

**CITY OF MORENO VALLEY  
COMMUNITY FACILITIES DISTRICT NO. 2014-01  
ANNUAL SPECIAL TAX REPORT  
FOR FISCAL YEAR 2015/16**



**Report Date:**  
MAY 2015

**Prepared by:**  
FINANCIAL & MANAGEMENT SERVICES DEPARTMENT  
SPECIAL DISTRICTS DIVISION

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# LIST OF PARTICIPANTS

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# I. INTRODUCTION

This Annual Report is prepared in compliance with Section 53343.1 of the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq.) (the “Act”) for the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services).

## A. DESCRIPTION OF PROCEEDINGS

The City Council of the City of Moreno Valley formed the City of Moreno Valley Community Facilities District No. 2014-01 (“CFD No. 2014-01,” “District”, or “CFD”) to finance maintenance services related to parkway or median landscaping and street lighting. The District was established under the authority of the Act. New developments that choose to satisfy their conditions of approval to provide ongoing funding for landscape maintenance and street lighting services by having the City providing those services will be annexed into this District. The following table provides a summary of the actions, which were taken in the formation of the District and subsequent actions to amend the rate and method of apportionment of the special tax (“RMA”).

**Table 1: Summary of Actions**

CFD No. 2014-01		
Document	Number	Date
Resolution of Intention to Establish the District	2014-12	February 11, 2014
Resolution Establishing the District and Calling for a Special Election	2014-25	March 25, 2014
Resolution Declaring the Results of the Special Election	2014-26	March 25, 2014
Ordinance Authorizing the Levy of a Special Tax	874	April 8, 2014
Resolution Declaring Intention to Provide for Future Annexation of Territory to the District and to Amend and Restate the RMA for the District to Designate Tax Rate Areas No. LM-01 and SL-01	2014-73	August 26, 2014
Public Hearing for the First Amended and Restated RMA		October 14, 2014
Ordinance Providing for Future Annexation of Territory to the District and to Amend and Restate the RMA for the District to Designate Tax Rate Areas No. LM-01 and SL-01	882	October 28, 2014
Resolution Declaring Intention to Provide for Future Annexation of Territory to the District and Amend and Restate the RMA for the District to Designate Tax Rate Areas No. LM-02 And SL-02 and Revise the Rate Structure for Tax Rate Area No. LM-01	2014-100	December 9, 2014
Public Hearing for the Second Amended and Restated RMA		January 27, 2015
Ordinance Providing for Future Annexation of Territory to the District and Amend and Restate the RMA for the District to Designate Tax Rate Areas No. LM-02 And SL-02 and Revise the Rate Structure for Tax Rate Area No. LM-01	889	February 10, 2015

## B. THE DISTRICT

The City Council formed CFD No. 2014-01 in 2014 to finance maintenance services related to parkway and median landscaping and street lighting.

#### **i. BOUNDARIES OF THE DISTRICT**

The parcels located within Tract 31618 are the original boundaries of the CFD. Since its formation, additional parcels have annexed into the District. Appendix A lists the Tract No./developments that have annexed into the District while Appendix B includes the District's Boundary map and its amendments for each of the annexations.

#### **ii. BOUNDARIES OF THE FUTURE ANNEXATION AREA**

The boundaries of the future annexation area encompass the City boundary aside from the territory that was in the District when the future annexation area was established. While the future annexation area boundaries establishes which parcels are in the District, the property owners of a given development must unanimously approve the annexation to the District and approve the maximum special tax for any applicable Tax Rate Area(s) prior to any special tax being levied against their property. See Appendix B for a map of the boundaries of the future annexation area.

#### **iii. FUTURE ANNEXATIONS**

The future annexation area permits property owners, at the discretion of the City Council, to annex their property to the CFD and subject that property to the special tax(s) set forth in the RMA in an expedited manner.

As a requirement of development, projects are conditioned to provide a funding source to support the maintenance and operation of public landscaping and street lights installed by the development. The property owner may select one of three options: 1) annex into the District; 2) fund an endowment to cover the future maintenance obligation for the project; or 3) form a Home Owners Association to provide the required ongoing maintenance for the project's improvements.

Appendix A provides a summary of the annexations that have been conducted since the District was formed. As of the date of this report, the endowment option has not been selected as a way to satisfy the condition of development for any project.

#### **iv. DESCRIPTION OF SERVICES**

The services (the "Services") described below are proposed to be financed by the CFD. Nothing in this description of services or any Resolution of the City Council shall be construed as committing the City or the CFD to provide all of the authorized Services. The provision of Services shall be subject to the availability of sufficient proceeds of special taxes within the CFD.

These Services are in addition to those provided in the territory within the CFD prior to the establishment of the CFD and such Services will not supplant services already available within the CFD. Not all of the listed services are provided to every parcel in the CFD. The actual services provided depend on the Tax Rate Area(s) to which the parcel is assigned.

Additional services may be provided to territory annexed to the CFD in the future. Services provided in territory annexed to the CFD in the future may or may not

include landscape maintenance services or street lighting services as described below.

### Landscape Maintenance Services

Maintaining, servicing and operating landscape improvements and associated appurtenances located within the public right-of-way and within dedicated landscape easements for the CFD. These improvements may include but are not limited to parkways, medians, open space landscaping, fencing, monuments, ornamental lighting, drainage, turf, ground cover, shrubs, vines and trees, irrigation systems, and appurtenant facilities and structures. Fundable costs may include, but are not limited to: (i) contracting costs for landscape maintenance services, including litter removal, (ii) salaries and benefits of City staff, (iii) expenses related to equipment, apparatus, and supplies related to these services, (iv) City administrative and overhead costs associated with providing such services within the CFD, and (v) lifecycle costs associated with the repair and replacement of facilities.

### Street Lighting Services

Maintaining, servicing, and operating street lights and appurtenant improvements. Fundable costs may include, but are not limited to: (i) contracting costs for street light maintenance, (ii) salaries and benefits of City staff, if the City directly provides street light maintenance services, (iii) utility expenses and the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) City administrative and overhead costs associated with providing such services for the CFD, and (v) lifecycle costs associated with the repair and replacement of facilities.

## **II. COMPUTATION OF THE SPECIAL TAX REQUIREMENT**

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A special tax for CFD No. 2014-01 (Maintenance Services) shall be levied on all Assessor's Parcels that have been annexed into the CFD and collected each Fiscal Year ("FY") commencing in FY 2014/15 in an amount determined by the City through the application of the RMA. All of the real property subject to the special tax, unless exempted by law or by the provisions thereof, shall be taxed for the purposes, to the extent and in the manner provided. The district is citywide; however, the special tax is only applied to those properties that have been annexed into the district at the request of the property owners.

