

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

March 25, 2003

FROM: EMIL A. MARZULLO, Director
Special Districts Department

SUBJECT: ADOPT VARIOUS RESOLUTIONS FOR THE PROCEEDINGS TO FORM
COMMUNITY FACILITIES DISTRICT 2003-1 (CITRUS PLAZA)

RECOMMENDATION: Conduct Public Hearing regarding the formation of Community Facilities
District No. 2003-1 (Citrus Plaza) and adopt the following resolutions and approve the ordinance
and related Agreements:

1. Resolution No. **2003-90** ordering the formation of Community Facilities District No. 2003-1.
2. Resolution No. **2003-91** deeming it necessary to incur bond indebtedness.
3. Resolution No. **2003-92** calling for a special mailed ballot election.
4. Resolution No. **2003-93** declaring the results of the special mailed ballot election.
5. Ordinance No. 03-____ authorizing the levy of the special tax for fiscal year 2003-04 and each year thereafter, waive reading of entire text and CONTINUE TO TUESDAY, APRIL 1, 2003 AT 10:00 AM for adoption.
6. Approve Agreement No. **03-282**, Deposit and Reimbursement Agreement between the County and Redlands Joint Venture, LLC (RJV).
7. Approve Agreement No. **03-283**, Acquisition and Disclosure Agreement between the County and Redlands Joint Venture, LLC (RJV).

Clerk of the Board reads into record the receipt of executed copies of the Waiver & Consent for Redlands Joint Venture, LLC and the Special Election Ballot.

BACKGROUND INFORMATION: Communities Facilities District 2003-1 Citrus Plaza is proposed to finance public infrastructure providing water and sewer services and road improvements to the Citrus Plaza Development in the unincorporated area known as the "Donut Hole". The Donut Hole is an unincorporated pocket surrounded by incorporated cities, has an industrial/commercial land use mix, and is located in redevelopment area.

Pursuant to the Mello-Roos Community Facilities Act of 1982 as amended, specifically Government Code Sections 53318 and 53319, approval of the above Board recommendations are required for the establishment of a Community Facilities District and the financing and acquisition of public improvements. The purpose of the formation of the Community Facilities District is to finance and acquire public improvements from the developer of the Citrus Plaza.

On February 4, 2003, the Board of Supervisors approved various actions required to authorize initial proceedings to form Community Facilities District (CFD 2003-01 Citrus Plaza). The actions included approval of the boundary map; declaration of the intention to establish the CFD, to incur bond indebtedness and levy a special tax; and approval of the form and substance of the related Agreements.

cc: w/resolutions:
Special Districts-Marzullo w/3
Agreements
Contractor w/agreement c/o
Special Districts
Auditor w/agreement
IDS w/agreement
Risk Management
Treasurer/Tax Collector
County Counsel-Blakemore
CAO-Thies
ED/PSG-Goss
File w/agreement & attachments

sg

Record of Action of the Board of Supervisors

**APPROVED AS AMENDED & CONTINUED
TO TUE, 4/1/03 @ 10 A.M.**

FOR ADOPTION OF ORDINANCE

**BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO**

MOTION	MOVE	AYE	AYE	AYE	SECOND
	1	2	3	4	5

J. RENEE BASTIAN, CLERK OF THE BOARD

BY Stephanie Marzullo

DATED: March 25, 2003

ITEM 058

**ADOPT VARIOUS RESOLUTIONS FOR THE PROCEEDINGS TO FORM
COMMUNITY FACILITIES DISTRICT 2003-1 (CITRUS PLAZA)
MARCH 25, 2003
PAGE 2 OF 2**

It has been determined that the formation of the CFD will provide access to financing for needed public improvements that will be used by the Citrus Plaza Development. The CFD bonds will be issued by the County to finance various public improvements at "tax-exempt" rates, which are generally more cost effective than market rate financing over the long-term. The bonds are secured by property liens and payable by the property owners utilizing a special tax, collected annually with the general property tax bill. The amount to be financed to acquire the public improvements through the CFD 2003-1 bonds is \$17 million for a period of 30 years. The bonds will be paid by a special tax levied on all property within the CFD.

The Citrus Plaza project (Phase 1) will be served by the City of Redlands for the purposes of water and sewer service. Road improvements will be owned and maintained by the County until the City annexes the area.

The requirements of the developer and the project are per the County's Infrastructure Financing Policy (#02-13) that was updated and adopted by the Board of Supervisors in April of 2002. In all cases this project has met or exceeded the conditions set forth in the policy. An appraisal and an absorption study were also commissioned to insure the financial viability of the project.

Staff has been meeting with the County's Debt Advisory Committee (DAC) to keep them apprised of progress and developments and for their review and comments.

Approval of these actions will finalize the formation of the CFD, give final approval to the related Agreements, call and declare the results of the required mailed ballot election, deem necessary the bond indebtedness and authorize the levy of the special tax. The resolution for approval of the legal documents related to the issuance of the bonds will be brought to the Board for approval under a separate action.

