cash" purchase.</i></p>				

Photographs of Comparable Sales-Land Valuation



Sale Number One



Sale Number Two



Sale Number Three



Sale Number Four



Sale Number Five

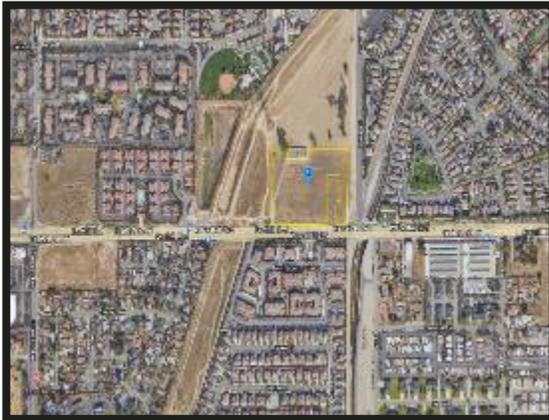
Aerial Maps of Comparable Sales



Sale Number One



Sale Number Two



Sale Number Three

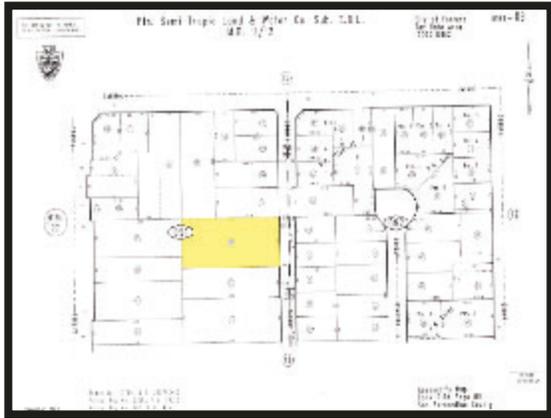


Sale Number Four

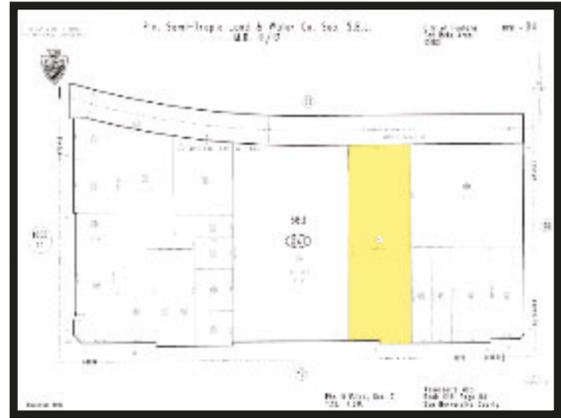


Sale Number Five

Plat Maps of Comparable Sales



Sale Number One



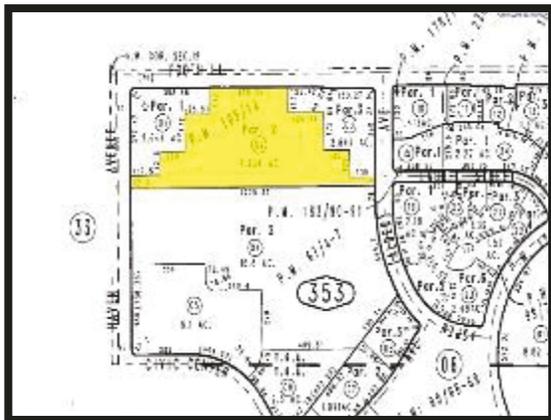
Sale Number Two



Sale Number Three



Sale Number Four



Sale Number Five

DISCUSSION OF SALE COMPARABLES-LAND VALUATION – LARGER PARCEL

This analysis identifies the similarities and differences between subjects and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g. zoning, utilities, site improvements, location, access, etc.).

The common quantitative adjustment process involves paired sales analysis that compares two or more market sales to derive an indication of the adjustment for a single characteristic and applies it to the applicable data. Recognizing the weaknesses inherent in a quantitative analysis, a qualitative technique can be used. The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or absolute context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraiser by virtue of our investigations into the subject marketplace.

Market Conditions (Time)

To derive an estimate for time, the appraisers used Costar Comps to determine market multi-family residential land sales growth per square foot from the 2nd quarter of 2021 to the 2nd quarter of 2024. The graph below shows that unentitled and entitled land sales as in the 3rd quarter of 2021 was \$21.00 per square foot and increased to \$31.00 per square foot as of 2nd quarter of 2023 or approximately +47.62% over 24 months or approximately +1.98% per month. There was a -46.67% decrease from the 3rd quarter of 2023 to the 1st quarter of 2024 or approximately -5.18% decrease per month. We applied a tempered time adjustment of +1% per month for those sales prior to the 2nd quarter of 2023, then we applied a tempered time adjustment of -1% per month for those sales after the 2nd quarter of 2023.



Shape Adjustment

The subject ATF properties are vacant raw unentitled irregular and rectangular shaped parcels. According to “Valuation of Corridors” by Arthur G. Rahn and Gary Valentine, there are some adjustments **almost** never made in corridor valuation including shape, access and topography. The rationale for this is that, absent from the corridor, the land beneath the corridor would be part of the adjacent parcels and share their access, shape and topography.

On the following page is a matrix that displays each of the adjustments deemed necessary to reach an opinion of value for the subject property.

The adjustments applied are not necessarily representative of paired-data analysis and are not intended to be viewed in a precise or *absolute* context. Rather, they are intended to offer general insight with regard to the order of magnitude afforded each of the adjustment categories, as determined by the appraisers by virtue of our investigations into the subject marketplace.

Discussion of Data Items

Comparable 1 This general location is rated inferior to the subject property. The specific location is rated inferior to the subject. The rectangular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable’s water, power, sewer and offsite improvements are to the site and is rated superior to the subject. The comparable has a R-2 multi-family residential zoning and is rated similar to the subject. The comparable is entitled for a 109 unit apartment development and rated superior to the subject. The comparable’s site configuration (interior lot) is rated similar to the subject. Paved road access is superior to the subject. The density is rated superior to the subject. All factors considered; the subject’s unit value is estimated slightly above this indicated value.

Comparable 2 This general location is rated inferior to the subject property. The specific location is rated inferior to the subject. The rectangular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's water, power, sewer and offsite improvements are to the site and is rated superior to the subject. The comparable has a MF multi-family residential zoning and is rated similar to the subject. The comparable is entitled for a 72 unit apartment development and rated superior to the subject. The comparable's site configuration (interior lot) is rated similar to the subject. Paved road access is superior to the subject. The density is rated superior to the subject. All factors considered; the subject's unit value is estimated slightly below this indicated value.

Comparable 3 This general location is rated superior to the subject property. The specific location is rated superior to the subject. The rectangular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's water, power, sewer and offsite improvements are to the site and is rated superior to the subject. The comparable has a CO2, mixed use commercial and multi-family residential zoning and is rated superior to the subject. The comparable is entitled for a 193 unit apartment development and rated superior to the subject. The comparable's site configuration (corner lot) is rated superior to the subject. Paved road access is superior to the subject. The density is rated similar to the subject. All factors considered; the subject's unit value is estimated below this indicated value.

Comparable 4 This general location is rated inferior to the subject property. The specific location is rated inferior to the subject. The rectangular shape/utility of the comparable is rated similar to the subject. The level topography is rated similar to the subject. The comparable's water, power, sewer and offsite improvements are to the site and is rated superior to the subject. The comparable has a MF multi-family residential zoning and is rated similar to the subject. The comparable is entitled for a 28 unit townhome apartment development and rated superior to the subject. The comparable's site configuration (interior lot) is rated similar to the subject. Paved road access is superior to the subject. The density is rated inferior to the subject. All factors considered; the subject's unit value is estimated above this indicated value.

Comparable 5 This general location is rated superior to the subject property. The specific location is rated inferior to the subject. The irregular shape/utility of the comparable is rated similar to the subject (ATF). The level topography is rated similar to the subject. The comparable's water, power, sewer and offsite improvements are to the site and is rated superior to the subject. The comparable has a CO2 mixed-use commercial and multi-family residential zoning and is rated superior to the subject. The comparable was not entitled for the proposed 300-unit apartment development and rated similar to the subject. The comparable's site configuration (interior lot) is rated similar to the subject. Paved road access is superior to the subject. The density is rated superior to the subject. All factors considered; the subject's unit value is estimated below this indicated value.