### **A. MAINTENANCE AND OPERATION SERVICES**

The District shall provide for the ongoing maintenance services related to parkway and median landscaping and street lighting. Services associated with landscape maintenance and street lighting is further described in Section I.B.iv: Description of Services.

### **B. ADMINISTRATIVE EXPENSES**

Administrative expenses are those expenses incurred by the City as administrator of the CFD to determine, levy and collect the special taxes, including salaries and benefits of City employees whose duties are related to administration of the CFD and the fees of consultants, legal counsel, the costs of collecting installments of the special taxes, preparation of required reports; and any other costs required to administer the CFD as determined by the City.

### **C. RESERVE FUND**

A contingency reserve will be maintained for the District to provide for the payment of routine expenses until the payment of taxes is received by the County and for unexpected costs which may be incurred in the FY.

## D. SPECIAL TAX REQUIREMENT

The following table sets forth a summary of the Proposed Special Tax Requirement for FY 2015/16.

**Table 2: Proposed Special Tax Requirement**

<b>Budget Items</b>	<b>Estimated FY 2015/16 Costs</b>	
<b>Landscaping</b>		
Personnel	\$	1,161.75
Operations and Maintenance		-
Fixed Charges (Overhead & Administration)		1,423.75
Establish Operational and Repair/Replacement Reserves		6,978.50
<b>Subtotal Landscaping Costs</b>		<b>\$9,564.00</b>
<b>Street Lighting</b>		
Personnel		387.25
Operations and Maintenance		14,239.59
Fixed Charges (Overhead & Administration)		466.25
Establish Operational and Repair/Replacement Reserves		2,889.51
<b>Subtotal Street Lighting Costs</b>		<b>\$17,982.60</b>
<b>Total FY 2015/16 Special Tax Requirement</b>		<b>\$27,546.60</b>

\* The budget is based on staff's recommendation and is subject to City Council approval.

The special tax is the amount necessary to pay for Services related to all Tax Rate Areas, which are in addition to the services already provided to the area, if any, before the CFD was created. The Special Tax Requirement is based on estimated expenses to fund the annual maintenance and operation for landscaping and street lights in the District.

### **III. SPECIAL TAX CALCULATION**

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The special tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; however, the CFD Administrator may directly bill the special tax or collect special taxes at a different time, if necessary, to meet the financial obligations of the CFD as otherwise determined appropriate by the CFD Administrator.

The special tax shall be subject to the same penalties, procedure, sale, and lien priority in any case of delinquency as applicable for *ad valorem* taxes.

Commencing with FY 2014/15 and for each following FY, the CFD Administrator shall, separately within each Tax Rate Area, proportionately levy the special tax on each Assessor's Parcel, whether developed or undeveloped, within that Tax Rate Area at up to 100% of the applicable maximum special tax until the amount levied is equal to the Special Tax Requirement assigned to that Tax Rate Area in that FY.

#### **A. RATE AND METHOD OF APPORTIONMENT**

Since the FY 2014/15 Annual Report, the RMA has been amended in accordance with the Act on two separate occasions. The first amended and restated RMA reassigned the original Tax Rate Area No. 1 in the District into two separate Tax Rate Areas: LM-01 for maintenance of public landscaping and SL-01 for operation of standard street lighting for single family residential developments. The second amended and restated RMA 1) added the two Tax Rate Areas (LM-02 and SL-02) to fund landscape maintenance and operation of street lighting for developments other than single family residential (e.g. commercial, industrial, and multifamily) and 2) expanded the Tax Rate table for Tax Rate Area No. LM-01 (single family residential landscaping). The expanded tax rate table ensures equitable apportionment of the tax by providing different maximum special tax rates based on the size of the development's landscaping and number of homes funding the service.

#### **B. TAX RATE AREA**

A Tax Rate Area is a grouping of parcels that are taxed to fund a specific service. Tax Rate Areas may be created from time to time to add additional services or service levels, and each parcel annexed to the CFD shall, at the time it is annexed, be assigned to one or more Tax Rate Area(s) by action of the City Council (with consent of the property owner or with voter approval).

#### **C. SPECIAL TAX RATE**

Each Tax Rate Area has separate maximum special taxes for taxable property. The Base Year (2014/15) maximum special tax rates and FY 2015/16 maximum special tax and applied special tax rates are listed in the following table.

**Table 3: Special Tax Rates**

Tax Rate Area	Maintenance Category	Unit of Calculation	FY 2014/15	FY 2015/16	FY 2015/16
			Maximum Special Tax Rate	Maximum Special Tax Rate	Applied Special Tax Rate
Residential Landscaping	Tax Rate Area LM-01	per parcel			
	Tax Rate Area LM-01A		\$ 14.19	\$ 14.89	\$ -
	Tax Rate Area LM-01B		42.58	44.70	-
	Tax Rate Area LM-01C		78.06	81.96	-
	Tax Rate Area LM-01D		127.73	134.11	-
	Tax Rate Area LM-01E		191.60	201.18	-
	Tax Rate Area LM-01F		269.66	283.14	-
	Tax Rate Area LM-01G		361.91	380.00	-
	Tax Rate Area LM-01H		468.36	491.77	-
	Tax Rate Area LM-01I		589.00	618.45	618.44
	Tax Rate Area LM-01J		723.83	760.02	-
	Tax Rate Area LM-01K		872.85	916.49	-
	Tax Rate Area LM-01L		1,036.07	1,087.87	-
	Tax Rate Area LM-01M		1,213.48	1,274.15	-
	Tax Rate Area LM-01N		1,405.08	1,475.33	-
	Tax Rate Area LM-01O		1,610.87	1,691.41	-
	Tax Rate Area LM-01P		1,830.86	1,922.40	-
Tax Rate Area LM-01Q		2,065.04	2,168.29	-	
Tax Rate Area LM-01R		2,313.41	2,429.08	-	
Tax Rate Area LM-01S		2,575.98	2,704.77	-	
Tax Rate Area LM-01T		2,852.73	2,995.36	-	
Non-Residential Landscaping	Tax Rate Area LM-02	per front linear foot			
	Tax Rate Area LM-02A		10.94	11.48	1.95
	Tax Rate Area LM-02B		5.47	5.74	-
	Tax Rate Area LM-02C		13.48	14.15	-
Residential Street Lighting	Tax Rate Area SL-01	per parcel	197.39	207.25	187.50
Non-Residential Street Lighting	Tax Rate Area SL-02	per front linear foot	3.25	3.41	1.80

On each July 1 following the Base Year, the maximum special tax rates shall be increased by the greater of the increase in the annual percentage change in the Consumer Price Index (“CPI”) for All Urban Consumers for the Los Angeles-Riverside-Orange County Region as published by the Department of Labor’s Bureau of Labor Statistics or five percent (5%). If the CPI for the Los Angeles-Riverside-Orange County area is discontinued, the CFD Administrator may replace it with a similar index for the purposes of calculating the Annual Escalation Factor.