REVIEW BY OTHERS: This action has been reviewed by County Counsel (Michelle Blakemore) on February 28, 2003, and by the County Administrative Office (Wayne Thies, Administrative Analyst) on February 28, 2003.

FINANCIAL IMPACT: All costs associated with the Community Facilities District 2003-1 have been borne by the property owners. The special tax for bond repayment will be applied to the 2003-2004-tax roll.

SUPERVISORIAL DISTRICT(S): Third

PRESENTER: Emil A. Marzullo 387-5950

RESOLUTION NO. 2003-90

RESOLUTION OF FORMATION

Community Facilities District No. 2003-1
(Citrus Plaza)

WHEREAS, reference is made to the Resolution of Intention and the Resolution Declaring Intention to Incur Bonded Indebtedness, adopted by this Board of Supervisors (this "Board") on February 4, 2003, and to the Hearing Report on file with the Clerk of this Board, for the description of the authorized public improvements and the financing contemplated by these proceedings; and

WHEREAS, at the time set for the public hearing on this date, this Board conducted the public hearing, and at the close of the public hearing, this Board determined that a majority protest under Section 53324 of the Government Code was not made at the hearing;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino as follows:

1. This Board finds and determines that the foregoing recitals are true and correct.
2. There is hereby formed a community facilities district by the County of San Bernardino (the "County") under the terms of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, commencing with Section 53311. The boundaries of the community facilities district are shown on the boundary map approved by the Resolution Approving Boundary Map, adopted by this Board on February 4, 2003. A copy of the approved boundary map is on file with the Clerk of this Board (the "Clerk").

3. The name of the community facilities district is “Community Facilities District No. 2003-1 (Citrus Plaza), County of San Bernardino, State of California” (“CFD No. 2003-1”).

4. The types of public facilities proposed to be financed by CFD No. 2003-1 are set forth on Exhibit A attached to this Resolution.

5. The types of incidental expenses proposed to be incurred are set forth on Exhibit B attached to this Resolution.

6. Except where funds are otherwise available, a special tax sufficient to pay for all such facilities, including repayment of bonds, will be annually levied within CFD No. 2003-1. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property within CFD No. 2003-1, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien cancelled in accordance with law or until collection of the tax by the County ceases. The rate and method of apportionment of the special tax is set forth in Exhibit C attached to this Resolution.

7. Advances of funds or contributions of work in kind from any lawful source, specifically including owners of property within CFD No. 2003-1, may be reimbursed from bond proceeds or from special tax revenue or both to the extent of the lesser of the value or cost of the contribution, but any agreement to do so shall not constitute a debt or liability of the County.

8. The Director of the Special Districts Department of the County (the “Director”) is designated as the person responsible for preparing or causing the preparation

annually a current roll of special tax levy obligations by assessor's parcel number, and for responding to inquiries regarding estimates of future special tax levies. The County may contract with private consultants to provide this service in lieu of the Director.

9. Any bonds issued in these proceedings shall be callable in accordance with the provisions of the Act and as more specifically to be set forth in any resolution providing for the form, execution and issuance of bonds.

10. The special tax will be collected and enforced as a separate line item on the regular property tax bill. However, this Board reserves the right, under Section 53340, to utilize any method of collecting the special tax which it shall, from time to time, determine to be in the best interests of the County, including, but not limited to, direct billing by the County to the property owners and supplemental billing.

11. This Board hereby establishes the annual appropriations limit of CFD No. 2003-1 at \$3.4 million for the 2003-2004 fiscal year.

12. Based upon the Certificate Re Landownership on file with the Clerk and presented to this Board, the qualified electors for the election to be held in these proceedings shall be the landowners owning land within CFD No. 2003-1. The election will be conducted as a mailed-ballot election, and this Board hereby designates the Clerk as the official to conduct the mailed-ballot election.

13. This Board now finds and determines that all proceedings up to and including the adoption of this Resolution were and are valid and in conformity with the requirements of the Mello-Roos Community Facilities Act. This determination and finding is final and conclusive in accordance with Government Code Section 53325.1(b).

14. This resolution shall take effect from and after its adoption.

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PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, at a regular meeting of said Board held on the 25th day of March, 2003, by the following vote of said Board:

AYES: Board Members: Postmus, Biane, Eaves, Aguiar, Hansberger

NOES: Board Members: NONE

ABSENT: Board Members: NONE

ABSTAINING: Board Members: NONE



Chair of the Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors

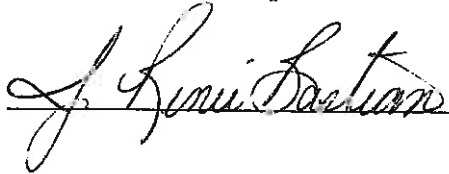
By: 



