

**HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HOUSING AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
WATER DISTRICT
HESPERIA FIRE PROTECTION DISTRICT-SPECIAL MEETING**



Meeting Agenda

Tuesday, April 1, 2025

**Closed Session - 5:15 PM
Regular Meeting - 6:30 PM**

**City Council Chambers
9700 Seventh Ave., Hesperia CA, 92345
City Clerk's Office: (760) 947-1007**

City Council Members

**Allison Lee, Mayor
Cameron Gregg, Mayor Pro Tem
Brigit Bennington, Council Member
Chris Ochoa, Council Member
Josh Pullen, Council Member**

**Rachel Molina, City Manager
Pam K. Lee, City Attorney**



NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1026. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1026 up to 5:30 pm on the day of the scheduled meeting. City Council meetings may be viewed live or after the event on the City's website at www.cityofhesperia.us.

**NOTICE AND CALL OF SPECIAL MEETING
HESPERIA FIRE PROTECTION DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of Hesperia Fire Protection District will be held on Tuesday, April 1, 2025, at 6:30 p.m. in the City Council Chambers, at 9700 Seventh Avenue, Hesperia, CA 92345.



Allison Lee, Mayor

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**REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT
HESPERIA FIRE PROTECTION DISTRICT - SPECIAL MEETING**

9700 7th Avenue, Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Council, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar.

Individuals wishing to speak during General Public Comments or on a particular numbered item must submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.

In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.

CLOSED SESSION - 5:15 PM

Roll Call

*Mayor Allison Lee
Mayor Pro Tem Cameron Gregg
Council Member Brigit Bennington
Council Member Chris Ochoa
Council Member Josh Pullen*

Conference with Legal Counsel - Potential Litigation:
Government Code Section 54956.9(d)2

1. Two (2) Cases

CALL TO ORDER - 6:30 PM

- A. Invocation**
- B. Pledge of Allegiance to the Flag**
- C. Roll Call**

*Mayor Allison Lee
Mayor Pro Tem Cameron Gregg
Council Member Brigit Bennington*

Council Member Chris Ochoa
Council Member Josh Pullen

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

Individuals wishing to speak during General Public Comments or on a particular numbered item are requested to submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the joint agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.

In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.

JOINT CONSENT CALENDAR

1. Page 5 Consideration of the Draft Minutes from the Regular Meeting held Tuesday, March 18, 2025.

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, March 18, 2025.

Staff Person: Deputy City Manager/City Clerk Melinda Sayre

Attachments: [Draft CC Min 2025-03-18](#)

2. Page 11 Warrant Run Report (City- Successor Agency- Housing Authority- Community Development Commission- Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District

Staff Person: Assistant City Manager Casey Brooksher

Attachments: [SR Warrant Run 4-1-2025](#)
[Attachment 1 - Warrant Run](#)

3. Page 13 Audited Financial Statements for Fiscal Year Ended June 30, 2024

Recommended Action:

It is recommended that the City Council, Community Development Commission, Hesperia Housing Authority Board, Hesperia Water District Board, and Hesperia Fire Protection District Board receive and file the audited Financial Statements for the Fiscal Year Ended June 30, 2024.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: [SR Audited Financial Statements 4-1-2025](#)

4. Page 15 Professional Services Agreement with NBS Government Finance Group for Community Facilities District Advisory and Administration Services

Recommended Action:

It is recommended that the City Council authorize the City Manager to execute a professional services agreement with NBS Government Finance Group (NBS) in an amount not-to-exceed \$52,500 for FY 2025-26 Community Facilities District administration services and fiscal advisory services related to the formation of the 2025 Silverwood CFD through the Bond Opportunities for Land Development (BOLD) program.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: [SR NBS Government Finance Group Agreement 4-1-2025](#)

5. Page 17 Three-Year Maintenance and Licensing Agreement with HLP Inc.

Recommended Action:

It is recommended that the City Council authorize the City Manager to execute a three-year maintenance and licensing contract with HLP Inc. for a total not-to-exceed contract amount of \$112,492 to provide maintenance and licensing for the HLP Chameleon (Chameleon) software system.

Staff Person: Assistant City Manager Casey Brooksher

Attachments: [SR Three-Year Agreement with HLP Inc. 4-1-2025](#)

6. Page 19 Risk Financing Study Contract Amendment

Recommended Action:

It is recommended that the City Council authorize the City Manager to approve an amendment of \$1,410 to the existing contract with Risk-Albert Holdco LLC., DBA: Albert Risk Management Consultants (Albert Risk), for a revised not-to-exceed contract amount of \$63,410.

Staff Person: Deputy Human Resources/Risk Management Director Rita Perez

Attachments: [SR Risk Financing Study Contract Amendment 4-1-2025](#)

7. Page 21 Designation of Director and Alternate Director to the Public Entity Risk Management Authority Board of Directors

Recommended Action:

It is recommended that the City Council adopt Resolution No. 2025-07 authorizing the City Manager to designate the Director and the Alternate

Director to serve and represent the City of Hesperia on the Public Entity Risk Management Authority (PERMA) Board.

Staff Person: Deputy Human Resources/Risk Management Director Rita Perez

Attachments: [SR Designation of Director & Alternate Director 4-1-2025](#)
[Resolution 2025-07](#)

8. Page 25 Final Tract Map No. 18955-3

Recommended Action:

It is recommended that the City Council adopt Resolution No. 2025-08 approving Final Map No. 18955-3 to create 122 residential lots on approximately 50.72 gross acres and accept right-of-way necessary to develop Tract 18989-2 Lot 3, Planning Area 2 of the Tapestry Specific Plan (Applicant: Silverwood Development Phase I, LLC).

Staff Person: Administrative Analyst Dena Alcayaga

Attachments: [SR Final Tract Map No. 18955-3](#)
[Resolution 2025-08](#)
[Attachment 2- Final Tract Map No. 18955-3](#)

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Council may report on their activities as appointed representatives of the City on various Boards and Committees and/or may make comments of general interest or report on their activities as a representative of the City.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

The City Manager, City Attorney or staff may make announcements or reports concerning items of interest to the Council and the public.

ADJOURNMENT

I, Melinda Sayre, City Clerk of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Wednesday, March 26, 2025 at 5:30 p.m. pursuant to California Government Code §54954.2.

Melinda Sayre,
City Clerk

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding items on the agenda will be made available in the City Clerk's Office during normal business hours.



City of Hesperia Meeting Minutes – Draft City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, March 18, 2025

6:30 PM

**REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT**

CLOSED SESSION - 5:15 PM

Roll Call

Present: 5 - Mayor Lee, Mayor Pro Tem Gregg, Council Member Bennington, Council Member Ochoa and Council Member Pullen

Conference with Legal Counsel - Potential Litigation: Government Code Section 54956.9(d)2

1. One (1) Case

Conference with Real Property Negotiators – Property Negotiations
Government Code Section – 54956.8

1. Negotiating Parties: Hesperia Lake Park and City of Hesperia
Location: APN: 0398-031-34
Under Negotiation: Price and terms

CALL TO ORDER - 6:34 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

Present: 5 - Mayor Lee, Mayor Pro Tem Gregg, Council Member Bennington, Council Member Ochoa and Council Member Pullen

D. Agenda Revisions and Announcements by City Clerk – None

E. **Closed Session Reports by City Attorney-** No reportable action taken

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation to resident Mavis Mukiawa, Pride Enhancement Program Honoree.

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

*The following people commented:
Bill Jensen*

JOINT CONSENT CALENDAR

A motion was made by Ochoa, seconded by Bennington that the Joint Consent Calendar minus items 4,5, and 6 be approved. The motion carried by the following vote:

Aye: 5 - Gregg, Bennington, Lee, Ochoa, and Pullen

Nay: 0

1. Consideration of the Draft Minutes from the Regular Meeting held Tuesday, March 4, 2025.

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, March 4, 2025.

Sponsors: Assistant City Clerk Erin Baum

2. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

3. Treasurer's Cash Report for the unaudited period ended January 31, 2025

Recommended Action:

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

4. Award Professional Service Agreements for On-Call Traffic Engineering and Land Surveying Services

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District approve the award of a Professional Services Agreement (PSA) to eight professional consultants to provide On-Call Traffic Engineering and Land Surveying Services for an initial term of three (3) years and each contract in an amount not to exceed \$250,000 for Traffic Engineering Services and \$100,000 for Land Surveying Services for each consultant as follows:

| | |
|--|-----------|
| Traffic Engineer | |
| Fehr & Peers | \$250,000 |
| Linscott, Law & Greenspan, Engineers (LLG) | \$250,000 |
| Transtech Engineers, Inc. | \$250,000 |
| Michael Baker International | \$250,000 |
| Land Surveyor | |
| CASC Engineering and Consulting, Inc. | \$100,000 |
| IMEG | \$100,000 |
| Onward Engineering | \$100,000 |
| WestLAND Group, Inc. | \$100,000 |

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

A motion was made by Gregg, seconded by Pullen, that this item be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

5. Acceptance of FY 2021-22 CDBG Street Improvements

Recommended Action:

It is recommended that the City Council accept the completed FY 2021-22 CDBG Street Improvements project (C.O. No. 7166) and authorize staff to record a "Notice of Completion" and release all withheld retention amounts after 30 calendar days from the date of recordation.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

A motion was made by Bennington, seconded by Ochoa, that this item be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

6. Rescinding Approval of City Council Resolution No. 2020-69, Which Established A Special A-04 Storm Drainage Impact Fee in the A-04 Drainage Corridor

Recommended Action:

It is recommended that the Council review the report and adopt Resolution No. 2025-06 to rescind Resolution No. 2020-69, which established a Special A-04 Storm Drainage Impact Fee in the A-04 Drainage Corridor.

Sponsors: City Attorney Pam K. Lee

A motion was made by Bennington, seconded by Gregg, that this item be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

7. Dayco Funding Corporation, *et al.* Settlement Agreement

Recommended Action:

It is recommended that the City Council approve the attached settlement agreement in the pending litigation matter *Dayco Funding Corporation, et al. v. City of Hesperia* (SBSC Case No. CIVSB2307020) regarding the development of approximately 40 acres of vacant land along the south side of Mojave Street between Topaz Avenue and Datura Road in the City of Hesperia, CA 92345, identified as Assessor's Parcel Numbers 0405-261-15,16,17,18, 27, 28, 29 & 30- 0000 (the "Property").

Sponsors: City Attorney Pam K. Lee

NEW BUSINESS

8. Animal Shelter Program Information

Recommended Action:

It is recommended that the City Council receive and file a presentation on Animal Shelter programs.