In accordance with the RMA, property classified as (i) Public Property, (ii) Property Owner Association Property, and (iii) property owned in common shall be identified as Tax-Exempt with regards to the special tax.

**D. METHOD OF APPORTIONMENT**

For each FY, the CFD Administrator shall determine the amount of the special tax to be levied and collected for each Tax Rate Area separately, the amount required to: (i) pay for the services financed by the CFD; (ii) pay Administrative Expenses; (iii) pay any amounts required to establish or replenish any Reserve Funds; and (iv) pay for anticipated delinquent

special taxes (not to exceed 10% of total requirement) less any surplus of funds available from the previous FY's special tax.

#### **E. DELINQUENCIES**

For FY 2014/15, \$36,615.70 was levied and collected to cover the Special Tax Requirement. FY 2014/15 was the first year the special tax was levied.

**Table 4: Delinquencies**

<b>FY</b>	<b>Amount Levied</b>	<b>Amount Delinquent*</b>	<b>Number of Delinquent Parcels</b>	<b>Percent Delinquent</b>
2014/15	\$ 36,615.70	-	-	0.00%

\* Amount delinquent for FY 2014/15 as of May 2015.

## IV. SPECIAL TAX ALLOCATION (TAX ROLL)

The special tax for all applicable Tax Rate Areas shall be levied on all Taxable Property within the District. Table 5, below, identifies the parcels subject to the special tax, along with their total corresponding maximum special tax and applied special tax for FY 2015/16.

**Table 5: Special Tax Allocation**

Assessor's Parcel Number	FY 2015/16 Total Maximum Special Tax	FY 2015/16 Total Applied Special Tax	Assessor's Parcel Number	FY 2015/16 Total Maximum Special Tax	FY 2015/16 Total Applied Special Tax
292-100-018	1,387.87	732.60	488-370-007	699.02	187.50
316-020-035	9,940.63	1,688.52	488-370-008	699.02	187.50
316-020-042	10,473.47	1,779.02	488-370-009	699.02	187.50
316-020-043	7,179.03	1,219.42	488-370-010	699.02	187.50
316-020-044	2,033.96	345.48	488-370-011	699.02	187.50
316-020-045	8,141.58	1,382.92	488-370-012	699.02	187.50
316-020-047	332.31	56.44	488-370-013	699.02	187.50
478-090-007	825.70	805.94	488-370-014	699.02	187.50
478-090-036	825.70	805.94	488-370-015	699.02	187.50
478-100-009	825.70	805.94	488-370-016	699.02	187.50
478-100-010	825.70	805.94	488-370-017	699.02	187.50
478-100-034	825.70	805.94	488-370-018	699.02	187.50
481-250-045	207.25	187.50	488-370-019	699.02	187.50
481-250-046	207.25	187.50	488-370-020	699.02	187.50
481-250-047	207.25	187.50	488-370-021	699.02	187.50
481-250-048	207.25	187.50	488-370-022	699.02	187.50
481-250-049	207.25	187.50	488-370-023	699.02	187.50
481-250-050	207.25	187.50	488-370-024	699.02	187.50
481-250-051	207.25	187.50	488-370-025	699.02	187.50
481-250-052	207.25	187.50	488-370-026	699.02	187.50
487-540-001	207.25	187.50	488-370-027	699.02	187.50
487-540-002	207.25	187.50	488-370-028	699.02	187.50
487-540-003	207.25	187.50	488-370-029	699.02	187.50
487-540-004	207.25	187.50	488-370-030	699.02	187.50
487-540-005	207.25	187.50	488-370-031	699.02	187.50
487-540-006	207.25	187.50	488-370-032	699.02	187.50
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487-540-012	207.25	187.50	488-371-005	699.02	187.50
487-540-013	207.25	187.50	488-371-006	699.02	187.50
487-540-014	207.25	187.50	488-371-007	699.02	187.50
487-540-015	207.25	187.50	488-371-008	699.02	187.50
487-540-016	207.25	187.50	488-371-009	699.02	187.50
487-541-001	207.25	187.50	488-371-010	699.02	187.50
487-541-002	207.25	187.50	488-371-011	699.02	187.50
487-541-003	207.25	187.50	488-371-012	699.02	187.50
487-541-004	207.25	187.50	488-371-013	699.02	187.50
487-541-005	207.25	187.50	488-371-014	699.02	187.50
487-541-006	207.25	187.50	488-371-015	699.02	187.50
487-541-007	207.25	187.50	488-371-016	699.02	187.50
487-541-008	207.25	187.50	488-371-017	699.02	187.50
488-370-001	699.02	187.50	488-371-018	699.02	187.50
488-370-002	699.02	187.50	488-371-019	699.02	187.50
488-370-003	699.02	187.50	488-371-020	699.02	187.50
488-370-004	699.02	187.50	488-371-021	699.02	187.50
488-370-005	699.02	187.50	488-371-022	699.02	187.50
488-370-006	699.02	187.50			
<b>Subtotal 1</b>	<b>\$</b>	<b>18,359.10</b>	<b>Subtotal 2</b>	<b>\$</b>	<b>9,187.50</b>
Special Tax Levy					
Subtotal 1				\$	18,359.10
Subtotal 2					9,187.50
<b>Total Special Tax Levy</b>				<b>\$</b>	<b>27,546.60</b>

