



CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council Meeting: 6:30 PM
Wednesday, April 8, 2026

City Councilmembers

Jocelyn Yow, Mayor
Clint Lorimore, Mayor Pro Tem
Christian Dinco, Councilmember
Michael McMinn, Councilmember
Todd Rigby, Councilmember

Mark Orme, City Manager

Erica Vega, City Attorney

Marc Donohue, Government Services Director/City Clerk

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

☐ If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at mmejia@eastvaleca.gov or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. CLOSED SESSION PUBLIC COMMENT

Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Council Members, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

4. CLOSED SESSION ITEM(S)

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. ADDITIONS/REVISIONS

The City Council may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Council. If there is less than 2/3 of the Council members present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

8. PRESENTATIONS/ANNOUNCEMENTS

8.1. [Donate Life Month Proclamation](#)

8.2. [Arbor Day Proclamation](#)

8.3. [Introduction of Senior Building Inspector - Mitchell Wirth](#)

8.4. [Recognition of Southern California Edison \(SCE\) Scholarship Recipient](#)

9. AGENCY PARTNER UPDATES

9.1. [California Department of Insurance Legislative and Insurance Market Update](#)

10. PUBLIC COMMENT

Any member of the public may address the Council on items within the Council's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Council and do not engaged in dialogue with individual Councilmembers, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

11. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

11.1. City Council Meeting Minutes

Submitted by: Marc A. Donohue, Government Services Director/City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve the meeting minutes from the regular meeting on March 25, 2026.

11.2. Treasurer's Report: February 2026

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the City Treasurer's Report.

11.3. Approval of Tract Map 39022, Accepting Offers of Dedication, and Approval of the related Improvement Agreement and Improvement Securities for Public Improvements and the Affordable Housing Agreement, Located at the Southwest Corner of Archibald Avenue and Grapewin Street

Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Adopt the Resolution approving the final map for Tract No. 39022; and
2. Approve a Subdivision Improvement Agreement for related public improvements and authorize the City Manager and the City Clerk to sign said agreement; and
3. Accept security in the form of bonds for completion of the related public improvements; and
4. Direct the City Clerk to record the Subdivision Improvement Agreement; and
5. Approve the Affordable Housing Agreement between Richmond American Homes, and the City of Eastvale.

11.4. Update of the City's participation in the Western Riverside County Transportation

Uniform Mitigation Fee (TUMF) program, amendment of Chapter 4.72 of the Eastvale Municipal Code, and amendment of the TUMF Fee Schedule (Second Reading)

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council adopt an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

11.5. Agreement with CivicPlus for Agenda Management, ADA Compliance, Public Records Request Portal, and City Website Software Solutions

Submitted by: Marc A. Donohue, Government Services Director/City Clerk

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Authorize the City Manager to execute a five year agreement with CivicPlus for \$369,617.15 for Agenda Management software, ADA compliance tools, public records request software, and city website software services; and
2. Determine compliance with the formal bidding process is not in the best interest of the City in accordance with Municipal Code section 04.06.090(g) and authorize use of the direct negotiation process.

12. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Councilmember. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

13. CITY COUNCIL BUSINESS

13.1. Purchase of one (1) 107' Quint Aerial Apparatus, Review of Staffing Options, Approve Budget Appropriation, and Capital Improvement Plan Amendment

Submitted by: Tim Voigt, CAL FIRE/Riverside County Fire Division Chief

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve the procurement and upfitting of one (1) 107' Quint Aerial Apparatus and related equipment for a total amount not-to-exceed \$2,762,385; and
2. Determine compliance with the formal bidding process is not in the best interest of the City in accordance with Section 4.06.090.b. of the municipal code and authorize Riverside County to procure the apparatus and upfitting equipment and services; and
3. Provide direction to proceed with Staffing Option 1; and
4. Approve amendments to the Fire Aerial Ladder Truck Purchase Capital Improvement Project (95015) as presented in Attachment 7.1; and
5. Approve and Adopt a Resolution amending the Fiscal Year 2025-26 Capital Improvement Plan and Budget for the aforementioned Capital Improvement Project; and
6. Approve and Adopt a Resolution Approving the Commitment of Fund Balance Pursuant to GASB 54; and
7. Authorize the City Manager to execute all documents and take all actions necessary to facilitate the above actions.

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, April 22, 2026, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov), not less than 72 hours prior to the meeting.

Marc A. Donohue, MMC
City Clerk

MINUTES

CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, March 25, 2026
Regular Meeting: 6:30 PM

City Hall Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

1. CALL TO ORDER

The regular meeting of the Eastvale City Council Meeting was called to order at 6:30 p.m. by Mayor Yow.

2. ROLL CALL

Present: Councilmembers Mike McMinn, Todd Rigby, Mayor Pro Tem Clint Lorimore, and Mayor Yow.

Absent: Councilmember Christian Dinco.

City Staff

Present: City Manager Mark Orme, City Attorney Erica Vega, and Government Services Director/City Clerk Marc Donohue were present at Roll Call. Other staff members were present.

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEMS – None

5. INVOCATION

Pastor James Turner from Eastvale Bible Church offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Rigby led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Emergency Broadcast AM Radio Presentation

Mary Maldonado-Hayes from the Riverside County Emergency Management Department provided a presentation.

8.2 RCCD – Norco College Community Update

Trustee Bill Hedrick and Dr. Monica Green from Norco College provided a presentation.

9. AGENCY PARTNER UPDATES – None

10. PUBLIC COMMENT – None

11. CONSENT CALENDAR

On motion of Mayor Pro Tem Lorimore and second by Councilmember McMinn, the City Council voted unanimously by those present to approve the Consent Calendar.

11.1 City Council Meeting Minutes

The City Council approved the meeting minutes from the regular meeting on March 11, 2026.

11.2 Planning Division Update

The City Council received and filed the Planning Division Update.

11.3 Public Works Department Update

The City Council received and filed the Public Works Department Update.

11.4 City of Eastvale Crime Statistics – January 2026

The City Council received and filed the Eastvale Crime Statistics for January 2026.

11.5 Sixth Cycle (2021 – 2029) Annual Housing Element Progress Report (APR) for the 2025 Reporting Period

The City Council:

1. Received and filed the 2025 Annual Housing Element Progress Report;
and
2. Directed staff to submit the 2025 Annual Housing Element Progress Report to the California Department of Housing and Community Development (HCD).

11.6 Initiating Proceedings for Annual Levy and Collection of Assessments for Landscape and Lighting Maintenance Districts, Benefit Assessment Districts, and Illumination Districts for Fiscal Year 2026-27

The City Council:

1. Approved and adopted Resolution 26-07, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 89-2, Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM); For Fiscal Year 2026-27; and
2. Approved and Adopted Resolution 26-08, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Benefit Assessment District No. 2014-2 for Fiscal Year 2026-27.

11.7 Second Reading and Adoption of Chapter 4.06 of Title 4 to the Municipal Code to Update Guidelines for Purchasing Goods and Services

The City Council adopted Ordinance 26-04, entitled: An Ordinance of the City Council of the City of Eastvale, California, Amending Chapter 4.06 of the Eastvale Municipal Code Pertaining to Purchasing Goods and Services.

12. PUBLIC HEARINGS

12.1 Update of the City's participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program, amendment of Chapter 4.72 of the Eastvale Municipal Code, and amendment of the TUMF Fee Schedule

City Planner Murray presented the item and answered related questions.

Mayor Pro Yow opened the public comment period. Hearing no response, Mayor Yow closed the public comment period.

On motion of Councilmember McMinn and Second by Councilmember Rigby, the City Council voted unanimously to:

1. Determine that the proposed updates and amendments related to the TUMF program are not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that the ordinance and resolution would have a significant impact on the environment;
2. Introduce Ordinance 26-05 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM; and

3. Adopt Resolution 26-09, entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN EASTVALE.

13. CITY COUNCIL BUSINESS – None

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

No report was provided.

15.2 Southern California Association of Governments

No report was provided.

15.3 Western Riverside Council of Governments

No report was provided.

15.4 Riverside Transit Agency

No report was provided.

15.5 Northwest Mosquito and Vector Control District

No report was provided.

15.6 Riverside County Transportation Commission

No report was provided.

15.7 Western Riverside County Regional Conservation Authority

No report was provided.

15.8 Finance Committee

No report was provided.

15.9 Eastvale Schools Committee

No report was provided.

15.10 Business and Development Success Ad-Hoc Committee

No report was provided.

15.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

15.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

15.13 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor Yow adjourned the regular meeting at 7:46 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, April 8, 2026, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk



CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.2

April 8, 2026

Treasurer's Report: February 2026

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council receive and file the City Treasurer's Report.

Summary

In accordance with the City of Eastvale's Investment Policy, adopted September 10, 2025, the City Treasurer is required to submit a quarterly treasurer's report to the City Council. The report shall include types of investments, credit ratings, institutions involved, dates of purchases, dates of maturity, amount of deposits or cost of the security, current market value of the securities, interest rates, investment fund balances, and a statement as to whether investments are in compliance with the Investment Policy and whether there are sufficient funds to meet the City's cash obligations for the next six months.

Background

The Schedule of Investments includes a breakdown of the City's investments by "Active" or "Inactive" Deposits. "Active Deposits" are those accounts which receive revenues, whereas "Inactive Deposits" are available for use but are not earning revenues. Detail reports for the PFM Managed Investment Portfolio, with all supplemental information required by the City's investment policy, are included in the report.

The Dash Board Report Card, consists of two sections:

I. Portfolio Diversification – This section reflects the diversification of the City of Eastvale's portfolio by both type of instrument and length of maturity.

II. Portfolio Performance Measures – This section compares budget to actuals in for interest earnings. Also included is a cash breakdown report per the City’s fund balance reserve policy showing funds restricted, committed, designated, and unassigned in addition to investment income received as of February 28, 2026, broken down by investment type. The City of Eastvale’s Schedule of Investments complies with the City’s Investment Policy. The City has sufficient funds to meet its expenditure requirements for the next six months. Total cash and investments as of the end of January are \$346,709,091 (book value). Active deposits total \$298,458,685; inactive deposits total \$8,002,262. The remaining amount of \$40,248,145 accounts for cash with fiscal agent, which comprises bond proceeds for the Civic Center Project. Net investment income received for fiscal year 2025-26 through the end of February (eight months of the fiscal year) is \$8,289,900. The net annualized yield on investments is 3.865%.

Cash and investment income is spread among all of the city's 100+ funds and is not an indicator of available cash in any one particular fund, such as the General Fund.

Environmental

Government investment reports are not considered a Project as defined by the California Environmental Quality Act (CEQA) and no environmental review is required.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

The Treasurer's Report is an activity required by the city's investment policy and is not a strategic activity.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

[Attachment 1 - Investment Report: February 2026](#)

[Attachment 2 - PFM Statement: February 2026](#)



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Introduction

In accordance with the City Investment Policy, a quarterly investment report shall be filed with the City Council which provides a clear picture of the status of the current investments. The report for the month ending February 28, 2026 has been prepared by City Staff. We hereby certify that this report accurately reflects all pooled investments and is in compliance with the Investment Policy. Combined with anticipated revenues, the portfolio contains sufficient investment liquidity to cover budgeted expenditures for the next six months.

This report is based on the city's fiscal year, July through June.

12 MONTH BALANCES

Month Ending	Active Deposits Ending Book Value	Inactive Deposits Ending Book Value	Cash With Fiscal Agent	Interest*	Realized Gain/(Loss)	Yield at Cost
March 31, 2025	\$ 253,346,989	\$ 8,000,000	\$ -	\$ 533,139	\$ (17,538)	4.198%
April 30, 2025	254,899,446	8,001,373	-	1,305,239	(2,205)	4.235%
May 31, 2025	262,369,797	8,001,373	-	542,829	(29,916)	4.115%
June 30, 2025	263,428,432	8,041,373	-	636,113	13,921	4.117%
July 31, 2025	267,263,935	8,003,111	57,529,535	1,408,122	23,852	4.951%
August 31, 2025	273,409,767	10,818,948	57,549,582	646,820	227	4.848%
September 30, 2025	277,037,455	8,000,000	57,549,582	868,876	31,270	4.736%
October 31, 2025	283,398,116	8,000,000	57,939,042	1,585,273	32,301	4.549%
November 30, 2025	282,017,368	8,000,000	50,257,618	736,541	60,384	4.408%
December 31, 2025	285,973,519	8,000,000	46,150,973	782,599	30,195	4.194%
January 31, 2026	291,375,471	8,019,637	46,289,521	1,467,729	18,703	4.056%
February 28, 2026	298,458,685	8,002,262	40,248,145	579,108	43,121	3.892%

*LAIF interest is received quarterly in July, October, January, and April



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Schedule of Investments

Institution	Par Value	Book Value @ Cost	Price (Fair Value) Market Value	Yield
ACTIVE DEPOSITS				
Money Market Accounts:				
Citizens Business Bank - Money Market	\$ -	\$ -	\$ -	0.100%
First American Govt Oblig Fund CI Y	131,386	131,386	131,386	3.300%
Total Money Market	\$ 131,386	\$ 131,386	\$ 131,386	3.300%
Sweep Accounts:				
Citizens Business Bank - General Sweep	\$ 43,222,395	\$ 43,222,395	\$ 43,222,395	0.100%
Total Sweep Accounts	\$ 43,222,395	\$ 43,222,395	\$ 43,222,395	0.100%
Pooled Investment Accounts:				
CAMP Pool	\$ 138,769,335	\$ 138,769,335	\$ 138,769,335	3.830%
Local Agency Investment Fund*	74,973,371	74,973,371	75,136,924	4.200%
Total Pooled Investment	\$ 213,742,706	\$ 213,742,706	\$ 213,906,259	3.960%
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	\$ 17,505,000	\$ 17,213,181	\$ 17,611,127	3.850%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	-	-	-	0.000%
Federal Agency Commercial	7,803,215	7,752,711	7,967,013	4.790%
Asset-Back Security / Collateralized	5,502,725	5,502,039	5,549,001	4.390%
Certificate of Deposit	360,000	360,000	362,199	5.080%
Federal Agency Bond / Note	-	-	-	0.000%
Bank Note	925,000	925,020	934,698	5.480%
Corporate Note	9,674,000	9,609,246	9,755,296	4.280%
Total PFM Managed Investments	\$ 41,769,940	\$ 41,362,198	\$ 42,179,334	4.245%
ACTIVE DEPOSITS TOTAL	\$ 298,866,427	\$ 298,458,685	\$ 299,439,374	3.892%
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	\$ 8,002,262	\$ 8,002,262	\$ 8,002,262	0.000%
Total Inactive Deposits	\$ 8,002,262	\$ 8,002,262	\$ 8,002,262	0.000%
INACTIVE DEPOSITS TOTAL	\$ 8,002,262	\$ 8,002,262	\$ 8,002,262	
CASH WITH FISCAL AGENT				
Revenue Lease Bonds				
US Bank Series 2025A**	\$ 40,248,145	\$ 40,248,145	\$ 40,248,145	3.350%
Total Cash with Fiscal Agent	\$ 40,248,145	\$ 40,248,145	\$ 40,248,145	3.350%
CASH WITH FISCAL AGENT TOTAL	\$ 40,248,145	\$ 40,248,145	\$ 40,248,145	
GRAND TOTAL CASH	\$ 347,116,834	\$ 346,709,091	\$ 347,689,781	

*yield as of the prior quarter end

**new as of 07/31/2025

Per Government Code requirements, the Investment Report is in compliance with the City of Eastvale's Investment Policy, and there are adequate funds available to meet budgeted and actual expenditures for the next six months.



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION*

DIVERSIFICATION BY INSTRUMENT

Money Market	0.04%
Sweep	14.43%
LAIF	25.09%
CAMP Pool	46.34%
Certificates of Deposit	0.12%
U.S. Treasury Bond/ Note	5.88%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.00%
Federal Agency Collateralized Mortgage	2.66%
Asset-Backed Security/ Collateralized	1.85%
Federal Agency Bond/ Note	0.00%
Bank Note	0.31%
Corporate Note	3.26%
	<u>100.00%</u>

DIVERSIFICATION BY MATURITY

Less Than 90 Days	85.91%
90 days to Six Months (26 Weeks)	0.65%
Six Months to One Year (52 Weeks)	0.42%
One to Two Years (104 Weeks)	2.12%
Two to Three Years (156 Weeks)	3.71%
Three to Four Years (208 Weeks)	3.06%
Four to Five Years	4.13%
Five Years +	0.00%
	<u>100.00%</u>

II. PORTFOLIO PERFORMANCE MEASURES*

Yield at Cost - February 28, 2026	3.892%
Annual Investment Income Budget	\$ 7,781,585 A
Investment Income Received - YTD 02/28/2026	8,318,482 B
Less Investment Fees	<u>(28,582) C</u>
Net Investment Income Received - YTD 02/28/2026	\$ 8,289,900 B+C
Over/(Under) Annual Budget	\$ 508,315 C-B
% of Annual Budget	<u>106.532%</u>
Net Yield Annualized at Cost - February 28, 2026	<u>3.865%</u>