Sponsors: Deputy City Manager/City Clerk Melinda Sayre

Receive and file item.

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Mayor, Mayor Pro Tem and Council Members reported on various events and Committees.

Council Member Ochoa requested to bring back the Healthy Hesperia program and a discussion on sales tax and a workshop.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

City attorney updated the City Council on Prop 36 passage and implementation.

ADJOURNMENT

The meeting was adjourned in memory of Deputy Hector Cuevas Jr. at 7:53 p.m.

*Jessica Giber,
Deputy City Clerk*

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City of Hesperia STAFF REPORT



DATE: April 1, 2025

TO: Mayor and Council Members
City Council, as Successor Agency to the Hesperia Community Redevelopment Agency
Chair and Commissioners, Hesperia Housing Authority
Chair and Commissioners, Community Development Commission
Chair and Board Members, Hesperia Water District

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Anne Duke, Deputy Finance Director
Verenise Fierros, Accountant

SUBJECT: Warrant Run Report (City – Successor Agency – Housing Authority – Community Development Commission – Water)

RECOMMENDED ACTION

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

BACKGROUND

The Warrant Run totals represented below are for the period February 22, 2025 through March 7, 2025.

| Agency/District | Accounts Payable | Payroll | Wires | Totals |
|----------------------------------|-------------------------|---------------------|---------------|-----------------------|
| City of Hesperia | \$3,681,457.85 | \$346,732.60 | \$0.00 | \$4,028,190.45 |
| Successor Agency | 0.00 | 0.00 | 0.00 | 0.00 |
| Housing Authority | 12,989.80 | 158.21 | 0.00 | 13,148.01 |
| Community Development Commission | 0.00 | 0.00 | 0.00 | 0.00 |
| Water | 2,181,299.98 | 155,896.36 | 0.00 | 2,337,196.34 |
| Totals | \$5,875,747.63 | \$502,787.17 | \$0.00 | \$6,378,534.80 |

* Includes debt service payments made via Automated Clearing House (ACH) electronic deposit of funds.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

ATTACHMENT(S)

1. Warrant Runs

City of Hesperia
WARRANT RUNS
2/22/2025-3/7/2025

Attachment 1

| FUND # | FUND NAME | W/E | W/E | WARRANT | Wires | YEAR-TO | PRIOR FY YTD |
|-------------------------|---|-----------------|-----------------|-----------------|-------|------------------|------------------|
| | | 2/28/2025 | 3/7/2025 | TOTALS | | DATE | DATE |
| | | | | | | TOTALS * | TOTALS |
| Accounts Payable | | | | | | | |
| 100 | GENERAL | \$ 2,018,073.68 | \$ 277,049.90 | \$ 2,295,123.58 | \$ - | \$ 25,355,531.15 | \$ 24,395,808.24 |
| 105 | PENSION OBLIGATION TRUST | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 106 | OPEB TRUST | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 110 | SILVERWOOD | \$ 2,579.25 | \$ - | \$ 2,579.25 | \$ - | \$ 62,587.98 | \$ - |
| 200 | HESPERIA FIRE DISTRICT | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 204 | MEASURE I - RENEWAL | \$ - | \$ 1,746.10 | \$ 1,746.10 | \$ - | \$ 34,310.33 | \$ 502,031.42 |
| 207 | LOCAL TRANSPORT-SB 325 | \$ - | \$ - | \$ - | \$ - | \$ 1.64 | \$ 967,882.81 |
| 209 | GAS TAX-RMRA | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 210 | HFPD (PERS) | \$ - | \$ - | \$ - | \$ - | \$ 1,755,819.00 | \$ 907,316.00 |
| 241 | CFD 2021-1 Resid Maint. & Serv | \$ - | \$ - | \$ - | \$ - | \$ 1,280.00 | \$ - |
| 242 | CFD 2022-1 Non-Resd Maint & Serv | \$ - | \$ - | \$ - | \$ - | \$ 1,280.00 | \$ - |
| 243 | CFD 2023-1 Silverwood Maint | \$ - | \$ - | \$ - | \$ - | \$ 1,280.00 | \$ - |
| 251 | CDBG | \$ - | \$ 19,844.49 | \$ 19,844.49 | \$ - | \$ 2,903,062.40 | \$ 329,520.04 |
| 254 | AB2766 - TRANSIT | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 255 | AB3229 SUPPLEMENTAL LAW | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 256 | ENVIRONMENTAL PROGRAMS GRANT | \$ - | \$ - | \$ - | \$ - | \$ 29,624.00 | \$ 21,629.75 |
| 262 | SB 1383 LOCAL ASSISTANCE GRANT | \$ - | \$ - | \$ - | \$ - | \$ 104,497.49 | \$ - |
| 263 | STREETS MAINTENANCE | \$ 11,032.50 | \$ 728,127.67 | \$ 739,160.17 | \$ - | \$ 1,896,047.96 | \$ 1,507,429.30 |
| 300 | DEV. IMPACT FEES - STREET | \$ - | \$ - | \$ - | \$ - | \$ 149,570.82 | \$ 82,056.38 |
| 301 | DEV. IMPACT FEES - STORM DRAIN | \$ - | \$ - | \$ - | \$ - | \$ 129,647.43 | \$ - |
| 306 | DEV. IMPACT FEES - 2018-STREETS | \$ - | \$ 33,424.75 | \$ 33,424.75 | \$ - | \$ 1,230,619.55 | \$ 1,626,198.46 |
| 307 | DIF 2018-DRAINAGE FACILITIES | \$ - | \$ - | \$ - | \$ - | \$ 168,099.30 | \$ - |
| 309 | DIF 2018-CITY HALL FACILITIES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 312 | DIF 2018-POLICE FACILITIES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 313 | DIF A-04 DRAINAGE | \$ - | \$ - | \$ - | \$ - | \$ 1,154,638.51 | \$ 317,748.35 |
| 402 | WATER RIGHTS ACQUISITION | \$ - | \$ - | \$ - | \$ - | \$ 1,666,463.80 | \$ 1,220,101.69 |
| 403 | 2013 REFUNDING LEASE REV BONDS | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 571,151.39 |
| 404 | 2023 REFUNDING LEASE REV BONDS | \$ - | \$ - | \$ - | \$ - | \$ 2,500.00 | \$ - |
| 504 | CITY WIDE STREETS - CIP | \$ - | \$ 3,891.30 | \$ 3,891.30 | \$ - | \$ 2,785,354.47 | \$ 10,209,582.17 |
| 509 | CITY FACILITIES CIP | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 800 | EMPLOYEE BENEFITS | \$ 148,334.18 | \$ 107,099.73 | \$ 255,433.91 | \$ - | \$ 6,581,036.92 | \$ 5,954,949.15 |
| 801 | TRUST/AGENCY | \$ - | \$ 192,500.00 | \$ 192,500.00 | \$ - | \$ 1,245,010.69 | \$ 1,564,537.94 |
| 802 | AD 91-1 AGENCY | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 804 | TRUST-INTEREST BEARING | \$ - | \$ 1,091.80 | \$ 1,091.80 | \$ - | \$ 42,379.11 | \$ 260,400.60 |
| 807 | CFD 2005-1 | \$ 136,662.50 | \$ - | \$ 136,662.50 | \$ - | \$ 1,186,302.97 | \$ 1,266,529.66 |
| 808 | HFPD (TRANSITION) | \$ - | \$ - | \$ - | \$ - | \$ 317,435.02 | \$ 347,796.19 |
| 815 | PLAN REVIEW TRUST - FRONTIER | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | CITY | \$ 2,316,682.11 | \$ 1,364,775.74 | \$ 3,681,457.85 | \$ - | \$ 48,804,380.54 | \$ 52,052,669.54 |
| 163 | REDEVELOP OBLIG RETIREMENT-2018 | \$ - | \$ - | \$ - | \$ - | \$ 9,690,950.62 | \$ 9,949,902.79 |
| | SUCCESSOR AGENCY | \$ - | \$ - | \$ - | \$ - | \$ 9,690,950.62 | \$ 9,949,902.79 |
| 370 | HOUSING AUTHORITY | \$ 12,150.00 | \$ 839.80 | \$ 12,989.80 | \$ - | \$ 42,724.10 | \$ 23,541.39 |
| | HOUSING AUTHORITY | \$ 12,150.00 | \$ 839.80 | \$ 12,989.80 | \$ - | \$ 42,724.10 | \$ 23,541.39 |
| 170 | COMMUNITY DEVELOPMENT COMMISSION | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | COMMUNITY DEVELOPMENT COMMISSION | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 700 | WATER OPERATING | \$ 141,582.99 | \$ 1,541,509.26 | \$ 1,683,092.25 | \$ - | \$ 10,630,765.57 | \$ 7,712,606.46 |
| 705 | WATER PENSION OBLIGATION TRUST | \$ - | \$ - | \$ - | \$ - | \$ 750,000.00 | \$ - |
| 701 | WATER CAPITAL | \$ - | \$ - | \$ - | \$ - | \$ 16,473.00 | \$ 320,389.00 |
| 710 | SEWER OPERATING | \$ 1,359.74 | \$ 495,002.89 | \$ 496,362.63 | \$ - | \$ 4,584,709.81 | \$ 4,583,229.03 |
| 711 | SEWER CAPITAL | \$ - | \$ - | \$ - | \$ - | \$ 1,617,183.15 | \$ 1,249,376.35 |
| 720 | RECLAIMED WATER OPERATIONS | \$ 718.65 | \$ 1,126.45 | \$ 1,845.10 | \$ - | \$ 276,298.82 | \$ 272,371.84 |
| | WATER | \$ 143,661.38 | \$ 2,037,638.60 | \$ 2,181,299.98 | \$ - | \$ 17,875,430.35 | \$ 14,137,972.68 |
| | ACCOUNTS PAYABLE TOTAL | \$ 2,472,493.49 | \$ 3,403,254.14 | \$ 5,875,747.63 | \$ - | \$ 76,413,485.61 | \$ 76,164,086.40 |
| REG. PAYROLL | | | | | | | |
| | City | \$ 346,732.60 | \$ - | \$ 346,732.60 | \$ - | \$ 5,750,633.01 | \$ 5,407,502.36 |
| | Housing Authority | \$ 158.21 | \$ - | \$ 158.21 | \$ - | \$ 4,666.65 | \$ 3,496.11 |
| | Water | \$ 155,896.36 | \$ - | \$ 155,896.36 | \$ - | \$ 2,681,586.73 | \$ 2,293,513.60 |
| | PAYROLL TOTAL | \$ 502,787.17 | \$ - | \$ 502,787.17 | \$ - | \$ 8,436,886.39 | \$ 7,704,512.07 |

City of Hesperia STAFF REPORT



DATE: April 1, 2025

TO: Mayor and Council Members
Chair and Commission, Community Development Commission
Chair and Board Members, Hesperia Housing Authority
Chair and Board Members, Hesperia Water District
Chair and Board Members, Hesperia Fire Protection District

FROM: Rachel Molina, City Manager

BY: Casey Brooksher, Assistant City Manager
Anne M. Duke, Deputy Finance Director

SUBJECT: Audited Financial Statements for Fiscal Year Ended June 30, 2024

RECOMMENDED ACTION

It is recommended that the City Council, Community Development Commission, Hesperia Housing Authority Board, Hesperia Water District Board, and Hesperia Fire Protection District Board receive and file the audited Financial Statements for the Fiscal Year Ended June 30, 2024.