## Appendix A: Annexations

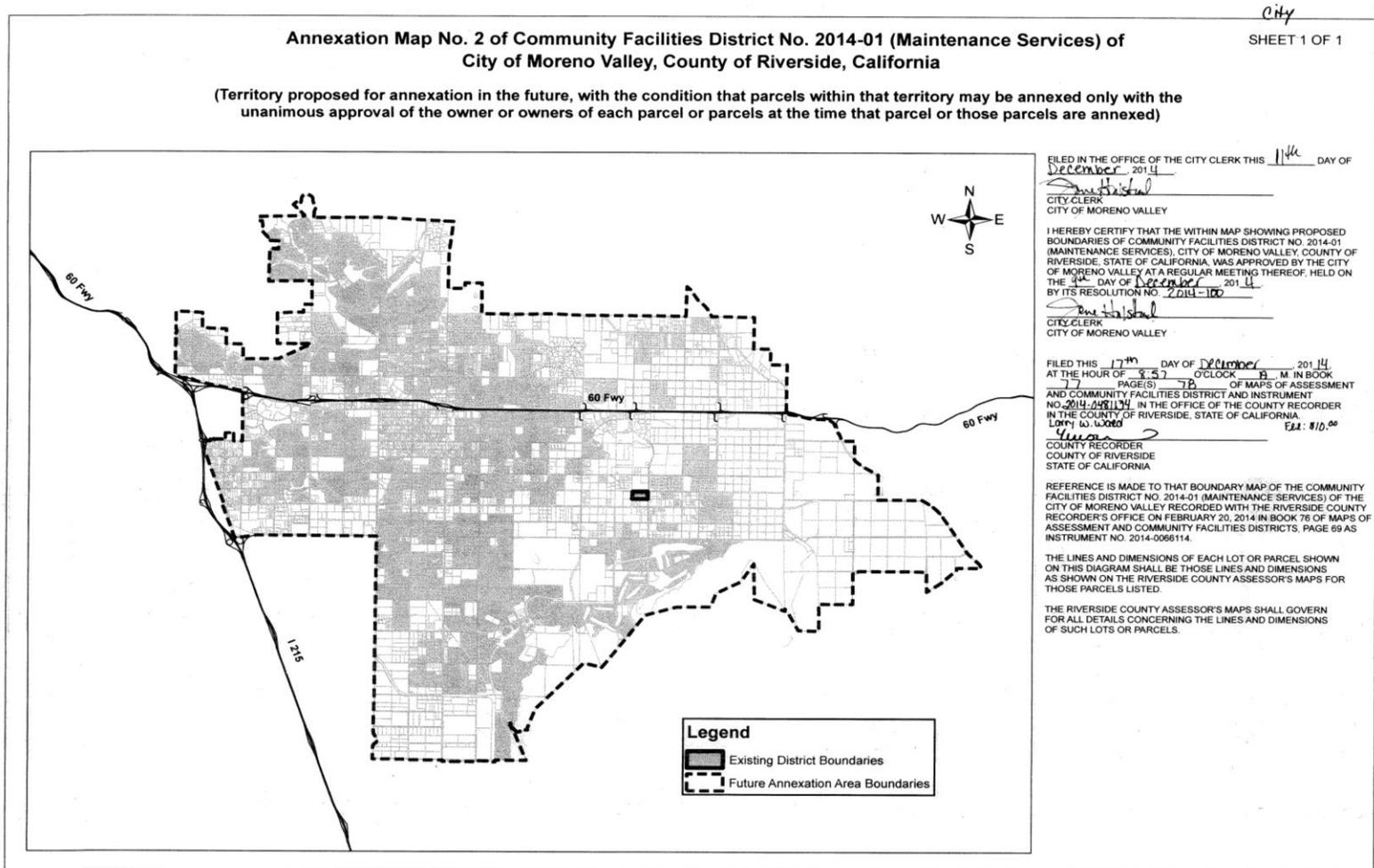
**Table 6: Annexations**

FY	Annexation Number	Tract No./Development	Number of Parcels *	Resolution No.	Date of Annexation
2014/15	1	36598	8	2014-97	December 9, 2014
2014/15	2	31789	24	2015-09	February 10, 2015
2014/15	3	CSIP WR Moreno Valley	6	2015-18	March 24, 2015
2014/15	4	36436	5	2015-18	March 24, 2015
2014/15	5	RB Johnson Investments, LLC	1	2015-18	March 24, 2015
Total Annexed Parcels			44		
Original District Boundaries Parcels			31618		
<b>Total Parcels</b>			<b>99</b>		

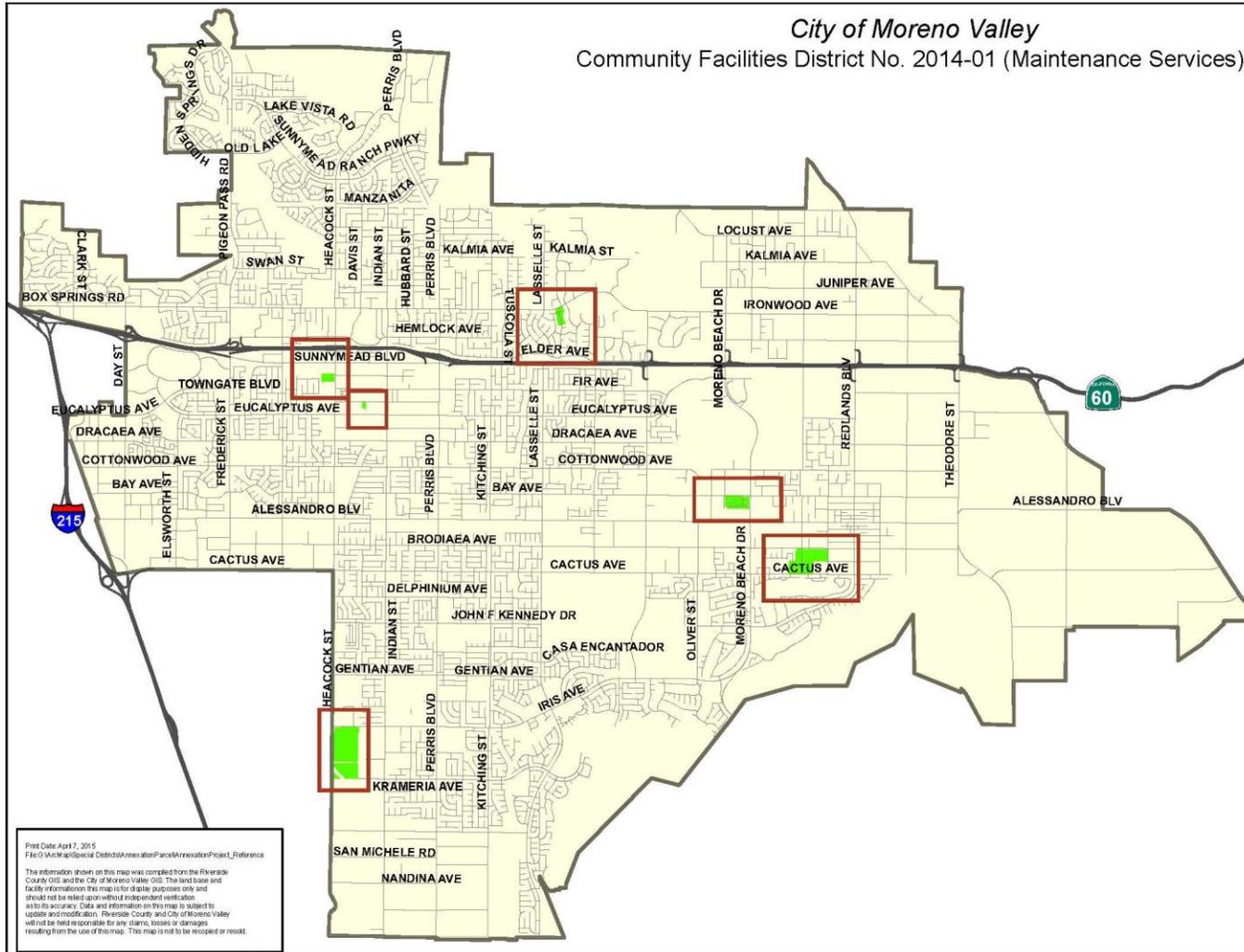
\* Parcel counts may be updated from time to time due to the recordation of parcel or tract maps.