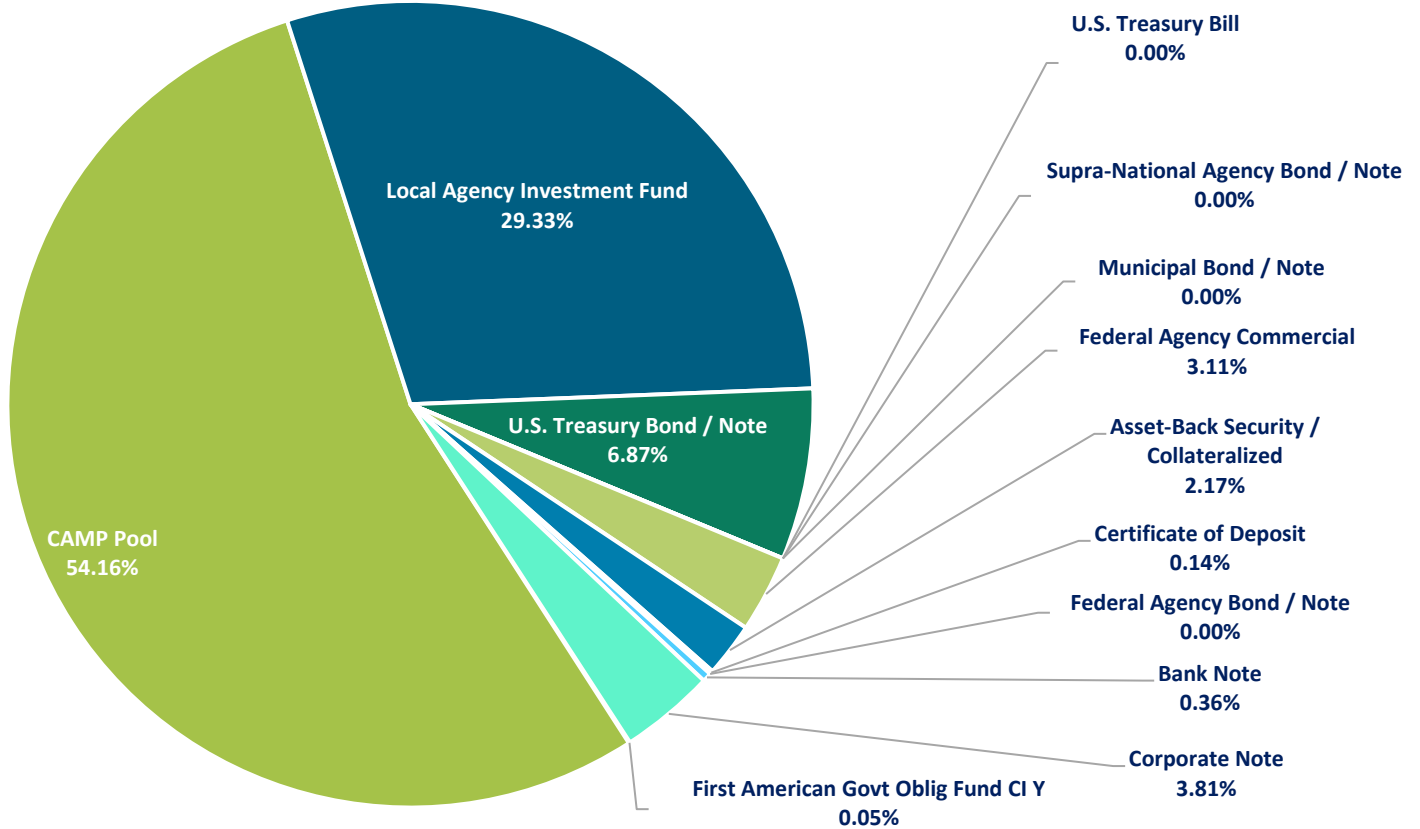
**excludes cash with fiscal agent*



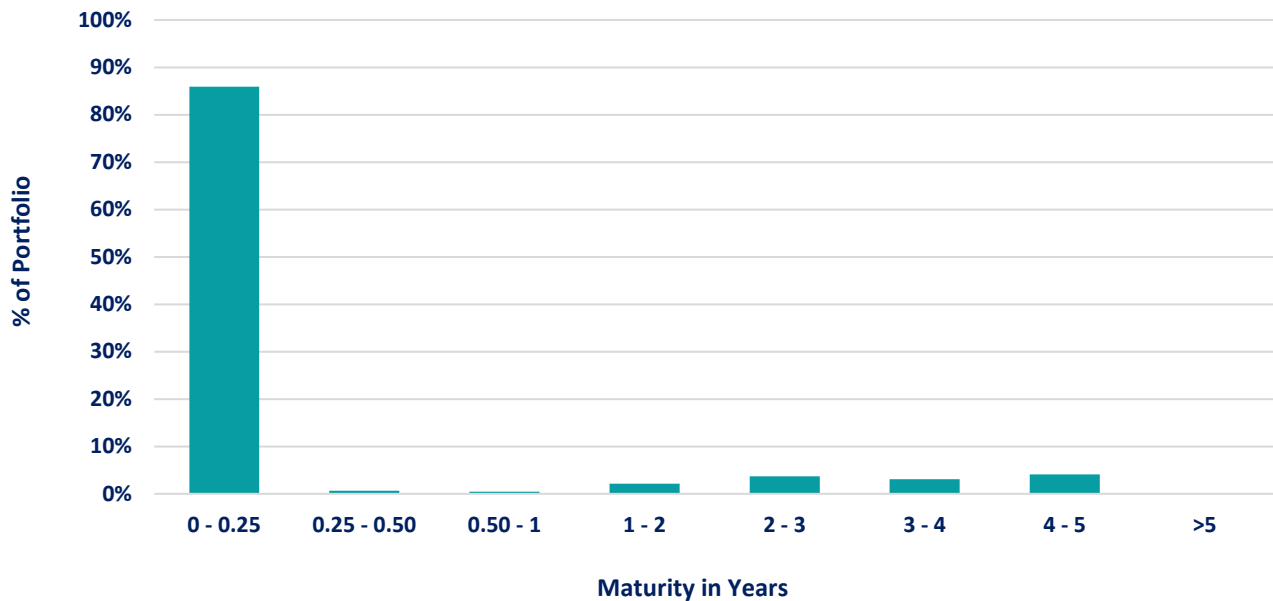
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Dash Board Report Card

Active Investments: Diversification by Investment*



Active Investments: Diversification by Maturity*

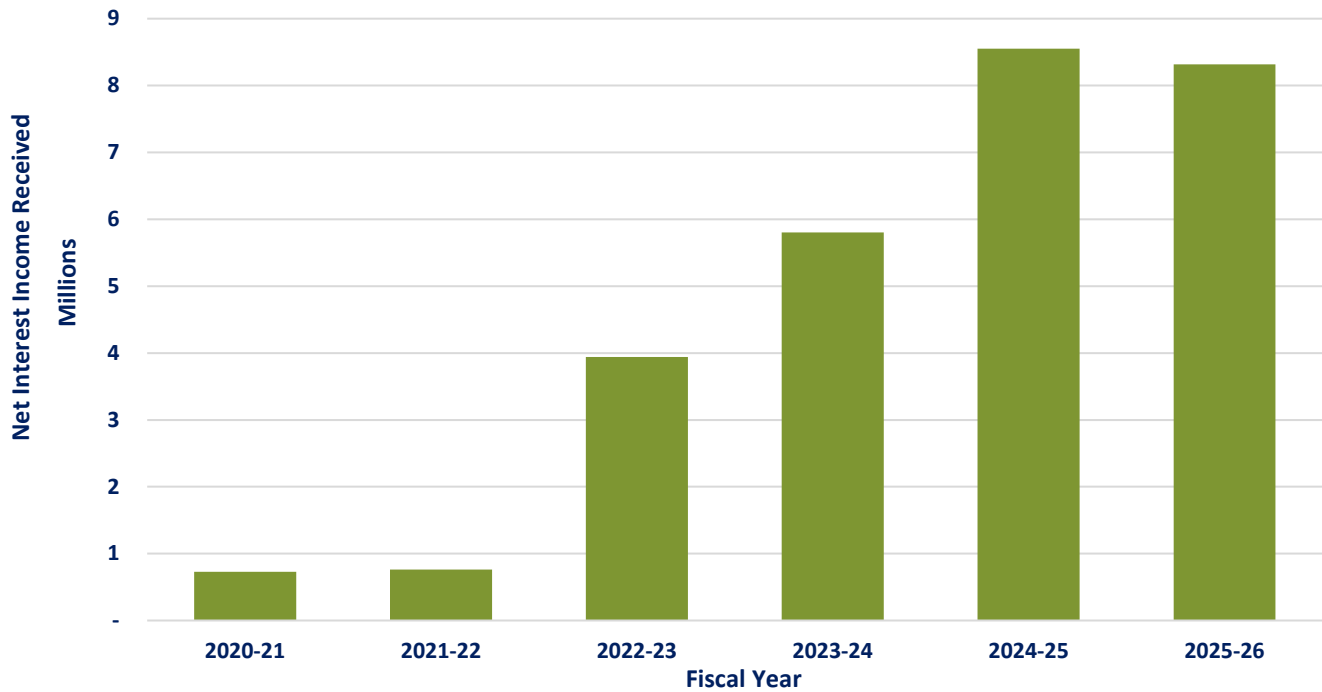




CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Dash Board Report Card

All Activity: Year Over Year Total Interest Income



**excludes cash with fiscal agent*



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - February 28, 2026

Money Market Accounts	\$ 131,386
Sweep Accounts	43,222,395
Pooled Investment Accounts	213,742,706
PFM Managed Investments	41,362,198
Checking Account	8,002,262
Cash with Fiscal Agent	40,248,145

Grand Total Cash - February 28, 2026	<u>\$ 346,709,091</u>
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Breakdown of Total Cash at February 28, 2026

Non-Spendable & Restricted Funds (Non-Discretionary Per Law): <i>per 06/30/2025 audited financials</i>	<u>\$ 135,754,091</u>
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Committed (Formal Action of City Council): <i>per fiscal year 2025-26 adopted budget</i>	<u>135,221,901</u>
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Assigned (City's Intent):
per fiscal year 2025-26 adopted budget

Fire Operations <i>per fiscal year 2025-26 adopted budget</i>	10,759,000
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General Fund Emergency Contingency: <i>per fund balance reserve policy (General and Fire Funds)</i>	+ 29,942,137
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- Cash Flow for CIP Grants	16,854,090
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- Cover Special Revenue Fund Negative Fund Balance	387,319
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- Business Incentive Loan Program	130,000
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- Land Purchases	11,600,000
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- Financial System Implementation (FY 2025-26)	1,000,000
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All Funds Adopted Budget

Revenues	210,291,546
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Expenditures	<u>198,702,740</u>
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All Funds Net Revenue	- 11,588,806
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Total Designated/ Assigned	<u>59,083,740</u>
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Unassigned	<u>16,649,359</u>
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Grand Total Cash - February 28, 2026	<u>\$ 346,709,091</u>
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*Restricted, committed, and assigned figures based on estimated fund balances at the end of the fiscal year, 06/30/2026. However cash estimates in this report are based on the current month. As a result, it is typical that a variance exists between projected unassigned cash balance and current unassigned cash balances. The variance will not be resolved until the end of the fiscal year. A negative unassigned cash balance in the current period does not indicate a cash flow issue for the city.



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of February 28, 2026

Investment Income Detail

Yield at Cost - February 28, 2026 3.892%

Annual Investment Income Budget A **\$ 7,781,585**

Investment Income Received YTD:

Money Market (CBB)	\$	-
Sweep (CBB)		18,467
Money Market (PFM)		4,282
LAIF		2,381,551
CAMP Pool		3,773,336
Certificate of Deposits		18,288
Municipal Bond/Note		1,793
U.S. Treasury Bill		275,282
U.S. Treasury Bond/ Note		48,281
Federal Agency Bond/ Note		65,121
Federal Agency Commercial Mortgage Backed Security		136,230
Asset-Backed Security		189,767
Corporate Note		246,721
Bank Note		40,430
Supra-National Agency Bond/Note		-
US Bank Series 2025A		878,880
Realized Gain/ (Loss)		240,053
Total Investment Income Received - YTD 02/28/2026	B	8,318,482

Less Investment Fees Paid:

Trust Fees-U.S. Bank		(2,987)
Management Fee-PFM		(25,595)
Total Investment Fees Paid - YTD 02/28/2026	C	(28,582)

Net Investment Income Received - YTD 02/28/2026 B+C **\$ 8,289,900**

Investment Income Over/(Under) Annual Budget C-B \$ 508,315

Investment Income Annual Budget % Used 106.532%

Net Yield Annualized at Cost - February 28, 2026 3.865%



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
February 28, 2026

Client Management Team
Robert Montoya
Institutional Sales & Relationship Manager
633 W 5th Street, Suite/Floor 2560
Los Angeles, CA 90071
262-725-1090
robert.montoya@pfmam.com

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Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement
20240100 CITY OF EASTVALE - INVESTMENT PORTFOLIO

CITY OF EASTVALE
AMANDA WELLS
12363 LIMONITE AVE
SUITE 910
EASTVALE, CA 91732

Online Access <https://www.pfmam.com> **Customer Service** 1-717-232-2723

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED

NO BANK GUARANTEE

MAY LOSE VALUE

Consolidated Summary Statement

Account Statement

For the Month Ending **February 28, 2026**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	263,947.41	42,179,334.09
CAMP Pool	0.00	138,769,335.33
Total	\$263,947.41	\$180,948,669.42

Investment Allocation

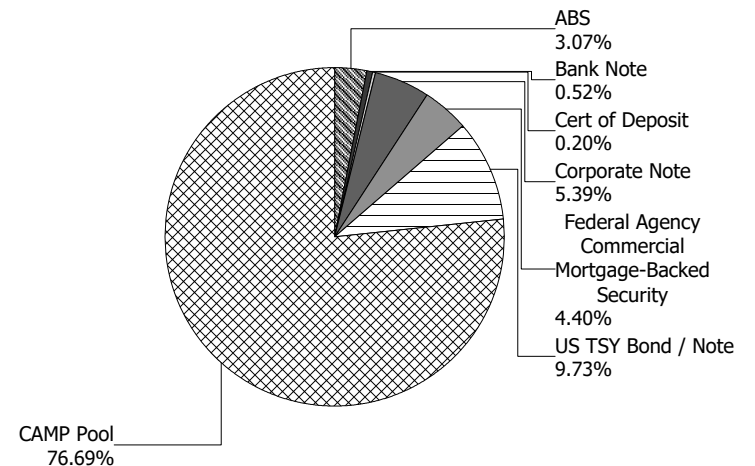
Investment Type	Closing Market Value	Percent
Asset-Backed Security	5,549,000.98	3.07
Bank Note	934,698.07	0.52
Certificate of Deposit	362,199.24	0.20
Corporate Note	9,755,296.03	5.39
Federal Agency Commercial Mortgage-Backed Se	7,967,012.91	4.40
U.S. Treasury Bond / Note	17,611,126.86	9.73
CAMP Pool	138,769,335.33	76.69
Total	\$180,948,669.42	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	138,769,335.33	76.69
31 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 180 days	1,960,648.16	1.08
181 days to 1 year	1,250,272.55	0.69
1 to 2 years	6,343,140.29	3.51
2 to 3 years	11,108,922.78	6.14
3 to 4 years	9,158,640.00	5.06
4 to 5 years	12,357,710.31	6.83
Over 5 years	0.00	0.00
Total	\$180,948,669.42	100.00%

Weighted Average Days to Maturity **258**

Sector Allocation



Managed Account Summary Statement

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account

Opening Market Value	\$41,756,075.90
Maturities/Calls	(57,535.91)
Principal Dispositions	(2,211,033.57)
Principal Acquisitions	2,495,697.39
Unsettled Trades	0.00
Change in Current Value	196,130.28
Closing Market Value	\$42,179,334.09

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	2,230,441.86
Coupon/Interest/Dividend Income	202,319.68
Principal Payments	57,535.91
Security Purchases	(2,496,644.05)
Net Cash Contribution	(416.61)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	221,727.97
Less Purchased Interest Related to Interest/Coupons	(946.66)
Plus Net Realized Gains/Losses	43,166.10
Total Cash Basis Earnings	\$263,947.41

Cash Balance

Closing Cash Balance **\$200,529.85**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	41,622,866.56
Ending Accrued Interest	244,891.38
Plus Proceeds from Sales	2,230,441.86
Plus Proceeds of Maturities/Calls/Principal Payments	57,535.91
Plus Coupons/Dividends Received	202,319.68
Less Cost of New Purchases	(2,496,644.05)
Less Beginning Amortized Value of Securities	(41,358,843.04)
Less Beginning Accrued Interest	(329,484.30)
Total Accrual Basis Earnings	\$173,084.00

Portfolio Summary and Statistics

For the Month Ending **February 28, 2026**

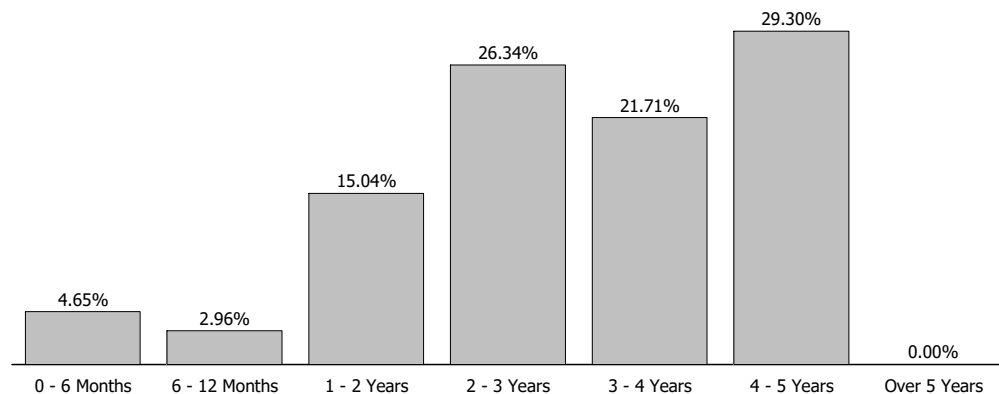
CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Account Summary

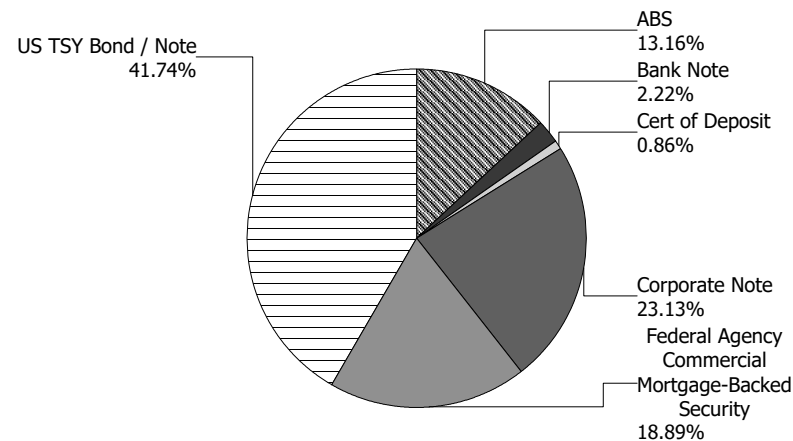
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	17,505,000.00	17,611,126.86	41.74
Federal Agency Commercial Mortgage-Backed Security	7,803,214.64	7,967,012.91	18.89
Corporate Note	9,674,000.00	9,755,296.03	23.13
Certificate of Deposit	360,000.00	362,199.24	0.86
Bank Note	925,000.00	934,698.07	2.22
Asset-Backed Security	5,502,725.49	5,549,000.98	13.16
Managed Account Sub-Total	41,769,940.13	42,179,334.09	100.00%
Accrued Interest		244,891.38	
Total Portfolio	41,769,940.13	42,424,225.47	

Unsettled Trades **0.00** **0.00**

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	4.24%
Yield to Maturity at Market	3.71%
Weighted Average Days to Maturity	1102

Managed Account Issuer Summary

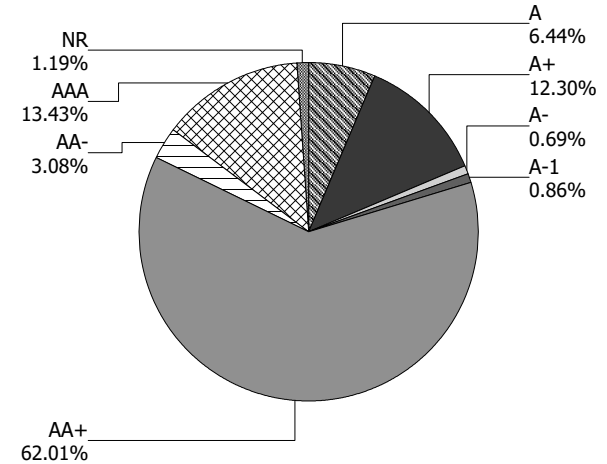
For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	394,236.00	0.93
Ally Auto Receivables Trust	80,376.96	0.19
Alphabet Inc	575,556.60	1.36
American Express Co	540,846.68	1.28
AstraZeneca PLC	233,896.26	0.55
BA Credit Card Trust	323,937.18	0.77
Bank of America Corp	591,929.31	1.40
Bank of New York Mellon Corp	614,224.46	1.46
BlackRock Inc	603,530.38	1.43
Capital One Financial Corp	346,545.82	0.82
Caterpillar Inc	315,506.87	0.75
Chase Auto Owner Trust	130,389.74	0.31
Cisco Systems Inc	133,877.38	0.32
Citigroup Inc	1,222,763.19	2.90
Cooperatieve Rabobank UA	362,199.24	0.86
Deere & Co	282,762.15	0.67
Eli Lilly & Co	299,060.67	0.71
Federal Home Loan Mortgage Corp	7,620,026.36	18.07
Federal National Mortgage Association	346,986.55	0.82
Fifth Third Auto Trust	133,492.65	0.32
GM Financial Consumer Automobile Receiv	90,483.11	0.21
Goldman Sachs Group Inc	401,210.00	0.95
Home Depot Inc	385,101.60	0.91
Honda Auto Receivables Owner Trust	858,928.84	2.04
Hyundai Auto Receivables Trust	861,061.52	2.04
JPMorgan Chase & Co	1,571,364.53	3.73
Kenvue Inc	225,261.30	0.53
Mastercard Inc	292,419.30	0.69
Microsoft Corp	462,220.70	1.10
Morgan Stanley	617,779.24	1.46
National Rural Utilities Cooperative Fi	156,086.71	0.37
Novartis AG	563,691.52	1.34