ADJUSTMENT OF COMPARABLE LAND DATA						
	SUBJECT	One	Two	Three	Four	Five
Sale Price	N/A	\$2,700,000	\$1,900,000	\$9,500,000	\$1,100,000	\$6,750,000
Land Size Acres	863,794	2.84	2.34	7.92	2.09	7.93
Land Size Square Feet	19.83	123,819	102,061	344,995	91,258	345,431
\$ per SF	N/A	\$21.81	\$18.62	\$27.54	\$12.05	\$19.54
Rights Conveyed	Fee Simple	0%	0%	0%	0%	0%
Median HH Tract Income	\$120,573	\$88,698	\$59,729	\$138,748	\$65,387	\$58,784
Site Configuration	Interior	Interior	Interior	Corner	Interior	Interior
Shape/Utility	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Irregular
Utilities	Power & Water	All Available	All Available	All Available	All Available	All Available
Zone	MDR	R-2	MF	CO-2	MF	CO-2
Entitlements	None	Fully Entitled	Fully Entitled	TT Map	TT Map	None
Density	12-25 Units per acre	38 Units/Acre	30 Units/Acre	24 Units/Acre	13 Units/Acre	37 Units/Acre
Adjusted \$ SF	N/A	\$21.81	\$18.62	\$27.54	\$12.05	\$19.54
Financing Terms	Conventional	0%	0%	0%	0%	0%
Condition of Sale	Conventional	0%	0%	0%	0%	0%
Adjusted \$ SF	N/A	\$21.81	\$18.62	\$27.54	\$12.05	\$19.54
Date	May-24	-11.6%	17.4%	33.3%	33.3%	39.5%
Adjusted \$ psf	N/A	\$19.27	\$21.86	\$36.71	\$16.07	\$27.27
General Location	Ontario, CA	inferior	inferior	superior	inferior	superior
Specific Location (HH Inc.)	\$120,573	inferior	inferior	superior	inferior	inferior
Site Improvements	None	superior	superior	superior	superior	superior
Topography	Generally Level					
Shape/Utility	Rectangular					
Utilities	Power & Water	superior	superior	superior	superior	superior
Zone	MDR			superior		superior
Entitlements	None	superior	superior	superior	superior	
Site Configuration	Interior			superior		
Access	Dirt Road	superior	superior	superior	superior	superior
Lot Density per Acre	12-25 Units per acre	superior	superior		inferior	superior
Subtotal of Adjustments		inferior	superior	superior	inferior	superior
FINAL INDICATORS		\$19.27	\$21.86	\$36.71	\$16.07	\$27.27

LAND VALUE CONCLUSION. Based on the previous discussion, the sale comparables indicate an adjusted range for the subject from approximately \$16.07 to \$36.71 per square foot as shown on the following table.

LAND VALUE ARRAY		
Sale Number	Overall Comparison	Adjusted \$/SF
3	Superior	\$36.71
5	Superior	\$27.27
2	Superior	\$21.86
	Subject	
1	Inferior	\$19.27
4	Inferior	\$16.07

Sale One, the most recent sale and further from the subject. suggests the lower limit of value for the subject property at \$19.27 per square foot. Sale Two, the next most recent sale and further from the subject, suggests the upper limit of value for the subject property at \$21.86 per square foot. We have reconciled the preceding value range at the middle tier of Sales One and Two. Given the data set observed and that multi-family residential market conditions are improving, a unit value of \$20.00 per square foot is appropriate for the subject property. Assuming a maximum density of 25 dwelling units per acre or 495 units, the indicated value for the subject is approximately \$34,900 per unit, which in the opinion of multi-family real estate brokers is reasonable.

Value of the Larger Parcel:

Property Type	Site Size (SF)	x	Unit Value	=	Market Value
MF Residential Land	863,794	x	\$20.00	=	\$17,275,880

FAIR MARKET VALUE OF LARGER PARCEL

SEVENTEEN MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND EIGHT HUNDRED EIGHTY DOLLARS
\$17,275,880

PROJECT DESCRIPTION

The proposed project is identified as the Chino Avenue road and utility improvement Project. The purpose of the permanent easement acquisitions of the larger parcel is to facilitate the construction of a new two-lane paved road and underground utilities.

Site Improvements:

The SCE site improvements are not impacted by the acquisitions.

Value of Proposed Permanent Easement

Permanent easements are less than fee title and will be valued by the loss in utility and desirability before and after the imposition of the encumbrance. This loss may be expressed as a percentage of unencumbered fee value. The requirement may also involve improvements and possible damages and benefits to the remaining property.

Based on review of the proposed Permanent Easements are considered to have a severe impact on surface use and utility of that portion of the subject properties. No permanent buildings or permanent improvements can be installed in the affected area. The paved street, curbs, gutters, sidewalks and underground utilities will be a balanced use by the property owner and easement holder as shown in the table below.

To establish compensation for the acquisition of the Permanent Easements, we have referred to the Easement Valuation Matrix prepared by Donnie Sherwood, SR/WA, MAI, FRICS.

Easement Valuation Matrix

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	<ul style="list-style-type: none"> Severe impact on surface use Conveyance of future uses 	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> Major impact on surface use Conveyance of future uses 	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> Some impact on surface use Conveyance of ingress/egress rights 	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> Balanced use by both owner and easement holder 	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> Location along a property line location across non-usable land area 	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> Subsurface or air rights with minimal effect on use and utility Location with a setback 	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> Nominal effect on use and utility 	Small subsurface easement

Review of this information suggests a percentage of fee value of 90% for the permanent easement. Those easements have a severe impact effect on surface use and utility of that portion of the property to be encumbered by the proposed permanent easements is estimated at 90% of fee value.

VALUE OF PROPOSED PERMANENT EASEMENT ACQUISITION

The value of the proposed Permanent Easement Acquisitions is presented below.

Proposed Permanent Easement Acquisition:

$$59,387.68 \pm \text{SF} \times \$20.00/\text{SF} \times .90 = \$1,068,978.24$$

Proposed Permanent Easement Acquisition:

$$85,050.99 \pm \text{SF} \times \$20.00/\text{SF} \times .90 = \$1,530,917.82$$

Total Acquisition	=	\$2,599,896.06
Rounded	=	\$2,599,900.00

LARGER PARCEL =	\$17,275,880
LESS ACQUISITION AREA =	<u>\$ 2,599,900</u>
REMAINDER VALUE =	\$14,675,980

VALUE OF THE REMAINDER “BEFORE” AS PART OF LARGER PARCEL (LAND ONLY)

The value of the remainder “before” as part of the larger parcel is its contributory value to the larger parcel land only. As presented above, the area of the larger parcel is placed at approximately 19.83 acres.

LARGER PARCEL =	\$17,275,880
LESS ACQUISITION AREA =	<u>\$ 2,599,900</u>
REMAINDER VALUE =	\$14,675,980

VALUE OF THE REMAINDER AFTER ACQUISITION, BEFORE CONSIDERATION OF BENEFITS

Typically, valuation of a remainder parcel after acquisition considers how the partial acquisition affects the remainder parcel. Methodology involves a determination as to severance damages and benefits that may accrue to the remainder parcel.

Consideration of Severance Damages

California Eminent Domain Law defines Damage to the remainder as the damage, if any caused by either or both of the following: a) The severance of the remainder from the part acquired, b) The construction and use of the project for which the property is acquired in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part acquired.

Damage considerations include issues related to air, light and view obstruction, a change in utility due to shape, topography, access or other physical impairment, or a reduction in site amenities enjoyed in the before condition.

The remainder property after construction in the manner proposed is concluded to have the same unit value as value of the larger parcel in the “before” condition, indicating that no severance damages result.

LARGER PARCEL =	\$17,275,880
LESS ACQUISITION AREA =	<u>\$ 2,599,900</u>
REMAINDER VALUE =	\$14,675,980

Loss in Market Value

\$14,675,980 - \$14,675,980 =	\$0
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No severance damages are concluded.

Value of Remainder after Acquisition, Considering Benefits

Briefly stated, benefits are defined as any value enhancement resulting from the project. As cited in Los Angeles County Metropolitan Transit Agency v. Continental Development Corporation, 97 Daily Journal D.A.R. 11021, *“all reasonably certain, non-speculative benefits resulting from the project may offset against severance damages.”*

The appraisal process requires the valuation of the remainder as a separate and distinct parcel considering all the market forces that indicate any increase in value to the remainder property(s).

Benefits

Under California eminent domain law, any potential benefits to the remainder can only be used to offset damages to the remainder. The proposed project will benefit the general market area but provides no quantifiable benefits to the larger parcel in the after condition; no benefits inure to the remainder.