BACKGROUND

City governments that receive Federal funding in excess of \$750,000 in a fiscal year are required by Federal law (Office of Management and Budget [OMB] Circular A-133) to be audited. In addition, the bond documents for the City's debt require annual audits of the City's financial transactions.

ISSUES/ANALYSIS

The City's independent auditor, CliftonLarsonAllen LLP (CLA) performed the audit for Fiscal Year 2023-24.

The documents that comprise the Financial Statements, commonly referred to as the Audit for the City, are as follows:

- City of Hesperia—Annual Comprehensive Financial Report – June 30, 2024
- Community Development Commission—Component Unit Financial Statements – June 30, 2024
- Hesperia Housing Authority—Component Unit Financial Statements – June 30, 2024
- Hesperia Water District—Component Unit Financial Statements – June 30, 2024
- Hesperia Fire Protection District—Component Unit Financial Statements – June 30, 2024

The Hesperia Housing Authority Component Unit Financial Statement was distributed on December 17, 2024 in compliance with State requirements. The Annual Comprehensive Financial Report (ACFR) was distributed on January 10, 2025, and the remaining Component Unit Financial Statements were provided to the Council on February 3, 2025. Public copies of all the above-referenced documents are available in the City Clerk's Office and have been posted on the City's website.

As part of the City's audit, CLA confirmed that per the Office of Management and Budget (OMB) regulations (2 CFR part 200), the City was below the current threshold and, therefore, not subject to a single audit for the Fiscal Year Ended June 30, 2024.

As a matter of information, the City was awarded the Certificate of Achievement for Outstanding Financial Reporting for Fiscal Year 2022-23 by the Government Finance Officers' Association (GFOA). That was the twenty-second consecutive year the City has earned this prestigious award.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health: Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

None.

ALTERNATIVES

1. Provide alternative direction to staff.

ATTACHMENTS

The reports listed below were previously submitted to the Council (#1 on January 10, 2025, #2, #4, and #5 on February 3, 2025, and #3 on December 17, 2024). Public copies are available in the City Clerk's Office and have been posted on the City's website:

1. June 30, 2024 Annual Comprehensive Financial Report
2. June 30, 2024 Component Unit Financial Statements for the Community Development Commission
3. June 30, 2024 Component Unit Financial Statements for the Hesperia Housing Authority
4. June 30, 2024 Component Unit Financial Statements for the Hesperia Water District
5. June 30, 2024 Component Unit Financial Statements for the Hesperia Fire Protection District



DATE: April 1, 2025
TO: Mayor and Council Members
FROM: Rachel Molina, City Manager
BY: Casey Brooksher, Assistant City Manager
SUBJECT: Professional Services Agreement with NBS Government Finance Group for Community Facilities District Advisory and Administration Services

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to execute a professional services agreement with NBS Government Finance Group (NBS) in an amount not to exceed \$52,500 for FY 2025-26 Community Facilities District administration services and fiscal advisory services related to the formation of the 2025 Silverwood CFD through the Bond Opportunities for Land Development (BOLD) program.

BACKGROUND

Government Code Section 53311 allows local governments to finance public improvements and services through special taxes levied on properties within a Community Facilities District (CFD). NBS has provided advisory services related to the formation of the City's CFD districts, including CFD 2005-1 (Belgate Development), CFD 2021-1 (Residential Maintenance and Services), CFD 2022-1 (Non-Residential Maintenance and Services), and CFD 2023-1 (Silverwood Maintenance and Services). The City currently contracts with NBS for the administration of those CFDs, which includes calculating the special tax requirement, levy calculation and submittal, delinquency monitoring, along with the necessary reporting to the California Debt and Investment Advisory Commission (CDIAC) as required by Government Code Sections 53359.5(b) and 53359.5(c).

NBS has also provided fiscal advisory services to the City related to the Silverwood project, including the formation of Silverwood's bonded CFD through the BOLD program, as well as providing the required disclosure information related to the City's refinancing of the CFD 2005-1 Special Tax Refunding Bonds, Series 2014, and annexation services for projects annexing into the City's CFDs.

ISSUES/ANALYSIS

As development continues within the Silverwood project, the formation of an additional CFD through the BOLD program is in process by the developer for the project's next phase. An agreement with NBS is requested for advisory services to the City related to the formation of the Silverwood Development's CFD for its next phase. Additionally, an agreement with NBS is needed in order to continue CFD administration/delinquency services for FY 2025-26 related to the CFDs that the City is responsible for administering, including CFD 2005-1 (Belgate Development), CFD 2021-1 (Residential Maintenance and Services), CFD 2022-1 (Non-Residential Maintenance and Services), and CFD 2023-1 (Silverwood Maintenance and Services).

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.

FISCAL IMPACT

If approved, an agreement with NBS in the amount of \$52,500 will provide: 1) \$12,500 for advisory services to the City related to the formation of the Silverwood Development’s CFD for its next phase, for which the costs will be reimbursed to the City through the resulting bond issue, and 2) \$40,000 for FY 2025-26 CFD administration/delinquency services related to the CFDs that the City is responsible for administering. Funding for the FY 2025-26 administration/delinquency services will be included within the Proposed FY 2025-26 Operating Budget within the individual CFD funds: CFD 2005-1 (Belgate Development) – Fund 807, CFD 2021-1 (Residential Maintenance and Services) – Fund 241, CFD 2022-1 (Non-Residential Maintenance and Services) – Fund 242, and CFD 2023-1 (Silverwood Maintenance and Services) – Fund 243.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None



DATE: April 1, 2025
TO: Mayor and Council Members
FROM: Rachel Molina, City Manager
BY: Casey Brooksher, Assistant City Manager
SUBJECT: Three-Year Maintenance and Licensing Agreement with HLP Inc.

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to execute a three-year maintenance and licensing contract with HLP Inc. for a total not-to-exceed contract amount of \$112,492 to provide maintenance and licensing for the HLP Chameleon (Chameleon) software system.

BACKGROUND

The Chameleon system is an integrated Shelter Case Management System used by shelters to assist with shelter management, licensing, field operations, cashiering, acceptance of online pet registration and payment for licenses, and medical record keeping. Chameleon also provides the ability to connect adoptable animals with potential adopters.

The City's Animal Services Program has used the Chameleon system for record-keeping since 2015. Chameleon currently hosts historical documents and photos related to the City's animal control operations, including adoptable animals. Chameleon gives Hesperia residents an easily accessible manner to search for lost pets or for animals that are available for adoption.

ISSUES/ANALYSIS

Establishing an updated maintenance and licensing agreement will ensure product stability and support for a three-year term. Additionally, the contract will allow for the implementation of the mobile version of the application for staff use. This new product will allow staff to use Chameleon on mobile devices, which will assist staff with updating records of animals located in different areas of the shelter and can be used to facilitate adoptions at off-site locations.

CITY GOAL SUPPORTED BY THIS ITEM

Organizational Health – Foster a high-performing organization that provides opportunities for professional growth.

FISCAL IMPACT

Due to a change in the vendor's billing process during FY 2023-24, there was a delay in invoicing from the vendor and, as a result, maintenance and licensing services of \$27,055 were not billed and paid until FY 2024-25. If the proposed three-year agreement in the amount of \$112,492 is approved, the first year of software maintenance, initial setup, and support services of \$38,248 will be funded from FY 2024-25 identified savings. Funding for the subsequent years of this agreement will be included in the Information Technology annual operating budget.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

None



DATE: April 1, 2025
TO: Mayor and Council Members
FROM: Rachel Molina, City Manager
BY: Casey Brooksher, Assistant City Manager
Rita Perez, Deputy Human Resources/Risk Management Director
SUBJECT: Risk Financing Study Contract Amendment

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to approve an amendment of \$1,410 to the existing contract with Risk-Albert Holdco LLC., DBA: Albert Risk Management Consultants (Albert Risk), for a revised not-to-exceed contract amount of \$63,410.

BACKGROUND

Due to increasing premiums and the need for additional administrative support, in July 2023, the City entered into an agreement with Albert Risk to explore risk pool (insurance) alternatives for its property, liability, and worker's compensation risks, including ancillary coverages such as cyber, crime, and others. The goal of this study was to analyze the City's current risk pool, Public Entity Risk Management Authority (PERMA), and assess its ability to meet the City's insurance, risk management, and administrative needs. Additionally, the consultant would analyze other carriers to enable the City to determine the best potential fit for its insurance needs.

On May 7, 2024, the City Council approved phase two of this study, which involved comparing the top-ranked firms and reviewing premium estimates. In November 2024, during Phase Two and based on the information and preliminary premium estimates provided by Albert Risk, the City determined that pursuing an alternative risk pool would not be financially feasible at this time and will be reviewed again in a few years. In addition, Albert Risk provided recommendations on specific risk management initiatives that will put the City in a better position next time they seek alternative risk pools.

ISSUES/ANALYSIS

The City executed a one-year agreement with Albert Risk in the amount not to exceed \$39,500 during Fiscal Year (FY) 2023-24. An amendment to the agreement was approved by the Council on May 7, 2024, to extend services for one additional year through FY 2024-25 and revise the not-to-exceed contract amount to \$62,000. While the existing fee schedule will be maintained, additional contract authority is needed for the completion and closure of this project.

CITY GOAL SUPPORTED BY THIS ITEM

Financial Health – Maintain a balanced budget and adequate reserves.
Organizational Health – Foster a high-performing organization that provides opportunities for professional growth.

FISCAL IMPACT

Funding is available within the FY 2024-25 adopted budget in Human Resources/Risk Management Division funds.