EXHIBIT A

Description of Authorized Facilities

A. Phase 1

1. public road improvements:
 - a. prescribed portion of Alabama Avenue
 - b. prescribed portion of Lugonia Avenue
 - c. prescribed portion of Citrus Plaza Drive (formerly Buckeye Street)
2. traffic mitigation improvements
3. water facilities fees (including both Water Source Acquisition Charges and Water Capital Acquisition Charges)
4. sewer improvements and facilities fees:
 - a. relocate Redlands sewer to Buckeye and San Bernardino Avenue
 - b. sewer facilities fees (Sewer Capital Improvement Charges)
5. reimbursable incidental construction expenses:
 - a. design and engineering (sewer and water)
 - b. design and engineering (other)
 - c. plan check, permit and inspections (sewer and water)
 - d. plan check, permit and inspections (other)

B. Phase 2

1. public road improvements:
 - a. prescribed portion of Alabama Avenue
 - b. prescribed portion of San Bernardino Avenue
 - c. prescribed portion of Citrus Plaza Drive
2. Traffic mitigation improvements
3. Traffic mitigation fair share fees
4. water improvements and facilities fees (including both Water Source Acquisition Charges and Water Capital Acquisition Charges)
5. sewer improvements and facilities fees (Sewer Capital Improvement Charges)
6. storm drain improvements

Incidental Expenses Directly Related to Authorized Facilities

In addition to the direct costs of acquiring, constructing and installing the foregoing authorized facilities, proceeds of the special tax and sale of the Bonds may also be expended to pay the incidental costs and expenses of the County or any party, including but not limited to Redlands Joint Venture, LLC, or any related entity, reasonably related to the authorized facilities, in providing for the study (including environmental review, analysis and documentation), design, construction contract administration, reasonable general administration and overhead expense allocated thereto in accordance with customary practice in the industry.

EXHIBIT B

INCIDENTAL EXPENSES AND BOND ISSUANCE COSTS

It is anticipated that the following incidental expenses may be incurred in the proposed legal proceedings for formation of the CFD, implementation of the authorized public facilities project and related bond financing and will be payable from proceeds of the Bonds or directly from the proceeds of the special tax:

- Engineering, Architectural (Building and Landscape), Geotechnical and Environmental and Related, Miscellaneous Consulting services
- Survey, Staking and Contract Administration services
- Permits, Plan Check Fees, Entitlement Processing Fees and Expenses
- Special tax consultant services
- County staff review, oversight and administrative services
- Bond Counsel and Disclosure Counsel services
- Financial advisor services
- Special tax administrator services
- Appraiser/Market absorption consultant services
- Initial bond transfer agent, fiscal agent, registrar and paying agent services, and rebate calculation service set up charge
- Bond printing
- Official Statement printing and mailing
- Publishing, mailing and posting of notices
- Recording fees
- Underwriter's discount
- Bond reserve fund
- Capitalized interest
- Governmental notification and filing fees
- Credit enhancement costs
- Real estate acquisition costs
- Rating agency fees
- Continuing disclosure services

The expenses of certain recurring services pertaining to CFD No. 2003-1 may be included in each annual special tax levy. These include:

- Trustee, bond transfer agent, registrar and paying agent services
- Rebate calculation services and periodic arbitrage rebate payments
- Special tax administrator services
- Other necessary consultant services incidental to the administration of CFD No. 2003-1
- Posting, collecting and enforcing payment of the special taxes, including but not limited to foreclosure attorneys' services
- Personnel and administrative services provided by County personnel
- Continuing disclosure services

The foregoing enumeration shall not be regarded as exclusive and shall be deemed to include any other incidental expenses of a like nature which may be incurred from time to time with respect to CFD No. 2003-1.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in County of San Bernardino Community Facilities District No. 2003-1 (Citrus Plaza) ("CFD No. 2003-1") and collected each Fiscal Year commencing in Fiscal Year 2003-04, in an amount determined by the Board, through the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 2003-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map. An Acre equals 43,560 square feet of land area.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Acquisition and Disclosure Agreement" means the Acquisition and Disclosure Agreement for CFD No. 2003-1 that was approved by the Board, as it may be modified or supplemented from time to time.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2003-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the County or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the County, CFD No. 2003-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the County, CFD No. 2003-1 or any designee thereof of complying with County, CFD No. 2003-1 or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure

statements and responding to public inquiries regarding the Special Taxes; the costs of the County, CFD No. 2003-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the County's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the County or CFD No. 2003-1 for any other administrative purposes of CFD No. 2003-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure, or otherwise addressing the disposition of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

"Assigned Special Tax " means the Special Tax applicable to each Assessor's Parcel of Developed Property and Near Term Property, as determined in accordance with Section C.1.b. below.

"Backup Special Tax " means the Special Tax applicable to each Assessor's Parcel of Developed and Near Term Property, as determined in accordance with Section C.1.c. below.

"Board" means the Board of Supervisors of the County.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2003-1 under the Act.