Gain in Market Value

\$14,675,980 - \$14,675,980 =

\$0

FAIR MARKET VALUE

Permanent Easement Acquisitions	\$2,599,900
Site Improvements Acquisition	\$-0-
Severance Damages	\$-0-
Temporary Construction Easement	<u>\$-0-</u>
Total	\$2,599,900
Rounded	\$2,600,000

VALUE RECAPITULATION

Estimate of Fair Market Value - APN: 0218-171-10		
Value Of Larger Parcel (Land Only)	184,326,660	
Value Of Part Taken	2,260,700	2,260,700
Value of the Remainder As Part Of The Whole	182,065,960	
Value of the Remainder After The Take Before Considering Benefits	182,065,960	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	182,065,960	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		2,260,700
Fair Market Value Estimate, Rounded:		\$2,261,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-171-10, as of the effective date of valuation, is:

TWO MILLION TWO HUNDRED SIXTY-ONE THOUSAND DOLLARS

\$2,261,000

Estimate of Fair Market Value - APNs: 0218-171-19 & 20		
Value Of Larger Parcel (Land Only)	36,131,696	
Value Of Part Taken	1,787,723	1,787,723
Value of the Remainder As Part Of The Whole	34,343,973	
Value of the Remainder After The Take Before Considering Benefits	34,343,973	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	34,343,973	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		1,787,723
Fair Market Value Estimate, Rounded:		\$1,788,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-171-19 and 20, as of the effective date of valuation, is:

ONE MILLION SEVEN HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS

\$1,788,000

Estimate of Fair Market Value - APN: 0218-161-09		
Value Of Larger Parcel (Land Only)	17,275,880	
Value Of Part Taken	2,599,900	2,599,900
Value of the Remainder As Part Of The Whole	14,675,980	
Value of the Remainder After The Take Before Considering Benefits	14,675,980	
Severance Damages	0	
Value of the Remainder After The Take Before Considering Benefits	14,675,980	
Benefits	0	
Net Damages	0	
Value of Site Improvements in the Take Area	0	
Value of Temporary Construction Easement		
TCE Rental Value	0	
Total Value of Temporary Construction Easement	0	
Total Estimated Fair Market Value		2,599,900
Fair Market Value Estimate, Rounded:		\$2,600,000

As a result of our investigation and analysis, it is our opinion that the **Fair Market Value** of proposed permanent easement acquisitions of the subject 0218-161-09, as of the effective date of valuation, is:

TWO MILLION SIX HUNDRED THOUSAND DOLLARS

\$2,600,000

MARKETING/EXPOSURE TIME ESTIMATION

Exposure Time³

“The estimated length of time the property interest being appraised would have to have been offered on the market prior to the hypothetical consummation of a sale at “As Is” Market Value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.”⁴

We inquired about information from several knowledgeable industrial brokers as well as our comparable sales data about the most probable exposure time required to sell the subject properties. Below is a summary table of the information collected.

Source	Exposure Time on Market
1	Off market sale
2	Off market sale
3	Off market sale
4	Off market sale
5	Off market sale
6	531 Days
7	60 Days
8	Off market sale
9	Off market sale
10	970 Days

Market participants consistently stated 9 to 18 months to properly market and attract a buyer. Assuming that any future sale of the subject property would be based on terms of sale prevalent in the subject market, as well as a realistic list price that was sensitive to existing market conditions, we estimate that a reasonable exposure time assumption for the subject property is 9 to 18 months.

³ The analysis of Exposure Time and Marketing Time assumes, and is based on, standard escrow periods for the type of property being appraised.

⁴ The Dictionary of Real Estate Appraisal, Third Edition, pages 126, 127.

We inquired about information from several knowledgeable multi-family residential brokers as well as our comparable sales data about the most probable exposure time required to sell the subject properties. Below is a summary table of the information collected.

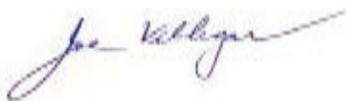
Source	Exposure Time on Market
1	970 Days
2	329 Days
3	Off market sale
4	92 Days
5	80 Days

Market participants consistently stated 6 to 9 months to properly market and attract a buyer. Assuming that any future sale of the subject property would be based on terms of sale prevalent in the subject market, as well as a realistic list price that was sensitive to existing market conditions, we estimate that a reasonable exposure time assumption for the subject property is 6 to 9 months.

CERTIFICATION

We certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, **David Rosenthal, MAI** has completed the continuing education program for designated members of the Appraisal Institute.
- We have had ample experience with the subject property type and marketplace, and we possess the requisite knowledge to perform this appraisal assignment competently.
- **Joe J. Villegas, MAI** has made a personal inspection of the property that is the subject of this report. **David Rosenthal, MAI, FRICS** has not made a personal inspection of the property that is the subject of this report.
- **Joe J. Villegas, MAI** has performed the selection of comparable properties, collection and verification of data, and preliminary analysis. **David Rosenthal, MAI, FRICS** has reviewed and approved the final selection of comparable properties, and the final analysis and conclusion of value. Other than those mentioned, **Mavelle Judan** prepared the front-end appraisal assistance to the person(s) signing this certification.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



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ADDENDA

DEFINITIONS

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

APPRAISER QUALIFICATIONS AND LICENSES

PARTIAL LIST OF CLIENTS

LAND SALES COMPARABLE DATA SHEETS

Definitions

Definitions are cited from *The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010)*, published by the Appraisal Institute, unless otherwise noted)

Appraisal – “1. The act or process of developing an opinion of value. 2. An opinion of value.”

“As Is” Market Value - “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

Extraordinary Assumption – “An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.” (USPAP 2018-2019)

Fair Market Value - “The price at which the property would change hands between a willing buyer and willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts.” (IRS Regulations 26 CFR 20.2031-1b and 26 CFR 25.2512-1)

Fee Simple Estate - “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Ground Lease – “A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term.”

Hypothetical Condition – “A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.” (USPAP 2018-2019)

Leased Fee Estate – “A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).”

Leasehold Estate – “The tenant’s possessory interest created by a lease.”

Market Rent - “The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).”

Market Value - The following definition of Market Value is used by agencies that regulate federally insured financial institutions in the United States (*U.S. Code Title 12, CFR Banks and Banking, Part 323.2 as published in the Federal Register*):

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;*
- b. both parties are well-informed or well-advised, and acting in what they consider their best interests;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Prospective Opinion of Value – *"A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy."*

Retrospective Value Opinion – *"A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."*

Sandwich Leasehold Estate – *"The interest held by the original lessee when the property is subleased to another party; a type of leasehold estate."*

Stabilized Occupancy – *"An expression of the expected occupancy of a property in its particular market considering current and forecasted supply and demand, assuming it is priced at market rent."*

General Assumptions and Limiting Conditions

This appraisal report has been made with the following **General Assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that there is compliance with all applicable zoning and land use regulations and restrictions unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

This appraisal report has been made with the following **General Limiting Conditions**:

1. The distribution, if any, of the total valuation in this report between land and improvements, applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraisers, by reason of this appraisal, are not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate unless such proration or division of interests has been set forth in the report.
6. The appraisers assume that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any, encumbering the property.
7. No survey was furnished so the appraisers relied on the assessor's plat map to ascertain the physical dimensions and acreage of the subject property. Should a survey prove these characteristics inaccurate, it may be necessary for this appraisal to be adjusted.
8. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.
9. Complete building plans and specifications were not available for use in the preparation of this appraisal. The analysis, therefore, is subject to review of the final plans and specifications when available.
10. Any proposed improvements are assumed to have been completed unless otherwise stipulated. Any construction is assumed to conform to the building plans referenced in the report.
11. Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties, unless detailed geologic reports are made available.
12. No termite inspection report was available. The appraisers personally inspected the subject property and found no significant evidence of termite damage or infestation. No guarantee that none exists, however, should be construed.
13. No consideration has been given in this appraisal to the value of property considered by the appraisers to be personal, located on the premises, or the cost of moving/relocating such personal property. Only real estate has been considered.

14. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos or urea formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, has not been considered. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in the field if desired.
15. Unless otherwise stated, no responsibility is assumed for any damage sustained in connection with actual or potential deficiencies or hazards such as, but not limited to, inadequacies or defects in the structure, design, mechanical equipment or utility services associated with the improvements, air or water pollution, lead paint, noise, flooding, storms or wind, traffic and other neighborhood hazards, radon gas, asbestos, natural or artificial radiation, or hazardous materials or toxic substances of any description, whether on or off the property appraised. The appraisers are not qualified to detect hazardous waste or materials on, in or under the land or the improvements. Such a determination requires the investigation of a qualified expert in hazardous materials and assessment. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of asbestos or urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not conducted a specific survey or analysis of the subject property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost-to-cure the property's potential physical characteristics, the real estate appraiser cannot comment on compliance with ADA. A brief summary of the subject's physical aspects is included in this report; however, this does not suggest ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. A specific study of both the owner's financial ability and the cost-to-cure of any deficiencies would be needed for the Department of Justice to determine compliance.
17. The appraisers made no engineering survey of the subject property. Except as specifically stated, data relative to size and area has been taken from sources considered reliable, but no guarantee of accuracy is expressed or implied. Interested parties should retain a surveyor or other qualified professional for exact measurements of the subject property.