Credit Quality (S&P Ratings)



Managed Account Issuer Summary

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
PACCAR Inc	276,330.45	0.66
PepsiCo Inc	281,873.17	0.67
Target Corp	280,692.79	0.67
TotalEnergies SE	413,673.60	0.98
Toyota Auto Receivables Owner Trust	722,802.67	1.71
Toyota Motor Corp	301,608.59	0.72
United States Treasury	17,611,126.86	41.75
USAA Auto Owner Trust	95,412.87	0.23
Wells Fargo & Co	558,060.27	1.32
Total	\$42,179,334.09	100.00%

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	AA+	Aa1	08/03/22	08/05/22	196,625.00	2.92	367.68	214,254.27	212,592.16
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	AA+	Aa1	03/19/25	03/20/25	166,495.31	3.96	897.36	165,901.79	167,023.89
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aa1	09/01/22	09/06/22	995,490.23	3.40	913.67	1,033,925.06	1,032,240.30
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	AA+	Aa1	11/01/22	11/03/22	153,988.87	4.27	2,669.92	154,673.87	156,646.88
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	AA+	Aa1	12/06/22	12/08/22	385,284.38	3.81	5,239.43	381,799.88	384,260.18
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	AA+	Aa1	01/04/23	01/06/23	647,217.19	3.91	1,270.17	720,952.40	724,434.28
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	AA+	Aa1	06/01/23	06/05/23	577,380.86	3.77	5,570.31	575,928.23	579,447.05
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	AA+	Aa1	01/31/23	01/31/23	524,875.00	3.66	3,339.78	521,819.64	524,285.84
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	AA+	Aa1	05/16/23	05/18/23	197,868.16	3.56	135.19	213,935.77	214,075.12
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	AA+	Aa1	01/31/23	01/31/23	247,437.89	3.66	171.24	270,579.93	271,161.82
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	AA+	Aa1	03/03/23	03/07/23	98,890.62	4.25	10.87	99,555.03	101,152.30
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	260,000.00	AA+	Aa1	05/08/23	05/09/23	233,928.91	3.50	1,357.14	248,903.75	248,939.86
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	AA+	Aa1	05/01/23	05/01/23	39,820.31	3.60	467.96	39,922.16	40,087.52
US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	560,000.00	AA+	Aa1	01/21/26	01/22/26	561,684.38	3.61	6,149.17	561,611.69	564,221.84

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 11/15/2018 3.125% 11/15/2028	9128285M8	50,000.00	AA+	Aa1	01/21/26	01/22/26	49,316.41	3.64	457.53	49,340.81	49,662.10
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	115,000.00	AA+	Aa1	05/02/24	05/03/24	115,251.56	4.58	1,777.81	115,166.28	119,155.30
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	130,000.00	AA+	Aa1	06/06/24	06/07/24	131,178.12	4.30	1,462.50	130,796.58	134,306.25
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aa1	07/08/24	07/09/24	165,090.23	4.24	1,162.29	165,062.98	169,286.21
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	AA+	Aa1	07/02/24	07/03/24	372,451.17	4.40	2,641.57	373,238.15	384,741.38
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	AA+	Aa1	08/01/24	08/02/24	40,278.12	3.85	128.18	40,196.12	40,740.64
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	AA+	Aa1	09/04/24	09/05/24	1,092,256.64	3.58	107.37	1,091,627.42	1,096,812.50
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	AA+	Aa1	10/02/24	10/03/24	498,574.22	3.56	7,307.69	498,952.83	501,074.00
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	AA+	Aa1	11/14/24	11/15/24	267,996.09	4.29	3,722.76	268,479.66	276,285.87
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	AA+	Aa1	11/01/24	11/04/24	299,261.72	4.18	4,136.40	299,443.72	306,984.30
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	AA+	Aa1	12/05/24	12/06/24	295,530.08	4.08	3,042.19	295,409.37	301,948.73
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	AA+	Aa1	01/06/25	01/07/25	843,118.55	4.43	6,127.42	843,516.51	872,693.19
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	AA+	Aa1	02/04/25	02/05/25	722,309.57	4.33	2,468.40	722,839.37	745,843.75
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	AA+	Aa1	03/04/25	03/05/25	1,302,742.19	3.95	141.30	1,302,243.55	1,325,695.80

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	AA+	Aa1	04/01/25	04/02/25	909,525.00	3.89	15,116.48	908,764.63	923,100.00
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	AA+	Aa1	06/04/25	06/05/25	776,076.76	4.00	7,359.38	777,289.53	793,187.55
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	AA+	Aa1	07/01/25	07/01/25	285,857.23	3.81	1,830.46	285,752.77	289,442.01
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	AA+	Aa1	09/02/25	09/03/25	1,173,731.25	3.74	116.24	1,174,304.96	1,186,130.10
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	AA+	Aa1	10/30/25	10/31/25	79,656.25	3.72	1,210.99	79,677.88	80,409.36
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	AA+	Aa1	10/01/25	10/02/25	897,468.75	3.69	13,623.63	897,663.56	904,605.30
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	460,000.00	AA+	Aa1	12/03/25	12/05/25	457,376.56	3.63	4,025.00	457,492.26	459,748.38
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	120,000.00	AA+	Aa1	01/02/26	01/05/26	119,414.06	3.73	720.99	119,430.65	120,553.08
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	370,000.00	AA+	Aa1	02/05/26	02/10/26	369,985.55	3.75	1,111.53	369,986.82	373,757.72
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	925,000.00	AA+	Aa1	02/04/26	02/05/26	921,748.05	3.83	2,778.83	921,788.62	934,394.30
Security Type Sub-Total		17,505,000.00					17,213,181.24	3.85	111,136.83	17,392,228.50	17,611,126.86
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	251,410.48	AA+	Aa1	05/19/23	05/24/23	243,671.75	4.29	701.23	249,790.32	250,228.09
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	AA+	Aa1	08/16/23	08/18/23	367,879.69	4.94	1,047.80	383,450.89	387,665.46
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	AA+	Aa1	08/16/23	08/18/23	207,427.34	4.93	594.55	216,077.56	218,628.96

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	AA+	Aa1	08/17/23	08/22/23	322,628.91	4.97	896.14	337,332.68	342,302.45
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	317,197.71	AA+	Aa1	09/20/23	09/28/23	312,219.93	5.19	1,268.79	314,660.66	322,719.80
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	184,769.26	AA+	Aa1	09/07/23	09/14/23	182,006.05	5.01	715.98	183,369.19	187,907.20
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	292,562.58	AA+	Aa1	07/19/23	07/27/23	292,555.24	4.78	1,164.64	292,559.11	294,903.37
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aa1	07/13/23	07/20/23	363,595.68	4.59	1,445.70	361,689.46	367,655.40
FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BQDE6	343,729.37	AA+	Aa1	07/18/23	07/31/23	337,902.08	4.58	1,197.73	340,922.91	346,986.55
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	103,451.75	AA+	Aa1	09/19/23	09/28/23	103,451.23	5.27	454.50	103,451.51	104,785.87
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	AA+	Aa1	09/07/23	09/14/23	369,452.63	4.99	1,453.13	372,035.42	382,699.50
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aa1	10/11/23	10/19/23	371,664.32	5.25	1,501.00	375,453.75	388,251.70
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aa1	10/25/23	10/31/23	275,913.35	5.60	1,151.88	279,839.59	292,455.60
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aa1	09/20/23	09/28/23	365,577.39	5.07	1,480.00	367,543.12	378,601.02
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	AA+	Aa1	11/14/23	11/21/23	144,580.81	5.14	612.50	144,760.90	149,680.02
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	AA+	Aa1	11/28/23	12/07/23	209,396.67	4.93	850.50	209,653.79	215,776.05
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,093.50	AA+	Aa1	12/11/23	12/21/23	176,728.53	4.79	729.56	176,050.43	180,519.30

Managed Account Detail of Securities Held

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	AA+	Aa1	01/10/24	01/18/24	217,147.64	4.50	846.38	216,286.90	220,370.70
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	AA+	Aa1	02/01/24	02/08/24	222,199.78	4.34	838.20	221,329.66	224,432.56
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aa1	03/05/24	03/14/24	345,045.31	4.67	1,494.94	341,276.26	349,122.60
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aa1	02/14/24	02/22/24	385,102.50	4.79	1,687.50	381,249.16	391,179.00
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	AA+	Aa1	02/29/24	03/07/24	386,248.88	4.79	1,711.56	382,011.10	391,619.25
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	AA+	Aa1	07/16/24	07/25/24	321,965.12	4.58	1,258.67	321,386.20	329,072.00
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	AA+	Aa1	08/07/24	08/15/24	353,273.90	4.33	1,325.04	352,329.19	358,664.95
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	AA+	Aa1	10/08/24	10/16/24	209,097.34	4.34	818.46	208,048.03	211,812.77
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	AA+	Aa1	11/19/24	11/27/24	402,082.80	4.67	1,597.33	401,609.95	413,364.80
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	AA+	Aa1	09/09/25	09/18/25	263,896.36	4.01	944.88	263,552.42	265,607.94
Security Type Sub-Total		7,803,214.64					7,752,711.23	4.79	29,788.59	7,797,720.16	7,967,012.91
Corporate Note											
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	713.00	465,505.07	462,220.70
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	A+	A1	08/09/23	08/11/23	276,130.25	4.90	810.10	275,166.55	276,330.45
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	A+	Aa2	10/23/23	10/24/23	297,474.00	5.85	598.65	299,583.98	301,837.50

Managed Account Detail of Securities Held

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	A	A2	01/19/22	01/24/22	49,915.00	1.99	124.58	49,985.10	49,244.35
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	A	A2	01/27/22	01/31/22	234,856.65	1.96	585.54	234,974.77	231,448.44
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	330,000.00	A	Aa3	01/26/22	01/28/22	331,062.60	1.98	657.71	330,176.30	325,115.67
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	A+	A1	12/13/22	12/15/22	369,240.00	4.20	716.67	393,169.04	394,236.00
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	A+	A1	05/21/25	05/22/25	402,516.00	5.08	6,015.56	400,567.30	401,210.00
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	A	A2	01/25/23	01/27/23	368,000.10	4.15	5,065.67	382,701.89	385,101.60
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	A	Aa3	08/06/24	08/07/24	233,169.60	4.33	550.72	236,102.17	239,025.84
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	A	A2	06/27/25	06/30/25	225,194.20	4.12	4,906.92	223,932.74	225,261.30
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	A	A1	06/03/24	06/04/24	140,933.80	5.38	2,794.79	140,386.48	142,510.34
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	A	A1	07/11/23	07/14/23	124,813.75	4.98	807.81	124,911.74	128,528.25
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	A	A1	07/13/23	07/17/23	152,037.00	4.64	969.38	150,966.92	154,233.90
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	NR	A2	08/19/25	08/25/25	154,826.40	4.19	107.21	154,854.85	156,086.71
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	A+	Aa3	09/26/23	09/29/23	365,000.00	5.80	8,943.07	365,000.00	382,272.17
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	A+	Aa3	05/01/24	05/03/24	423,026.10	5.30	10,168.15	419,852.88	434,638.22

Managed Account Detail of Securities Held

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	A-	A1	04/01/25	04/02/25	288,157.80	4.66	1,458.43	287,174.81	290,091.81
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	60,000.00	AA+	Aa2	02/09/26	02/13/26	59,782.20	3.83	111.00	59,785.67	60,058.08
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	AA+	Aa2	02/10/26	02/13/26	64,930.45	3.74	120.25	64,931.68	65,062.92
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	AA+	Aa2	02/10/26	02/13/26	64,935.65	3.74	120.25	64,936.72	65,062.92
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	385,000.00	AA+	Aa2	02/10/26	02/13/26	384,607.30	3.74	712.25	384,614.54	385,372.68
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	A	A2	02/18/26	02/24/26	274,637.00	3.80	200.52	274,639.32	275,176.83
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	AA-	A1	11/12/25	11/13/25	133,412.50	3.99	87.57	133,112.07	133,877.38
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	A+	A1	06/26/25	06/27/25	232,087.07	4.18	152.91	231,182.58	233,896.26
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	AA-	Aa3	03/05/24	03/14/24	34,936.65	4.74	763.10	34,959.87	35,923.93
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	AA-	Aa3	04/09/24	04/11/24	275,714.72	4.81	6,039.37	276,172.79	284,312.25
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636OAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	2,212.50	283,274.56	292,419.30
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	1,017.50	184,799.94	189,334.18
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	A+	A1	08/06/24	08/09/24	49,898.50	4.60	139.03	49,927.77	51,120.10
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	A+	A1	08/07/24	08/09/24	114,867.75	4.58	319.76	114,906.23	117,576.23

Managed Account Detail of Securities Held

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

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Corporate Note											
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	A+	A1	08/08/24	08/09/24	129,465.70	4.64	361.47	129,619.85	132,912.26
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	128.92	64,898.72	65,894.72
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	A+	Aa3	08/13/24	08/14/24	230,335.80	4.17	456.17	230,239.52	233,165.95
BANK OF NY MELLON CORP (CALLABLE) DTD 01/22/2026 4.026% 01/22/2030	06406RCG0	50,000.00	A	Aa3	01/14/26	01/22/26	50,000.00	4.03	218.08	50,000.00	50,082.95
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	A+	A1	02/05/25	02/07/25	89,848.80	4.64	276.00	89,878.34	92,538.99
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	240,000.00	A+	Aa3	02/04/26	02/05/26	240,084.00	4.20	814.51	240,082.69	241,141.44
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	A	A1	04/25/25	04/28/25	463,999.50	4.87	8,999.36	461,251.59	469,984.05
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAO4	300,000.00	AA-	Aa3	06/26/25	06/27/25	275,166.00	4.31	2,420.00	278,343.28	283,294.20
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	AA-	Aa3	11/03/25	11/05/25	558,320.00	4.17	7,398.22	558,420.57	563,691.52
CATERPILLAR FINL SERVICE DTD 01/08/2026 4.150% 01/08/2031	14913UBH2	40,000.00	A	A2	01/05/26	01/08/26	39,985.60	4.16	244.39	39,986.07	40,330.04
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	175,000.00	A+	Aa3	01/06/26	01/13/26	175,000.00	4.25	991.20	175,000.00	176,568.00
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	235,000.00	A+	Aa3	01/07/26	01/13/26	235,554.60	4.20	1,331.04	235,541.79	237,105.60
Security Type Sub-Total		9,674,000.00					9,609,245.79	4.28	81,629.33	9,645,518.75	9,755,296.03
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	A-1	P-1	07/17/23	07/20/23	360,000.00	5.08	2,235.20	360,000.00	362,199.24

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
Security Type Sub-Total		360,000.00					360,000.00	5.08	2,235.20	360,000.00	362,199.24
Bank Note											
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	A+	Aa2	08/18/23	08/22/23	554,239.65	5.50	2,016.50	554,888.62	558,060.27
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	A+	Aa3	05/30/24	05/31/24	370,780.70	5.45	5,374.04	370,314.40	376,637.80
Security Type Sub-Total		925,000.00					925,020.35	5.48	7,390.54	925,203.02	934,698.07
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	102,361.55	AAA	NR	08/15/23	08/22/23	102,340.44	5.42	199.97	102,352.31	103,038.46
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	39,175.82	AAA	NR	08/08/23	08/15/23	39,166.97	5.17	89.84	39,171.79	39,419.97
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	53,847.51	AAA	NR	11/07/23	11/14/23	53,841.71	5.54	132.58	53,844.43	54,411.62
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	132,465.91	AAA	Aaa	08/15/23	08/23/23	132,457.70	5.53	325.57	132,461.86	133,492.65
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	AAA	NR	09/07/23	09/15/23	299,916.84	5.17	688.00	299,955.12	302,202.30
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	AAA	NR	09/12/23	09/19/23	309,986.14	5.23	720.58	309,992.64	312,440.63
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	70,049.94	AAA	NR	11/03/23	11/13/23	70,040.73	5.54	172.48	70,044.82	70,750.79
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	NR	Aaa	12/07/23	12/14/23	134,981.87	4.98	298.80	134,989.77	136,151.82
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	24,824.75	NR	Aaa	01/09/24	01/17/24	24,819.76	4.85	50.17	24,821.77	24,979.68

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	AAA	NR	01/24/24	01/31/24	329,949.74	4.60	674.67	329,969.87	332,576.64
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	AAA	NR	02/04/25	02/11/25	284,991.22	4.57	361.79	284,993.46	288,154.95
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	AAA	NR	03/04/25	03/12/25	244,963.86	4.32	470.40	244,971.30	246,955.10
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	AAA	NR	04/24/25	04/30/25	149,991.41	4.34	289.33	149,993.34	151,398.90
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	AAA	NR	06/03/25	06/11/25	94,991.42	4.36	184.09	94,992.70	96,045.29
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	AAA	Aaa	10/02/25	10/09/25	94,991.66	3.95	166.78	94,992.65	95,412.87
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	230,000.00	AAA	Aaa	08/05/25	08/12/25	229,995.19	4.04	258.11	229,995.79	231,463.95
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	AAA	NR	10/07/25	10/16/25	79,988.58	3.96	140.80	79,989.57	80,376.96
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	AAA	Aaa	07/22/25	07/30/25	164,982.61	4.11	301.40	164,984.67	166,309.61
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	AAA	NR	09/09/25	09/17/25	199,967.36	3.88	344.89	199,971.09	200,826.00
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	AAA	Aaa	05/06/25	05/14/25	64,990.43	4.28	115.92	64,991.90	65,503.43
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	AAA	NR	06/05/25	06/12/25	184,999.30	4.31	354.38	185,000.00	187,785.36
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	AAA	NR	11/05/25	11/12/25	179,965.15	3.98	318.40	179,967.37	181,158.84
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	AAA	NR	10/15/25	10/23/25	209,975.85	3.84	358.40	209,977.59	210,786.87

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	AAA	Aaa	06/18/25	06/26/25	399,891.48	4.31	3,344.44	399,905.06	405,852.80
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	AAA	NR	10/28/25	11/05/25	94,979.88	3.85	162.56	94,981.30	95,314.07
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	AAA	NR	07/15/25	07/22/25	224,967.58	4.30	430.00	224,971.35	228,406.05
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	AAA	NR	07/18/25	07/25/25	319,993.57	4.16	591.64	319,994.89	324,091.20
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	250,000.00	AAA	NR	09/09/25	09/16/25	249,952.60	3.82	424.44	249,957.35	251,231.75
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	100,000.00	AAA	Aaa	01/13/26	01/21/26	99,991.48	3.86	171.56	99,991.68	100,475.70
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	AAA	NR	11/05/25	11/12/25	184,984.35	3.99	328.07	184,985.42	186,329.78
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	55,000.00	NR	Aaa	02/10/26	02/18/26	54,991.24	3.78	75.08	54,991.49	55,112.64
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	NR	Aaa	10/17/25	10/29/25	129,994.85	3.86	83.63	129,995.58	130,389.74
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	60,000.00	AAA	NR	02/10/26	02/18/26	59,995.95	3.79	82.12	59,996.20	60,154.56
Security Type Sub-Total		5,502,725.49					5,502,038.92	4.39	12,710.89	5,502,196.13	5,549,000.98
Managed Account Sub-Total		41,769,940.13					41,362,197.53	4.24	244,891.38	41,622,866.56	42,179,334.09
Securities Sub-Total		\$41,769,940.13					\$41,362,197.53	4.24%	\$244,891.38	\$41,622,866.56	\$42,179,334.09
Accrued Interest											\$244,891.38
Total Investments											\$42,424,225.47