ALTERNATIVE(S)

1. Provide staff alternative[s]

ATTACHMENT(S)

None

City of Hesperia STAFF REPORT



DATE: April 1, 2025
TO: Mayor and Council Members
FROM: Rachel Molina, City Manager
BY: Casey Brooksher, Assistant City Manager
Rita Perez, Deputy Human Resources/Risk Management Director
SUBJECT: Designation of Director and Alternate Director to the Public Entity Risk Management Authority Board of Directors

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-07 authorizing the City Manager to designate the Director and the Alternate Director to serve and represent the City of Hesperia on the Public Entity Risk Management Authority (PERMA) Board.

BACKGROUND

On July 1, 2009, the City joined PERMA as a member of the risk-sharing pool for coverage of its property, liability, and workers' compensation risks, including ancillary coverage, including cyber, crime, vehicles, and other insurance coverages.

In accordance with PERMA's membership Joint Powers Agreement (JPA), each member selects a Director and an Alternate to represent the City. Each of the thirty-three (33) member agencies is granted one vote on a matter presented during the board's triannual meetings. The Board sets PERMA's policies, such as funding, confidence levels, programs, services, etc. The Alternate Director has the authority to attend, participate in, and vote during Board meetings in the absence of the Director, who serves as the primary agency representative. Each member agency shall appoint one of its elected officials or employees as its Director and Alternate and shall serve on the PERMA Board at the pleasure of the member agency. Notification must be provided to PERMA's Board Secretary of any appointments or changes in appointments.

The City Council has previously approved Resolution 2010-011, which designated the position of Assistant City Manager - Management Services and Deputy Human Resources/Risk Management Director as the Alternate and Director, respectively.

ISSUES/ANALYSIS

During the course of the City's membership with PERMA, the City of Hesperia has undergone various staff, classification, and reorganization adjustments, and during each change, a new appointment to the PERMA Board of Directors with the corrected titles is required. By authorizing the City Manager to designate the staff assigned to the PERMA Board of Directors it will allow smoother transition during staff changes, restructuring of department divisions and/or assignments.

CITY GOAL SUPPORTED BY THIS ITEM

Organizational Health – Foster a high-performing organization that provides opportunities for professional growth.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ALTERNATIVE(S)

1. Provide staff alternative[s]

ATTACHMENT(S)

1. Resolution 2025-07

RESOLUTION NO. 2025-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO DESIGNATE A DIRECTOR AND ALTERNATE DIRECTOR TO THE PUBLIC ENTITY RISK MANAGEMENT AUTHORITY BOARD OF DIRECTORS

WHEREAS, in compliance with the Joint Powers Agreement document of the Public Entity Risk Management Authority (PERMA) revised on March 13, 2013, and entered into by the member organizations to jointly develop and fund programs of insurance and such other coverage as may be determined by PERMA; and

WHEREAS, the Joint Powers Agreement document of PERMA is governed by directors or alternate directors designated by each member organization participating in PERMA; and

WHEREAS, City Council of the City of Hesperia approved membership for the City of Hesperia to join PERMA on March 2, 2010, and

WHEREAS, Resolution No. 2010-011, approved membership to join PERMA and designated Director and Alternate Directors to participate in PERMA's Board;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, AS FOLLOWS:

Section 1. That the recitals above are true and correct.

Section 2. That the City Council authorizes the City Manager to designate the Director and Alternate Director to participate in PERMA's board.

Section 3. That the City Clerk/Board Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 1st day of April 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Deputy City Clerk

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DATE: April 1, 2025
TO: Mayor and Council Members
FROM: Rachel Molina, City Manager
BY: Cassandra Sanchez, Director of Public Works/City Engineer
Dena Alcayaga, Administrative Analyst
SUBJECT: Final Tract Map No. 18955-3

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-08 approving Final Map No. 18955-3 to create 122 residential lots on approximately 50.72 gross acres and accept right-of-way necessary to develop Tract 18989-2 Lot 3, Planning Area 2 of the Tapestry Specific Plan (Applicant: Silverwood Development Phase I, LLC).

BACKGROUND

On January 26, 2016, the City Council approved Tentative Tract Map No. 18955 to create 2,104 residential unit lots on 986 gross acres within the Tapestry Specific Plan, now known as the Silverwood Project, located south of Ranchero Road at the intersection of I Avenue. On November 27, 2024, the Development Review Committee approved amended Tentative Tract Map No. 18955 to make minor modifications to the street alignments, utility easements and parks.

Final Map 18955-3 subdivides Lot 3, Planning Area 2 of Final Map 18989-2 to create 122 residential lots on approximately 50.72 gross acres and dedicates the in-tract right-of-way for utility infrastructure, streets, easements, open space, and parks within the Silverwood project.

Staff has reviewed the final map and determined that it complies with the Tapestry Specific Plan, the Tapestry Development Agreement, the General Plan and zoning regulations, all required conditions of approval, and all local ordinances related to the creation of these parcels. The developer has executed a Subdivision Improvement Agreement in accordance with local ordinances and the Subdivision Map Act and posted the necessary bonds for offsite improvements.

ISSUES/ANALYSIS

There are no issues identified with this item.

FISCAL IMPACT

There are no significant fiscal impacts to the City related to this action.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development- Facilitate balanced growth to ensure cohesive community development and pursue economic development.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. 2025-08
2. Final Tract Map No. 18955-3

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 18955-3 TO CREATE 122 LOTS ON APPROXIMATELY 50.72 GROSS ACRES AND ACCEPT RIGHT-OF-WAY NECESSARY TO DEVELOP TRACT 18989-2, LOT 3, PLANNING AREA 2 OF THE TAPESTRY SPECIFIC PLAN (APPLICANT: SILVERWOOD DEVELOPMENT PHASE I, LLC)

WHEREAS, on January 26, 2016 the City Council recommended that Tentative Tract Map No. 18955 for approval; and

WHEREAS, Tentative Tract Map No. 18955 is to create a total of 2,104 residential unit lots on 986 gross acres; and

WHEREAS, on November 27, 2024 the Development Review Committee approved amended Tentative Tract Map No. 18955; and

WHEREAS, Final Tract Map No. 18955-3 is to create 122 lots on 50.72 gross acres within the Tapestry Specific Plan; and

WHEREAS, Final Tract Map No. 18955-3 is to accept right-of-way for the in-tract infrastructure; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA CITY COUNCIL AS FOLLOWS:

Section 1. Final Tract Map No. 18955-3 is hereby approved, and the City Clerk is authorized to present same to the County Recorder to be filed for record.

Section 2. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 1st day of April, 2025.

Allison Lee
Mayor

ATTEST:

Jessica Giber
Deputy City Clerk

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS DOHENY AVENUE, SADDLEBACK STREET, BRIDGEWATER STREET, TOPANGA STREET, WILDWOOD COURT, PFEIFFER STREET AND PRADO COURT AS SHOWN ON THIS MAP. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE CITY OF HESPERIA.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA ALL RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM LOT "J" OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE AND THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE NORTHERLY LINE OF PFEIFFER STREET, LOT "D", OVER AND ACROSS THE NORTHERLY LINE OF PFEIFFER STREET, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF PFEIFFER STREET, LOT "H", OVER AND ACROSS THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE SOUTHERLY LINE OF PFEIFFER STREET, LOT 39, OVER AND ACROSS THE NORTHERLY LINE OF SADDLEBACK STREET, LOT 43, OVER AND ACROSS THE NORTHEASTERLY LINE OF BRIDGEWATER STREET, LOT 35, OVER AND ACROSS THE NORTHERLY LINE OF TOPANGA STREET, LOT 34, OVER AND ACROSS THE SOUTHERLY LINE OF TOPANGA STREET, LOT 77, OVER AND ACROSS THE WESTERLY LINE OF WILDWOOD COURT, LOT 99, OVER AND ACROSS THE WESTERLY LINE OF BRIDGEWATER STREET, LOT 105, OVER AND ACROSS THE NORTHEASTERLY LINE OF SADDLEBACK STREET AND LOT 106, OVER AND ACROSS THE SOUTHWESTERLY LINE OF SADDLEBACK STREET, AS SHOWN ON THE ANNEXED MAP.

WE ALSO HEREBY RETAIN LOTS "A" AND "K" FOR PARK PURPOSES FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS TRACT MAP;

WE HEREBY RETAIN LOTS "B" THROUGH "I", INCLUSIVE FOR "LANDSCAPE LOTS", SLOPE AND LANDSCAPE EASEMENTS AS SHOWN HEREON FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOTS OWNERS WITHIN THIS MAP;

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF HESPERIA LOTS "J" FOR "DRAINAGE LOT", STORM DRAIN EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

SILVERWOOD DEVELOPMENT PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE1. LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JOHN OHANIAN, AUTHORIZED REPRESENTATIVE

BENEFICIARY STATEMENT

TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 14, 2021 AS DOC. NO. 2021-0225001 O.R.

BY: RAY WIRTA, AUTHORIZED SIGNATURE

NOTARY ACKNOWLEDGEMENT

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

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION NUMBER: EXPIRES:

NOTARY ACKNOWLEDGEMENT

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

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION NUMBER: EXPIRES:

COMPOSITE DEVELOPMENT PLAN:

A COMPOSITE DEVELOPMENT PLAN HAS BEEN PREPARED FOR THIS TRACT AND IS ON FILE WITH THE CITY OF HESPERIA PLANNING DEPARTMENT.

AUDITOR-CONTROLLER/TREASURER TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$.

DATE: 2025

ENSEN MASON
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

BY: DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, (STATE, COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE SAN BERNARDINO COUNTY ASSESSOR-RECORDER-COUNTY CLERK ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATE: 2025

LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS SAN BERNARDINO COUNTY

BY: DEPUTY

CITY COUNCIL'S ACCEPTANCE CERTIFICATE

THE UNDERSIGNED OFFICER ON BEHALF OF THE CITY COUNCIL PURSUANT TO AUTHORITY CONFERRED BY TITLE 17 OF THE CITY HESPERIA MUNICIPAL CODE, HEREBY APPROVES THE ANNEXED MAP AND ACCEPTS DOHENY AVENUE, SADDLEBACK STREET, BRIDGEWATER STREET, TOPANGA STREET, WILDWOOD COURT, PFEIFFER STREET AND PRADO COURT. SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS.