Appendix B: District Maps

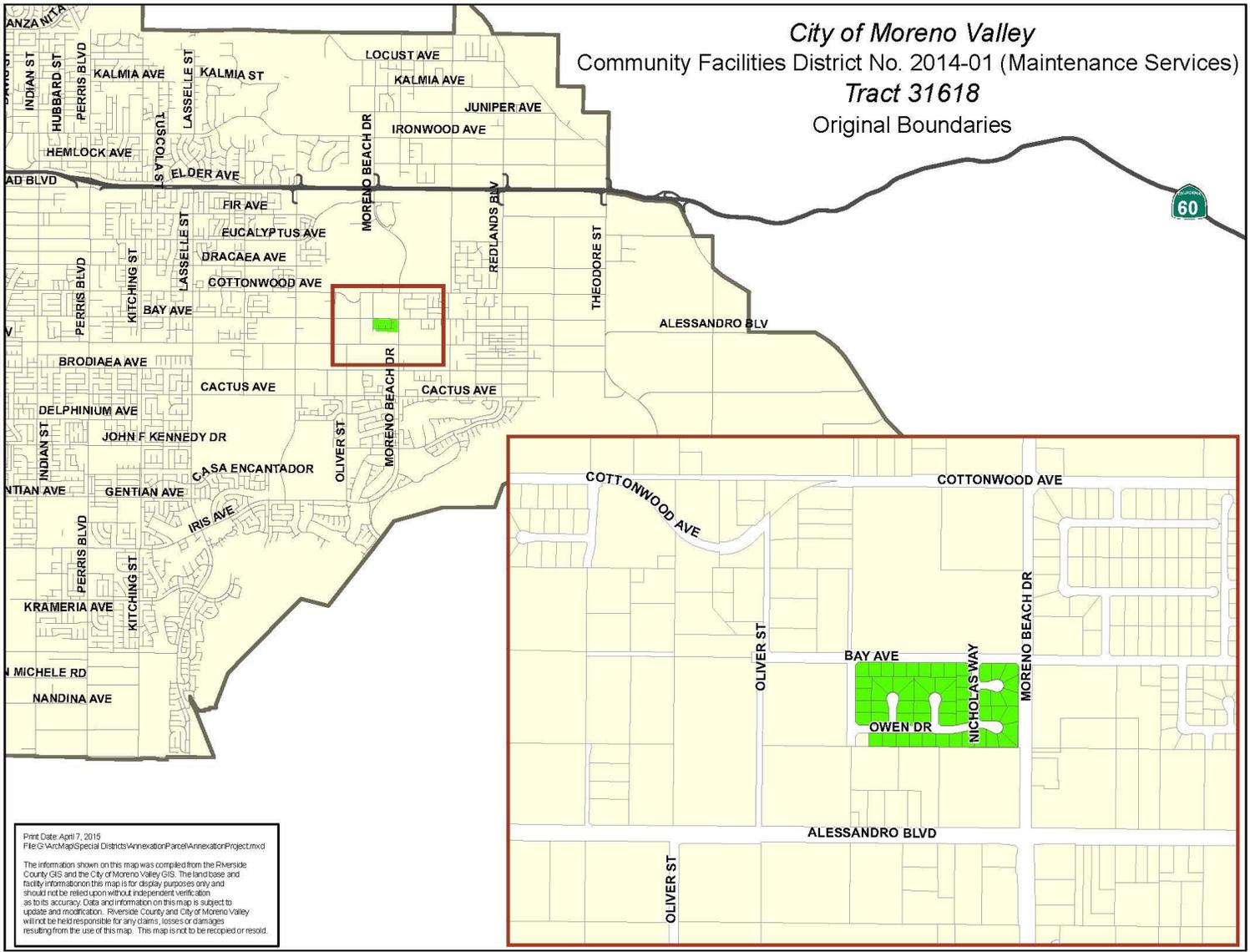
Map 1: CFD No. 2014-01 District Boundary



