

EXHIBIT A

TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)

DESCRIPTION OF CFD 03-02 SPECIAL TAXES TO BE PREPAID, AND  
FACILITIES AND SERVICES TO BE FUNDED BY THE DISTRICT

CFD 03-02 SPECIAL TAX PREPAYMENT

The special taxes to be prepaid are those being levied for the Temecula Public Financing Authority Community Facilities District No. 03-02 (Roripaugh Ranch) on property to be included in the District, with the prepayment to be in an amount as necessary to repay the portion of the indebtedness of such community facilities district secured by such special taxes.

FACILITIES

It is intended that the District will finance all or a portion of the costs of the following facilities:

Butterfield Stage Road

Butterfield Stage Road (BSR) from La Serena to Rancho California Road:

Improvements include grading full right-of-way with 2:1 slopes, paving, curb and gutter, median curb, sidewalk, street lights, traffic signals including a new traffic signal at La Serena and signal modifications at Rancho California Road, signing and striping, landscaping, irrigation, storm drain, sewer and water pipelines, and other appurtenant improvements necessary to complete Butterfield Stage Road.

Nicolas Road

Nicolas Road BSR to the Easterly Metropolitan Water District (MWD) R/W:

Improvements include grading right-of-way with 2:1 slopes, paving, asphalt berms, curb and gutter, sidewalk, asphalt path, split rail fence, street lights, landscaping, irrigation, storm drain, underground sewer and water pipelines, and other appurtenant improvements necessary to complete Nicolas Road.

Nicolas Road from the Easterly MWD R/W to Liefer Road including construction of Calle Garisol realignment to Nicolas Road:

Improvements include grading partial right-of-way (40' travel way) with 2:1 slopes, paving, asphalt berms, curb and gutter, sidewalk, asphalt path, utility relocations, traffic detour, split rail fence, street lights, signing and striping, landscaping, irrigation, sewer, storm drain, bridge over Santa Gertrudis Creek (including channel lining and transition structure to bridge), access road, exit structure and other appurtenant improvements necessary to complete Nicolas Road.

I hereby certify, under the penalty of perjury, that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 27th day of February, 2017.  
RANDI JOHL-OLSON, JD, MMC, CITY CLERK

By: 

Long Valley Channel

Long Valley Channel from BSR to the Easterly Project Boundary:

Improvements include grading of channel, flow-by detention basin, construction of drop structures, trapezoidal channel lining, transition structures to Butterfield Stage Road Bridge, rip-rap, grading and paving of access roads, fencing, and other appurtenant improvements necessary to complete Long Valley Channel.

Santa Gertrudis Creek

Santa Gertrudis Creek from the Habitat Area to the exit channel at MWD RW:

Improvements include a flow-by detention basin, headwalls, trapezoidal channel lining and transition structures; grading, fencing and paving for access roads; desilting and detention basins, rip-rap protection, rip-rap dissipaters, berms, grading of exit structure and other appurtenant improvements necessary to complete Santa Gertrudis Creek.

Environmental Mitigation

Mitigation for the Long Valley Channel and Santa Gertrudis Creek improvements:

Creation of 8.2 acres of habitat within open space to include grading, access road, electrical service, irrigation, plant and seed installation and other appurtenant improvements necessary to complete resource agency conditioned environmental mitigation for the Long Valley Channel and Santa Gertrudis Creek improvements.

Sports Park

Sports Park at the SE corner of the intersection of Loop Road and BSR:

Construct 19.7-acre Sports Park including grading, parking, building, lighting landscaping, irrigation, playing fields, basketball courts, children's play area, equipment with a useful life of five (5) years or more and other appurtenant improvements necessary to complete the Sports Park.

Loop Road

Loop Road from North BSR intersection to South BSR intersection (public section only):

Improvements include grading full right-of-way with 2:1 slopes, paving, curb and gutter, median curb, sidewalk, street lights, signing and striping, landscaping, irrigation, storm drain, sewer and water pipelines, and other appurtenant improvements necessary to complete the public segment of the Loop Road East of BSR.

The Facilities shall include the acquisition of right-of-way, the costs of design, engineering and planning, the costs of any environmental or traffic studies, surveys or other reports, the cost of any required environmental mitigation and any required noise mitigation measures, landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

I hereby certify, under the penalty of perjury, that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 21<sup>st</sup> day of February, 2017.  
RANDI JOHL-OLSON, JD, MMC, CITY CLERK  
By: [Signature]

## SERVICES

Is it intended that the District be eligible to fund all or a portion of the costs of the following municipal services:

- Public safety services, including police and fire protection, provided to the area within the District.
- Maintenance of landscaping in public areas, public easements and public right of way in the area of the District, including along or near Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road, Skyview Park, the Sports Park, such maintenance to include but not be limited to maintenance of planting areas, trees, bioretention filters, multipurpose trails, and the furnishing of water for irrigation.
- Maintenance of sidewalks in the area of the District, including Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road.
- Maintenance of public signage in the District, including signage along Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road.
- Maintenance of storm drainage systems within the area of the District, including those along or adjacent to Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road, and including storm drain pipes, culverts, detention/desilting basins, manholes, catch basins and drop inlets, cleanout of storm drains and catch basin cleaning and inspection.
- Maintenance of streets and roadways within the area of the District, including Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road, and including slurry, overlay, curbs and gutters, curb ramps, striping and street sweeping.
- Maintenance of street lighting located within the District, including street lights along Butterfield Stage Road, Murrieta Hot Springs Road, "Loop" Road, Roripaugh Valley Road, and Fiesta Ranch Road, and including decorative lighting and pull box assemblies.
- Maintenance of traffic signals within the District, including traffic signals in or near Butterfield Stage Road, Murrieta Hot Springs Road, and including electrical, LED replacement, maintenance and replacement.
- Graffiti removal from public improvements within the District.

The District may fund any of the following related to the services described above: the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the improvements, including repair, removal or replacement of all or part of any of the improvements, the furnishing of water for the irrigation and the furnishing of electric current or energy, for any lights or irrigation facilities, obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, obtaining supplies or appurtenant facilities necessary for such maintenance, paying the salaries and benefits of personnel necessary or convenient to provide the

I hereby certify, under the penalty of perjury, that the above and foregoing is a true and correct copy of an original on deposit within the records of the City of Temecula, this 24<sup>th</sup> day of February, 2017.  
RANDI JOHL-OLSON, JD, MMC, CITY CLERK

By: 