"CFD Administrator" means the Director of the Special Districts Department of the County, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 2003-1" means the County of San Bernardino Community Facilities District No. 2003-1 (Citrus Plaza).

"Common Area Property" means Parcel A, and Parcels C through H of Parcel Map No. 14742.

"County" means the County of San Bernardino.

"Developed Property" means, for each Fiscal Year, all Taxable Property, exclusive of Common Area Property and Public Property, for which a building permit for new construction was issued after January 1, 2001 and prior to March 1 of the prior Fiscal Year.

"Exempt Developer Property" means Parcel 1 and Parcel B of Parcel Map No. 14742, not to exceed 10.49 Acres.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

"Near Term Property" means Parcels 2, 3, and Parcels 5 through 14 of Parcel Map No. 14742, excluding any such parcels for which a building permit was issued prior to March 1 of the prior Fiscal Year. At the time of the Second Bond Issue for CFD No. 2003-1, Parcels 16 through 37 of Parcel Map No. 14742, excluding any such parcel that has been previously classified as Developed Property, shall be reclassified as Near Term Property.

"Maximum Special Tax " means the Maximum Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel within CFD No. 2003-1.

"Outstanding Bonds" means all Bonds which are deemed to be outstanding under the Indenture.

"Proportionately" means, for Developed Property, that the ratio of the actual Special Tax levy to the Assigned Special Tax is equal for all Assessor's Parcels of Developed Property. For Near Term Property, "Proportionately" means that the ratio of the actual Special Tax levy to the Assigned Special Tax is equal for all Assessor's Parcels of Near Term Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means, for each Fiscal Year, any property within CFD No. 2003-1 that is owned by, irrevocably offered for dedication to, or dedicated to the federal government, the State, the County, or any other public agency as of June 30 of the prior Fiscal Year; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use. To ensure that property is classified as Public Property in the first Fiscal Year after it is acquired by, irrevocably offered for dedication to, or dedicated to a public agency, the property owner shall notify the CFD Administrator in writing of such acquisition, offer, or dedication not later than June 30 of the Fiscal Year in which the acquisition, offer, or dedication occurred.

"Second Bond Issue" means the second series of Bonds issued to finance facilities identified in the Acquisition and Disclosure Agreement. A series of Bonds that is issued solely to refund a prior series of Bonds shall not be considered a Second Bond Issue.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for CFD No. 2003-1 to: (i) pay debt service in the calendar year commencing in such Fiscal Year on all Outstanding Bonds; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of CFD No. 2003-1 facilities eligible under the Acquisition and Disclosure Agreement; and (vi) pay for reasonably anticipated Special Tax delinquencies based on the historical delinquency rate for CFD No. 2003-1 as determined by the CFD Administrator; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2003-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Common Area Property, Developed Property, Near Term Property, or Public Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2003-1 shall be classified as Common Area Property, Developed Property, Near Term Property, Public Property, or Undeveloped Property, and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

C. MAXIMUM SPECIAL TAX

1. DEVELOPED PROPERTY AND NEAR TERM PROPERTY

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property and Near Term Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Fiscal Year 2003-04 Assigned Special Tax shall equal \$22,750 per Acre. On each July 1, commencing July 1, 2004 the Assigned Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

c. Backup Special Tax

The Fiscal Year 2003-04 Backup Special Tax shall equal \$25,728 per Acre. On each July 1, commencing July 1, 2004 the Backup Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

2. UNDEVELOPED PROPERTY, COMMON AREA PROPERTY AND PUBLIC PROPERTY

The Fiscal Year 2003-04 Maximum Special Tax for Undeveloped Property, Common Area Property and Public Property shall be \$25,728 per Acre. On each July 1, commencing July 1, 2004 the Maximum Special Tax shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

3. MULTIPLE PROPERTY TYPES

In some instances an Assessor's Parcel may contain more than one type of property (i.e., Developed Property, Near Term Property, Undeveloped Property, etc.). The Maximum Special Tax that can be levied on such an Assessor's Parcel shall be the sum of the Maximum Special Taxes for all types of property located on that Assessor's Parcel. The actual Special Tax to be levied on such Assessor's Parcel in any Fiscal Year shall be the sum of the amounts computed by following the method of apportionment in Section D, assuming that each type of property is located on a separate Assessor's Parcel. The Acreage of such Assessor's Parcel shall be allocated to each type of property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

D. APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2003-04 and for each following Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Special Tax until the total Special Tax levy equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the Assigned Special Tax for Developed Property;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Near Term Property at up to 100% of the Assigned Special Tax for Near Term Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax;

Fifth: If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Near Term Property shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax;

Sixth: If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the Special Tax shall be levied in equal percentages on each Assessor's Parcel of Common Area Property at up to the Maximum Special Tax for Common Area Property;

Seventh: If additional monies are needed to satisfy the Special Tax Requirement after the first six steps have been completed, then the Special Tax shall be levied in equal percentages on each Assessor's Parcel of Public Property at up to the Maximum Special Tax for Public Property.