SPECIAL ASSUMPTIONS AND CONDITIONS

The applicability of *Extraordinary Assumptions*, *Hypothetical Conditions* or *Special Limiting Conditions* is addressed in the **Scope of Work** section of this report.

Appraiser Qualifications

Professional Qualifications of

JOE VILLEGAS, MAI

EDUCATION

Bachelor of Arts Degree, 1974
 California State University, Fullerton, Fullerton, California
 Major in Art and History

PROFESSIONAL DESIGNATIONS

Appraisal Institute No. 9196
 MAI Member

State of California, Bureau of Real Estate Appraisers
 Certified General Real Estate Appraiser (#A:G004648)

State of California, Real Estate Broker
 (License # 00380116)

International Right of Way Association
 Member and Past President of Inland Empire Chapter 57

EXPERIENCE

CURTIS - ROSENTHAL, Inc., 2016 to date – Regional Manager Inland Empire
 Perform field appraisals, and review appraisals for public and private sector clients. Properties appraised include: residential, apartments, commercial, industrial, special purpose, vacant land and part takes.

Villegas Appraisal Co., -1987-2015 Real Estate Appraiser
 Responsible for the appraisal of retail shopping centers, office buildings, restaurants, motels, apartment complexes, cold storage facilities, mixed use commercial projects and residential subdivisions. Completed hundreds of appraisal assignments for public and private sector clients throughout Southern California. Experience includes providing reviews of commercial and residential appraisal reports for the banking industry. Extensive experience providing expert witness services including deposition and trial testimony.

EXPERT WITNESS

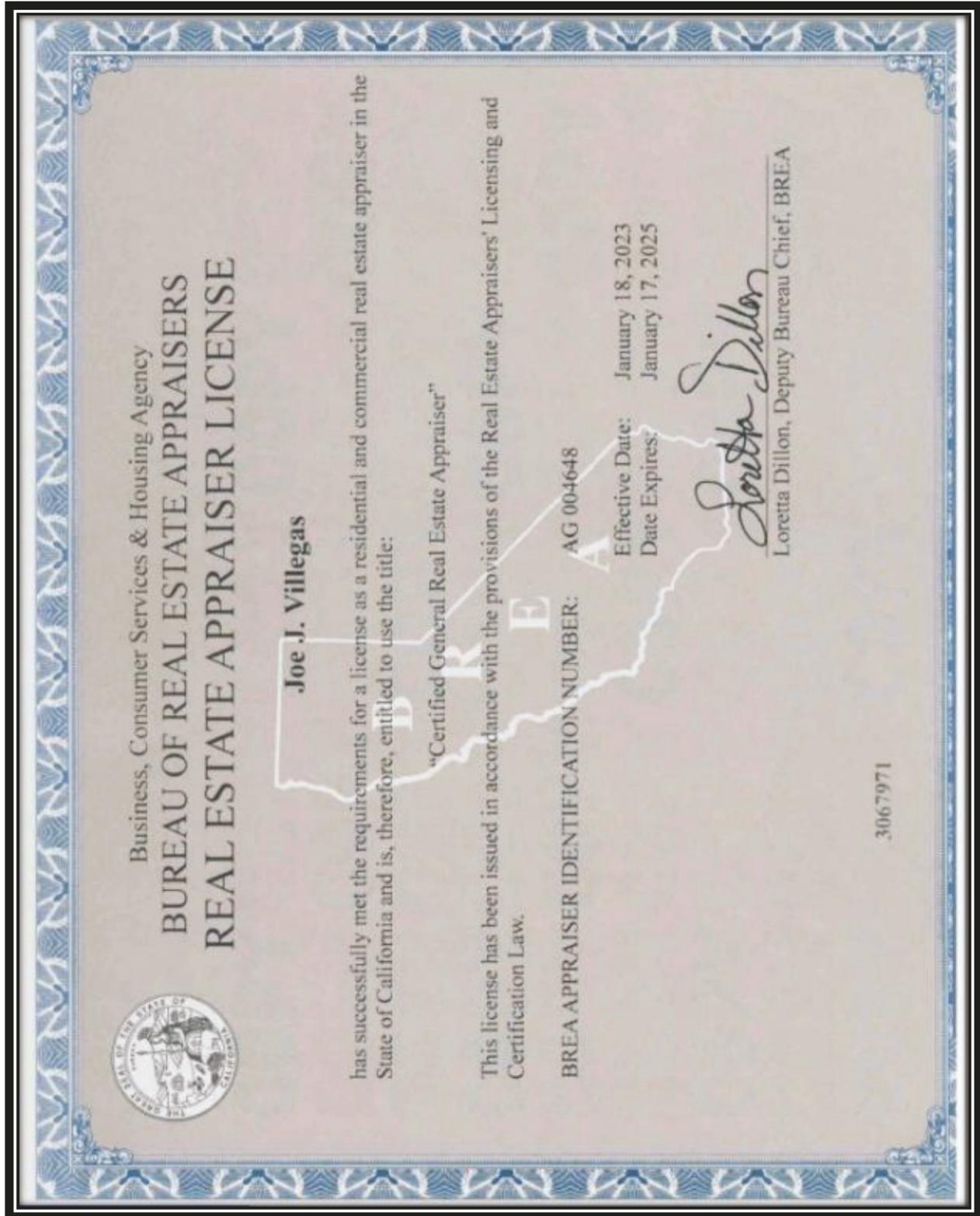
Accepted as an expert witness in Los Angeles County Superior Court and Orange County.

PROJECT EXPERIENCE

- * California High-Speed Rail Authority, First Construction Section, Fresno County, CA
- * De Anza Boulevard Realignment Project, City of Calexico, CA
- * Caltrans, Region 7, 710 Freeway Corridor Project, Cities of South Pasadena, Pasadena and Los Angeles, CA
- * Southern California Gas Company Pipe Line Upgrade Project, San Luis Obispo County and City of Pismo Beach, CA
- * Southern California Gas Company Pipe Line Upgrade Project, Kings County, CA
- * Yucaipa Boulevard Widening Project, City of Yucaipa
- * Palm Canyon Drive Widening Project, City of Palm Springs
- * Alder Avenue Widening Project, City of Rialto
- * Avenue E Roundabout Project, City of Yucaipa
- * Renaissance Parkway Project, City of Rialto
- * Former Youth Correction Facility, Paso Robles for the CA Department of General Services
- * Partial Fee Acquisition projects for Los Angeles County Metropolitan Transportation Authority



Current Appraiser License



Professional Qualifications of**DAVID M. ROSENTHAL, MAI, FRICS****PROFESSIONAL DESIGNATIONS****Appraisal Institute**

MAI Member, Appraisal Institute (MAI #8024)
Member of the Regional Ethics & Counseling Panel, 1994-1997, 2000-2003

Royal Institution of Chartered Surveyors

Fellow of the Royal Institution of Chartered Surveyors, (FRICS #1291058)

State of California, Bureau of Real Estate Appraisers

Certified General Real Estate Appraiser (#AG001641)

EDUCATION**Master of Management Degree (MBA), 1980**

J.L. Kellogg Graduate School of Management, Northwestern University,
Evanston, Illinois - Concentrations in Finance and Accounting

Bachelor of Science Degree, 1978

University of Florida, Gainesville, Florida
Major in Business Administration - concentration in Finance

EXPERIENCE**CURTIS - ROSENTHAL, Inc., 1983 to present – President & CEO**

Founding principal of regional commercial real estate appraisal and consulting firm. Perform field appraisals and review appraisals for: Commercial Mortgage Lenders (Banks, Life Insurance Companies, CMBS, Pension Funds), Public Agencies (City Governments, Transit Agencies), Law Firms (Real Estate Litigation, Estate and Trust, Lease Negotiation), Corporations (Valuation for Financial Reporting), and Accounting Firms. Properties appraised include: retail, office, industrial, apartments, condominiums, mixed-use, special purpose, and vacant land. Areas of experience include southern and northern California, Arizona and Nevada.

Security Pacific National Bank, 1981-1982 - Corporate Loan Officer

Responsible for portfolio of loans consisting primarily of real estate companies. Projects financed included construction and renovation of income properties and development of new residential tracts.