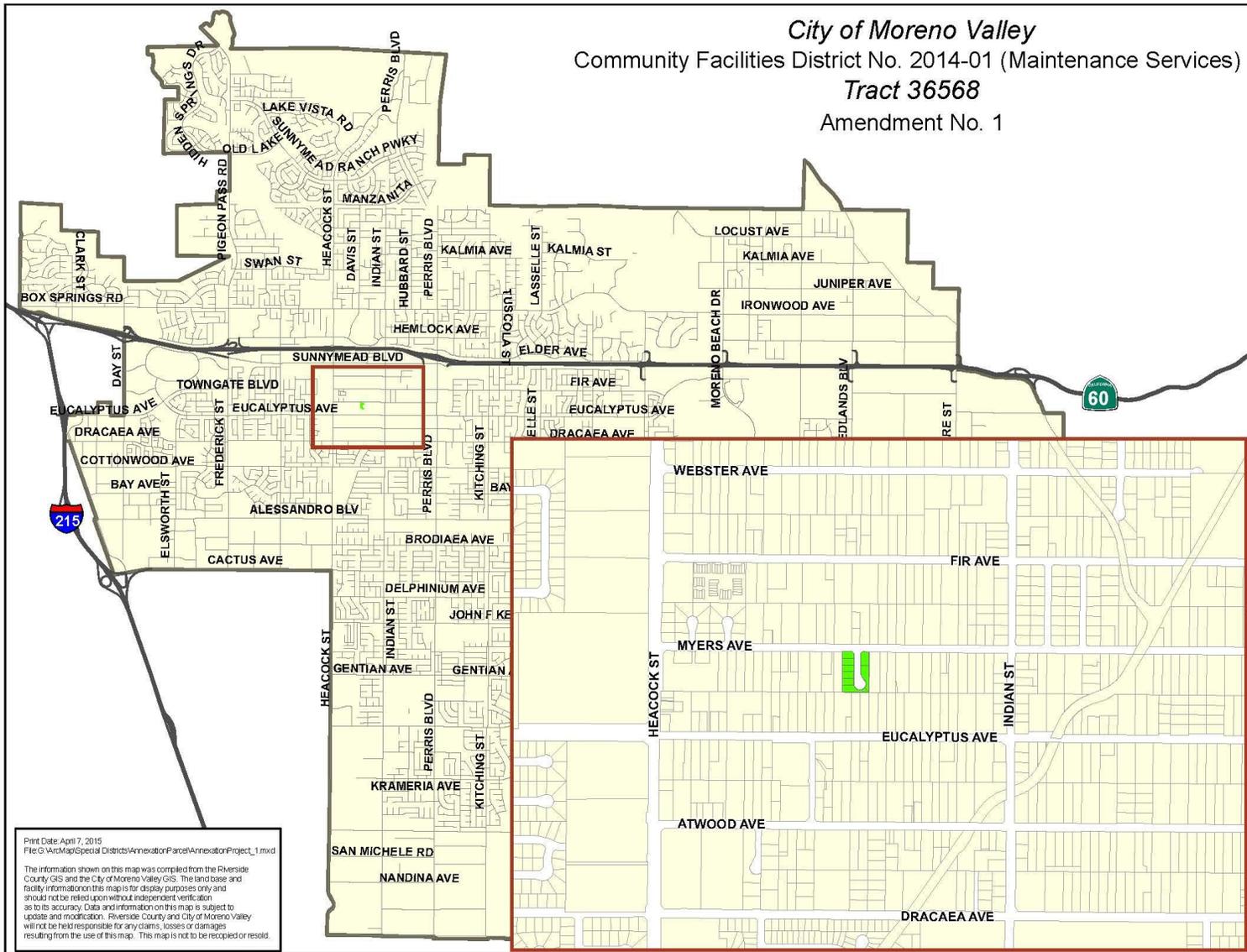
**City of Moreno Valley**  
Community Facilities District No. 2014-01 (Maintenance Services)



Print Date April 7, 2015  
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 The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Data and information on this map is subject to update and modification. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. This map is not to be recycled or resold.

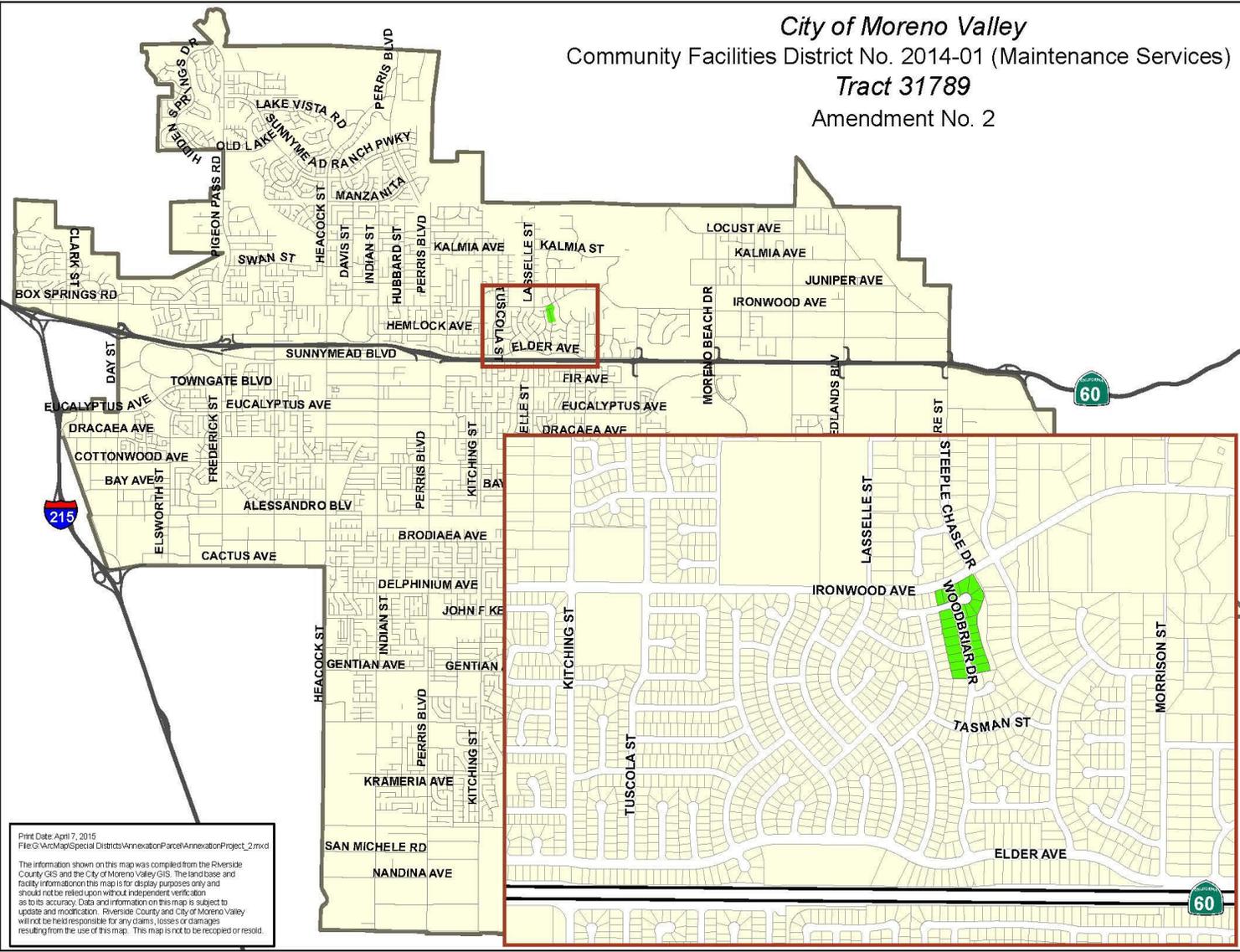


**City of Moreno Valley**  
 Community Facilities District No. 2014-01 (Maintenance Services)  
**Tract 36568**  
 Amendment No. 1