E. EXEMPTIONS

No Special Tax shall be levied on Exempt Developer Property.

There shall be no exemption for Public Property. Pursuant to Section 53317.3 of the Act, Public Property shall be subject to the levy of the Special Tax and shall be taxed as specified in Section D above, at up to 100% of the Maximum Special Tax for Public Property.

F. APPEALS AND INTERPRETATIONS

Any taxpayer may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD

Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Board by filing a written notice of appeal with the clerk of the Board, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2003-1 may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. PREPAYMENT OF SPECIAL TAX

The following definition applies to this Section H:

"CFD Public Facilities Costs" means either \$10.02 million in 2003 dollars, which shall increase by the Construction Inflation Index on July 1, 2004, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities to be provided by CFD No. 2003-1 as identified in the Acquisition and Disclosure Agreement, or (ii) shall be determined by the Board concurrently with a covenant that it will not issue any more Bonds to be supported by Special Tax levied under this Rate and Method of Apportionment as described in Section D.

"Construction Fund" means an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible under the Act.

"Construction Inflation Index" means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) public facility costs previously paid from the Construction Fund, (ii) moneys currently on deposit in the Construction Fund, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance facilities costs.

"Outstanding Bonds" means all Previously Issued Bonds which are deemed to be outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

"Previously Issued Bonds" means all Bonds that have been issued by CFD No. 2003-1 prior to the date of prepayment.

Prepayment in Full

The obligation of an Assessor's Parcel of Developed Property, Near Term Property, or Undeveloped Property to pay the Special Tax may be prepaid and permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. The CFD Administrator may charge a reasonable fee for providing this service, which fee may be collected prior to computation of the Prepayment Amount. Prepayment must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

	Bond Redemption Amount	
	plus	Redemption Premium
	plus	Future Facilities Amount
	plus	Defeasance Amount
	plus	Administrative Fees and Expenses
	less	Reserve Fund Credit
	<u>less</u>	<u>Capitalized Interest Credit</u>
Total:	equals	Prepayment Amount

As of the proposed date of prepayment, the Special Tax Prepayment Amount (defined below) shall be calculated as follows:

Paragraph No.:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property or Near Term Property, compute the Assigned Special Tax for the Assessor's Parcel to be prepaid. For Assessor's Parcels of Undeveloped Property to be prepaid, compute

the Assigned Special Tax for that Assessor's Parcel as though it was already designated as Developed Property.

3. Divide the Assigned Special Tax computed pursuant to paragraph 2 by the total estimated Assigned Special Tax for the entire CFD No. 2003-1 based on the Developed Property Special Tax which could be charged in the current Fiscal Year on all expected development through buildout of the CFD No. 2003-1, excluding any Assessor's Parcels which have been prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Compute the current Future Facilities Costs.
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Special Tax Prepayment Amount less the Future Facilities Amount and the Administrative Fees and Expenses from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 8 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. Verify the administrative fees and expenses of CFD No. 2003-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming Bonds, and the costs of

recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

13. The reserve fund credit ("Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.
14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").
15. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Prepayment Amount").
16. From the Prepayment Amount, the amounts computed pursuant to paragraphs 4, 5, 11, 13 and 14 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 7 shall be deposited into the construction fund. The amount computed pursuant to paragraph 12 shall be retained by CFD No. 2003-1.

The Special Tax Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid, the Board shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

2. Prepayment in Part

The Special Tax on an Assessor's Parcel may be partially prepaid. The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax and the dollar amount of the Special Tax to be prepaid.

The prepayment shall be calculated as in Section H.1, except that the amount of the Special Tax to be prepaid shall be substituted for the Assigned Special Tax applicable to the Assessor's Parcel in Paragraph No. 2.

With respect to any Assessor's Parcel that is partially prepaid, the County shall (i) distribute the funds remitted to it according to Section H.1, and (ii) indicate in the records of CFD No. 2003-1 that there has been a partial prepayment of the Special Tax and that a portion of the Special Tax with respect to such Assessor's Parcel, shall continue to be levied on such Assessor's Parcel pursuant to Section D.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on Taxable Property within CFD No. 2003-1 both prior to and after the proposed prepayment, less estimated Administrative Expenses, is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

I. TERM OF SPECIAL TAX

The Special Tax shall be levied for a period not to exceed fifty years commencing with Fiscal Year 2003-04.