EXPERT WITNESS

Accepted as an expert witness in the following courts:

Federal Bankruptcy Court - California Central District
Superior Court - Los Angeles County and Orange County
Municipal Court - Orange County

INSTRUCTOR**Loyola Marymount University, 1987 - 2016**

College of Business Administration, Finance Department - Guest Instructor

Federal Reserve Bank of San Francisco, 2015

Risk Connection 2015, Risks with Construction Development Lending-Guest Trainer

University of California at Los Angeles, 1988

UCLA Extension, Financial Institutions Management Program - Guest Instructor

Professional Qualifications of**DAVID M. ROSENTHAL, MAI, FRICS (Cont'd)****PROFESSIONAL AFFILIATIONS**

Appraisal Institute, 1989-present
 Strategic Planning Committee, Chairman 2014
 IRS Valuation Summit, Los Angeles, Conference Co-Chair 2013; Washington D.C., Planning Committee 2013
 California Bankers Association, Affiliate Member 2009-present
 California Mortgage Bankers Association (CMBA), Affiliate Member, 2001-2014, 2017, 2018
 Planning Committee for Commercial Real Estate Finance Conference, 2003-2014
 Entrepreneurs Organization (EO, formerly YEO/WEO), 1997 to 2007
 International Council of Shopping Centers (ICSC), 2011, 2017
 Los Angeles Economic Development Corporation, 2004
 Los Angeles Estate Planning Council (LAEPC), 2009-present; Program Chair 2009-2010
 Los Angeles Mortgage Association (LAMA), Co-Founder, Co-Chair 2000-present
 Royal Institution of Chartered Surveyors, 2010-present
 Society of Chief Appraisers (SCA), Planning Committee, 2009-present
 Southern California Real Estate Alliance (SCREA), 1987-present; Co-Chair 1995-1996, 2003
 Western Independent Bankers, Affiliate Member 2009-2011

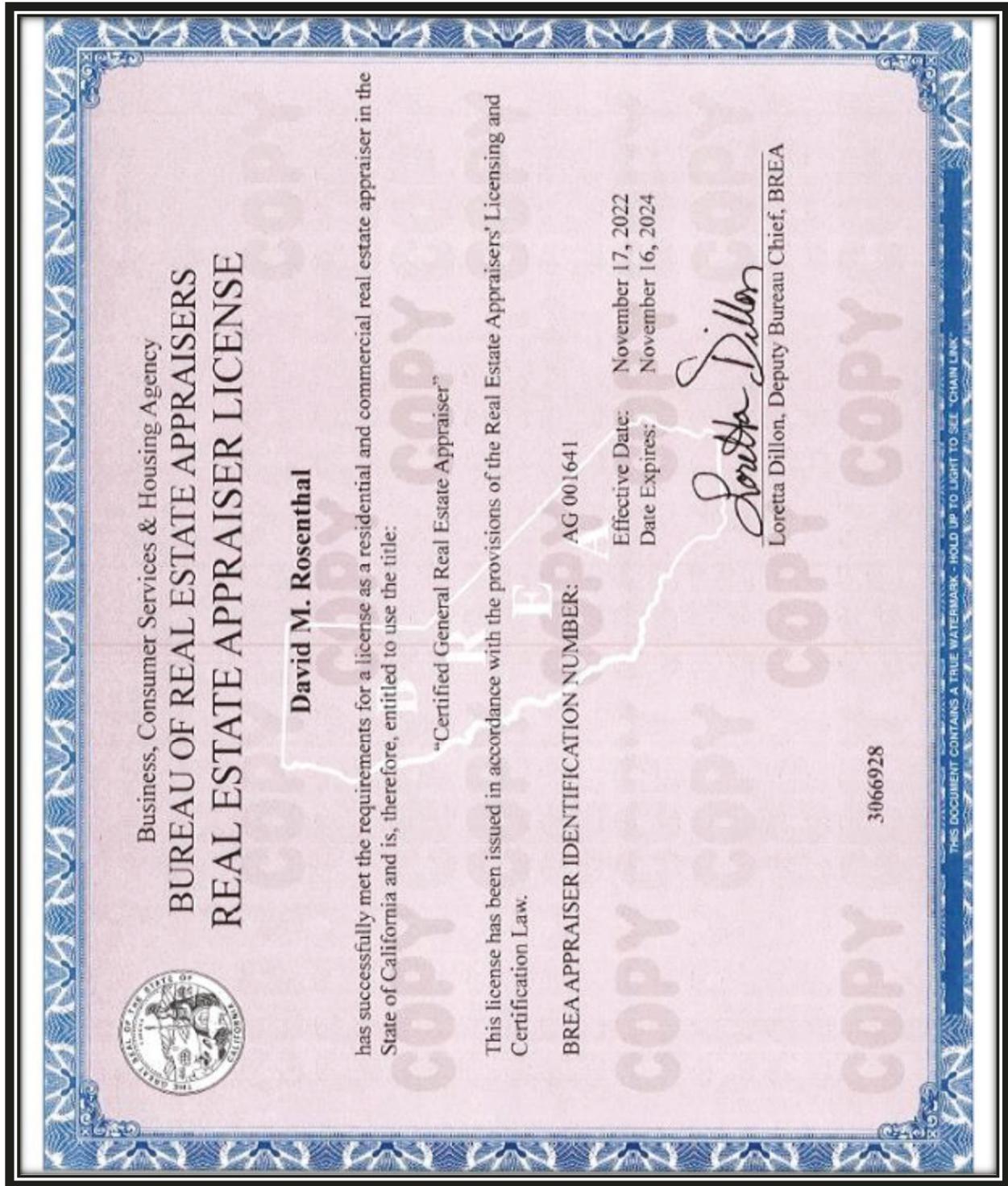
SPEAKING ENGAGEMENTS

Appraisal Institute
 IRS Valuation Summit, Conference Co-Chair 2013; Moderator-Partial Interest Valuation Panel 2013, 2014
 Western Regional Conference, 1996-1999
 SF Bay Area Fall Conference, 1998
 California Bankers Association, Chief Credit Officers Symposium, 2008-2010
 California Bar Association, Real Property Law Section, 2011
 California Mortgage Bankers Association, Commercial Real Estate Finance Conference, 2003-2009
 California CPA Education Foundation, 1998
 CREFC Capital Markets Conference, 2014
 Crittenden National Conference, 2009
 ICSC/LAMA Capital Markets Conference, 2011-2012
 IMN Troubled Assets Conference, 2010
 Institute of Management Accountants, 1997
 International Right of Way Association, IRWA/AI Joint Conference, 2002, 2008
 Los Angeles Estate Planning Council, 2009
 National Council of Real Estate Investment Fiduciaries (NCREIF), National Conference, 2005
 Society of Chief Appraisers 2009-2015
 Special Assets Management Association, 2010-2012
 Western Independent Bankers, Troubled Asset Forum, 2009, 2011

PUBLICATIONS

California Mortgage Bankers Association Legal News
Valuation Clauses in Leases, Ground Leases and Purchase Options, September 2011
 California Mortgage Finance News
Silicon Beach, The New Frontier, September 2015
Life Company Risk-Based Capital for Commercial Mortgages, September 2013
Understanding the New Interagency Appraisal and Evaluation Guidelines, May 2011
 California Real Estate Journal
Telling the Story – A Solutions Approach to Appraisal, September 2003
 Real Estate News Television (RENTV.com)
Economic Update, Regular Column 2002 to 2015
 Real Estate Southern California
What Happened to CMBS? September 2007
The ABC's of CDO's, September 2006
The CMBS Market Comes of Age, March 2006
Real Estate Cycles – A Long Term Perspective, September 2005
 Western Independent Bankers – Lending and Credit Digest
Evaluations in Compliance with the Interagency Appraisal and Evaluation Guidelines, June 2012
Assessing Collateral Values, October 2010
Commercial Bank Appraisal Administration, July 2010

Current Appraiser License



Partial List of Clients Served**COMMERCIAL BANKS**

American Continental Bank
Americas United Bank
Bank of America
Bank of Manhattan
Bank of Hemet
Bank of the Ozarks
Bank of Santa Clarita
Bank of the West
Bank One Arizona
BofI Federal Bank
Borel Private Bank & Trust Co.
Boston Private Bank & Trust Co.
Builders Bank
California Business Bank
Capital One Bank
Cathay Bank
Centennial Bank
Citigroup
Citizens Business Bank
City National Bank
City State Bank
Coast National Bank
Community Bank
CTBC Bank
Eastern International Bank
East West Bank
EverTrust Bank
Far East National Bank
Farmers and Merchants Bank
FDIC
First Commerce Bank
First Foundation Bank
First General Bank
First National Bank of Northern California
First National Bank of Southern California
First Republic Bank
Grandpoint Bank
Greater Bay Bancorp
Habib American Bank
Hanmi Bank
Heritage Oaks Bank
Independence Bank
JP Morgan Chase Bank
Key Bank
Korea Exchange Bank
La Jolla Bank
Luther Burbank Savings Bank
Macquarie Bank
Marshall & Isley Bank
Mellon First Business Bank
Mercantile National Bank