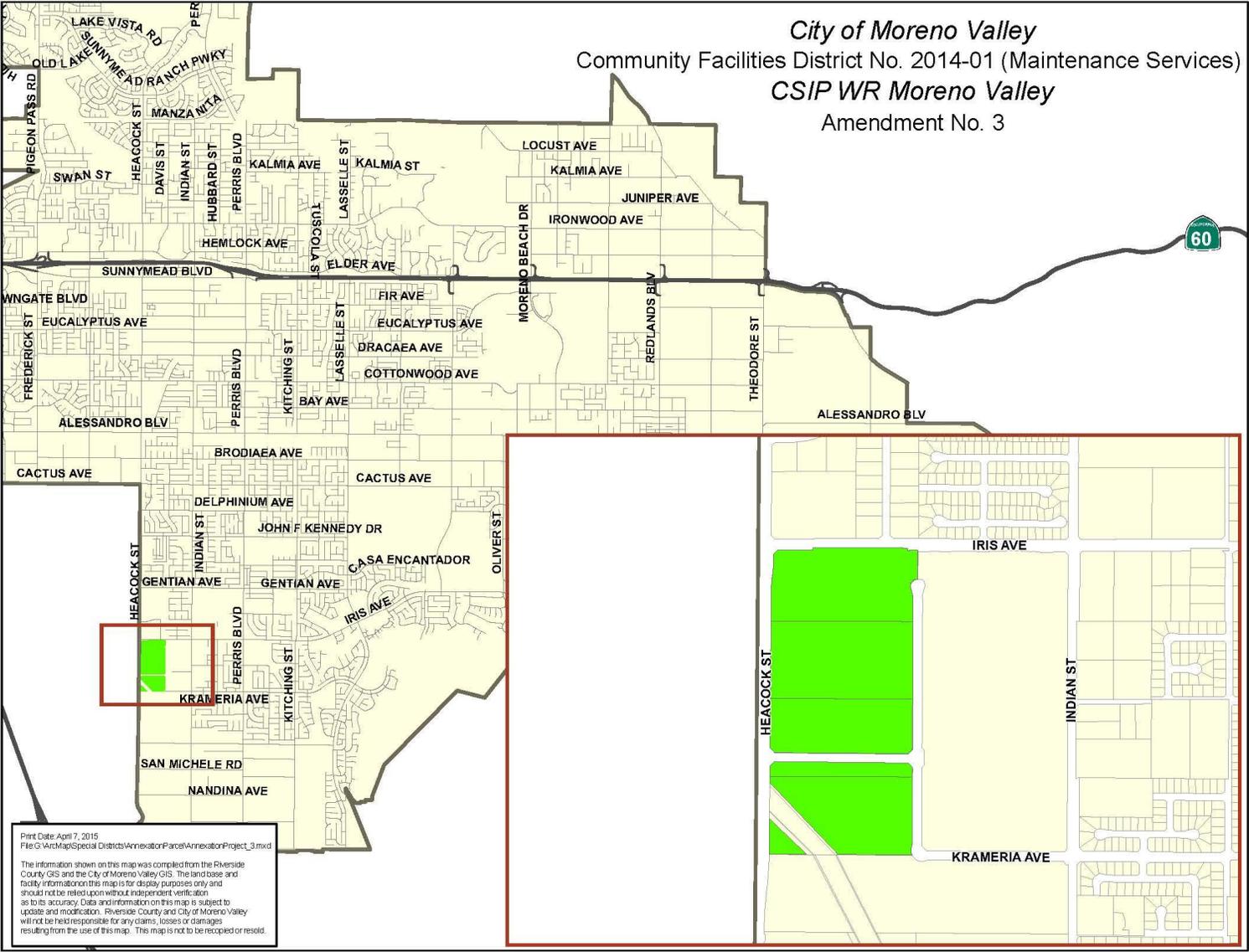
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**City of Moreno Valley**  
 Community Facilities District No. 2014-01 (Maintenance Services)  
**Tract 31789**  
 Amendment No. 2



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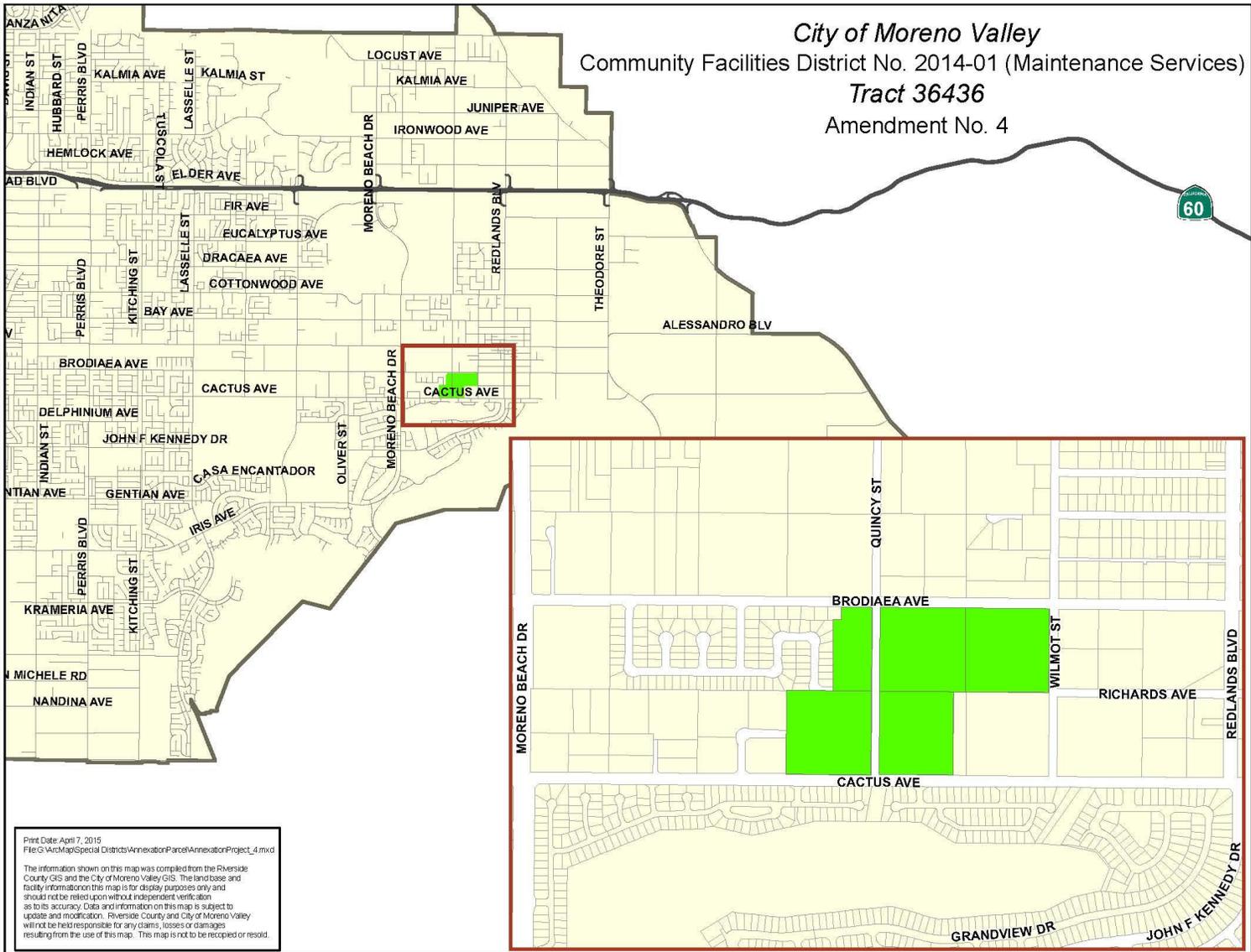
City of Moreno Valley  
 Community Facilities District No. 2014-01 (Maintenance Services)  
 CSIP WR Moreno Valley  
 Amendment No. 3