WE ALSO HEREBY ACCEPT THE DEDICATION LOTS "J" FOR "DRAINAGE LOT", STORM DRAIN EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES;

IN ADDITION, THE UNDERSIGNED HEREBY ACCEPTS ALL RIGHTS OF VEHICULAR ACCESS FROM LOT "J" OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE, LOT "C", OVER AND ACROSS THE SOUTHERLY LINE OF OXFORD AVENUE AND THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE NORTHERLY LINE OF PFEIFFER STREET, LOT "D", OVER AND ACROSS THE NORTHERLY LINE OF PFEIFFER STREET, LOT "G", OVER AND ACROSS THE SOUTHERLY LINE OF PFEIFFER STREET, LOT "H", OVER AND ACROSS THE WESTERLY LINE OF SILVERWOOD TRAIL AND THE SOUTHERLY LINE OF PFEIFFER STREET, LOT 39, OVER AND ACROSS THE NORTHERLY LINE OF SADDLEBACK STREET, LOT 43, OVER AND ACROSS THE NORTHEASTERLY LINE OF BRIDGEWATER STREET, LOT 35, OVER AND ACROSS THE NORTHERLY LINE OF TOPANGA STREET, LOT 34, OVER AND ACROSS THE SOUTHERLY LINE OF TOPANGA STREET, LOT 77, OVER AND ACROSS THE WESTERLY LINE OF WILDWOOD COURT, LOT 99, OVER AND ACROSS THE WESTERLY LINE OF BRIDGEWATER STREET, LOT 105, OVER AND ACROSS THE NORTHEASTERLY LINE OF SADDLEBACK STREET AND LOT 106, OVER AND ACROSS THE SOUTHWESTERLY LINE OF SADDLEBACK STREET, AS SHOWN ON THE ANNEXED MAP.

DATE: 2025

MELINDA SAYRE
CITY CLERK, CITY OF HESPERIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SILVERWOOD DEVELOPMENT PHASE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON JULY 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS IN ACCORDANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND ARE OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 2025

MIGUEL A. VILLASENOR
L.S. 8509
EXP. 12/31/26

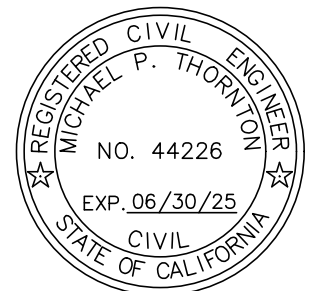


CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 2024

MICHAEL P. THORNTON, CITY ENGINEER
R.C.E. NO. 44226, P.L.S. 6867
EXPIRES: 06/30/2025, 09/30/2026



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER THIS DAY OF 2025. AT M IN BOOK OF MAPS AT PAGES AT THE REQUEST OF CHICAGO TITLE COMPANY, IN THE AMOUNT OF \$

CHRIS WILHITE
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: DEPUTY RECORDER

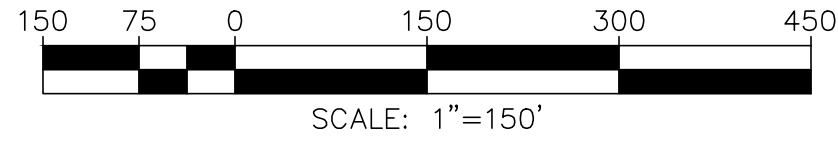
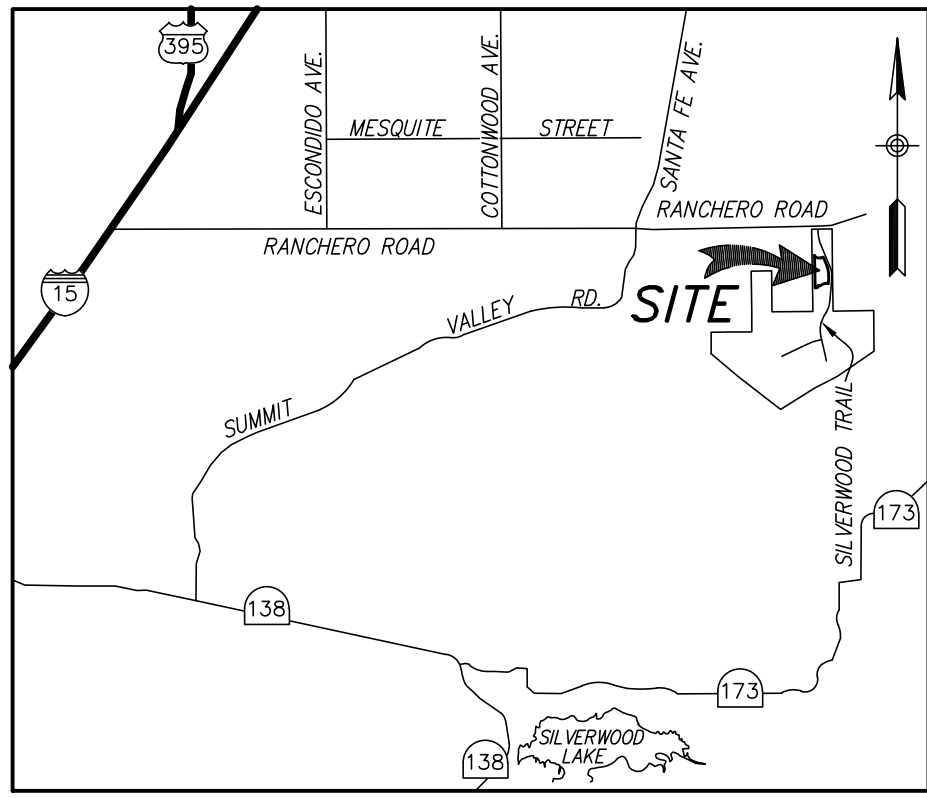
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024

INDEX AND BOUNDARY MAP



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6-12 OF MAPS. BEING N 00°48'24" W.

EASEMENT NOTES

NO EASEMENTS.

EASEMENT DEDICATION NOTES

- ① AN EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS, AND ASSIGNS FOR ACCESS PURPOSES RETAINED HEREON.
- ② AN EASEMENT IN FAVOR OF OURSELVES, OUR SUCCESSORS, AND ASSIGNS FOR PUBLIC UTILITY PURPOSES RETAINED HEREON.

SURVEYOR'S NOTES

1. SET 1" I.P. AND TAG, "LS 8509", FLUSH, AT ALL REAR LOT CORNERS, AND AT ALL ANGLE POINTS IN SIDE OR REAR LOT LINES, AND IN LIEU OF FRONT CORNERS, SET NAIL AND TAG MARKED "LS 8509" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, AND AT ALL B.C.'s, E.C.'s, P.R.C.'s, AND P.C.C.'s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL TO LETTERED LOT CENTERLINES.
2. THIS TRACT CONTAINS 122 NUMBERED LOTS AND 11 LETTERED LOT.
3. ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
4. INDICATES NON-VEHICULAR ACCESS

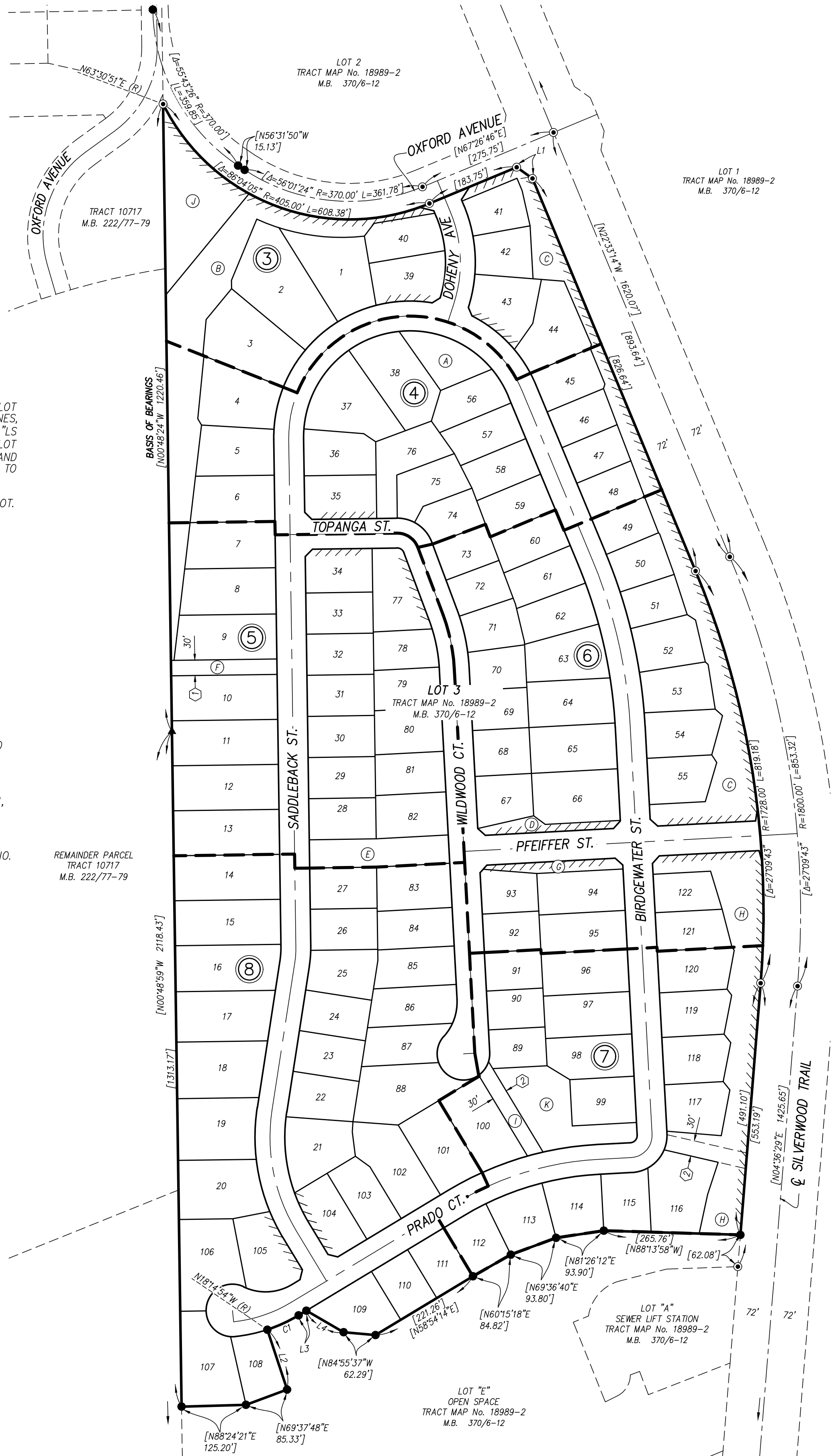
TRACT MAP NO. 18955-3 CONTAINS
 50.72 ACRES