MidFirst Bank
Mission Bank
Mission Valley Bank
NARA Bank
National Bank of California
Northern Trust Bank
Pacific Alliance Bank
Pacific Capital Bancorp
Pacific City Bank
Pacific Commerce Bank
Pacific Mercantile Bank
Pacific Premier Bank
Pacific Western Bank
Philippine National Bank
Popular Community Bank
Preferred Bank
Premier Business Bank
Premier Commercial Bank
Provident Bank
Provident Savings Bank
Rabobank
Regents Bank
Royal Business Bank
Saehan Bank
Security Bank of California
Silvergate Bank
Sunwest Bank
The Private Bank of California
United Business Bank
Universal Bank
US Bancorp
US Metro Bank
Vibra Bank
Wells Fargo Bank
Wilshire Bank
Zions Bank

CREDIT UNIONS

Altura Credit Union
American First Credit Union
California Coast Credit Union
California Credit Union
Extensia Financial
Kinecta Federal Credit Union
LA Fireman's Credit Union
Mission Federal Credit Union
NuVision Credit Union
Orange County's Credit Union
Premier America Credit Union
Southland Credit Union

Partial List of Clients Served (cont'd)**INSURANCE COMPANIES**

AEGON USA
 Allianz Life Insurance Company
 Allstate Investments, LLC
 American Equity Investment Life Insurance Co.
 American National Insurance Company
 American United Life Insurance Company
 Assurant Inc.
 Chubb Group of Insurance Companies
 Columbian Mutual Life Insurance Company
 Genworth Financial
 Golden State Mutual Life
 Great West Life Insurance Company
 Hartford Insurance Company
 Home Life Insurance Company
 IDS Life Insurance Company
 ING Life Insurance Company
 John Hancock Real Estate Finance
 Kansas City Life Insurance Company
 Lafayette Life Insurance Company
 Lincoln National Life Insurance Company
 MetLife Capital Financial Corporation
 Nationwide Insurance Company
 Principal Global Investors
 Protective Life Insurance Company
 Prudential Mortgage Capital
 Riversource
 Southern Farm Bureau Life Insurance
 Stancorp Mortgage Investors, LLC
 State Farm Insurance Company
 Sun Life Insurance Company
 SunAmerica Insurance Company
 Symetra Financial
 Thrivent Financial for Lutherans
 Union Central Life Insurance Company
 Union Labor Life Insurance Company
 United Farm Family Life Insurance Company
 United Olympic Life Insurance Company
 United Security Insurance Company

MULTI-FAMILY LENDERS

ABN/AMRO Apartment Lending
 Ameriprise Financial
 Amerisphere Multi-Family Finance
 Arbor National Mortgage
 Beech Street Capital
 Centerline Capital Group
 CW Capital
 Deutsche Bank Mortgage Capital
 Mark One Capital, Inc.
 PNC/ARCS Commercial Mortgage
 Prudential Huntoon Paige
 Walker & Dunlop

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COMMERCIAL MORTGAGE BANKERS/ BROKERS

Alison Mortgage Company
 Amherst Real Estate Capital
 Balboa Financial
 Barry S. Slatt Mortgage Company
 Berkadia Commercial Mortgage
 Bond Street Capital
 Buchanan Street Partners
 Burnham Capital Markets
 Cohen Financial
 George Elkins Mortgage Banking Company
 George Smith Partners, Inc.
 Grandbridge Real Estate Capital
 Highland Realty Capital, Inc.
 Holiday Fenoglio Fowler, LP
 iCap Realty Advisors
 Koss Financial Corporation
 Love Funding Corporation
 Marcus and Millichap Capital Corporation
 Mason McDuffie Financial Corporation
 Meridian Capital Group, Inc.
 Newmark Realty Capital, Inc.
 NorthMarq Capital, Inc.
 Pacific Southwest Realty Services
 Partners Realty Capital, LLC
 Pathfinder Mortgage Corporation
 Q10 National Mortgage Co.
 Sunrise Mortgage & Investment Company
 Terrix Financial Corporation
 Walker and Dunlop

PENSION FUNDS / ADVISORS

Alcatel Lucent Asset Management Corp.
 American Realty Advisors
 CALPERS
 California State Teachers Retirement System
 Construction Laborers Pension Trust
 Crosson Dannis, Inc.
 Emerson International
 Equitable Real Estate Investment Mgt., Inc.
 Essex Property Trust
 Guggenheim Trust Company, LLC
 Heitman/JMB Institutional Realty Advisors
 J.P. Morgan Investment Management
 Olympic Realty Advisors
 Principal Real Estate Investors
 Standard Management Company

Partial List of Clients Served (cont'd)**CMBS SPECIAL SERVICERS**

C-III Asset Management, LLC
 Key Bank
 LNR Partners, LLC
 Midland Loan Services
 Helios AMC, LLC
 Berkadia Commercial Mortgage
 TriMont Real Estate Advisors

CMBS LENDERS

Barclays Capital Real Estate, Inc.
 Bridger Commercial Funding
 CIBC World Markets Corp.
 Credit Suisse
 CW Capital
 Deustchebank Mortgage Capital
 JP Morgan Mortgage Capital
 Key Commercial Mortgage
 Morgan Stanley
 Natixis Real Estate Capital, Inc.
 RBS Greenwich Capital
 Redwood Trust
 UBS Securities, LLC

CORPORATIONS

Alta Hospital System
 ATT Wireless Services, Inc.
 Best California Gas Co.
 Bridgestone Retail Operations
 Brotman Hospital
 California Sports, Inc.
 Chevron Oil Company
 Getty Oil Company
 IMAX Corporation
 Los Angeles Orthopedic Hospital Foundation
 Mercury Air Cargo, Inc.
 Mobil Oil Corporation
 Neiman-Marcus Group, Inc.
 Pandemic Studios
 Rite Aid Corporation
 Safeway Corporation
 Salvation Army
 Santa Monica Home Owners Corporation
 Thrifty Oil Company
 Wal-Mart Stores, Inc.
 Whirlpool Financial Corporation

PUBLIC AGENCIES

California Housing Finance Association
 Carson Redevelopment Agency
 City of Adelanto
 City of Chino
 City of Colusa
 City of Gardena
 City of Grand Terrace
 City of Inglewood
 City of Los Angeles
 City of Montebello
 City of Norco
 City of Palos Verdes
 City of Pasadena
 City of Rialto
 City of Riverside
 City of San Louis Obispo, Housing Authority
 City of San Mateo
 City of Santa Monica
 City of Vernon
 City of Whittier
 City of Yukaipa
 Coachella Valley Mountains Conservancy
 Compton Unified School District
 Consulate General of Poland
 County of San Mateo
 Inglewood Redevelopment Agency
 Inglewood Unified School District
 Los Angeles Community College District
 Los Angeles Housing Department
 Los Angeles Unified School District
 Los Angeles World Airports (LAWA)
 Metropolitan Transit Authority (MTA)
 Mountains Recreation & Conservation Authority
 Newport Harbor Nautical Museum
 Oakland Community Housing, Inc.
 Philippine Consulate
 Rosamond Community Services District
 San Fernando Valley Economic Development Corp.
 Santa Monica College
 Santa Monica-Malibu Unified School District
 Simi Valley Unified School District
 The Port of Long Beach
 The Port of Los Angeles
 US General Services Administration
 US Postal Service

Partial List of Clients Served (cont'd)**ATTORNEYS**

Akin Gump Strauss Hauer & Feld, LLP
 Allen Matkins Leck Gamble Mallory & Natsis
 Arter & Hadden
 Barnes & Thornburg LLP
 Bird Marella
 Booth, Mitchel & Strange, LLP
 Brownstein, Hyatt, Farber, Schreck, LLP
 Bryan Cave
 Burhenn & Gest, LLP
 Cadden & Fuller, LLP
 Charlston, Revich, & Williams
 Chrystie and Berle
 Coudert Brothers, LLP
 Cox, Castle, & Nicholson
 DeCastrow, West, Chodorow, Glickfield & Nass
 Engstrom, Lipscomb and Lack
 Frandzel Robins Bloom & Csato, LC
 Gianelli and Morris
 Gibson, Dunn and Crutcher, LLP
 Goodson and Wachtel
 Greenberg, Glusker, Fields, Claman and Machtinger
 Greenberg Traurig
 Haight, Brown, & Bonesteel
 Hoffman, Saban and Watenmaker
 Holt Ney Zatzoff & Wasserman, LLP
 Inman, Weisz, & Steinberg
 Jeffer, Mangels, Butler, & Mitchell
 K&L Gates, LLP
 Kane, Ballmer & Berkman
 Katten, Muchin, Zavis and Weitzman
 King, Holmes, Paterno & Berliner, LLP
 Levin & Seligman
 Levinson & Lieberman
 Loeb and Loeb
 Luce, Forward, Hamilton & Scripps LLP
 Manatt, Phelps & Phillips, LLP
 Marlin and Saltzman
 McDermott, Will & Emery
 McGuire Woods
 McNicholas & McNicholas, LLP
 Mindlin and Tigerman
 Mitchell, Silberberg, & Knupp, LLP
 Morris, Polich and Purdy, LLP
 Munger, Tolles, & Olson
 Murchison & Cumming
 Musick, Peeler & Garrett, LLP
 Nixon Peabody, LLP