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RESOLUTION NO. 2003-91

RESOLUTION DEEMING IT NECESSARY
TO INCUR BONDED INDEBTEDNESS

Community Facilities District No. 2003-1
(Citrus Plaza)

WHEREAS, reference is made to the Resolution of Intention and the Resolution Declaring Intention to Incur Bonded Indebtedness, adopted by this Board of Supervisors (this "Board") on February 4, 2003, for the description of the authorized public improvements and the financing contemplated by these proceedings; and

WHEREAS, at the time set for the public hearing by the Resolution of Intention, this Board conducted the public hearing, and at the close of the public hearing, this Board determined that a majority protest under Section 53324 of the Government Code was not made at the hearing; and

WHEREAS, at the conclusion of the public hearing, this Board adopted its Resolution of Formation pursuant to Section 53325.1 of the Government Code, thereby completing its proceedings for formation of proposed Community Facilities District No. 2003-1 (Citrus Plaza) ("CFD No. 2003-1"); and

WHEREAS, in order to provide the financing of the authorized public improvements as contemplated, this Board has determined that it is necessary to incur bonded indebtedness;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino as follows:

1. This Board finds and determines that the foregoing recitals are true and correct.

2. This Board hereby deems it necessary to incur bonded indebtedness on behalf of Community Facilities District No. 2003-1 (Citrus Plaza), County of San Bernardino, State of California (“CFD No. 2003-1”).

3. The purposes for which the proposed debt is to be incurred are to provide a portion of the funds necessary to finance the acquisition and construction of public improvements described on Exhibit A attached to the Resolution of Formation and to pay a portion of the incidental expenses proposed to be incurred as set forth on Exhibit B attached to the Resolution of Formation.

4. All Taxable Property (as said term is defined in the Rate and Method of Apportionment, attached as Exhibit C to the Resolution of Formation), as established from time to time within CFD No. 2003-1, shall be subject to the special tax obligation.

5. Subject to the limit of \$17.0 million on the aggregate principal amount of such bonded indebtedness and to the requirements of the Resolution of Formation and of this resolution, determinations respecting (a) the amount of bonded indebtedness to be incurred and (b) the amount and timing of each issuance of bonds shall be subject to the discretion of this Board. The refunding of one form of authorized debt by another shall not count against the limitation on the aggregate principal amount of such bonded indebtedness, as provided by Section 533362.7 of the Government Code.

6. The last maturity of any series of bonds issued under this authority shall be not greater than 40 years from the first maturity of any bonds of such series, and the last maturity of any bonds issued for CFD No. 2003-1 shall be not later than calendar year 2043.

7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the maximum permitted

legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

8. It is the intention of this Board that any bonds issued shall be made callable on terms to be specified in any resolution, indenture, trust agreement or fiscal agent agreement providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

9. The question of the authorization to issue the bonds described herein shall be submitted to the qualified electors, being the landowners owning land within CFD No. 2003-1, at the special mailed-ballot election expected to be called and held this same date as authorized by written waiver and consent of 100% of such landowners.

10. The ballot language of the ballot measure and the manner of conducting the election shall be established by the resolution to be adopted by this Board calling the special election as required by the Act.

11. This resolution shall take effect from and after its adoption.

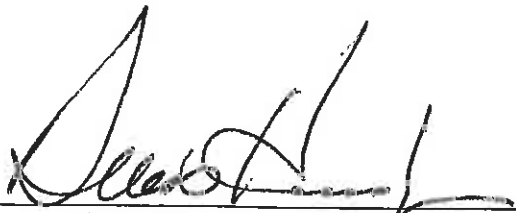
PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, at a regular meeting of said Board held on the 25th day of March, 2003, by the following vote of said Board:

AYES: Board Members: Postmus, Biane, Eaves, Aguiar, Hansberger

NOES: Board Members: None

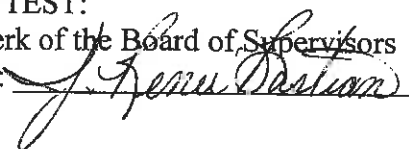
ABSENT: Board Members: None

ABSTAINING: Board Members: None


Chair of the Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

By: 



RESOLUTION NO. 2003-92

RESOLUTION CALLING SPECIAL MAILED-BALLOT ELECTION

Community Facilities District No. 2003-1
(Citrus Plaza)

WHEREAS, on March 25, 2003, at the time set for the public hearing by the Resolution of Intention, adopted by this Board of Supervisors (this "Board") on February 4, 2003, this Board conducted the public hearing, and at the close of the public hearing this Board determined that a majority protest under Section 53324 of the Government Code was not made at the hearing; and

WHEREAS, at the conclusion of the public hearing, this Board adopted its Resolution of Formation pursuant to Section 53325.1 of the Government Code, thereby completing its proceedings for formation of proposed Community Facilities District No. 2003-1 ("CFD No. 2003-1"), to which resolution reference is hereby made for the description of the authorized public facilities (the "Improvements") and incidental expenses and the financing contemplated by these proceedings; and

WHEREAS, this Board has determined that, in order to provide the financing of the authorized public facilities as contemplated, it is necessary to incur bonded indebtedness, and this Board has adopted its Resolution Deeming it Necessary to Incur Bonded Indebtedness; and