Managed Account Fair Market Value & Analytics

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note											
US TREASURY N/B	DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		96.63	212,592.16	15,967.16	(1,662.11)	1.14	3.47
US TREASURY N/B	DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	BNP Sec		101.23	167,023.89	528.58	1,122.10	1.32	3.45
US TREASURY N/B	DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		98.31	1,032,240.30	36,750.07	(1,684.76)	1.42	3.45
US TREASURY N/B	DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		101.06	156,646.88	2,658.01	1,973.01	1.50	3.43
US TREASURY N/B	DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		101.12	384,260.18	(1,024.20)	2,460.30	1.59	3.42
US TREASURY N/B	DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	WellsFar		95.32	724,434.28	77,217.09	3,481.88	1.64	3.53
US TREASURY N/B	DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		100.77	579,447.05	2,066.19	3,518.82	1.67	3.41
US TREASURY N/B	DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		100.82	524,285.84	(589.16)	2,466.20	1.75	3.41
US TREASURY N/B	DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		95.14	214,075.12	16,206.96	139.35	1.88	3.38
US TREASURY N/B	DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	Nomura		95.14	271,161.82	23,723.93	581.89	1.88	3.38
US TREASURY N/B	DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	TD Secur		101.15	101,152.30	2,261.68	1,597.27	1.91	3.40
US TREASURY N/B	DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	260,000.00	BNPPSA		95.75	248,939.86	15,010.95	36.11	2.02	3.51
US TREASURY N/B	DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	BOFAML		100.22	40,087.52	267.21	165.36	2.05	3.39
US TREASURY N/B	DTD 05/15/2025 3.750% 05/15/2028	91282CND9	560,000.00	Citigrou		100.75	564,221.84	2,537.46	2,610.15	2.08	3.39
US TREASURY N/B	DTD 11/15/2018 3.125% 11/15/2028	9128285M8	50,000.00	MorganSt		99.32	49,662.10	345.69	321.29	2.55	3.39
US TREASURY N/B	DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	115,000.00	WellsFar		103.61	119,155.30	3,903.74	3,989.02	2.89	3.41
US TREASURY N/B	DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	130,000.00	JPMorgan		103.31	134,306.25	3,128.13	3,509.67	2.98	3.53

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note											
US TREASURY N/B	DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		102.60	169,286.21	4,195.98	4,223.23	3.07	3.42
US TREASURY N/B	DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	HSBC		102.60	384,741.38	12,290.21	11,503.23	3.07	3.42
US TREASURY N/B	DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		101.85	40,740.64	462.52	544.52	3.17	3.42
US TREASURY N/B	DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		100.63	1,096,812.50	4,555.86	5,185.08	3.27	3.43
US TREASURY N/B	DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		100.21	501,074.00	2,499.78	2,121.17	3.30	3.44
US TREASURY N/B	DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		102.33	276,285.87	8,289.78	7,806.21	3.34	3.44
US TREASURY N/B	DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		102.33	306,984.30	7,722.58	7,540.58	3.34	3.44
US TREASURY N/B	DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		102.36	301,948.73	6,418.65	6,539.36	3.43	3.45
US TREASURY N/B	DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		103.28	872,693.19	29,574.64	29,176.68	3.50	3.58
US TREASURY N/B	DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		102.88	745,843.75	23,534.18	23,004.38	3.59	3.46
US TREASURY N/B	DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,300,000.00	Nomura		101.98	1,325,695.80	22,953.61	23,452.25	3.68	3.47
US TREASURY N/B	DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	BNP Sec		102.00	923,100.00	13,575.00	14,335.37	3.69	3.60
US TREASURY N/B	DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	HSBC		101.04	793,187.55	17,110.79	15,898.02	3.87	3.48
US TREASURY N/B	DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	Citigrou		101.56	289,442.01	3,584.78	3,689.24	3.94	3.48
US TREASURY N/B	DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	Nomura		100.52	1,186,130.10	12,398.85	11,825.14	4.13	3.62
US TREASURY N/B	DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	JPMorgan		100.51	80,409.36	753.11	731.48	4.14	3.62
US TREASURY N/B	DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	Citigrou		100.51	904,605.30	7,136.55	6,941.74	4.14	3.62

Managed Account Fair Market Value & Analytics

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	460,000.00	GoldmanS		99.95	459,748.38	2,371.82	2,256.12	4.31	3.51
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	120,000.00	HSBC		100.46	120,553.08	1,139.02	1,122.43	4.39	3.52
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	370,000.00	Nomura		101.02	373,757.72	3,772.17	3,770.90	4.46	3.64
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	925,000.00	Barclays		101.02	934,394.30	12,646.25	12,605.68	4.46	3.64
Security Type Sub-Total		17,505,000.00				17,611,126.86	397,945.62	218,898.36	3.13	3.50
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	251,410.48	Citigrou		99.53	250,228.09	6,556.34	437.77	0.65	3.76
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	MorganSt		99.40	387,665.46	19,785.77	4,214.57	0.88	3.74
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		99.38	218,628.96	11,201.62	2,551.40	1.03	3.74
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		99.22	342,302.45	19,673.54	4,969.77	1.13	3.75
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	317,197.71	BOFAML		101.74	322,719.80	10,499.87	8,059.14	1.80	3.83
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	184,769.26	WellsFar		101.70	187,907.20	5,901.15	4,538.01	1.83	3.72
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	292,562.58	JPMorgan		100.80	294,903.37	2,348.13	2,344.26	1.27	4.05
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		102.13	367,655.40	4,059.72	5,965.94	2.06	3.82
FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BODE6	343,729.37	JPMorgan		100.95	346,986.55	9,084.47	6,063.64	2.20	3.79
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	103,451.75	JPMorgan		101.29	104,785.87	1,334.64	1,334.36	1.18	4.03
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		102.05	382,699.50	13,246.87	10,664.08	2.22	3.63

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Federal Agency Commercial Mortgage-Backed Security										
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HA074	380,000.00	BMO		102.17	388,251.70	16,587.38	12,797.95	2.24	3.83
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		102.62	292,455.60	16,542.25	12,616.01	2.33	3.79
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		102.32	378,601.02	13,023.63	11,057.90	2.28	3.84
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		103.23	149,680.02	5,099.21	4,919.12	2.36	3.76
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		102.75	215,776.05	6,379.38	6,122.26	2.39	3.78
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,093.50	JPMorgan		103.10	180,519.30	3,790.77	4,468.87	2.40	3.78
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		102.50	220,370.70	3,223.06	4,083.80	2.53	3.79
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		102.01	224,432.56	2,232.78	3,102.90	2.48	3.83
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		104.22	349,122.60	4,077.29	7,846.34	2.64	3.85
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		104.31	391,179.00	6,076.50	9,929.84	2.54	3.79
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		104.43	391,619.25	5,370.37	9,608.15	2.58	3.85
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		102.84	329,072.00	7,106.88	7,685.80	2.92	3.82
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		102.48	358,664.95	5,391.05	6,335.76	3.08	3.82
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		103.32	211,812.77	2,715.43	3,764.74	3.19	3.84
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		103.34	413,364.80	11,282.00	11,754.85	3.21	3.84
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	BMO		102.16	265,607.94	1,711.58	2,055.52	3.74	3.88
Security Type Sub-Total		7,803,214.64				7,967,012.91	214,301.68	169,292.75	2.22	3.81

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	99.40	462,220.70	(7,936.15)	(3,284.37)	0.43	3.84
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		100.48	276,330.45	200.20	1,163.90	0.44	3.93
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	100.61	301,837.50	4,363.50	2,253.52	0.38	4.17
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	98.49	49,244.35	(670.65)	(740.75)	0.86	3.73
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	98.49	231,448.44	(3,408.21)	(3,526.33)	0.86	3.73
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	330,000.00	JPMorgan	12/24/26	98.52	325,115.67	(5,946.93)	(5,060.63)	0.88	3.73
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	98.56	394,236.00	24,996.00	1,066.96	0.90	3.76
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	WellsFar	05/21/26	100.30	401,210.00	(1,306.00)	642.70	0.22	4.36
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	98.74	385,101.60	17,101.50	2,399.71	1.42	3.78
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	99.59	239,025.84	5,856.24	2,923.67	0.92	4.51
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	JPMorgan	02/22/28	102.39	225,261.30	67.10	1,328.56	1.85	3.83
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.79	142,510.34	1,576.54	2,123.86	1.08	4.25
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		102.82	128,528.25	3,714.50	3,616.51	2.21	3.76
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		102.82	154,233.90	2,196.90	3,266.98	2.21	3.76
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	MUFG	07/25/28	100.70	156,086.71	1,260.31	1,231.86	2.30	3.85
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.73	382,272.17	17,272.17	17,272.17	2.28	3.95
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.73	434,638.22	11,612.12	14,785.34	2.28	3.95

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Corporate Note										
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	Citigrou	01/24/28	101.79	290,091.81	1,934.01	2,917.00	1.80	4.24
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	60,000.00	JPMorgan	01/15/29	100.10	60,058.08	275.88	272.41	2.74	3.66
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	SEEL	01/15/29	100.10	65,062.92	132.47	131.24	2.74	3.66
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	StifelNi	01/15/29	100.10	65,062.92	127.27	126.20	2.74	3.66
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	385,000.00	JPMorgan	01/15/29	100.10	385,372.68	765.38	758.14	2.74	3.66
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	Barclays		100.06	275,176.83	539.83	537.51	2.80	3.73
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	Citigrou	01/26/29	102.98	133,877.38	464.88	765.31	2.72	3.78
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	JPMorgan	01/26/29	103.04	233,896.26	1,809.19	2,713.68	2.72	3.87
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	102.64	35,923.93	987.28	964.06	2.71	3.92
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	102.64	284,312.25	8,597.53	8,139.46	2.71	3.92
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636OAM6	300,000.00	Citigrou	03/01/29	97.47	292,419.30	16,824.30	9,144.74	2.99	3.86
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	102.34	189,334.18	4,620.93	4,534.24	3.06	3.75
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		102.24	51,120.10	1,221.60	1,192.33	3.16	3.85
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		102.24	117,576.23	2,708.48	2,670.00	3.16	3.85
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		102.24	132,912.26	3,446.56	3,292.41	3.16	3.85
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CO9	65,000.00	MorganSt	07/14/29	101.38	65,894.72	1,037.07	996.00	3.15	3.77
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CO9	230,000.00	JPMorgan	07/14/29	101.38	233,165.95	2,830.15	2,926.43	3.15	3.77

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Corporate Note										
BANK OF NY MELLON CORP (CALLABLE) DTD 01/22/2026 4.026% 01/22/2030	06406RCG0	50,000.00	MorganSt	01/22/29	100.17	50,082.95	82.95	82.95	2.84	4.13
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	102.82	92,538.99	2,690.19	2,660.65	3.53	3.89
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	240,000.00	CIDLY	02/08/29	100.48	241,141.44	1,057.44	1,058.75	2.74	4.25
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	BOFAML	04/22/29	104.44	469,984.05	5,984.55	8,732.46	2.82	4.31
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAO4	300,000.00	FTNF	01/30/30	94.43	283,294.20	8,128.20	4,950.92	3.85	3.97
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	JPMorgan	10/05/30	100.66	563,691.52	5,371.52	5,270.95	4.15	4.06
CATERPILLAR FINL SERVICE DTD 01/08/2026 4.150% 01/08/2031	14913UBH2	40,000.00	Citigrou		100.83	40,330.04	344.44	343.97	4.35	3.96
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	175,000.00	Citigrou	12/13/30	100.90	176,568.00	1,568.00	1,568.00	4.32	4.04
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	235,000.00	SMBC	12/13/30	100.90	237,105.60	1,551.00	1,563.81	4.32	4.04
Security Type Sub-Total		9,674,000.00				9,755,296.03	146,050.24	109,777.28	2.21	3.95
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		100.61	362,199.24	2,199.24	2,199.24	0.37	3.44
Security Type Sub-Total		360,000.00				362,199.24	2,199.24	2,199.24	0.37	3.44
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	100.55	558,060.27	3,820.62	3,171.65	0.35	4.15
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	101.79	376,637.80	5,857.10	6,323.40	1.17	4.24
Security Type Sub-Total		925,000.00				934,698.07	9,677.72	9,495.05	0.68	4.19

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	102,361.55	BOFAML		100.66	103,038.46	698.02	686.15	0.46	4.02
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	39,175.82	BNPPSA		100.62	39,419.97	253.00	248.18	0.49	3.93
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	53,847.51	JPMorgan		101.05	54,411.62	569.91	567.19	0.69	4.08
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	132,465.91	JPMorgan		100.78	133,492.65	1,034.95	1,030.79	0.54	4.13
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		100.73	302,202.30	2,285.46	2,247.18	0.53	3.81
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		100.79	312,440.63	2,454.49	2,447.99	0.53	3.78
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	70,049.94	BNPPSA		101.00	70,750.79	710.06	705.97	0.61	3.94
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		100.85	136,151.82	1,169.95	1,162.05	0.69	3.78
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	24,824.75	Barclays		100.62	24,979.68	159.92	157.91	0.63	3.90
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	JPMorgan		100.78	332,576.64	2,626.90	2,606.77	0.85	3.72
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		101.11	288,154.95	3,163.73	3,161.49	1.29	3.75
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		100.80	246,955.10	1,991.24	1,983.80	1.33	3.76
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	Barclays		100.93	151,398.90	1,407.49	1,405.56	1.51	3.76
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	JPMorgan		101.10	96,045.29	1,053.87	1,052.59	1.60	3.71
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	JPMorgan		100.43	95,412.87	421.21	420.22	1.58	3.71
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1	230,000.00	Barclays		100.64	231,463.95	1,468.76	1,468.16	1.79	3.72
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	Barclays		100.47	80,376.96	388.38	387.39	1.63	3.80

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Asset-Backed Security										
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	RBC Capi		100.79	166,309.61	1,327.00	1,324.94	1.74	3.69
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	Citigrou		100.41	200,826.00	858.64	854.91	1.83	3.69
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	TD Secur		100.77	65,503.43	513.00	511.53	1.31	3.72
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	BOFAML		101.51	187,785.36	2,786.06	2,785.36	2.07	3.63
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	BOFAML		100.64	181,158.84	1,193.69	1,191.47	1.98	3.69
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	JPMorgan		100.37	210,786.87	811.02	809.28	1.98	3.68
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	Citigrou		101.46	405,852.80	5,961.32	5,947.74	2.17	3.63
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	JPMorgan		100.33	95,314.07	334.19	332.77	2.05	3.72
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	Barclays		101.51	228,406.05	3,438.47	3,434.70	2.22	3.66
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	JPMorgan		101.28	324,091.20	4,097.63	4,096.31	2.22	3.62
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	250,000.00	WellsFar		100.49	251,231.75	1,279.15	1,274.40	2.38	3.64
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	100,000.00	BNP Sec		100.48	100,475.70	484.22	484.02	2.20	3.68
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	BNP Sec		100.72	186,329.78	1,345.43	1,344.36	2.10	3.68
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	55,000.00	MUFG		100.20	55,112.64	121.40	121.15	2.21	3.72
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	JPMorgan		100.30	130,389.74	394.89	394.16	2.09	3.75
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	60,000.00	BOFAML		100.26	60,154.56	158.61	158.36	2.28	3.71
Security Type Sub-Total		5,502,725.49				5,549,000.98	46,962.06	46,804.85	1.56	3.73

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Security Type/Description										
Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Managed Account Sub-Total		41,769,940.13				42,179,334.09	817,136.56	556,467.53	2.46	3.71
Securities Sub-Total		\$41,769,940.13				\$42,179,334.09	\$817,136.56	\$556,467.53	2.46	3.71%
Accrued Interest						\$244,891.38				
Total Investments						\$42,424,225.47				

Managed Account Security Transactions & Interest

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Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	
BUY										
02/04/26	02/05/26	US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	925,000.00	(921,748.05)	(479.11)	(922,227.16)			
02/04/26	02/05/26	MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	240,000.00	(240,084.00)	(84.26)	(240,168.26)			
02/05/26	02/10/26	US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	370,000.00	(369,985.55)	(383.29)	(370,368.84)			
02/09/26	02/13/26	ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	60,000.00	(59,782.20)	0.00	(59,782.20)			
02/10/26	02/13/26	ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	385,000.00	(384,607.30)	0.00	(384,607.30)			
02/10/26	02/13/26	ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	(64,930.45)	0.00	(64,930.45)			
02/10/26	02/13/26	ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	(64,935.65)	0.00	(64,935.65)			
02/10/26	02/18/26	HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	60,000.00	(59,995.95)	0.00	(59,995.95)			
02/10/26	02/18/26	HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	55,000.00	(54,991.24)	0.00	(54,991.24)			
02/18/26	02/24/26	CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	(274,637.00)	0.00	(274,637.00)			
Transaction Type Sub-Total				2,500,000.00	(2,495,697.39)	(946.66)	(2,496,644.05)			
INTEREST										
02/01/26	02/01/26	ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3		0.00	4,300.00	4,300.00			
02/01/26	02/25/26	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,166.00	1,166.00			
02/01/26	02/25/26	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
02/01/26	02/25/26	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
02/01/26	02/25/26	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
02/01/26	02/25/26	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			
02/01/26	02/25/26	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1		0.00	1,047.80	1,047.80			
02/01/26	02/25/26	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
02/01/26	02/25/26	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
02/01/26	02/25/26	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
02/01/26	02/25/26	FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BQDE6		0.00	1,247.18	1,247.18			
02/01/26	02/25/26	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
02/01/26	02/25/26	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,461.79	1,461.79			
02/01/26	02/25/26	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
02/01/26	02/25/26	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	716.82	716.82			
02/01/26	02/25/26	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
02/01/26	02/25/26	FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6		0.00	944.88	944.88			
02/01/26	02/25/26	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
02/01/26	02/25/26	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	729.64	729.64			
02/01/26	02/25/26	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
02/01/26	02/25/26	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
02/01/26	02/25/26	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
02/01/26	02/25/26	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
02/01/26	02/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	702.72	702.72			
02/01/26	02/25/26	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,277.46	1,277.46			
02/01/26	02/25/26	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
02/01/26	02/25/26	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
02/01/26	02/25/26	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74		0.00	1,501.00	1,501.00			
02/01/26	02/25/26	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	456.55	456.55			
02/02/26	02/02/26	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	384.54	384.54			
02/07/26	02/07/26	BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3		0.00	4,130.40	4,130.40			
02/07/26	02/07/26	WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4		0.00	15,123.75	15,123.75			
02/07/26	02/07/26	PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8		0.00	2,070.00	2,070.00			
02/08/26	02/08/26	MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4		0.00	5,580.00	5,580.00			
02/09/26	02/09/26	TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8		0.00	6,711.25	6,711.25			
02/10/26	02/10/26	PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56		0.00	6,943.75	6,943.75			
02/14/26	02/14/26	ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CO9		0.00	6,195.00	6,195.00			
02/15/26	02/15/26	HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9		0.00	615.13	615.13			

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
02/15/26	02/15/26	USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3		0.00	312.71	312.71			
02/15/26	02/15/26	HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8		0.00	646.67	646.67			
02/15/26	02/15/26	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	542.50	542.50			
02/15/26	02/15/26	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	565.13	565.13			
02/15/26	02/15/26	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9		0.00	1,265.00	1,265.00			
02/15/26	02/15/26	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
02/15/26	02/15/26	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	882.00	882.00			
02/15/26	02/15/26	TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0		0.00	672.00	672.00			
02/15/26	02/15/26	ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7		0.00	264.00	264.00			
02/15/26	02/15/26	US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0		0.00	11,812.50	11,812.50			
02/15/26	02/15/26	TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0		0.00	257.33	257.33			
02/15/26	02/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	667.68	667.68			
02/15/26	02/15/26	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	184.97	184.97			
02/15/26	02/15/26	COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7		0.00	304.79	304.79			
02/15/26	02/15/26	HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5		0.00	597.00	597.00			
02/15/26	02/15/26	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
02/15/26	02/15/26	COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2		0.00	795.83	795.83			