Print Date: April 7, 2015  
 File: G:\ArcMap\Special Districts\Annexation\Parcel\AnnexationProject\_3.mxd

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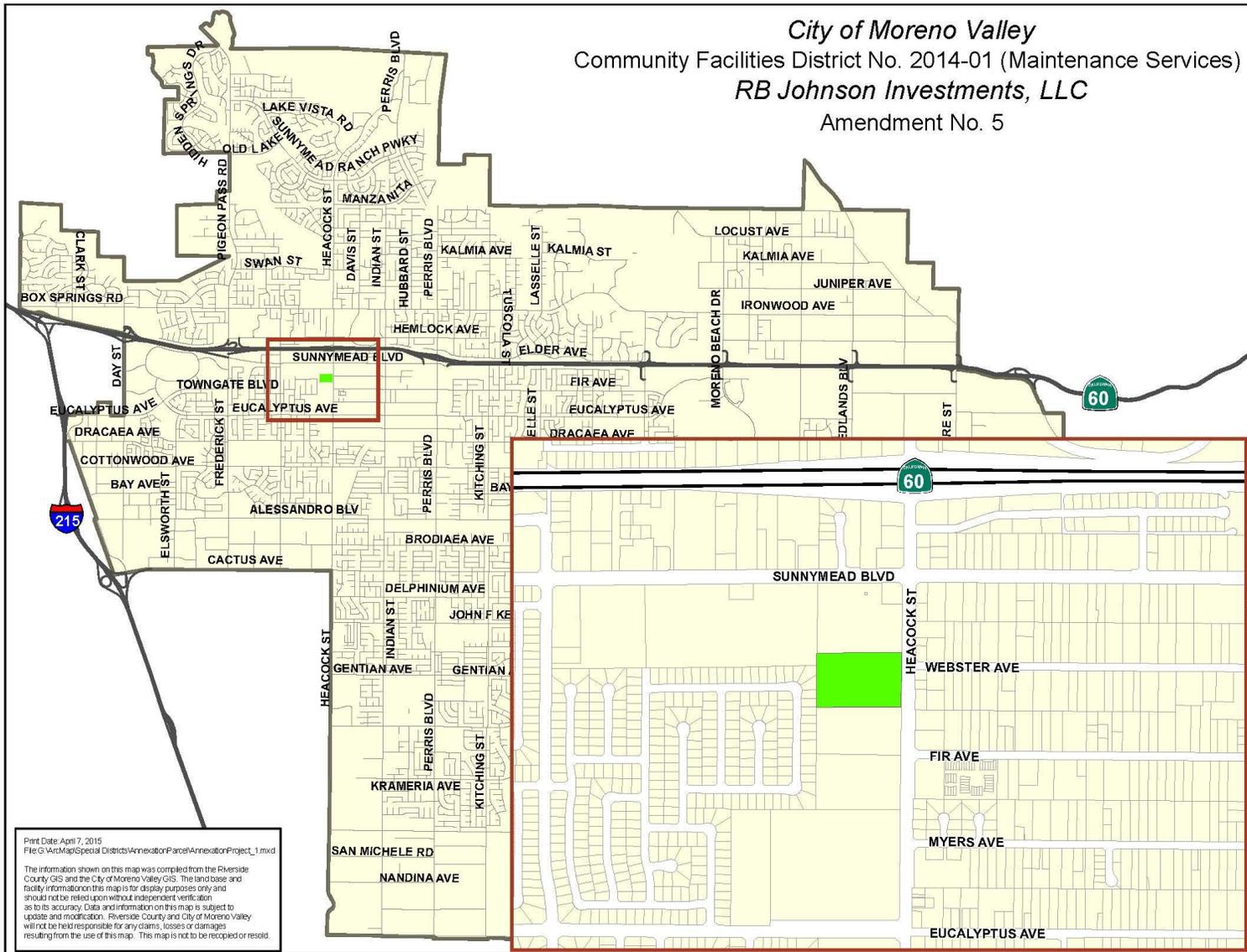
*City of Moreno Valley*  
 Community Facilities District No. 2014-01 (Maintenance Services)  
**Tract 36436**  
 Amendment No. 4



Print Date: April 7, 2015  
 File: G:\VarchMap\Special Districts\Annexation\ParcelAnnexation\Project\_4.mxd

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*City of Moreno Valley*  
 Community Facilities District No. 2014-01 (Maintenance Services)  
**RB Johnson Investments, LLC**  
 Amendment No. 5



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 File: G:\ArcMap\Special Districts\Annexation\Parcel\AnnexationProject\_1.mxd

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