SURVEYOR'S NOTES

- INDICATES FOUND 1" I.P., FLUSH, WITH TAG STAMPED "L.S. 8509", PER TRACT MAP NO. 18989-2, M.B. 370/6-12.
- ⊙ INDICATES FOUND 1" I.P., FLUSH, WITH TAG STAMPED "L.S. 8509", PER TRACT MAP NO. 18989-1, M.B. 365/62-73 AND TRACT MAP NO. 18989-2, M.B. 370/6-12.
- ▲ INDICATES FOUND 2" I.P., PER R.S. 72/23-50 AND MARKED AS SHOWN PER PARCEL MAP NO. 13471, P.M.B. 172/86-101, TRACT MAP NO. 18985-1, M.B. 355/9-13 AND TRACT MAP NO. 18989-1, M.B. 365/62-73.
- [] INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 18989-1, M.B. 365/62-73 AND TRACT MAP NO. 18989-2, M.B. 370/6-12.
- INDICATES SET 1" I.D. I.P. AND TAG "LS 8509", FLUSH.
- ⊗ SHEET NUMBERS
- Ⓐ INDICATES LOT "A" PARK
- Ⓑ INDICATES LOT "B" LANDSCAPE LOT
- Ⓒ INDICATES LOT "C" LANDSCAPE LOT
- Ⓓ INDICATES LOT "D" LANDSCAPE LOT
- Ⓔ INDICATES LOT "E" LANDSCAPE LOT
- Ⓕ INDICATES LOT "F" LANDSCAPE LOT
- Ⓖ INDICATES LOT "G" LANDSCAPE LOT
- Ⓗ INDICATES LOT "H" LANDSCAPE LOT
- Ⓘ INDICATES LOT "I" LANDSCAPE LOT
- Ⓙ INDICATES LOT "J" DRAINAGE LOT
- Ⓚ INDICATES LOT "K" PARK

| LINE TABLE | | |
|------------|-----------------|-----------|
| NO. | BEARING | LENGTH |
| L1 | [N 54°33'34" W] | [37.74'] |
| L2 | [N 18°14'54" W] | [122.55'] |
| L3 | [N 58°54'14" E] | [17.56'] |
| L4 | [N 59°57'37" W] | [83.63'] |

| ARC TABLE | | | |
|-----------|---------------|-----------|----------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | [Δ=12°50'52"] | [299.00'] | [67.05'] |



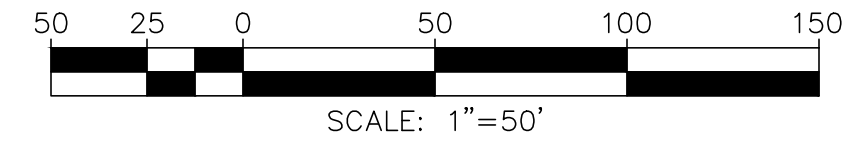
IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024



SURVEYOR'S NOTES

SEE SHEET 2

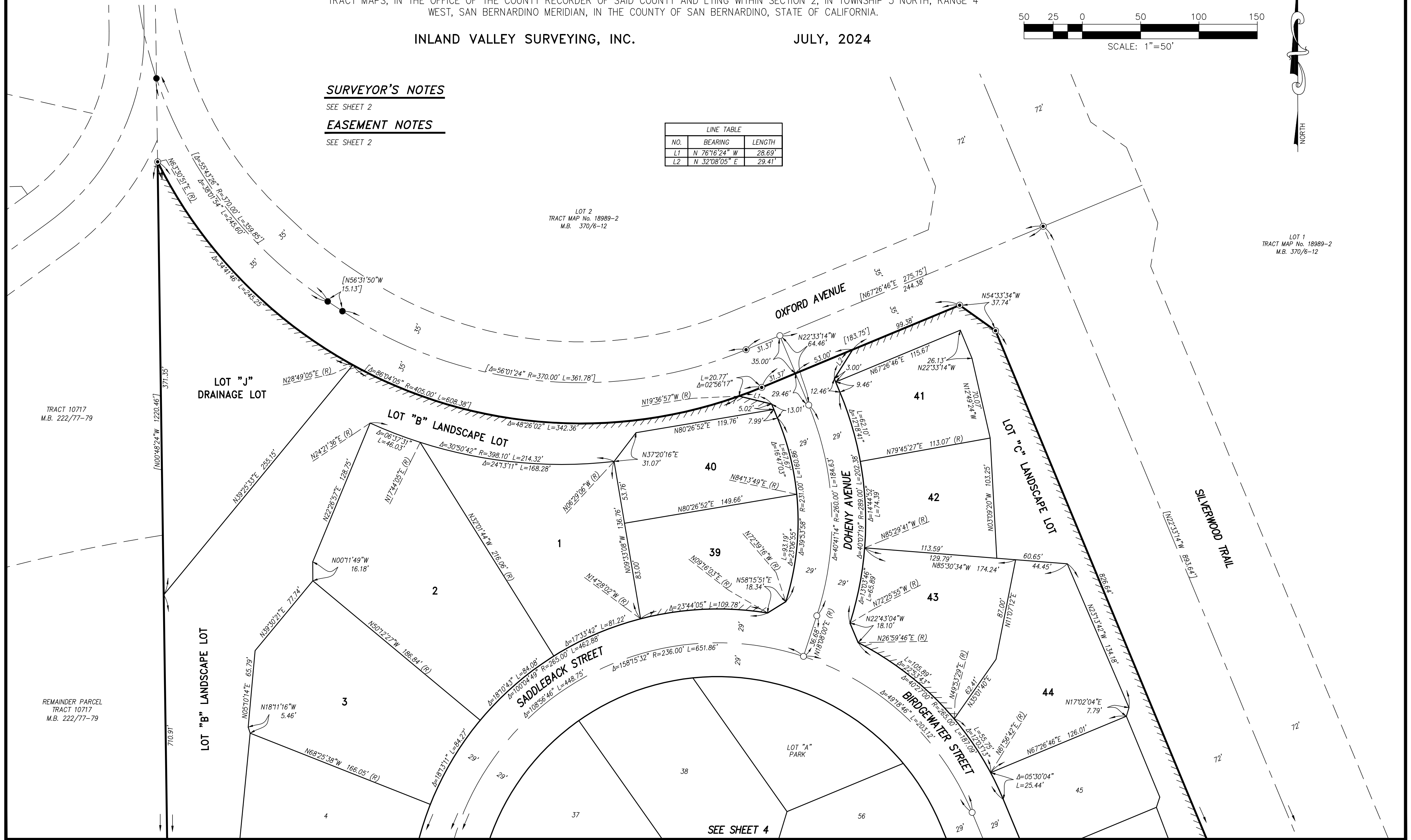
EASEMENT NOTES

SEE SHEET 2

| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N 76°16'24" W | 28.69' |
| L2 | N 32°08'05" E | 29.41' |

LOT 2
TRACT MAP No. 18989-2
M.B. 370/6-12

LOT 1
TRACT MAP No. 18989-2
M.B. 370/6-12



SEE SHEET 4

TRACT MAP NO. 18955-3

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

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SURVEYOR'S NOTES

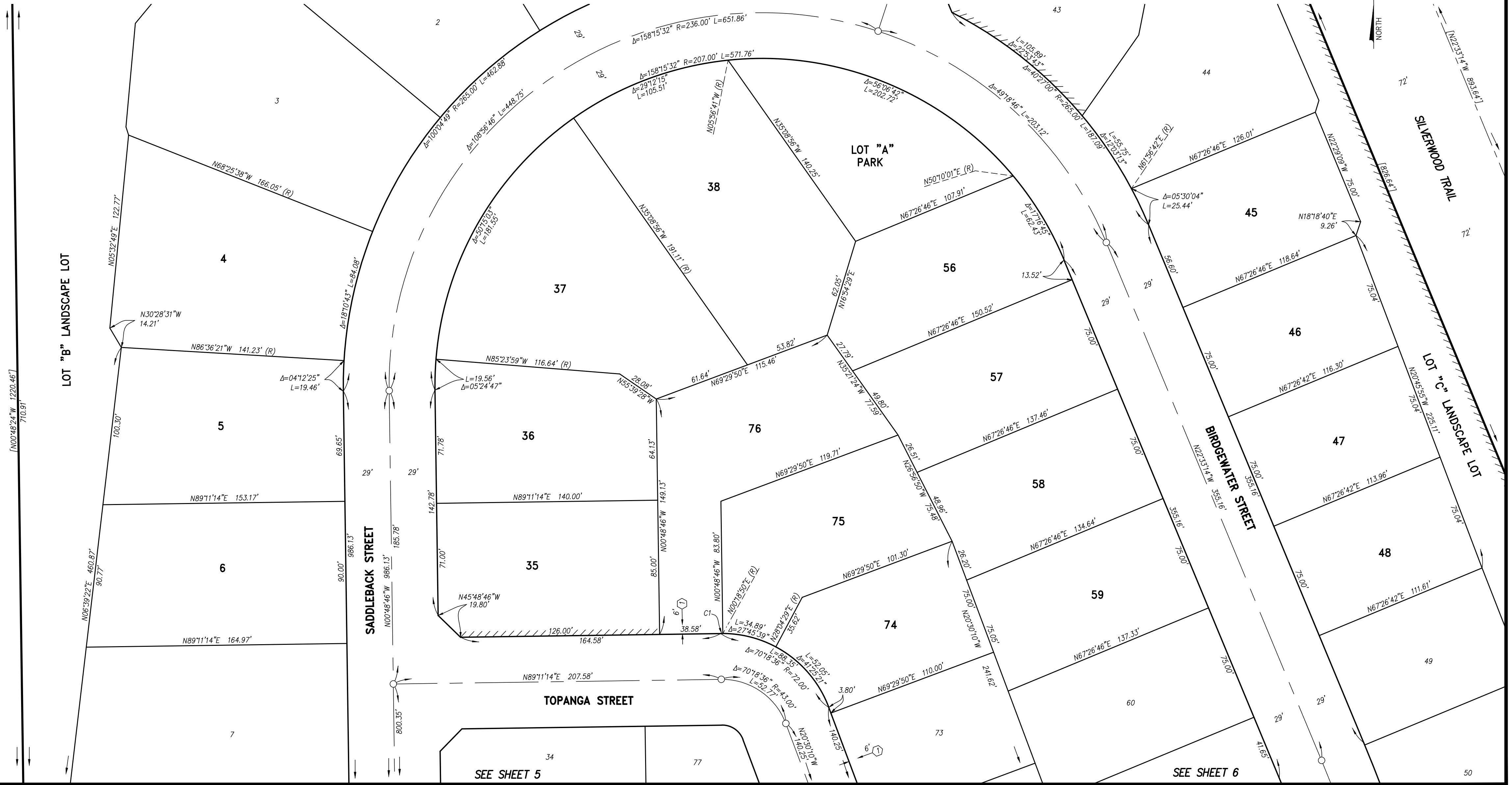
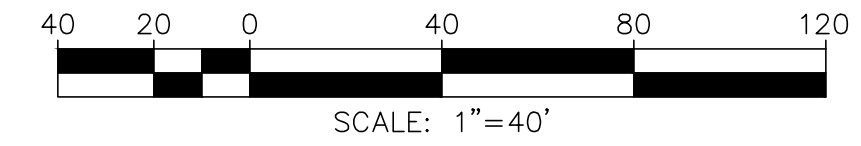
SEE SHEET 2