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
02/15/26	02/15/26	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	266.75	266.75			
02/15/26	02/15/26	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	350.36	350.36			
02/15/26	02/15/26	HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7		0.00	345.17	345.17			
02/15/26	02/15/26	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	664.46	664.46			
02/15/26	02/15/26	CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0		0.00	1,109.33	1,109.33			
02/15/26	02/15/26	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
02/15/26	02/15/26	AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1		0.00	806.25	806.25			
02/16/26	02/16/26	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	108.40	108.40			
02/16/26	02/16/26	GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9		0.00	231.83	231.83			
02/18/26	02/18/26	BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2		0.00	8,289.00	8,289.00			
02/18/26	02/18/26	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	513.43	513.43			
02/21/26	02/21/26	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,085.37	1,085.37			
02/21/26	02/21/26	HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813OAD1		0.00	774.33	774.33			
02/25/26	02/25/26	CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6		0.00	418.17	418.17			
02/25/26	02/25/26	NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0		0.00	3,216.25	3,216.25			
02/26/26	02/26/26	ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7		0.00	5,504.75	5,504.75			

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	
INTEREST										
02/26/26	02/26/26	CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2		0.00	3,152.50	3,152.50			
02/28/26	02/28/26	US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5		0.00	19,756.25	19,756.25			
02/28/26	02/28/26	US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0		0.00	2,000.00	2,000.00			
02/28/26	02/28/26	US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8		0.00	26,000.00	26,000.00			
02/28/26	02/28/26	US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5		0.00	21,387.50	21,387.50			
Transaction Type Sub-Total					0.00	202,319.68	202,319.68			
PAYDOWNS										
02/01/26	02/25/26	FNA 2023-M6 A2 DTD 07/01/2023 4.181% 07/01/2028	3136BODE6	14,191.16	14,191.16	0.00	14,191.16	240.58	119.89	
02/01/26	02/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	535.43	535.43	0.00	535.43	16.48	3.84	
02/01/26	02/25/26	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	20.44	20.44	0.00	20.44	(0.19)	(0.11)	
02/01/26	02/25/26	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	2,168.48	2,168.48	0.00	2,168.48	34.03	17.97	
02/01/26	02/25/26	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	466.46	466.46	0.00	466.46	0.00	0.00	
02/01/26	02/25/26	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	341.59	341.59	0.00	341.59	0.01	0.00	
02/01/26	02/25/26	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	40.74	40.74	0.00	40.74	0.00	0.00	
02/01/26	02/25/26	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	216.65	216.65	0.00	216.65	3.24	1.70	
02/15/26	02/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	12,420.48	12,420.48	0.00	12,420.48	0.77	0.38	
02/15/26	02/15/26	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	3,932.03	3,932.03	0.00	3,932.03	0.42	0.22	

Managed Account Security Transactions & Interest

For the Month Ending **February 28, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
PAYDOWNS										
02/15/26	02/15/26	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	3,841.02	3,841.02	0.00	3,841.02	0.87	0.40	
02/15/26	02/15/26	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	5,840.85	5,840.85	0.00	5,840.85	0.77	0.43	
02/16/26	02/16/26	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	1,996.62	1,996.62	0.00	1,996.62	0.40	0.24	
02/18/26	02/18/26	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	11,523.96	11,523.96	0.00	11,523.96	2.38	1.06	
Transaction Type Sub-Total				57,535.91	57,535.91	0.00	57,535.91	299.76	146.02	
SELL										
02/04/26	02/05/26	US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	240,000.00	246,937.50	2,974.31	249,911.81	6,412.50	6,583.74	FIFO
02/04/26	02/05/26	US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	740,126.95	7,978.94	748,105.89	9,521.48	(5,554.20)	FIFO
02/05/26	02/10/26	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	180,154.71	184,714.88	216.32	184,931.20	4,560.71	4,560.17	FIFO
02/05/26	02/10/26	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	185,023.76	189,764.99	222.17	189,987.16	4,741.78	4,741.23	FIFO
02/10/26	02/13/26	US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	555,000.00	571,368.16	5,145.95	576,514.11	11,772.06	13,222.43	FIFO
02/20/26	02/24/26	US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	35,000.00	36,052.73	372.11	36,424.84	735.54	837.42	FIFO
02/20/26	02/24/26	US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	235,000.00	242,068.36	2,498.49	244,566.85	5,122.27	5,747.79	FIFO
Transaction Type Sub-Total				2,180,178.47	2,211,033.57	19,408.29	2,230,441.86	42,866.34	30,138.58	
Managed Account Sub-Total					(227,127.91)	220,781.31	(6,346.60)	43,166.10	30,284.60	
Total Security Transactions					(227,127.91)	\$220,781.31	(\$6,346.60)	\$43,166.10	\$30,284.60	

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.3

April 8, 2026

Approval of Tract Map 39022, Accepting Offers of Dedication, and Approval of the related Improvement Agreement and Improvement Securities for Public Improvements and the Affordable Housing Agreement, Located at the Southwest Corner of Archibald Avenue and Grapewin Street

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Adopt the Resolution approving the final map for Tract No. 39022; and
2. Approve a Subdivision Improvement Agreement for related public improvements and authorize the City Manager and the City Clerk to sign said agreement; and
3. Accept security in the form of bonds for completion of the related public improvements; and
4. Direct the City Clerk to record the Subdivision Improvement Agreement; and
5. Approve the Affordable Housing Agreement between Richmond American Homes, and the City of Eastvale.

Summary

The developer, Richmond American Homes of Maryland, Inc. has submitted a Subdivision Improvement Agreement and securities to guarantee construction of the off-site public improvements in the following amounts:

Faithful Performance Bond No. 108358763	\$1,062,500
Labor and Material Bond No. 108358763	\$531,250
Survey Monument Bond No. 108358771	\$91,500

The developer has submitted the final map for Tract Map 39022 for consideration of approval. Staff has determined that the final map is in substantial conformity with the approved Tentative Tract Map and conditions.

The developer has also submitted the required Affordable Housing Agreement for approval as to form and execution.

The agreements and bonds are on file in the City Clerk's Office.

Background

On May 28, 2025, the City Council approved Vesting Tentative Tract Map 39022. In addition to this action, the City Council also approved as to form the Affordable Housing Agreement (Agreement) between the city and the project developer at that time, Warmington Residential. The Agreement is required pursuant to Section 120.05.090(g)(1) of the Eastvale Zoning Code, as the applicant elected to utilize State Density Bonus Law provisions to increase project density in exchange for the inclusion of affordable onsite housing units. Subsequent to the May 28, 2025, entitlement approval, the project was acquired by a new developer, Richmond American Homes, who is now proceeding with the final map and related requirements. As part of Richmond American Home's due diligence, their legal counsel has requested minor technical amendments to the Agreement, as such, the Agreement's form shall be reviewed and approved by City Council once again. A summary of the Agreement's amendments are as follows:

- Recordation of the Agreement shall follow the recordation of the final map as the final map shall establish the legal lots in which the Agreement is recorded against.
- The Agreement shall only be recorded against the four (4) newly created lots dedicated as affordable housing (i.e., Lots 44, 51, 59, 73) rather than against the entire 8.3- acre site.
- The Affordable Sales Price for the Low-Income Households shall be updated to reflect the Fiscal Year 25-26 rather than Fiscal Year 24-25.

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project.

Strategic Plan Action - Priority Level: N/A | Target #: E | Goal #: C

Plans for landscape, roads, and maintenance for the proposed off-site public improvements.

Fiscal Impact

Approval of Tract Map 39022, agreements and securities will not impact the City's operating budget.

Prior City Council/Commission Action

On March 19, 2025, Planning Commission approved VTTM 39022.

Attachment(s)

[Attachment 1 - Vicinity_Map.docx](#)

[Attachment 2 - Reso - TR 39022](#)

[Attachment 3 - Subdivision Improvement Agreement](#)

[Attachment 4 - Tract Map 39022.pdf](#)

[Attachment 5 - Affordable Housing Agreement](#)

Vicinity Map

NOT TO SCALE

Tract Map No. 39022



RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE FINAL MAP FOR TRACT NO. 39022, AND AN ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT, AND ACCEPTING OFFERS OF DEDICATION

WHEREAS, the Tentative Map for Tract No. 39022 was approved by the Planning Commission on March 19, 2025; and

WHEREAS, the Subdividers submitted a Final Map to the City's Engineering Department and reviewed for compliance with the requirements of the Subdivision Map Act, the City's Subdivision Ordinance, and the conditions of approval for the Tentative Map; and

WHEREAS, the Subdividers have requested the City approve a Subdivision Improvement Agreement in compliance with Government Code section 66462 for the construction of the remaining public improvements required as conditions of approval for the Tentative Map, and have provided security for the Subdivision Improvement Agreement in compliance with Government Code section 66499.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale pursuant to Government Code Section 66458, hereby approves the Final Map for Tract No. 39022, a copy of which is attached hereto and incorporated herein by reference, and authorizes the City Clerk to sign the Final Map and cause it to be recorded.

BE IT FURTHER RESOLVED, that the City Council of the City of Eastvale hereby accepts the offers of dedication of Lots "A" (Archibald) in fee for public purposes and/or as part of the City maintained road system, subject to improvements in accordance with City standards. The City accepts the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles and personnel over the "private streets."

BE IT FURTHER RESOLVED, that the City Council of the City of Eastvale hereby approves the Subdivision Improvement Agreement for Tract No. 39022 with Richmond American Homes of Maryland, Inc., a copy of which is attached hereto and incorporated by reference, accepts the bonds provided as security for the completion of the improvements, and authorizes the City Manager to sign said agreement on behalf of the City Council and cause it to be recorded.

PASSED, APPROVED AND ADOPTED this 8th day of April, 2026.

Joceyln Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 8th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:**

(Document exempt from recording fees
pursuant to Cal. Gov. Code § 27383 & 6103)

CITY OF EASTVALE
Attn: City Clerk
12363 Limonite Ave. Suite 910
Eastvale, California 91752

THIS SPACE FOR RECORDER'S USE ONLY

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL TRACT MAP NO. 39022

By and Between

**THE CITY OF EASTVALE,
a municipal corporation**

and

RICHMOND AMERICAN HOMES OF MARYLAND, INC.

DATED _____

SUBDIVISION IMPROVEMENT AGREEMENT

FINAL TRACT MAP NO. 39022

This Subdivision Improvement Agreement ("Agreement") is entered into as of this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Richmond American Homes of Maryland, Inc. ("Owner"). City and Owner are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. Owner has submitted to City an application for approval of a final tract map for real property located within City, a legal description of which is attached hereto as Exhibit "A". The tract map is identified in City records as Tract Map No. 39022.

B. Owner has not completed all of the work or made all of the Public Improvements required by the Subdivision Map Act (Government Code sections 66410 et seq.), ("Map Act") the Eastvale Municipal Code, the conditions of approval for Tract Map No. 39022, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land ("Public Improvement"). The Public Improvements, subject to change orders approved by the City, include improvements to Archibald Avenue, signing, striping, traffic signal improvements, street lighting improvements, and the installation of fiber along the frontage of the project as set forth in the plans and construction cost estimate attached hereto as Exhibit "B".

C. Pursuant to the Eastvale Municipal Code and the applicable provisions of the Map Act, Owner and City enter into this Agreement for the timely construction and completion of the Public Improvements and the furnishing of the security therefore, acceptable to the City Engineer and City Attorney, for Tract Map No. 39022.

D. City has authority to enter into this Subdivision Improvement Agreement pursuant to Government Code Sections 66499 – 66499.10, and as amended.

E. Pursuant to the Government Code, Owner's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final map for Tract Map 39022.

DEFINED TERMS

"Owner" shall mean Richmond American Homes of Maryland, Inc. The term "Owner" shall also include all assignees, to the extent permitted under this Agreement, of the rights and obligations of Owner under this Agreement, and any successor-in-interest to Owner having a legal and/or equitable interest in the Property.

“Estimated Costs” shall mean the City Engineer’s approximation of the actual cost to construct the Public Improvements, including the replacement cost for all landscaping.

“Litigation Expenses” shall mean all costs and expenses, to the extent reasonable in amount, actually and necessarily incurred by a party in good faith in the prosecution of an action or proceeding, including, but not limited to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorneys’ fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs and any other cost or expense, the award of which a court of competent jurisdiction may determine to be just and reasonable.

“Map Act” shall mean the Subdivision Map Act, Government Code Sections 66410 et seq., and as amended.

“Tract Map No 39022.” shall mean the tract map prepared and approved by the City for Tract Map No. 39022.

“Property” shall mean all of the real property contained within the boundaries of Tract Map No. 39022 located in the City of Eastvale, California, as is more particularly described in the legal description and parcel diagram attached hereto and incorporated hereby by reference at Attachment “A”.

“Public Improvements” shall include, but not be limited to, all grading, roads, streets, paving, curbs and gutters, sidewalks, paseos, pathways, trails, sanitary sewers, utilities, storm drains, detention and retention basins and other drainage facilities, traffic controls, landscaping, street lights and all other facilities required to be constructed and dedicated to the City or other public entity as conditions of approval of Tentative Tract Map No. 39022 and as shown in detail on the plans, and specifications which have been approved by the City and incorporated into Tract Map No. 39022. The Parties agree that the Public Improvements to be completed by Owner are more specifically described in the diagram or plan attached hereto and incorporated herein by reference as Attachment “B”. Notwithstanding Attachment “B”, Owner shall remain obligated to construct and complete all of the Public Improvements required as conditions of approval for Tentative Tract Map No. 39022.

“Required Insurance” shall mean the insurance required to be maintained by Owner under Section 17.

“Security” shall mean surety bonds in the amounts and under the terms of Section 12 or other security approved by City Engineer or City Attorney.

“Warranty” shall mean the one-year period following completion of the Public Improvements by Owner and the acceptance of the Public Improvements by the City in which Owner warrants and guarantees all Public Improvements.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the Recitals, mutual promises and covenants made by the parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **EFFECTIVENESS.** This Agreement shall not be effective unless and until all four (4) of the following conditions are satisfied in the order provided:

1.1 **Security.** Owner provides City with the Security of the type and in the amounts required by this Agreement;

1.2 **Tract Map and Agreement Approval.** The City Council of the City of Eastvale ("City Council") approves the final map for Tract No. 39022 and this Agreement;

1.3 **Record Agreement.** Owner and City execute the Agreement and City records this Agreement in the Recorder's Office of the County of Riverside; and

Upon the final completion and acceptance by City of the required Public Improvements under this Agreement, City will execute and record a Release of Agreement.

2. **PUBLIC IMPROVEMENTS.** Owner shall construct or have constructed at its sole cost, expense, and liability the Public Improvements, as defined herein, within the time and in the manner required under this Agreement and to the satisfaction of the City Engineer. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. The Owner shall be responsible for the replacement, relocation, or removal of any component of any irrigation water or sewer system in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such water or sewer system. Owner further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 **Prior Partial Construction of Public Improvements.** Where construction of any Public Improvements has been partially completed prior to this Agreement, Owner agrees to complete such Public Improvements or assure their completion in accordance with this Agreement.

2.2 **Permits; Notices; Utility Statements.** Prior to commencing any work, Owner shall, at its sole cost, expense, and liability, obtain all necessary permits and approvals and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Owner's obligations under this Agreement. Owner shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or approval issued to Owner. Prior to commencing any work, Owner shall file a written statement with the Assistant City Clerk and the City Engineer, signed by Owner and each utility which will provide utility service to the Property, attesting that Owner has made all deposits legally required by the utility for the extension and provision of utility service to the Property.

2.3 **Pre-approval of Plans and Specifications.** Owner is prohibited from commencing work on any Public Improvement until all plans and specifications for such Public Improvement have been submitted to and approved by the City Engineer, or his or her designee. Approval by the City Engineer shall not relieve Owner from ensuring that all Public Improvements conform to all other requirements and standards set forth in this Agreement.

2.4 **Quality of Work; Compliance With Laws and Codes.** The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 **Standard of Performance.** Owner and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Owner represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Owner warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

2.6 **Alterations to Improvements.** All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the City requires alterations in the Public Improvements, Owner shall undertake such design and construction changes as may be reasonably required. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Owner's surety for this Agreement.

2.7 **Other Obligations Referenced in Conditions of Tentative Map Approval.** In addition to the foregoing, Owner shall satisfy all of the conditions of approval on the tentative map for the Property.

3. **MAINTENANCE OF PUBLIC IMPROVEMENTS AND LANDSCAPING.** City shall not be responsible or liable for the maintenance or care of the Public Improvements until City formally approves and accepts them in accordance with its policies and procedures. City shall exercise no control over the Public Improvements until approved and accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of the Owner at all times prior to City's acceptance of the Public Improvements. Owner shall maintain all the Public Improvements in a state of good repair until they are completed by Owner and approved and accepted by City, and until the security for the performance of this Agreement is released. Maintenance shall include, but shall not be limited to, repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. It shall be Owner's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Owner fails to properly prosecute its maintenance obligation under this section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Owner and its surety under this Agreement. City shall not be responsible or liable for any damages

or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance

4. **CONSTRUCTION SCHEDULE.** Unless extended pursuant to this Section 4.1 of this Agreement, Owner shall fully and adequately complete or have completed the Public Improvements within two years (24 months) following approval of the final map for Tract No. 39022.

4.1 **Extensions.** City may, in its sole and absolute discretion, provide Owner with additional time within which to complete the Public Improvements. It is understood that by providing the Security required under Section 12.0 et seq. of this Agreement, Owner and its surety consent in advance to any extension of time as may be given by City to Owner and waive any and all right to notice of such extension(s). Owner's acceptance of an extension of time granted by City shall constitute a waiver by Owner and its surety of all defense of laches, estoppels, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder. In addition, as consideration for granting such extension to Owner, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates established by City, and the sufficiency of the improvement security provided by Owner, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 **Accrual of Limitations Period.** Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Owner has provided the City Engineer with written notice of Owner's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5. **GRADING.** Owner agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of Tract No. 39022 shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements, including City's grading regulations. All grading, landscaping, and construction activities shall be performed in a manner to control erosion and prevent flooding problems. The City Engineer shall have the authority to require erosion plans to prescribe reasonable controls on the method, manner, and time of grading, landscaping, and construction activities to prevent nuisances to surrounding properties. Plans shall include without limitation temporary drainage and erosion control requirements, dust control procedures, restrictions on truck and other construction traffic routes, noise abatement procedures, storage of materials and equipment, removal of garbage, trash, and refuse, securing the job site to prevent injury, and similar matters. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in Section 12.0 et seq. of this Agreement.

6. **UTILITIES.** Owner shall provide utility services, including water, sewer, power, gas, and telephone service to serve each tract, lot, or unit of land within Tract No. 39022 in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the regulations, schedules and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Owner shall also provide cable television facilities to serve each tract, lot, or unit of land in accordance with all applicable federal, state, and

local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground.

7. **FEES AND CHARGES.** Owner shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to, all plan check, design review, engineering, inspection, and other service fees, and any impact or connection fees established by City ordinance, resolution, regulation, or policy, or as established by City relative to Tract No. 39022 or as required by other governmental agencies having jurisdiction over Tract No. 39022.

8. **CITY INSPECTION OF PUBLIC IMPROVEMENTS.** Owner shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur. If the City inspector requests it, the Owner at any time before acceptance of the Public Improvements shall remove or uncover such portions of the finished work as may be directed which have not previously been inspected. After examination, the Owner shall restore said portions of the work to the standards required hereunder. Inspection or supervision by the City shall not be considered as direct control of the individual workmen on the job site. City's inspector shall have the authority to stop any and all work not in accordance with the requirements contained or referenced in this Agreement. The inspection of the work by City shall not relieve Owner or the contractor of any obligations to fulfill this Agreement as herein provided and unsuitable materials or work may be rejected notwithstanding that such materials or work may have been previously overlooked.