O'Melvany and Meyers
 Orbach Huff Suarez & Henderson, LLP
 Parker Milliken
 Pillsbury, Madison, and Sutro
 Pircher, Nichols, and Meeks
 Resch Polster & Berger, LLP
 Robinson, Diamant, & Brill
 Rodi, Pollock, Pettker, Christian & Pramov
 Rucker and Clarkson
 Shapiro, Poesell, & Close
 Shiotani & Inouye
 Sidley and Austin
 Smith and Hilbig
 Thomashow, Brown and Paiallii, LLP
 Tilem and Gole
 Troy and Gould
 Weinstock Manion
 White & Case
 Wolf, Rifkin, Shapiro & Shulman
 Youngerman and McNutt, LLP

DEVELOPERS

Athena Group, LLC
 California Landmark Development
 Catellus Development Corporation
 Champion Real Estate Services
 CIM Group
 Cloverfield Group
 Combined Properties
 Daiwa House Corporation
 First City
 Goldrich and Kest Industries
 Haseko, Inc.
 HB Drollinger Company
 Held Properties, Inc.
 Jamison Services, Inc.
 Kennedy Wilson
 Koar Development Group, LLC
 O&S Holdings
 Regency Centers
 Roberts Companies
 Soboroff Partners
 Trammel Crowe

LAND SALES DATA SHEETS – APN 0218-171-10, 120.90 Acres**SALE COMPARABLE ONE**

Location: Southwest Corner of Goetz Road & Mapes Road,
Perris, CA 92570

Assessors' Parcel No(s): 330-120-015 & 003

Physical Data

Land Area/Gross AC 65.60 acres.
Land Area/Gross SF: 2,857,536
Shape: Irregular
Topography/Contour: Level
Off-Site Improvements: Paved road access
Utilities: All utilities – water, power, gas, and sewers (seller bringing in utilities).

Zoning: General Industrial (GI).
Present Use: Vacant land
Highest & Best Use: Industrial Development
Buyer's intended use: 1.4 million square feet industrial building.

Sale Data

Date of Recordation: April 16, 2024
Grantor: IDIL Perris Fulfillment Center, LP
Grantee: The High Desert Musketeers, LLC
Document No.: 110572
Sale Price: \$106,982,000
Terms of Sale: All cash
Price/Acre: \$1,630,823
Price/SF: \$37.44

Remarks: Fully entitled at close of escrow.

Verification Source: Patrick Wood, JLL & Grant Deed

SALE COMPARABLE TWO

Location: 7721 Eucalyptus Avenue, Ontario, CA 91762

Assessors' Parcel No(s): 1054-071-01 & 02, 1054-081-03, 1054-091-01 & 02,
1054-101-10 & 02, 1054-231-01 & 02, 1054-241-01 & 02,
1054-311-01 & 02

Physical Data

Land Area/Gross AC: 130.20 acres.

Land Area/Gross SF: 5,671,512

Shape: Rectangular

Topography/Contour: Level

Off-Site Improvements: Paved road access

Utilities: All utilities – water, power, gas, and sewers. It is noted that power, water and sewer needs upgrade.

Zoning: Agricultural Overlay District (AG) – (General plan amendment from AG to Industrial required by City of Ontario).

Present Use: Vacant land

Highest & Best Use: Industrial Development

Buyer's intended use: 2.9 million square feet of industrial buildings.

Sale Data

Date of Recordation: November 7, 2022

Grantor: George Borba Family Trust

Grantee: GLV Landowner LP

Document No.: 366645

Sale Price: \$122,000,000

Terms of Sale: \$All Cash

Price/Acre: \$937,020

Price/SF: \$21.51

Remarks: Buyer had an option to purchase 2 to 3 years prior to the close of escrow. Fully entitled at the close of escrow.

Verification Source: Jason Krotts, GLV Landowner LP

SALE COMPARABLE THREE

Location: 7954 Merrill Avenue, Ontario, CA 91710

Assessors' Parcel No(s): 1054-321-01 & 02

Physical Data

Land Area/Gross AC 17.40 acres.

Land Area/Gross SF: 758,044

Shape: Rectangular

Topography/Contour: Level

Off-Site Improvements: Paved road access

Utilities: All utilities – water, power, gas, and sewers. It is noted that power, water and sewer needed upgrade.

Zoning: Agricultural Overlay District (AG) - General plan amendment from AG to Industrial required by the City of Ontario.

Present Use: Vacant land

Highest & Best Use: Industrial Development

Buyer's intended use: 2.9 million square feet of industrial buildings.

Sale Data

Date of Recordation: July 5, 2022

Grantor: Haringa Family Trust

Grantee: GLV Landowner LP

Document No.: 234827

Sale Price: \$85,000,000

Terms of Sale: All cash

Price/Acre: \$4,884,413

Price/SF: \$112.13

Remarks: Buyer assembled Sale 2 and 3 but had to pay a premium for Sale 3 because another offer caused the purchase price to double. Fully entitled at the close of escrow.

Verification Source: Jason Krotts, GLV Landowner LP

SALE COMPARABLE FOUR

Location: Northwest Corner of Hamner Avenue & Ontario Ranch Road
Ontario, CA 91710

Assessors' Parcel No(s): 0218-211-31, 32 & 33

Physical Data

Land Area/Gross AC 54.40 acres
 Land Area/Gross SF: 2,369,664
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: Specific Plan (SP, Industrial)
 Present Use: Vacant land
 Highest & Best Use: Industrial Development
 Buyer's intended use: One million square feet of industrial buildings and a 6.5 acre trailer storage lot.

Sale Data

Date of Recordation: November 10, 2021
 Grantor: Rich Haven Marketplace LLC
 Grantee: DPIF3 CA 36 Ontario Ranch LLC
 Document No.: 511595
 Sale Price: \$250,018,000
 Terms of Sale: All cash
 Price/Acre: \$4,595,919
 Price/SF: \$105.51

Remarks: Fully entitled at the close of escrow.

Verification Source: Eloy Covarrubias, CBRE

SALE COMPARABLE FIVE

Location: NWC of Milliken Ave. & Riverside Dr., Ontario, CA 91761

Assessors' Parcel No(s): 1083-361-17, 18, 19, 20, 21, 22, and 23.

Physical Data

Land Area/Gross AC 20.0 acres
 Land Area/Gross SF: 871,200
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: No curbs, gutters or sidewalks. Paved road access
 Utilities: Utilities need to be extended at a cost of \$3.99 per square foot.
 Zoning: Industrial (I)
 Present Use: Mixed-use retail and industrial Land
 Highest & Best Use: Mixed-use retail and industrial Development
 Buyer's intended use: Under construction, retail and industrial development.

Sale Data

Date of Recordation: June 25, 2021
 Grantor: Ontario Riverside Dr. Industrial LLC
 Grantee: The Vine Industrial LLC
 Document No.: 290493
 Sale Price: \$32,600,000
 Terms of Sale: All cash
 Price/Acre: \$1,630,000
 Price/SF: \$37.42

Remarks: Approved entitlements for 500,000 SF of retail and industrial buildings.

Verification Source: Larry Kukanish, Sare-Regis Group.

LAND SALES DATA SHEETS – APN 0218-171-19 & 20, 19.29 Acres**SALE COMPARABLE SIX**

Location: 1630-1650 Fairway Drive, Colton, CA 92324

Assessors' Parcel No(s): 0164-202-49, 50 & 51

Physical Data

Land Area/Gross AC 5.01 acres.
 Land Area/Gross SF: 218,236 square feet
 Shape: Irregular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: IP (Industrial)
 Present Use: Industrial Land
 Highest & Best Use: Industrial Development
 Buyer's intended use: Vehicle charging station.

Sale Data

Date of Recordation: November 30, 2023
 Grantor: MJP Capital LLC
 Grantee: Juno Colton LLC
 Document No.: 295861
 Sale Price: \$14,185,5000
 Terms of Sale: All cash
 Price/Acre: \$2,831,432
 Price/SF: \$65.00

Remarks: Fully entitled at the close of escrow.