EASEMENT NOTES

SEE SHEET 2

| ARC TABLE | | | |
|-----------|----------------------------|--------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | $\Delta=01^{\circ}07'36''$ | 72.00' | 1.42' |

SEE SHEET 3



SEE SHEET 5

SEE SHEET 6

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

SHEET 5 OF 8 SHEETS

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SURVEYOR'S NOTES

SEE SHEET 2

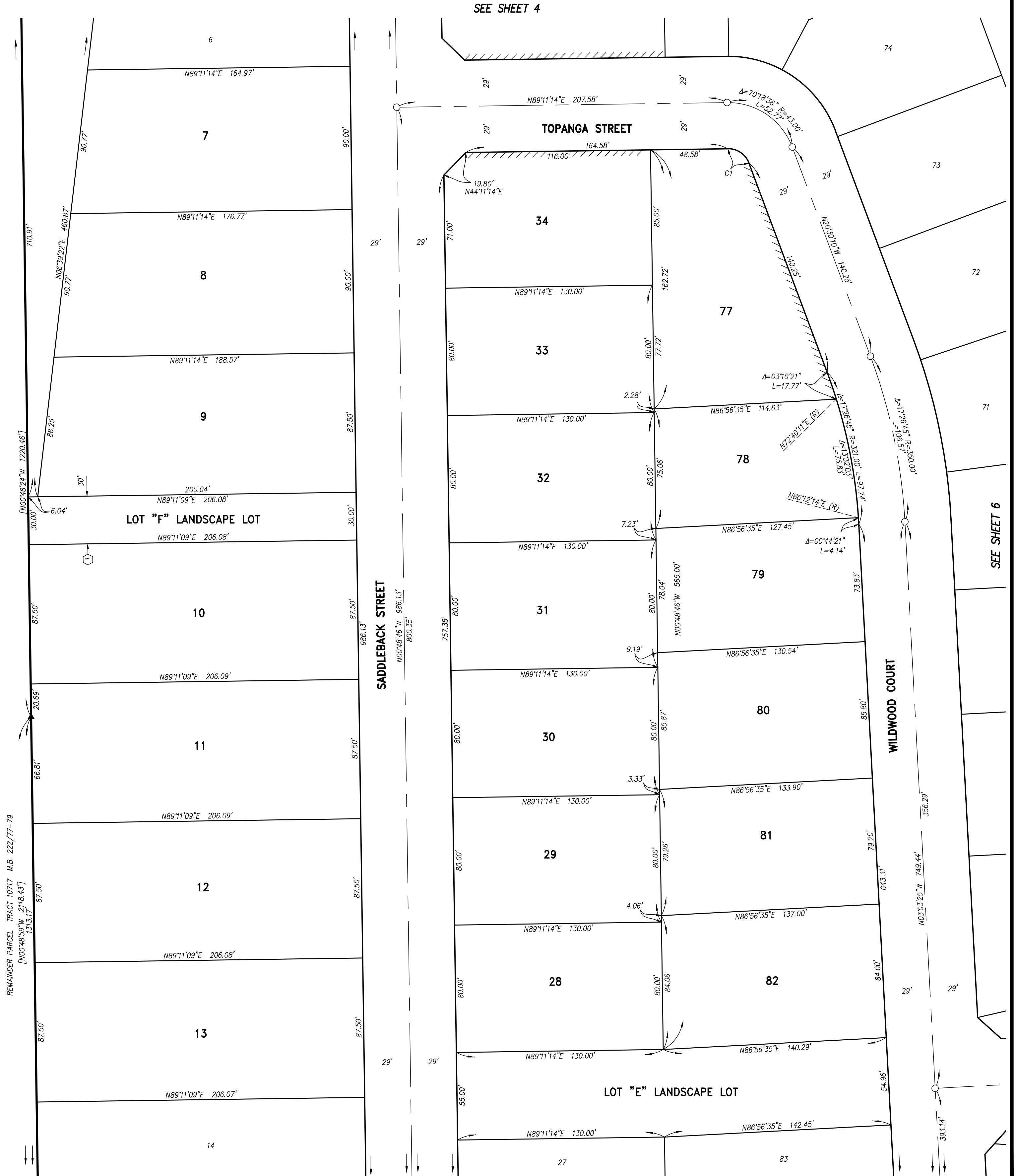
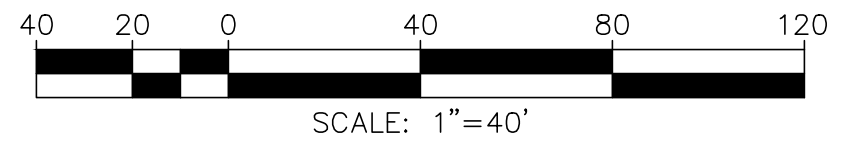
EASEMENT NOTES

SEE SHEET 2

INLAND VALLEY SURVEYING, INC.

JULY, 2024

| ARC TABLE | | | |
|-----------|----------------------------|--------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | $\Delta=70^{\circ}18'36''$ | 14.00' | 17.18' |



SEE SHEET 4

SEE SHEET 6

SEE SHEET 8

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TRACT MAP NO. 18955-3

SHEET 6 OF 8 SHEETS

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024

SURVEYOR'S NOTES

SEE SHEET 2

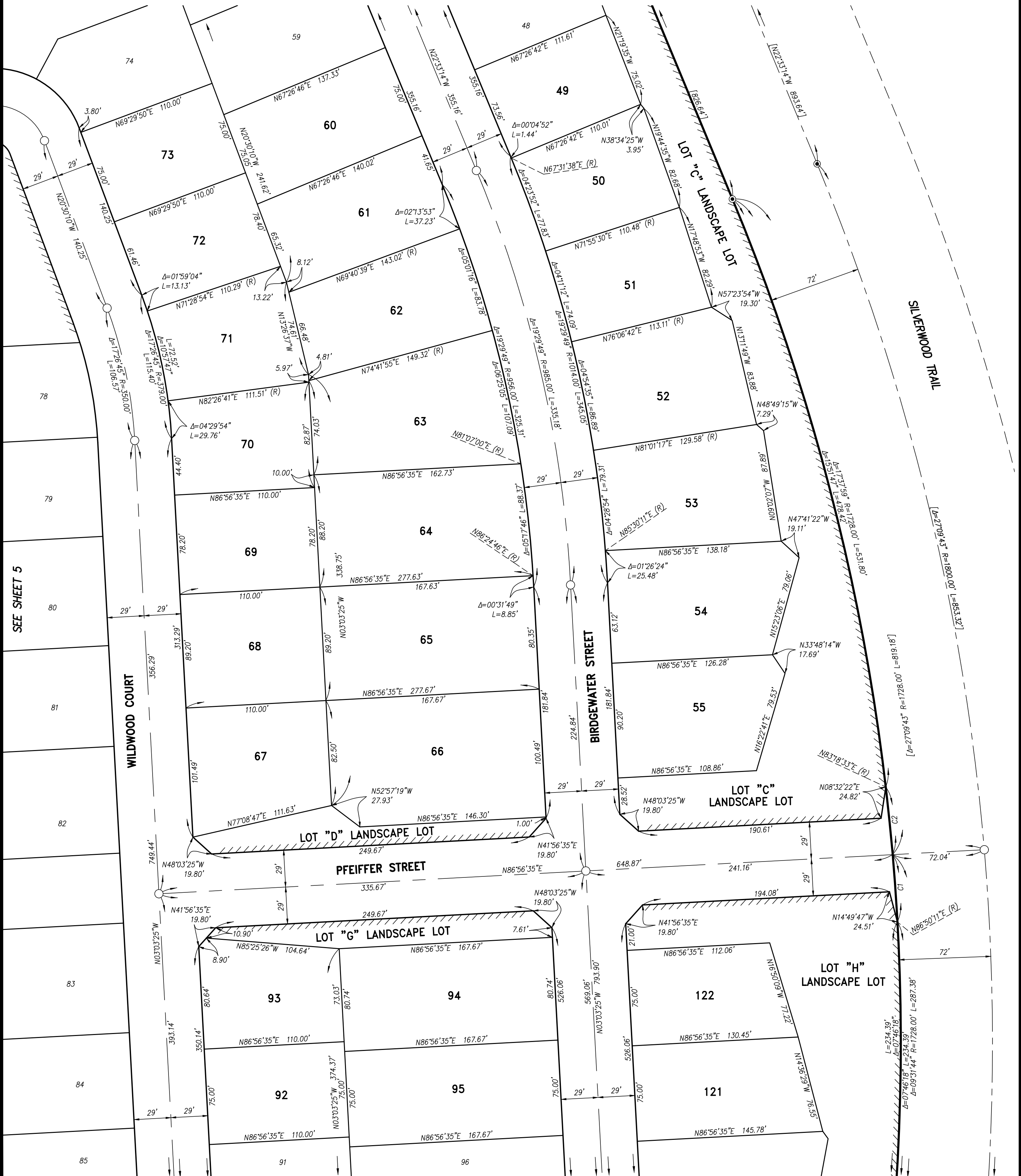
EASEMENT NOTES

SEE SHEET 2

| ARC TABLE | | | |
|-----------|----------------------------|----------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | $\Delta=01^{\circ}45'26''$ | 1728.00' | 53.00' |
| C2 | $\Delta=01^{\circ}46'12''$ | 1728.00' | 53.38' |