9. **ADMINISTRATIVE COSTS.** If Owner fails to construct and install all or any part of the Public Improvements within the time required by this Agreement, or if Owner fails to comply with any other obligation contained herein, Owner and its surety shall be jointly and severally liable to City for all administrative expenses, fees, and costs, including reasonable attorney's fees and costs, incurred in obtaining compliance with this Agreement or in processing any legal action or for any other remedies permitted by law.

10. **ACCEPTANCE OF IMPROVEMENTS; AS-BUILT OR RECORD DRAWINGS.** The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Owner's obligation to complete the remainder of the Public Improvements within the time required by this Agreement.

10.1 **Owner's Notice of Completion.** Upon the total or partial acceptance of the Public Improvements by City, Owner shall file with the Recorder's Office of the County of Riverside a notice of completion in content substantially similar to that required under California Civil Code section 3093, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefore. Any security furnished by the Owner in connection with the construction of the Public Improvements which are accepted by the City either in total or partially shall be release in whole or in part pursuant to Government Code Section 66499.7, as amended.

10.2 **City Acceptance of Public Improvements.** If Tract No. 39022 was approved and recorded as a single-phase map, City shall not accept any one or more of the improvements until all of the Public Improvements are completed by Owner and approved by City. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements; provided, however that City shall provide partial release of security as set forth in Section 12.2 of this Agreement

10.3 **Owner's Obligation to Provide As-Built or Record Drawings.** Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Owner provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11. **WARRANTY AND GUARANTEE.** Owner hereby warrants and guarantees all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City ("Warranty Period"). During the Warranty Period, Owner shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty Period shall be at the sole cost, expense, and liability of Owner and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty Period, Owner and its surety hereby agree to extend the Warranty Period for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public Improvements. Nothing herein shall relieve Owner from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty Period or any extension thereof. Owner's warranty obligation under this section shall survive the expiration or termination of this Agreement.

12. **SECURITY; SURETY BONDS.** Prior to City's approval and execution of this Agreement, Owner shall provide City with surety bonds or other security in the amounts and under the terms set forth below. The amount of the Security shall be based on the City Engineer's Estimated Costs. If City determines at any time prior to Owner's completion of the Public Improvements under Section 4 [Construction Schedule], in its sole and absolute discretion, that the Estimated Costs have changed, Owner shall adjust the Security in the amount requested by City. Owner's compliance with this provision (Section 12.0 et seq.) shall in no way limit or modify Owner's indemnification obligation provided in Section 16.0 of this Agreement.

12.1 **Performance Bond or Other Security.** To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Owner is in default as set forth in Section 16 of this Agreement, and to secure Owner's one-year guarantee and warranty of the Public Improvements, including the maintenance of all landscaping in a vigorous and thriving condition, Owner shall provide City a faithful performance bond or other security in the amount of ONE MILLION SIXTY-TWO THOUSAND, FIVE HUNDRED

DOLLARS (\$1,062,500), which sum shall be not less than one hundred percent (100%) of the Estimated Costs.

12.2 **Partial Release.** The City Council may, in its sole and absolute discretion, and upon recommendation of the City Engineer, partially release a portion or portions of the Security provided under this section as the Public Improvements are accepted by City, provided that Owner is not in default on any provision of this Agreement or condition of approval for Tract No. 39022, and the total remaining Security is not less than twenty-five percent (25%) of the Estimated Costs. Except as otherwise set forth in this Section 12.2, the process for partial release of the Security shall be in accordance with Government Code Section 66499.7, as amended. All Security provided under this section shall be released at the end of the Warranty period, or any extension thereof as provided in Section 11.0 of this Agreement, provided that Owner is not in default on any provision of this Agreement or condition of approval for Tract No. 39022.

12.3 **Labor & Material Bond or Other Security.** To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Owner shall provide City a labor and materials bond or other security in the amount of FIVE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$531,250), which sum shall not be less than fifty percent (50%) of the Estimated Costs. The amount of such Security may be reduced to the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims. If no claims have been recorded, the Security shall be released in full in accordance with Government Code Section 66499.7, as amended.

12.4 **Additional Requirements.** The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VIII, be a bank or insurance company licensed to transact surety business in California, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, the Owner or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorney's fees and costs, incurred by City in enforcing the obligations of this Agreement. The Owner and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

12.5 **Form of Security.** The evidence of the Security shall be provided on the forms set forth in Attachment "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Attachment "C" and incorporated herein by this reference.

12.6 **Owner's Liability.** While no action of Owner shall be required in order for City to realize on its security under any Security instrument, Owner agrees to cooperate with City to facilitate City's realization under any Security instrument, and to take no action to prevent City from such realization under any Security instrument. Notwithstanding the giving of any Security instrument or the subsequent expiration of any Security instrument or any failure by any surety or financial institution to perform its obligations with respect thereto, Owner shall be personally liable

for performance under this Agreement and for payment of the cost of the labor and materials for the improvements required to be constructed or installed hereby and shall, within ten (10) days after written demand therefore, deliver to City such substitute Security as City shall require satisfying the requirements in this Section 12.

12.7 Survey Monument Bond or Other Security. Prior to City's execution of this Agreement, to guarantee payment to the engineer of record or surveyor for the setting of all subdivision boundaries, lot corners, and street centerline monuments for Tract No. 39022 in compliance with the applicable provisions of City's Municipal and/or Development Code ("Subdivision Monuments"), Owner shall provide City a Survey Monument Bond or other security in the amount of Ninety one thousand five hundred Dollars (\$ 91,500 .00), which sum shall not be less than one hundred percent (100%) of the costs of setting the Subdivision Monuments as determined by the Engineer of Record or Surveyor. Said Bond or other security may be released by written request of the Engineer of Record or Surveyor after all required Subdivision Monuments have been set, accepted by the City Engineer, City has received written acknowledgment of payment in full from the engineer of record or surveyor who set the Subdivision Monuments, and provided Owner is not in default of any provision of this Agreement or condition of approval for Tract No. 39022.

13. SIGNS AND ADVERTISING. Owner understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures, including the summary removal by City, without notice to Owner, of all such signs or other advertising structures erected, placed, or situated in violation of those City ordinances, regulations, or other requirements. Removal shall be at the expense of Owner and its surety. Owner and its surety shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

14. INDEMNIFICATION. Owner shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, and agents from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Owner, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the gross negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Owner's obligation to indemnify City shall survive the expiration or termination of this Agreement, or any Warranty Period described herein, and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, officers, employees, or agents.

15. INSURANCE.

15.1 **Types; Amounts.** Owner shall procure and maintain, and shall require its contractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than two times the specified occurrence limit.

15.1.1 **General Liability.** Owner shall procure and maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than \$3,000,000 per occurrence and \$6,000,000 in aggregate for bodily injury, personal injury, and property damage. Owner's contractors shall procure and maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence and \$2,000,000 in aggregate for bodily injury, personal injury, and property damage.

15.1.2 **Business Automobile Liability.** Owner and its contractors shall procure and maintain business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible.

15.1.3 **Workers' Compensation.** Owner and its contractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and employers' liability insurance with limits of not less than \$1,000,000 per occurrence, at all times during which insured retains employees.

15.1.4 **Professional Liability.** For any consultant or other professional who will engineer or design the Public Improvements, liability insurance for errors and omissions with limits not less than \$1,000,000 per occurrence, shall be procured and maintained for a period of five (5) years following completion of the Public Improvements. Such insurance shall be endorsed to include contractual liability.

15.2 **Deductibles.** Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (a) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its elected officials, officers, employees, agents, and volunteers; or (b) Owner and its contractors shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.

15.3 **Additional Insured; Separation of Insureds.** The Required Insurance shall name City, its elected officials, officers, employees, agents, and volunteers as additional insureds with respect to work performed by or on behalf of Owner or its contractors, including materials, parts, or equipment furnished in connection therewith. The Required Insurance shall contain standard separation of insured provisions and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

15.4 **Primary Insurance; Waiver of Subrogation.** The Required Insurance shall be primary with respect to any insurance or self-insurance programs covering City, its elected

officials, officers, employees, agents, and volunteers. All policies for the Required Insurance shall provide that the insurance company waives all right of recovery by way of subrogation against City in connection with any damage or harm covered by such policy.

15.5 **Certificates; Verification.** Owner and its contractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

15.6 **Term; Cancellation Notice.** Owner and its contractors shall maintain the Required Insurance for the term of this Agreement and shall replace any certificate, policy, or endorsement which will expire prior to that date. All policies shall be endorsed to provide that the Required Insurance shall not be suspended, voided, reduced, canceled, or allowed to expire except on 30 days' prior written notice to City.

15.7 **Insurer Rating.** Unless approved in writing by City, all Required Insurance shall be placed with insurers licensed to do business in the State of California and with a current A.M. Best rating of at least A-:VII.

16. **DEFAULT; NOTICE; REMEDIES.**

16.1 **Notice.** If Owner neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Owner to be in default or violation of this Agreement and make written demand upon Owner or its surety, or both, to immediately remedy the default or violation. Owner shall commence the work required to remedy the default or violation within ten (10) days of the written demand from the City. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the demand verbally, and Owner shall commence the required work within twenty-four (24) hours thereof. Should Owner fail to commence the required work within 10 days, or 24 hours, as applicable under this Section 16.1, Owner and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs expenses as provided for in Section 9.0 of this Agreement.

16.2 **Failure to Remedy; City Action.** If the work required to remedy the noticed default or violation is not diligently prosecuted to a substantial completion acceptable to City within a reasonable time designated by the City, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Owner and its surety, without the necessity of giving any further notice to Owner or surety. City's right to take such actions shall in no way be limited by the fact that Owner or its surety may have constructed any, or none of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Owner or its surety to cease in

order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Owner or its surety the full cost and expense incurred.

16.3 **Other Remedies.** No action by City pursuant to this Section 16 of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently, cumulatively, or in any manner authorized under law or in equity. City may institute an action for damages, injunctive relief, or specific performance.

17. GENERAL PROVISIONS.

17.1 **Authority to Enter Agreement.** Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

17.2 **Cooperation; Further Acts.** The Parties shall fully cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

17.3 **Construction; References; Captions.** It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Owner include all personnel, employees, agents, and subcontractors of Owner, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

17.4 **Notices.** All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:

City of Eastvale
Attn: City Engineer
12363 Limonite Ave. Suite 910
Eastvale, California 91752

OWNER:

Richmond American Homes of Maryland, Inc.
Attn: Edgar Gomez
3191 N. Main Street, Suite 205

Corona, CA 92880

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent provided the original is contemporaneously deposited with United States Postal Service and delivered by regular mail; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

17.5 **Amendment; Modification.** No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

17.6 **Waiver.** City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Owner of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional. Owner agrees to waive, as a defense, counterclaim or set off, any and all defects, irregularities or deficiencies in the authorization, execution or the design and construction of the Public Improvements t, as well as the laws, rules, regulations, ordinances or resolutions of City with regards to the authorization, execution or the design and construction of the Public Improvements.

17.7 **Assignment or Transfer of Agreement.** Owner shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City which shall not be unreasonably withheld. Any attempt to do so shall be null and void, and any assignee, hypothecate, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Owner from any duty or responsibility under this Agreement.

17.8 **Binding Effect.** Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

17.9 **No Third-Party Beneficiaries.** There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

17.10 **Invalidity; Severability.** If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17.11 **Consent to Jurisdiction and Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is

involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Owner expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

17.12 **Attorneys' Fees and Costs.** If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all Litigation Expenses. Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Litigation Expenses.

17.13 **Relationship Between The Parties.** The Parties hereby mutually agree that neither this Agreement, any map related to Tract Map No. _____, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Owner. Owner's contractors and subcontractors are exclusively and solely under the control and dominion of Owner. Nothing herein shall be deemed to make Owner or its contractors an agent or contractor of City.

17.14 **Counterparts.** This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

17.15 **Effective Date of Agreement.** This Agreement shall not become effective until the date it has been formally approved by the City and executed by the appropriate authorities of City and Owner.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

**CITY OF EASTVALE,
a Municipal Corporation
of the State of California**

By: _____
**Mark Orme
City Manager**

ATTEST:

**Marc Donohue
City Clerk**

APPROVED AS TO FORM:

Erica Vega
City Attorney
OWNER

RICHMOND AMERICAN HOMES OF MARYLAND, INC.

By: _____
Edgar Gomez, Vice President - Project Management

INSTRUCTIONS: If the Owner is a corporation, the Agreement must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary and the corporation seal affixed. If the

Owner is a partnership, it must be signed by all partners. If the Owner is an individual doing business under a fictitious name, it must be signed by all persons having an interest in the business, and the fictitious name must be signed also. The Agreement must be notarized by the Owner.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT MAP NO. 39022

**BEING A SUBDIVISION OF THOSE PORTIONS OF LOT "Q" OF FULLER RANCHO,
AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 THROUGH 97, INCLUSIVE,
OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING IN THE SECTIONALIZED
SURVEY OF THE JURUPA RANCHO PER M.8. 9, PAGE 33, RECORDS OF SAN
BERNARDINO COUNTY WITHIN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 7 WEST.**

EXHIBIT "B"
LIST OF PUBLIC IMPROVEMENTS
TRACT MAP NO. 39022

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT, PERMIT SECTION, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE, AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
PHONE: (951) 955-6885 FOR PARCEL AND TRACT MAPS.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO COUNTY STANDARD NO. 1220 AND 1221.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF EASTVALE PUBLIC WORKS IMPROVEMENT STANDARDS AND SPECIFICATIONS AND COUNTY OF RIVERSIDE ROAD STANDARDS AND COUNTY SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY PRIOR TO ROAD CONSTRUCTION. SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, THE POINTS, PROPERTY CORNERS AND BENCH MARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS PRIOR TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO COUNTY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE COUNTY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE PERMITS SECTION OR INSPECTION SECTION PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMIT CASES BY THE COUNTY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS
- PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED STREET LIGHTING PLAN.
- AS DETERMINED BY THE TRANSPORTATION DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE, AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT, INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENTS SHALL CONFORM TO CITY OF EASTVALE "STANDARDS RELATING TO THE ADMINISTRATION OF LANDSCAPE ENCROACHMENTS" DATED JUNE 1990.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE. PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE CITY A COPY OF THE NOI WITH A VALID WQID NUMBER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON REQUEST OF THE DIRECTOR OF TRANSPORTATION OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPES / CULVERTS (WHETHER TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND /OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF THE "TIE-IN" UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-422-4133 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF COUNTY, STATE OR GOVERNING AGENCY FOR ACCESSIBILITY PRIOR TO POURING OF CONCRETE TO FINAL GRADE. ALL ADA ACCESSIBLE SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% MAXIMUM AND A CROSS SLOPE OF NO GREATER THAN 2% MAXIMUM.

EXISTING UTILITY POTHOLE NOTE

EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THE PLANS BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING EXPLORATORY EXCAVATIONS (POTHOLING) ALONG THE ALIGNMENT OF THE PROJECT TO CONFIRM THE ELEVATION AND LOCATION OF ALL EXISTING FACILITIES INCLUDING SERVICE LATERALS AND TO ESTABLISH CONNECTION REQUIREMENTS TO EXISTING FACILITIES. THE CONTRACTOR SHALL PROVIDE THE POTHOLOG INFORMATION TO THE ENGINEER OF RECORD A MINIMUM OF THREE WEEKS PRIOR TO CONSTRUCTION TO ALLOW DESIGN REVISIONS IF A CONFLICT THE CONTRACTOR SHALL PROVIDE DETAILED SPREAD SHEET INCLUDING POTHOLE NUMBER, DESCRIPTION, LOCATION, STATION, OFFSIDE DISTANCE, DEPTH, AND TYPE OF MATERIAL. UPON LEARNING OF THE EXISTENCE OR LOCATION OF ANY FACILITY OMITTED FROM OR SHOWN INCORRECTLY ON CONSTRUCTION DRAWINGS, OR IMPROPERLY MARKED OR OTHERWISE INDICATED, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD PROVIDING FULL DETAILS AS SPECIFIED HEREIN.

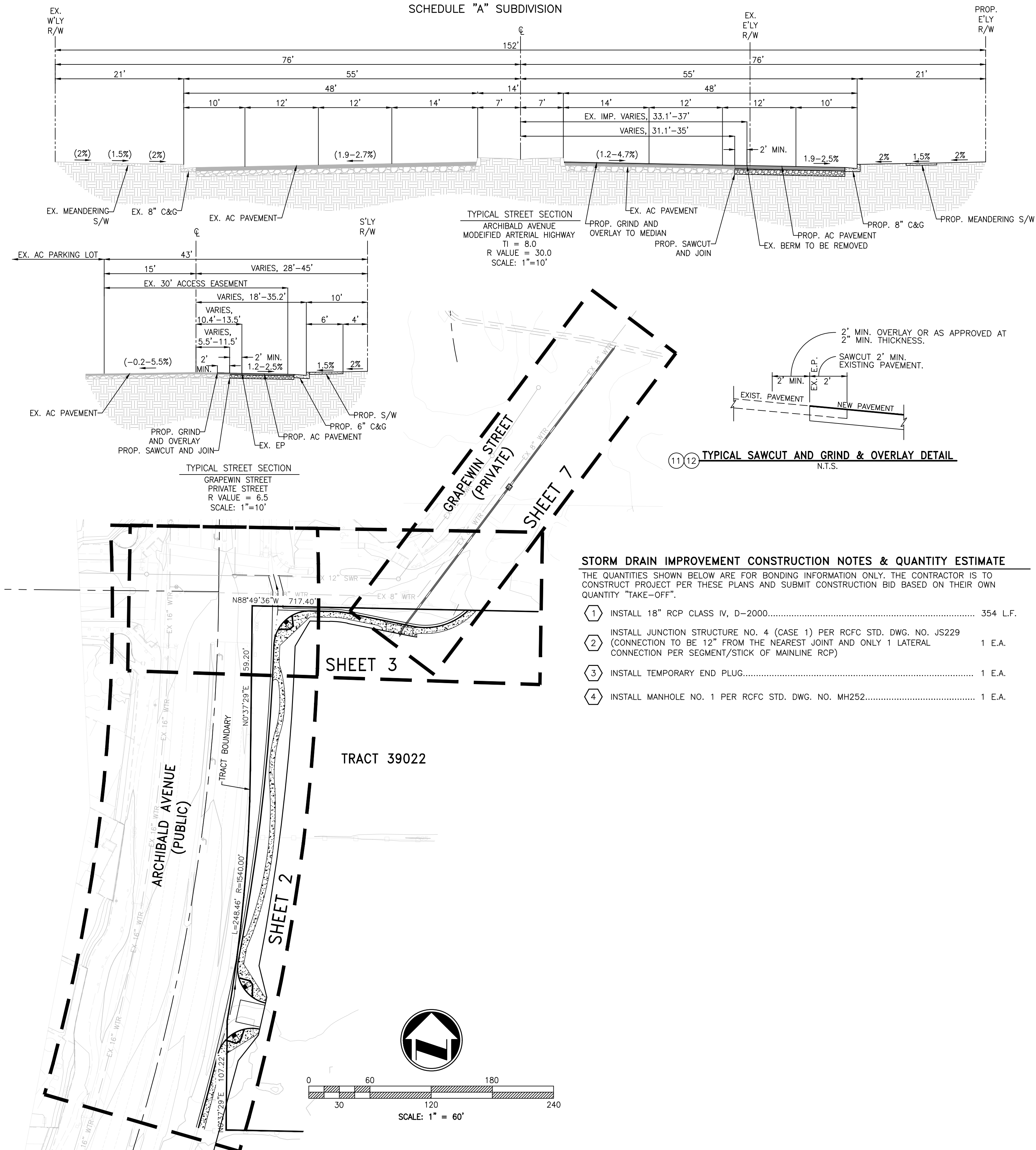
LEGEND

BB	BOTTOM OF BOX	N.T.S.	NOT TO SCALE
BC	BEGINNING OF CURVE	PCC	POINT OF COMPOUND CURVE
BCW	BOTTOM OF CUT WALL	PE	PAD ELEVATION
BT	BOTTOM OF THROAT	PRC	POINT OF REVERSE CURVE
C&G	CURB AND GUTTER	PROP.	PROPOSED
CL	CENTERLINE	P/L, PL	PROPERTY LINE
CONC.	CONCRETE	R/W	RIGHT-OF-WAY
EC	END OF CURVE	SD	STORM DRAIN
EDB	EXTENDED DETENTION BASIN	STD.	STANDARD
ELEV.	ELEVATION	S/W	SIDEWALK
EP	EDGE OF PAVEMENT	TB	TOP OF BOX
EX.	EXISTING	TC	TOP OF CURB
FL	FLOW LINE	TCW	TOP OF CUT WALL
FS	FINISHED SURFACE	TF	TOP OF FOOTING
FG	FINISHED GRADE	TT	TOP OF THROAT
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	TYP.	TYPICAL
LP	LOW POINT	CFD	COMMUNITY FACILITIES DISTRICTS
MOC	MIDDLE OF CURVE	EDB	EXTENDED DETENTION BASIN
MIN.	MINIMUM		
CENTERLINE	---	CONCRETE	
DAYLIGHT	—○—○—	OPEN SPACE EASEMENT	
EASEMENT	---	RIP RAP	
FLOWLINE	---	SECTION REFERENCE	SECTION #
PAD	---		REFERENCED SHEET #
TRACT BOUNDARY	---		
PROPERTY LINE	---		CATCH BASIN
PROPOSED C&G	---		SLOPE SYMBOL
PROPOSED CONTOUR	---1305---		SPLASH WALL
EXISTING CONTOUR	---(1305)---		CUT & FILL LINE
RIGHT OF WAY	---		
SOUND WALL	---		
STORM DRAIN	---		
UNDER S/W DRAIN	---		

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ARCHIBALD AVENUE IMPROVEMENT PLANS TRACT 39022

SCHEDULE "A" SUBDIVISION



STORM DRAIN IMPROVEMENT CONSTRUCTION NOTES & QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1	INSTALL 18" RCP CLASS IV, D-2000.....	354 L.F.
2	INSTALL JUNCTION STRUCTURE NO. 4 (CASE 1) PER RCFC STD. DWG. NO. JS229 (CONNECTION TO BE 12" FROM THE NEAREST JOINT AND ONLY 1 LATERAL CONNECTION PER SEGMENT/STICK OF MAINLINE RCP)	1 E.A.
3	INSTALL TEMPORARY END PLUG.....	1 E.A.
4	INSTALL MANHOLE NO. 1 PER RCFC STD. DWG. NO. MH252.....	1 E.A.