WHEREAS, in order to proceed with the levy of the special tax and establishment of an appropriations limitation for CFD No. 2003-1, as provided by the Resolution of Formation, and with the incurring of bonded indebtedness as provided by the Resolution Deeming it Necessary to Incur Bonded Indebtedness, the three matters must be submitted to an election of the qualified electors of CFD No. 2003-1; and

WHEREAS, the three ballot questions just described may be combined into a single ballot measure pursuant to Section 53353.5 of the Government Code, as provided in the form of special election ballot attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, a Certificate Re Landownership has been filed with the Clerk of this Board (the "Clerk"), certifying that at no time during the ninety days preceding the close of the protest hearing on March 25, 2003, were there ever twelve or more persons registered to vote within the territory of CFD No. 2003-1, with the result that, pursuant to Section 53326 of the Government Code, the qualified electors of CFD No. 2003-1 for the proposed special election shall be the landowners of CFD No. 2003-1;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino as follows:

1. This Board finds and determines that the foregoing recitals are true and correct.
2. This Board accepts the Certificate Re Landownership heretofore filed in these proceedings and finds, in accordance therewith, that there presently are, and at all times during the ninety days just past there have been fewer than twelve registered voters residing within the boundaries of CFD No. 2003-1. Accordingly, under Section 53326 of the Government Code, the qualified electors of CFD No. 2003-1 for the proposed special election shall be the landowners of CFD No. 2003-1.
3. This Board further finds and determines that the sole landowner of record owning property within CFD No. 2003-1 is Redlands Joint Venture, LLC, the person set forth in the Certificate Re Landownership (the "Ownership List") and that, as set forth on the special

election ballot attached hereto as Exhibit A, the number of votes to which such landowner is entitled pursuant to said Section 53326 is 120, being the number of acres (119.71) rounded up to the nearest whole integer.

4. This Board further finds and determines that the authorized representatives of said landowner has filed with the Clerk (a) the special election ballot pertaining to such landowner's property and (b) a waiver and consent, by which the time limits and related requirements respecting preparation and distribution of election materials are waived.

5. Pursuant to Sections 53326 and 53351 of the Government Code, this Board hereby calls an election, to be held and conducted forthwith upon adoption of this resolution, and sets this same date as the election date. Pursuant to Section 53326 of the Government Code, the election shall be conducted by mailed ballot; provided that personal service of the ballot is permitted under the terms of the waiver and consent on file with the Clerk and shall therefore be permitted and ratified. The action of the Clerk in having made personal service of the ballot, in the form of Exhibit A, to said landowner is hereby ratified.

6. The measure to be submitted to the qualified electors of CFD No. 2003-1 shall be as set forth in Exhibit A.

7. The Clerk, having received the eligible ballot prior to adoption of this resolution, shall immediately close the election and declare the results to this Board.

8. This resolution shall take effect from and after its adoption.

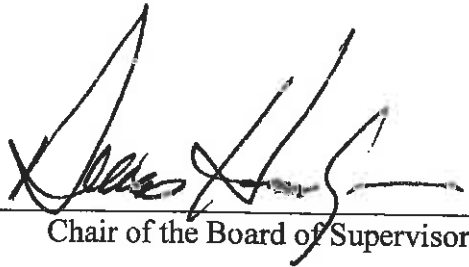
PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, at a regular meeting of said Board held on the 25th day of March, 2003, by the following vote of said Board:

AYES: Board Members: Postmus, Biane, Eaves, Aguiar, Hansberger

NOES: Board Members: None

ABSENT: Board Members: None

ABSTAINING: Board Members: None


Chair of the Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors

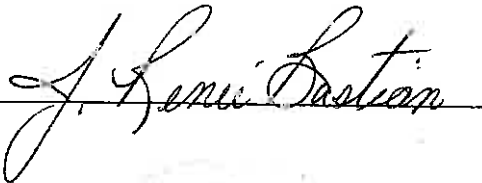
By: 



EXHIBIT A

(Form of Special Election Ballot)

COUNTY OF SAN BERNARDINO
COMMUNITY FACILITIES DISTRICT NO. 2003-1
(CITRUS PLAZA)

SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of the authorized representatives of the following owner of land within the County of San Bernardino Community Facilities District No. 2003-1 ("CFD No. 2003-1"):

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
Redlands Joint Venture, LLC	119.71	120

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the Board of Supervisors (the "Board") of the County of San Bernardino (the "County"), the above-named landowner is entitled to cast the number of votes shown above under the heading "Total Votes," representing the total votes for the property owned by said landowner.

In order to be counted, this ballot must be executed and certified below and be returned to the Clerk of the Board, either by mail or in person, prior to 10:00 a.m. on March 25, 2003 (the "Election Date"), or as soon thereafter as the matter of the special election for CFD No. 2003-1 shall be considered by the Board at its meeting on said date, to:

Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead
San Bernardino, CA 94215

Mailing on the Election Date will not be sufficient. The ballot must be physically received by the Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT.