SEE SHEET 4



SEE SHEET 7

TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

JULY, 2024

SURVEYOR'S NOTES

SEE SHEET 2

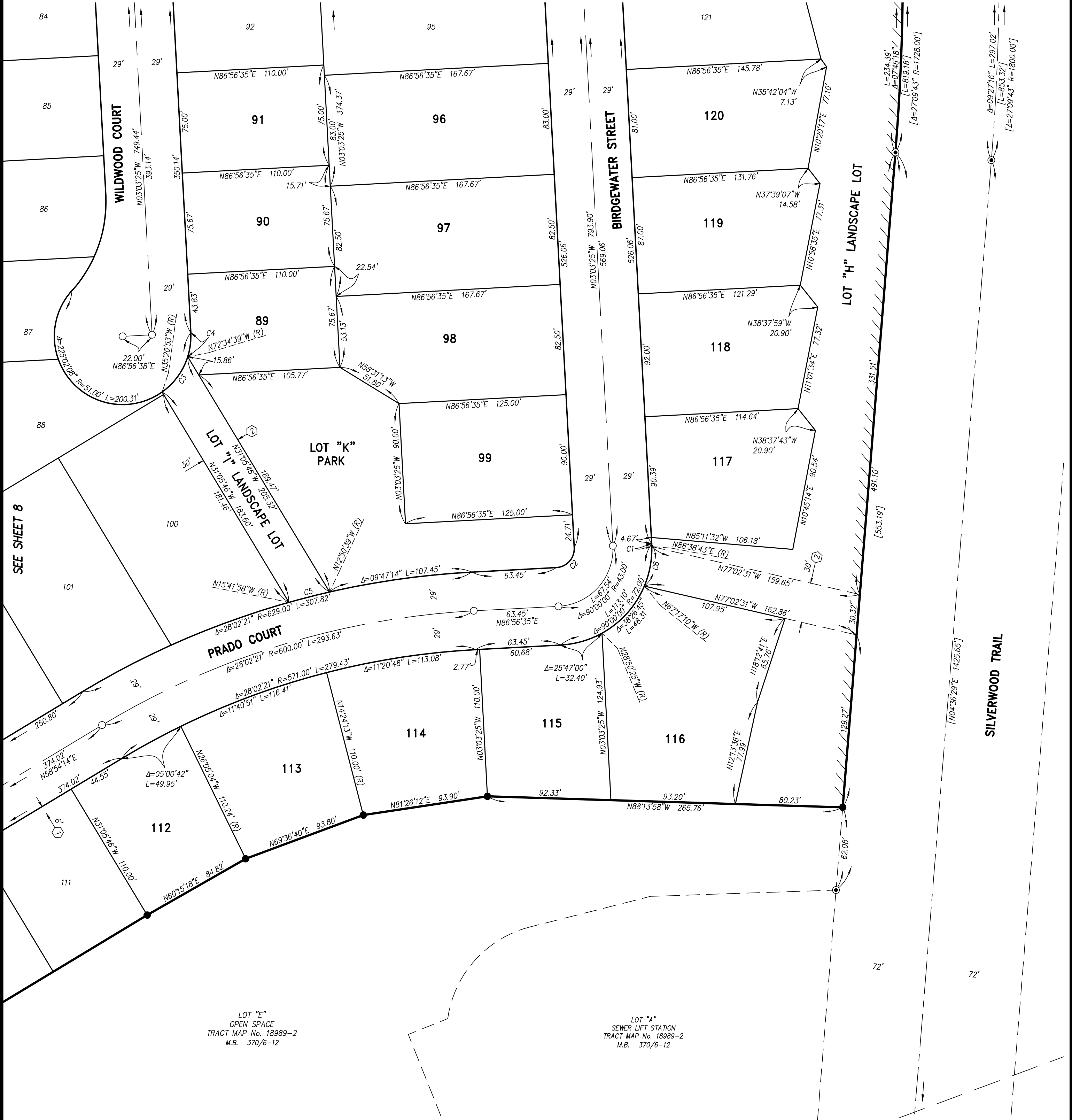
EASEMENT NOTES

SEE SHEET 2

| NO. | DELTA | RADIUS | LENGTH |
|-----|----------------------------|---------|--------|
| C1 | $\Delta=01^{\circ}42'08''$ | 72.00' | 2.14' |
| C2 | $\Delta=90^{\circ}00'00''$ | 14.00' | 21.99' |
| C3 | $\Delta=37^{\circ}13'46''$ | 51.00' | 33.14' |
| C4 | $\Delta=20^{\circ}28'46''$ | 51.00' | 18.23' |
| C5 | $\Delta=02^{\circ}51'19''$ | 629.00' | 31.35' |
| C6 | $\Delta=25^{\circ}46'15''$ | 72.00' | 32.38' |



SEE SHEET 6



LOT "E"
OPEN SPACE
TRACT MAP No. 18989-2
M.B. 370/6-12

LOT "A"
SEWER LIFT STATION
TRACT MAP No. 18989-2
M.B. 370/6-12

TRACT MAP NO. 18955-3

BEING A SUBDIVISION OF LOT 3 OF TRACT MAP NO. 18989-2 AS PER MAP FILED IN BOOK 370, PAGES 6 THROUGH 12, INCLUSIVE, OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LYING WITHIN SECTION 2, IN TOWNSHIP 3 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

INLAND VALLEY SURVEYING, INC.

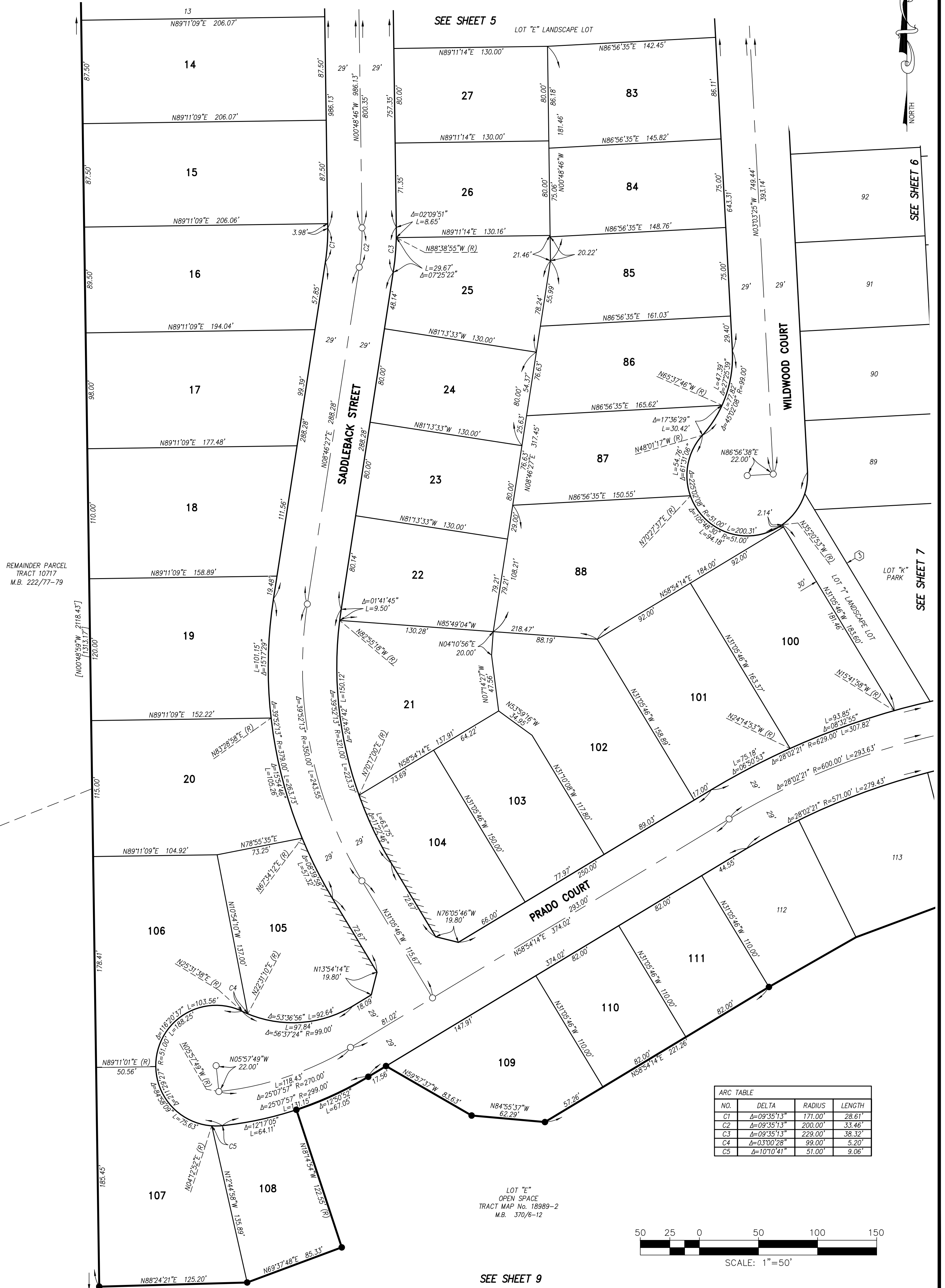
JULY, 2024

SURVEYOR'S NOTES

SEE SHEET 2

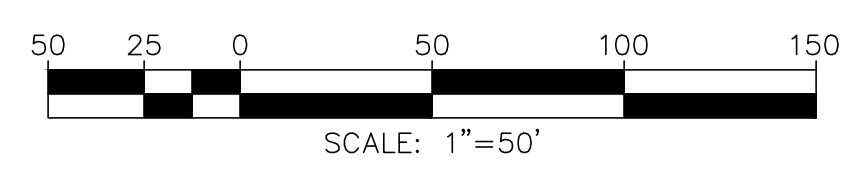
EASEMENT NOTES

SEE SHEET 2



| NO. | DELTA | RADIUS | LENGTH |
|-----|----------------------------|---------|--------|
| C1 | $\Delta=09^{\circ}35'13''$ | 171.00' | 28.61' |
| C2 | $\Delta=09^{\circ}35'13''$ | 200.00' | 33.46' |
| C3 | $\Delta=09^{\circ}35'13''$ | 229.00' | 38.32' |
| C4 | $\Delta=03^{\circ}00'28''$ | 99.00' | 5.20' |
| C5 | $\Delta=10^{\circ}10'41''$ | 51.00' | 9.06' |

LOT "E"
OPEN SPACE
TRACT MAP No. 18989-2
M.B. 370/6-12



SEE SHEET 9