

EXHIBIT A

TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 19-01 (MUNICIPAL SERVICES)

DESCRIPTION OF SERVICES AND RELATED ADMINISTRATIVE EXPENSES ELIGIBLE TO BE FUNDED BY THE DISTRICT

SERVICES

The services to be financed, in whole or in part, by the community facilities district (the "District") include the following:

- Public safety services, including police protection, fire protection and suppression, services, and ambulance and paramedic services.
- Maintenance of landscaping in public areas, public easements and public right of way, such maintenance to include but not be limited to maintenance of planting areas, trees, bio-retention filters, multipurpose trails, and the furnishing of water for irrigation.
- Maintenance of sidewalks in or near to the area of the District.
- Maintenance of public signage in or near the District.
- Maintenance of storm protection and drainage systems within or serving the area of the District including but not limited to 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 or in the vicinity of the District, including but not limited to slurry, overlay, curbs and gutters, curb ramps, striping and street sweeping.
- Maintenance of street lighting located within or in the vicinity of the District, including but not limited to street lights, decorative lighting and pull box assemblies.
- Maintenance of traffic signals within and in the vicinity of the District, including but not limited to electrical, LED replacement, maintenance and replacement.
- Maintenance and lighting of parks, parkways and open space.
- Graffiti removal from public improvements within and in the area of the District.
- Maintenance of water and sewer systems with an estimated useful life of five or more years and serving the area in or in the general area of the District and owned by the Temecula Public Financing Authority or by another local agency pursuant to a joint community facilities agreement or a joint exercise of powers agreement adopted pursuant to Section 53316.2 of the California Government Code.

The District may finance 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 services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City of Temecula (the "City"), either with its own employees or by contract with third parties, or any combination thereof.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District and will not supplant services already available within that territory when the District is created.

ADMINISTRATIVE EXPENSES

The administrative expenses to be financed by the District include the direct and indirect expenses incurred by the Authority and the City in carrying out their respective duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of Riverside related to the District or the collection of special taxes, an allocable share of the salaries of the Authority and City staff directly related thereto and a proportionate amount of the Authority's and the City's general administrative overhead related thereto, any amounts paid by the Authority and the City from its respective general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the Authority and the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the Authority and City in any way related to the District.

OTHER

The incidental expenses that may be financed by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the Authority, the City and any owner of land in the District of all costs associated with the establishment of the District.