BALLOT MEASURE

MARK "YES" OR "NO"
WITH AN "X":

Shall the Board of Supervisors of the County of San Bernardino be authorized to issue up to \$17.0 million in bonds or other debt obligations of its Community Facilities District No. 2003-1 ("CFD No. 2003-1"), levy a special tax, and finance public facilities and incidental expenses by and through its CFD No. 2003-1, all as specified in its resolutions pertaining thereto, adopted on the Election Date; and shall the appropriations limit for CFD 2003-1 for fiscal year 2003-2004 be established at \$3.4 million in accordance therewith?

YES

NO

Certification for Special Election Ballot

The undersigned are the authorized representatives of the above-named landowner and are the persons legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

We and each of us declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on March 24, 2003.

REDLANDS JOINT VENTURE, LLC,
a California limited liability company

By: Majestic Realty Co.,
a California corporation,
Its Manager

By _____
Edward P. Roski, Jr., President

and

By: Curci-Turner Company, LLC,
a California limited liability company,
Its Manager

By _____
John Curci, Its Manager

RESOLUTION NO. 2003-93

RESOLUTION DECLARING ELECTION RESULTS

Community Facilities District No. 2003-1
(Citrus Plaza)

WHEREAS, on March 25, 2003, at the time set for the public hearing in the matter of Community Facilities District No. 2003-1 (Citrus Plaza) ("CFD No. 2003-1") by its Resolution of Intention, this Board of Supervisors (this "Board"), this Board conducted the public hearing, and at the close of the public hearing, this Board determined that a majority protest under Section 53324 of the Government Code was not made at the hearing; and

WHEREAS, at the conclusion of the public hearing, this Board adopted its Resolution of Formation pursuant to Section 53325.1 of the Government Code, thereby completing its proceedings for formation of CFD No. 2003-1; and

WHEREAS, this Board has determined that, in order to provide the financing of the authorized public improvements of CFD No. 2003-1 as contemplated, it is necessary to incur bonded indebtedness, and this Board has accordingly adopted its Resolution Deeming it Necessary to Incur Bonded Indebtedness with respect to CFD No. 2003-1; and

WHEREAS, in order to proceed with the levy of the special tax and establishment of an appropriations limitation for CFD No. 2003-1, as provided by the Resolution of Formation, and with the incurring of bonded indebtedness as provided by the Resolution Deeming it Necessary to Incur Bonded Indebtedness, the three matters must be submitted to an election of the qualified electors of CFD No. 2003-1; and

WHEREAS, by separate resolution adopted by this Board on this same date, the special mailed-ballot election has been called for this date;

WHEREAS, by said resolution calling the special mailed-ballot election, the three ballot questions just described were combined into a single ballot measure pursuant to Section 53353.5 of the Government Code, as provided in the form of special election ballot attached thereto as Exhibit A; and

WHEREAS, a Certificate of Clerk re Receipt of Property Owner Waiver and Consent Forms and Ballots and Declaring Election Results (the "Clerk's Certificate"), executed by the Clerk of this Board (the "Clerk"), has been filed with this Board, certifying that a completed ballot has been returned to the Clerk for the sole landowner-voter eligible to cast a ballot in said special, with all votes cast as "Yes" votes in favor of the ballot measure, and further certifying on said basis that the special mailed-ballot election was closed; and

WHEREAS, this Board has received, reviewed and hereby accepts the Clerk's Certificate and wishes by this resolution to declare the results of the special mailed-ballot election;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino as follows:

1. This Board finds and determines that the foregoing recitals are true and correct.
2. This Board hereby finds and determines and declares that the ballot measure submitted to the qualified electors of CFD No. 2003-1 has been passed and approved by those qualified electors in accordance with Sections 53328(a) and 53355 of the Government Code.
3. This Board hereby authorizes and directs the Clerk to cause the preparation and recordation with the County Recorder of the County of San Bernardino of a notice of special tax lien in accordance with the provisions of Section 3114.5 of the Streets and

Highways Code and Section 53328.3 of the Government Code. Said notice shall be recorded in said County Recorder's office within fifteen days of today's date.

4. This resolution shall take effect from and after its adoption.

* * *

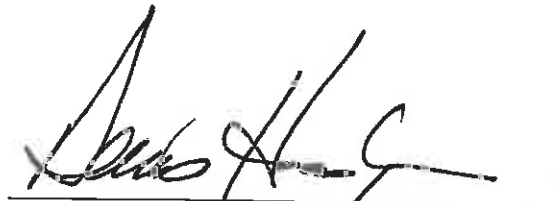
PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, at a regular meeting of said Board held on the 25th day of March, 2003, by the following vote of said Board:

AYES: Board Members: Postmus, Biane, Eaves, Aguiar, Hansberger

NOES: Board Members: None

ABSENT: Board Members: None

ABSTAINING: Board Members:None


Chair of the Board of Supervisors

ATTEST:
Clerk of the Board of Supervisors

By: 