Verification Source: Joe Werdein, CBRE

SALE COMPARABLE SEVEN

Location: 13610 Yorba Ave., Chino, CA 91710

Assessors' Parcel No(s): 1019-501-01 & 1019-511-07

Physical Data

Land Area/Gross AC 13.81 acres.
Land Area/Gross SF: 601,564 square feet
Shape: Rectangular
Topography/Contour: Level
Off-Site Improvements: Paved road access
Utilities: All utilities – water, power, gas, and sewers.
Zoning: M2 (Industrial)
Present Use: Industrial Land
Highest & Best Use: Industrial Development
Buyer's intended use: 300,000 square foot industrial building.

Sale Data

Date of Recordation: July 20, 2023
Grantor: George Fredric Putnman Living Trust
Grantee: CRP/Lovett Chino Industrial LLC
Document No.: 177246
Sale Price: \$40,000,000
Terms of Sale: All cash
Price/Acre: \$2,896,450
Price/SF: \$66.49

Remarks: Fully entitled at the close of escrow.

Verification Source: Jace Gan, Colliers

SALE COMPARABLE EIGHT

Location: 11708 Eastend Ave., Chino, CA 91710

Assessors' Parcel No(s): 1013-271-01 & 1013-261-17

Physical Data

Land Area/Gross AC 8.89 acres
 Land Area/Gross SF: 387,248
 Shape: Irregular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: M2 (Industrial)
 Present Use: Industrial Land.
 Highest & Best Use: Industrial Development
 Buyer's intended use: Open Truck Storage Facility.

Sale Data

Date of Recordation: September 28, 2022
 Grantor: James T. Morgan Revocable Living Trust
 Grantee: Chino East End Industrial LLC
 Document No.: 326235
 Sale Price: \$20,275,000
 Terms of Sale: All cash
 Price/Acre: \$2,280,655
 Price/SF: \$52.36

Remarks: No approved entitlements at the close of escrow. Buyer said he would not pay the same price today for the property, he said there is a 2 to 3 year supply of industrial land available.

Verification Source: Larry Lukanish, Sares-Regis Group

SALE COMPARABLE NINE

Location: SW Quadrant of 60 Freeway & Milliken Ave., Ontario, CA 91761

Assessors' Parcel No(s): 1083-361-07

Physical Data

Land Area/Gross AC 11.62 acres
 Land Area/Gross SF: 506,167
 Shape: Irregular
 Topography/Contour: Level
 Off-Site Improvements: No curbs, gutters or sidewalks. Paved road access.
 Utilities: Utilities need to be extended at a cost of \$3.99 per square foot.
 Zoning: Light Industrial (I)
 Present Use: Vacant Industrial Land
 Highest & Best Use: Industrial Development
 Buyer's intended use: Flex type industrial buildings

Sale Data

Date of Recordation: September 23, 2021
 Grantor: Ontario Riverside Dr. Industrial LLC
 Grantee: B.D. & Mary M. Galleano Trust
 Document No.: 435244
 Sale Price: \$16,500,000
 Terms of Sale: All cash
 Price/Acre: \$1,419,966
 Price/SF: \$32.60

Remarks: Approved entitlements for industrial buildings.

Verification Source: Larry Kukanish, Sare-Regis Group.

SALE COMPARABLE TEN

Location: NWC of Milliken Ave. & Riverside Dr., Ontario, CA 91761

Assessors' Parcel No(s): 1083-361-17, 18, 19, 20, 21, 22, and 23.

Physical Data

Land Area/Gross AC 20.0 acres
 Land Area/Gross SF: 871,200
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: No curbs, gutters or sidewalks. Paved road access
 Utilities: Utilities need to be extended at a cost of \$3.99 per square foot.
 Zoning: Industrial (I)
 Present Use: Mixed-use retail and industrial Land
 Highest & Best Use: Mixed-use retail and industrial Development
 Buyer's intended use: Under construction, retail and industrial development.

Sale Data

Date of Recordation: June 25, 2021
 Grantor: Ontario Riverside Dr. Industrial LLC
 Grantee: The Vine Industrial LLC
 Document No.: 290493
 Sale Price: \$32,600,000
 Terms of Sale: All cash
 Price/Acre: \$1,630,000
 Price/SF: \$37.42

Remarks: Approved entitlements for 500,000 SF of retail and industrial buildings.

Verification Source: Larry Kukanish, Sare-Regis Group.

LAND SALES DATA SHEETS – APN 0218-161-09, 19.83 Acres**SALE COMPARABLE ONE**

Location: 9378 Acacia Avenue, Fontana, CA 92335

Assessors' Parcel No(s): 0194-091-22

Physical Data

Land Area/Gross AC 2.84 acres.
 Land Area/Gross SF: 123,819 square feet
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: R-2 (Residential)
 Present Use: Vacant land
 Highest & Best Use: Residential Development
 Buyer's intended use: 109-unit apartment development.

Sale Data

Date of Recordation: June 8, 2023
 Grantor: Jr Acacia LLC
 Grantee: Jbty Family Trust
 Document No.: 139632
 Sale Price: \$2,700,000
 Terms of Sale: All cash
 Price/Unit: \$24,771
 Price/SF: \$21.81

Remarks: Fully entitled at the close of escrow.

Verification Source: Kevin Liang, KW Spectrum Properties

SALE COMPARABLE TWO

Location: 16224-16246 Arrow Blvd., Fontana, CA 92335

Assessors' Parcel No(s): 0191-041-06 & 07

Physical Data

Land Area/Gross AC 2.34 acres.
 Land Area/Gross SF: 102,061 square feet
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: MF
 Present Use: Vacant land
 Highest & Best Use: Residential Development
 Buyer's intended use: 72-unit apartment development.

Sale Data

Date of Recordation: December 15, 2022
 Grantor: Wedase M. Teshome
 Grantee: Olive Communities LLC
 Document No.: 400422
 Sale Price: \$1,900,000
 Terms of Sale: All cash
 Price/Unit: \$26,389
 Price/SF: \$18.62

Remarks: Fully entitled at the close of escrow.

Verification Source: Diane Higuchi, eXp Realty

SALE COMPARABLE THREE

Location: 13216-13286 Foothill Blvd., Rancho Cucamonga, CA 91730

Assessors' Parcel No(s): 1100-201-07, 03 & 04

Physical Data

Land Area/Gross AC 7.92 acres.
 Land Area/Gross SF: 344,995 square feet
 Shape: Irregular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: CO-2 (Corridor 2 – Medium to high intensity mixed-use development)
 Present Use: Vacant land
 Highest & Best Use: Residential Development
 Buyer's intended use: Tentative map approved for 193 apartment units.

Sale Data

Date of Recordation: August 24, 2021
 Grantor: Core Rancho LLC
 Grantee: Foothill & East LLC
 Document No.: 381514
 Sale Price: \$9,500,000
 Terms of Sale: All cash
 Price/Unit: \$49,223
 Price/SF: \$27.54

Remarks: Full entitled at the close of escrow.

Verification Source: Costar & Grant Deed

SALE COMPARABLE FOUR

Location: 8315 Laurel Ave., Fontana, CA 92336

Assessors' Parcel No(s): 0246-031-23

Physical Data

Land Area/Gross AC 2.09 acres.
 Land Area/Gross SF: 91,258 square feet
 Shape: Rectangular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: MF
 Present Use: Vacant land
 Highest & Best Use: Residential Development
 Buyer's intended use: 28-unit townhome development

Sale Data

Date of Recordation: August 26, 2021
 Grantor: Zozo Communities
 Grantee: Tin-Jon Syiau
 Document No.: 386899
 Sale Price: \$1,100,000
 Terms of Sale: All cash
 Price/Unit: \$39,286
 Price/SF: \$12.05

Remarks: Fully entitled at the close of escrow.

Verification Source: Costar & Grant Deed

SALE COMPARABLE FIVE

Location: 10575 Foothill Blvd., Rancho Cucamonga, CA 91730

Assessors' Parcel No(s): 0208-353-02

Physical Data

Land Area/Gross AC 7.93 acres.
 Land Area/Gross SF: 345,431 square feet
 Shape: Irregular
 Topography/Contour: Level
 Off-Site Improvements: Paved road access
 Utilities: All utilities – water, power, gas, and sewers.
 Zoning: CO-2 (Corridor 2 – Medium to high intensity mixed-use development)
 Present Use: Vacant land
 Highest & Best Use: Residential Development
 Buyer's intended use: Proposed 300-unit apartment development.

Sale Data

Date of Recordation: February 19, 2021
 Grantor: RC Foothill Holdings LLC
 Grantee: Foot Haven LLC
 Document No.: 79243
 Sale Price: \$6,750,000
 Terms of Sale: All cash
 Price/Unit: \$22,500
 Price/SF: \$19.54

Remarks: No approved entitlements at the close of escrow.

Verification Source: Norm Scheel, Hoffman Co.