PROPERTY OWNER

RICHMOND AMERICAN HOMES
3911 N. MAIN STREET, SUITE 205
CORONA, CA 92880
CONTACT: EDGAR GOMEZ (PROJECT MANAGER)
TELEPHONE: (714) 619-3073
EDGAR.GOMEZ@MDCH.COM

APPLICANT

RICHMOND AMERICAN HOMES
3911 N. MAIN STREET, SUITE 205
CORONA, CA 92880
CONTACT: EDGAR GOMEZ (PROJECT MANAGER)
TELEPHONE: (714) 619-3073
EDGAR.GOMEZ@MDCH.COM

ENGINEER/SURVEYOR

adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TELEPHONE: (951) 688-0241
FAX: (951) 688-0599
MADKISON@ADKAN.COM

SOIL'S ENGINEER

GEOTEK, INC.
1548 N MAPLE ST
CORONA, CA 92878
TELEPHONE: (951) 710-1160

AERIAL TOPOGRAPHY

INLAND AERIAL SURVEYS INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PH (951) 687-4252
IAS PROJECT NO. 24-13472

ASSESSOR'S PARCEL NUMBER

130-070-015, 130-070-021, 130-080-004

LAND USE/ZONING

EXISTING ZONING: LIGHT AGRICULTURE, A-1
COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING: DENSITY BONUS REQUIREMENT
EXISTING LANDUSE: SINGLE FAMILY LOW, SF-L
PROPOSED LANDUSE: SINGLE FAMILY LOW, SF-L
WITH STATE DENSITY BONUS

UTILITY PURVEYORS

WATER:	JURUPA VALLEY COMMUNITY SERVICE DISTRICT	951-685-7434
SEWER:	JURUPA VALLEY COMMUNITY SERVICE DISTRICT	951-685-7434
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951-928-8207
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951-304-0093
TELEPHONE:	VOIPO	949-829-4200
CATV:	SPECTRUM	888-369-8647
	DISH	866-512-8541
	DIRECTV	800-531-5000
INTERNET:	SPECTRUM	888-369-2408
SCHOOL:	CORONA-NORCO UNIFIED SCHOOL DISTRICT	951-736-5000

NOTES

FIBER OPTIC CONDUIT PER SEPARATE PLAN
UTILITY UNDERGROUNDING PER SEPARATE PLAN

SHEET INDEX

SHEET 1:	TITLE SHEET
SHEET 2:	ARCHIBALD AVENUE PLAN AND PROFILE
SHEET 3:	GRAPEWIN STREET PLAN AND PROFILE
SHEETS 4-5:	ARCHIBALD AVENUE MATCH-UP SECTIONS
SHEET 6:	GRAPEWIN STREET MATCH-UP SECTIONS
SHEET 7:	SD LINE A PLAN AND PROFILE

STREET IMPROVEMENT CONSTRUCTION NOTES & QUANTITY ESTIMATE

THE QUANTITIES SHOWN BELOW ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED ON THEIR OWN QUANTITY "TAKE-OFF".

1	CONSTRUCT 4" AC OVER 12" AB PER SOILS REPORT DATED JUNE 30, 2025.....	2,914 S.F.
2	CONSTRUCT 5" AC OVER 16" AB PER SOILS REPORT DATED JUNE 30, 2025.....	10,052 S.F.
3	CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200.....	188 L.F.
4	CONSTRUCT 8" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 201.....	521 L.F.
5	CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401, WIDTH PER PLAN.....	2,406 S.F.
6	CONSTRUCT MEANDERING SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 404.....	2,111 S.F.
7	CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209.....	1,083 S.F.
8	CONSTRUCT RESIDENTIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207.....	261 S.F.
9	CONSTRUCT CURB RAMP CASE A PER MODIFIED COUNTY OF RIVERSIDE STD. NO. 403, SEE DETAILS ON SHEETS 2 AND 3.....	3 E.A.
11	SAWCUT AND JOIN EXISTING AC PAVEMENT PER DETAIL HEREON.....	751 L.F.
12	GRIND AND OVERLAY EXISTING AC PAVEMENT PER DETAIL HEREON.....	2,538 S.F.

NOTE: INSTALLATION OF FIBER PER SEPARATE PLAN

Underground Service Alert



NOTE:

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MARK	BY	DATE
	ENGINEER	

REVISIONS

CITY OF EASTVALE PUBLIC WORKS DEPARTMENT	
REVIEWED BY: B.A.S.	12/25
DATE	
2/18/28	
DATE	
ACCEPTED BY: JIMMY CHUNG	
PUBLIC WORKS DIRECTOR	

SEAL - ENGINEER



PREPARED BY:



BENCH MARK:

1/4" 52
BRASS DISK AT THE NW CORNER OF ALESSANDRO BLVD. AND REDLANDS BLVD. 170.0 FEET NORTH OF ALESSANDRO BLVD.; 43.0 FEET WEST OF REDLANDS BLVD.; 2.0 FEET SE OF POWER POLE #21599 C.W.L.; 1.0 FEET NORTH OF A MARKER POST. A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED "1/4" 52 1993" ELEVATION: 1603.71 NAVD 1988

SCALE: H: AS SHOWN V: AS SHOWN

FOR: RICHMOND AMERICAN HOMES

W.O.:

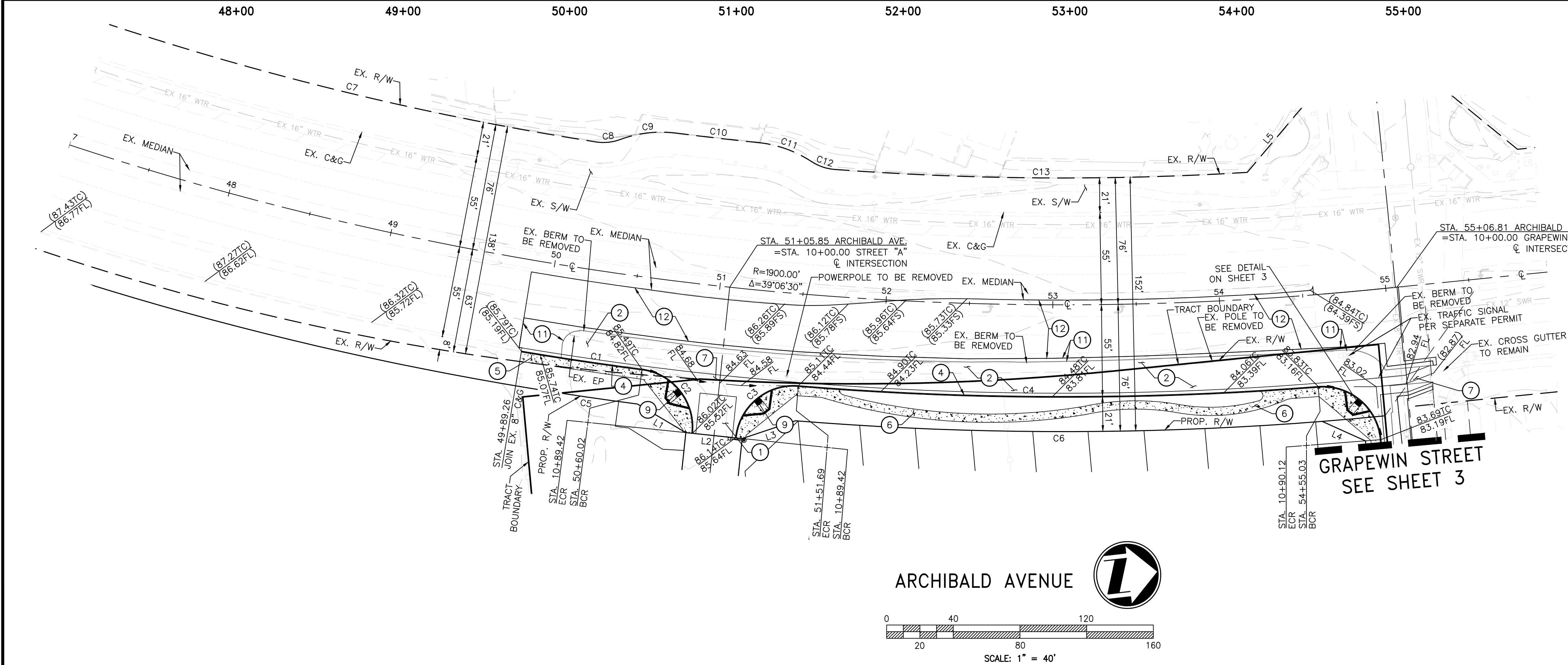
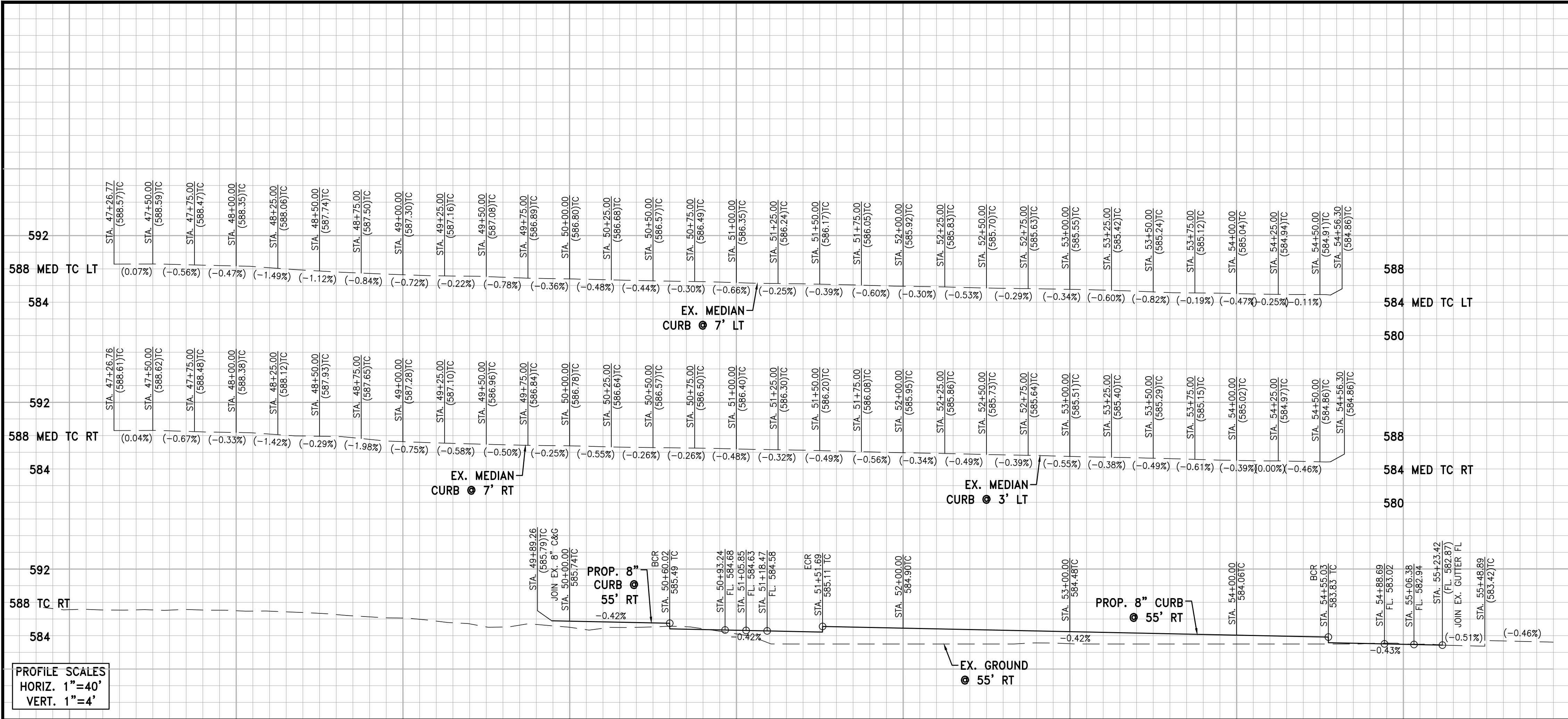
CITY FILE NO: PWE25-00085

CITY OF EASTVALE ARCHIBALD AVENUE STREET & DRAINAGE IMPROVEMENT PLANS TITLE SHEET

SHEET NO.

1

OF 7 SHEETS



STREET IMPROVEMENT CONSTRUCTION NOTES

- CONSTRUCT 5" AC OVER 16" AB PER SOILS REPORT DATED JUNE 30, 2025.....
- CONSTRUCT 8" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 201
- CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401, WIDTH PER PLAN
- CONSTRUCT MEANDERING SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 404
- CONSTRUCT CROSS GUTTER AND SPANDREL PER COUNTY OF RIVERSIDE STD. NO. 209
- CONSTRUCT CURB RAMP CASE A PER MODIFIED COUNTY OF RIVERSIDE STD. NO. 403, SEE DETAIL HEREON
- SAWCUT AND JOIN EXISTING AC PAVEMENT PER DETAIL ON SHEET 1
- GRIND AND OVERLAY EXISTING AC PAVEMENT PER DETAIL ON SHEET 1

LINE TABLE		
LINE	DISTANCE	BEARING
L1	33.71'	N36°57'55"E
L2	34.00'	N12°25'51"E
L3	33.71'	N12°06'13"W
L4	28.51'	N30°36'35"E
L5	50.90'	N43°27'39"W

CURVE TABLE				
CURVE	DISTANCE	RADIUS	DELTA	TANGENT
C1	73.08'	1955.00'	2°08'31"	36.55'
C2	54.14'	35.00'	88°37'30"	34.17'
C3	54.13'	35.00'	88°37'04"	34.17'
C4	312.16'	1955.00'	9°08'55"	156.41'
C5	46.37'	1976.00'	1°20'41"	23.19'
C6	316.19'	1976.00'	9°10'06"	158.43'
C7	300.93'	1824.00'	9°27'10"	150.81'
C8	14.73'	29.00'	29°06'24"	7.53'
C9	34.23'	71.00'	27°37'35"	17.46'
C10	49.43'	1812.00'	1°33'47"	24.72'
C11	34.23'	71.00'	27°37'35"	17.46'
C12	14.73'	29.00'	29°06'24"	7.53'
C13	247.56'	1824.00'	7°46'35"	123.97'

Underground Service Alert

Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

NOTE:

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MARK BY DATE

ENGINEER

REVISIONS

APPR DATE CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

BAS 12/25

REVIEWED BY: BRIAN SANDONA PRINCIPAL ENGINEER DATE 2/18/28

ACCEPTED BY: JIMMY CHUNG PUBLIC WORKS DIRECTOR DATE

SEAL - ENGINEER

Michael R. Brendecke, R.C.E. 83363

PREPARED BY:

adkan ENGINEERS

Civil Engineering • Surveying • Planning

6879 Airport Drive, Riverside, CA 92504

Tel: (951) 688-0241 • Fax: (951) 688-0599

Under the Supervision of: Michael R. Brendecke, R.C.E. 83363 Date: 12/12/2025

BENCH MARK:

W/ 52 BRASS DISK AT THE NW CORNER OF ALESSANDRO BLVD. AND REDLANDS BLVD. 1700.0 FEET NORTH OF ALESSANDRO BLVD.; 430.0 FEET WEST OF REDLANDS BLVD.; 2.0 FEET SE OF POWER POLE #21599 C.W.L.; 1.0 FEET NORTH OF A MARKER POST. A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED "W/ 52 1993" ELEVATION: 1603.71 NAVD 1988

SCALE:

H: AS SHOWN V: AS SHOWN

FOR: RICHMOND AMERICA HOMES

W.O.: _____

CITY FILE NO: PWE25-00085

CITY OF EASTVALE

ARCHIBALD AVENUE

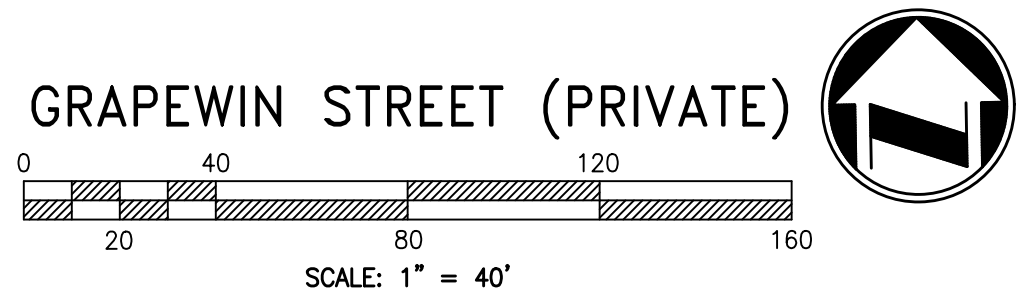
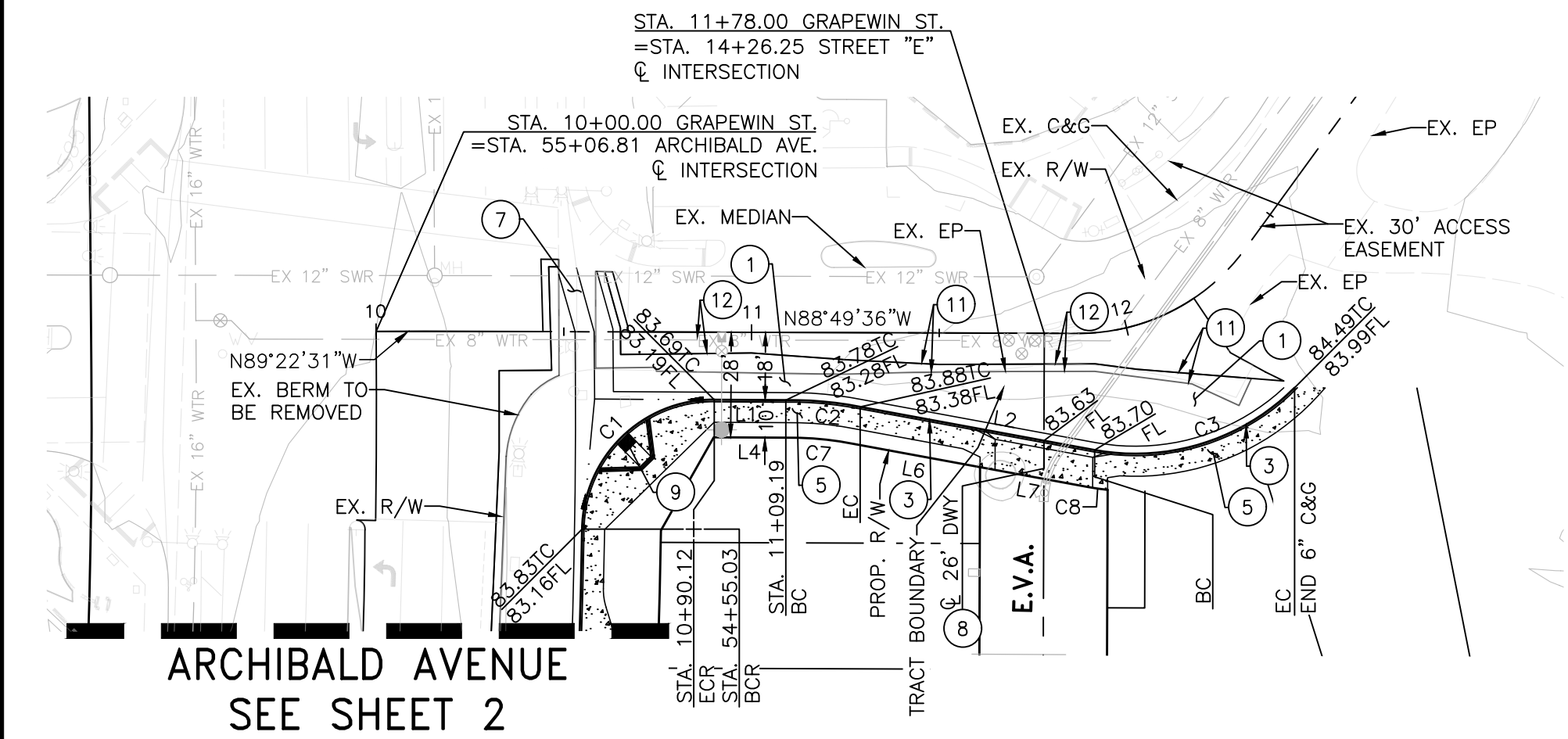
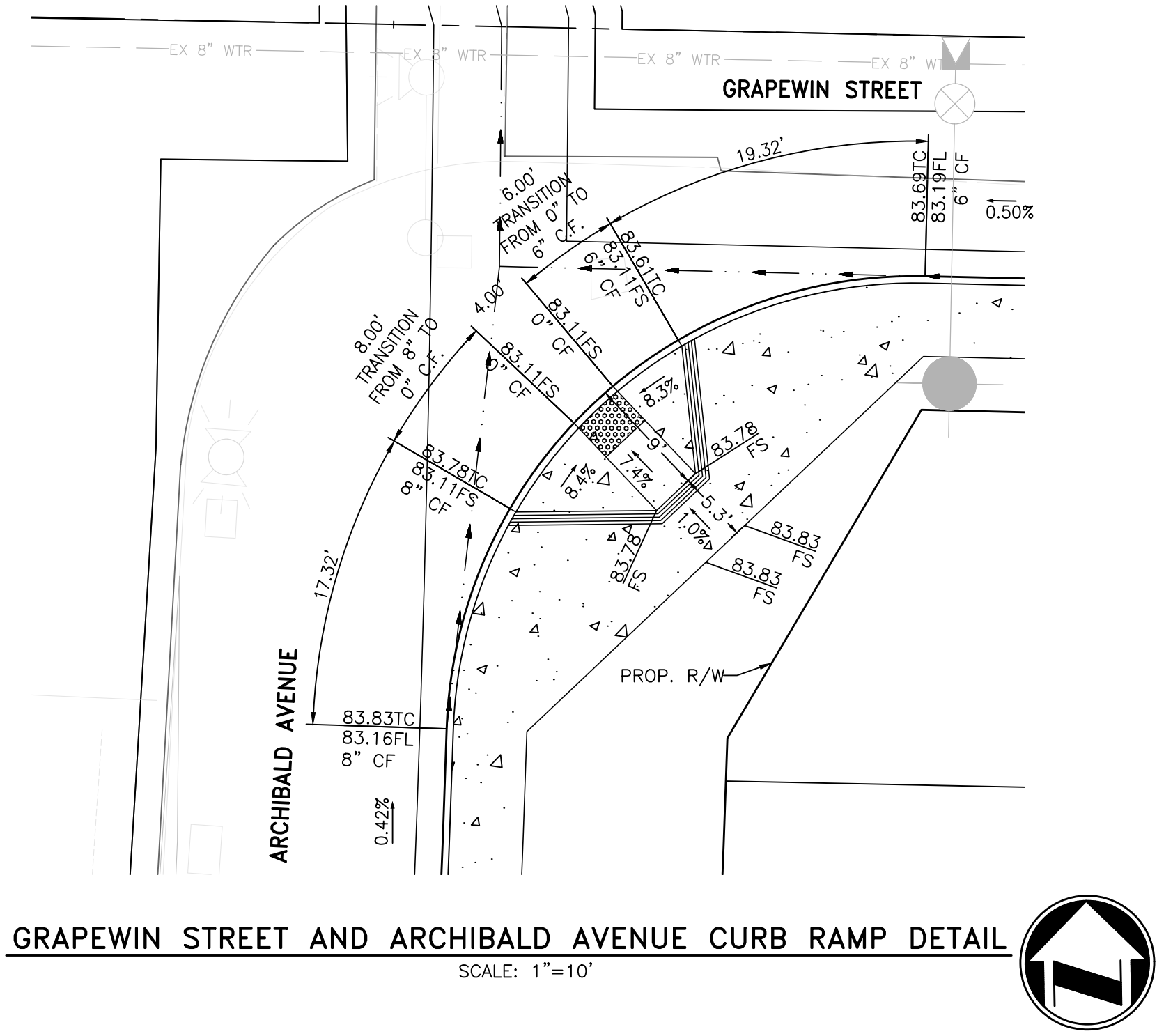
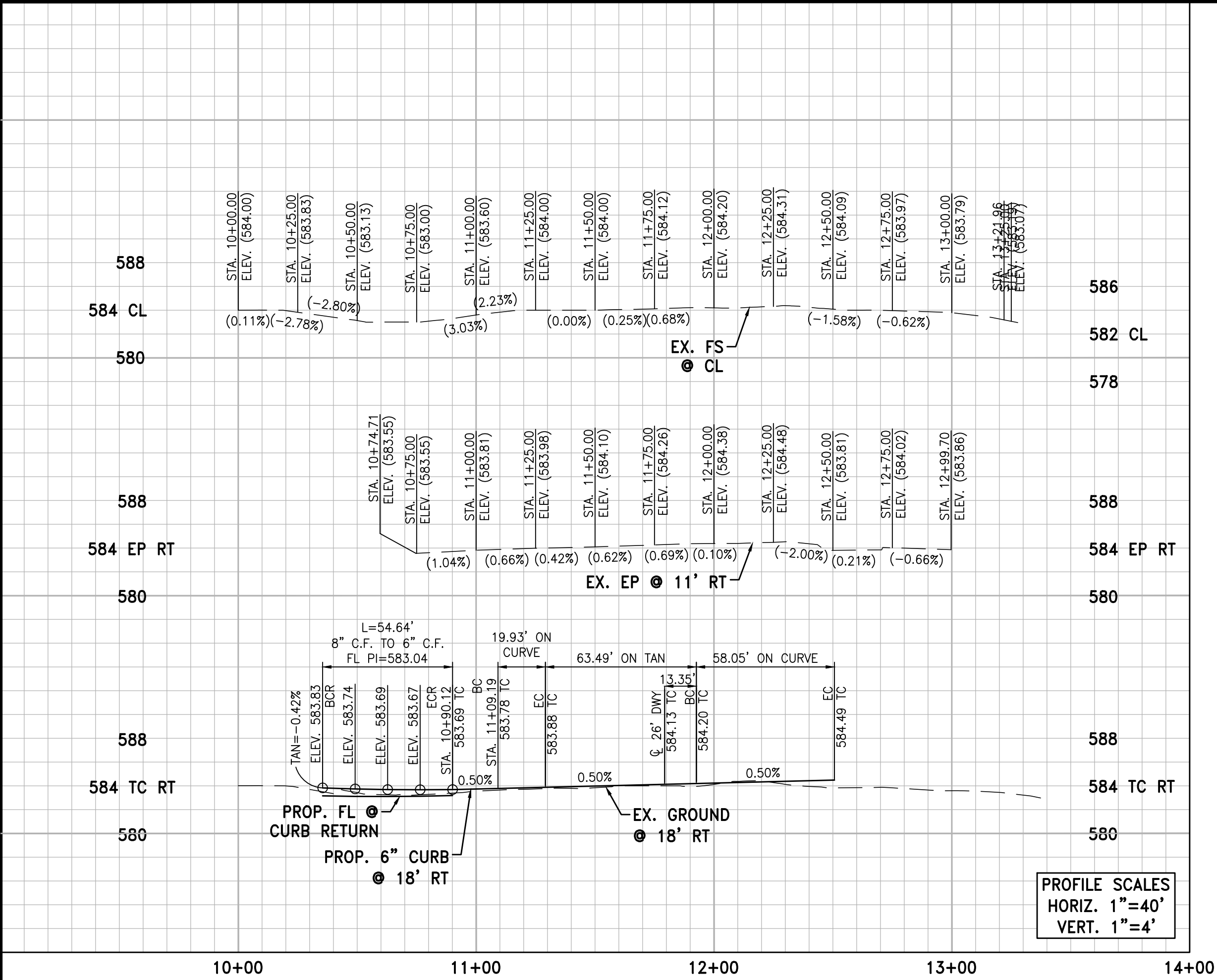
STREET & DRAINAGE IMPROVEMENT PLANS

ARCHIBALD AVENUE

SHEET NO. 2

OF 7 SHEETS

WDID No. 8 33C410591



LINE TABLE			CURVE TABLE				
LINE	DISTANCE	BEARING	CURVE	DISTANCE	RADIUS	DELTA	TANGENT
L1	19.07'	N88°41'12"W	C1	54.63'	35.00'	89°26'18"	34.66'
L2	63.49'	N78°35'24"W	C2	19.93'	95.86'	11°54'37"	10.00'
			C3	58.05'	60.00'	55°25'46"	31.52'
			C7	18.00'	85.86'	12°00'47"	9.03'
			C8	5.34'	70.00'	4°22'07"	2.67'

- STREET IMPROVEMENT CONSTRUCTION NOTES**
- CONSTRUCT 4" AC OVER 12" AB PER SOILS REPORT DATED JUNE 30, 2025.....
 - CONSTRUCT 6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. NO. 200
 - CONSTRUCT SIDEWALK PER COUNTY OF RIVERSIDE STD. NO. 401, WIDTH PER PLAN
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 - CONSTRUCT RESIDENTIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207
 - CONSTRUCT CURB RAMP CASE A PER MODIFIED COUNTY OF RIVERSIDE STD. NO. 403, SEE DETAIL HEREON
 - SAWCUT AND JOIN EXISTING AC PAVEMENT PER DETAIL ON SHEET 1
 - GRIND AND OVERLAY EXISTING AC PAVEMENT PER DETAIL ON SHEET 1



Underground Service Alert

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TWO WORKING DAYS BEFORE YOU DIG

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MARK	BY	DATE	APPR	DATE
	ENGINEER			CITY

REVISIONS

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

REVIEWED BY: BRIAN SANDONA
PRINCIPAL ENGINEER

DATE: 12/25

DATE: 2/18/28

DATE:

ACCEPTED BY: JIMMY CHUNG
PUBLIC WORKS DIRECTOR

SEAL - ENGINEER

Michael R. Brendecke, R.C.E. 83363

NO. 83363
EXP. 3-31-27

CIVIL

STATE OF CALIFORNIA

PREPARED BY:

adkan ENGINEERS

Civil Engineering • Surveying • Planning

6879 Airport Drive, Riverside, CA 92504

Tel: (951) 688-0241 • Fax: (951) 688-0599

Under the Supervision of: *Michael R. Brendecke* 12/12/2025

BENCH MARK:

WV 52
BRASS DISK AT THE NW CORNER OF ALESSANDRO BLVD. AND REDLANDS BLVD. 170.0 FEET NORTH OF ALESSANDRO BLVD.; 43.0 FEET WEST OF REDLANDS BLVD.; 2.0 FEET SE OF POWER POLE #21599 C.W.L.; 1.0 FEET NORTH OF A MARKER POST. A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED "WV 52 1993" ELEVATION: 1603.71 NAVD 1988

SCALE:

H: AS SHOWN V: AS SHOWN

CITY OF EASTVALE

ARCHIBALD AVENUE

STREET & DRAINAGE IMPROVEMENT PLANS

GRAPEWIN STREET PLAN AND PROFILE

FOR: RICHMOND AMERICAN HOMES

W.O.:

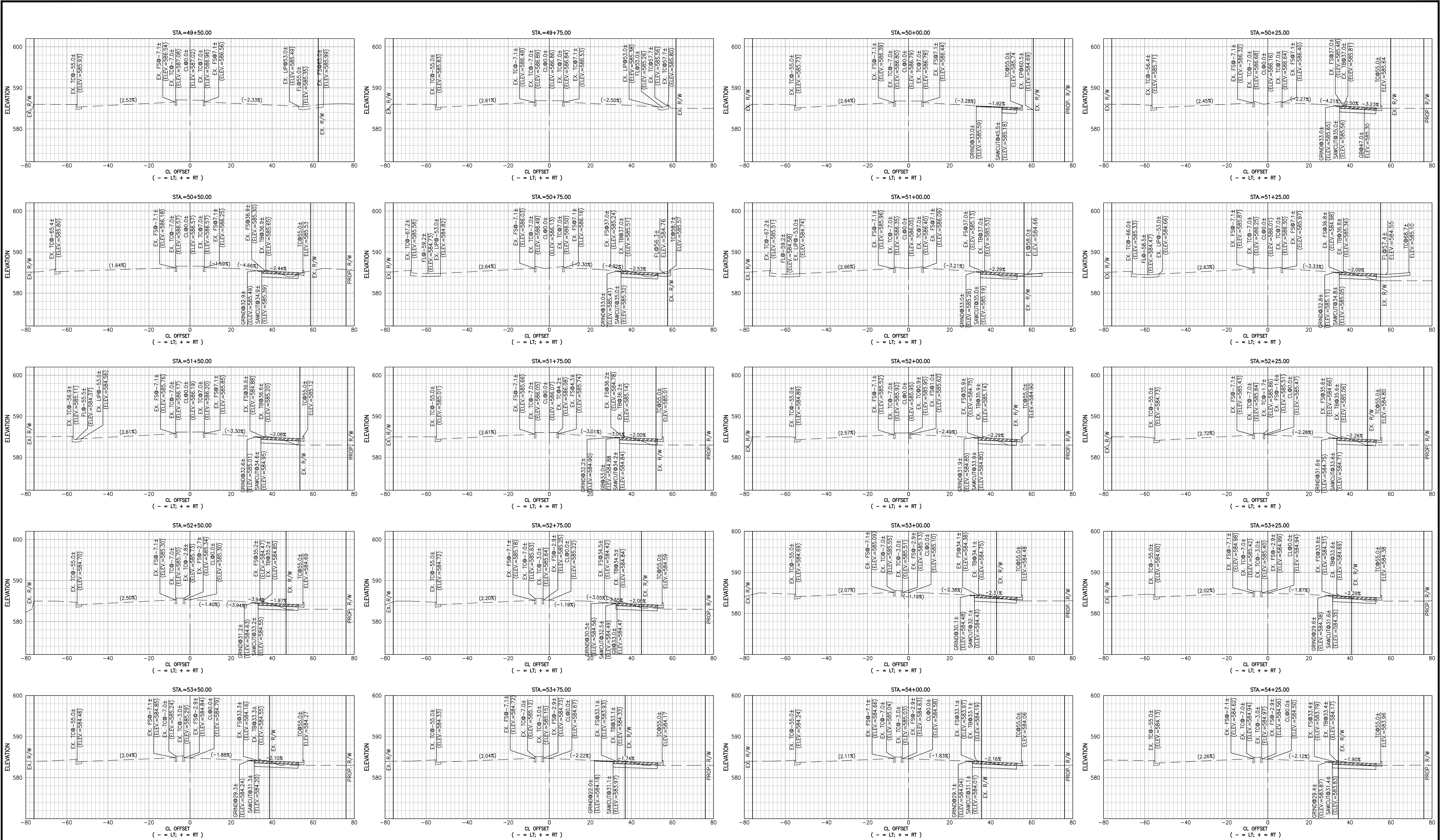
CITY FILE NO: PW25-00085

SHEET NO.

3

OF 7 SHEETS

U:\Projects\Warrington\10627\Engineering\Offsite Street Improvement\10627 OFFSITE ST_03.dwg 83





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TWO WORKING DAYS BEFORE YOU DIG

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MARK

BY

DATE

ENGINEER

REVISIONS

APPR

DATE

CITY

CITY OF EASTVALE

PUBLIC WORKS DEPARTMENT

BAS

REVIEWED BY: BRIAN SANDONA

PRINCIPAL ENGINEER

12/25

DATE

2/18/28

DATE

ACCEPTED BY: JIMMY CHUNG

PUBLIC WORKS DIRECTOR

SEAL - ENGINEER



NO. 83363

EXP. 3-31-27

CIVIL

STATE OF CALIFORNIA

PREPARED BY:

adkan

ENGINEERS

Civil Engineering • Surveying • Planning

6875 Airport Drive, Riverside, CA 92504

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Under the Supervision of: *Michael R. Brendenck* 12/12/2025

Michael R. Brendenck, R.C.E. 83363

Date:

BENCH MARK:

W.F. 52 BRASS DISK AT THE NW CORNER OF ALESSANDRO BLVD. AND REDLANDS BLVD. 170.0 FEET NORTH OF ALESSANDRO BLVD.; 43.0 FEET WEST OF REDLANDS BLVD.; 2.0 FEET SE OF POWER POLE #21599 C.W.L.; 1.0 FEET NORTH OF A MARKER POST. A BRASS DISK SET IN THE TOP OF A CONCRETE POST AND MARKED "WF 52 1993" ELEVATION: 1603.71 NAVD 1988

SCALE:

H: AS SHOWN

V: AS SHOWN

FOR:

RICHMOND AMERICAN HOMES

W.O.:

CITY FILE NO.:

PWE25-00085

CITY OF EASTVALE

ARCHIBALD AVENUE

STREET & DRAINAGE IMPROVEMENT PLANS

ARCHIBALD AVENUE MATCH-UP SECTIONS

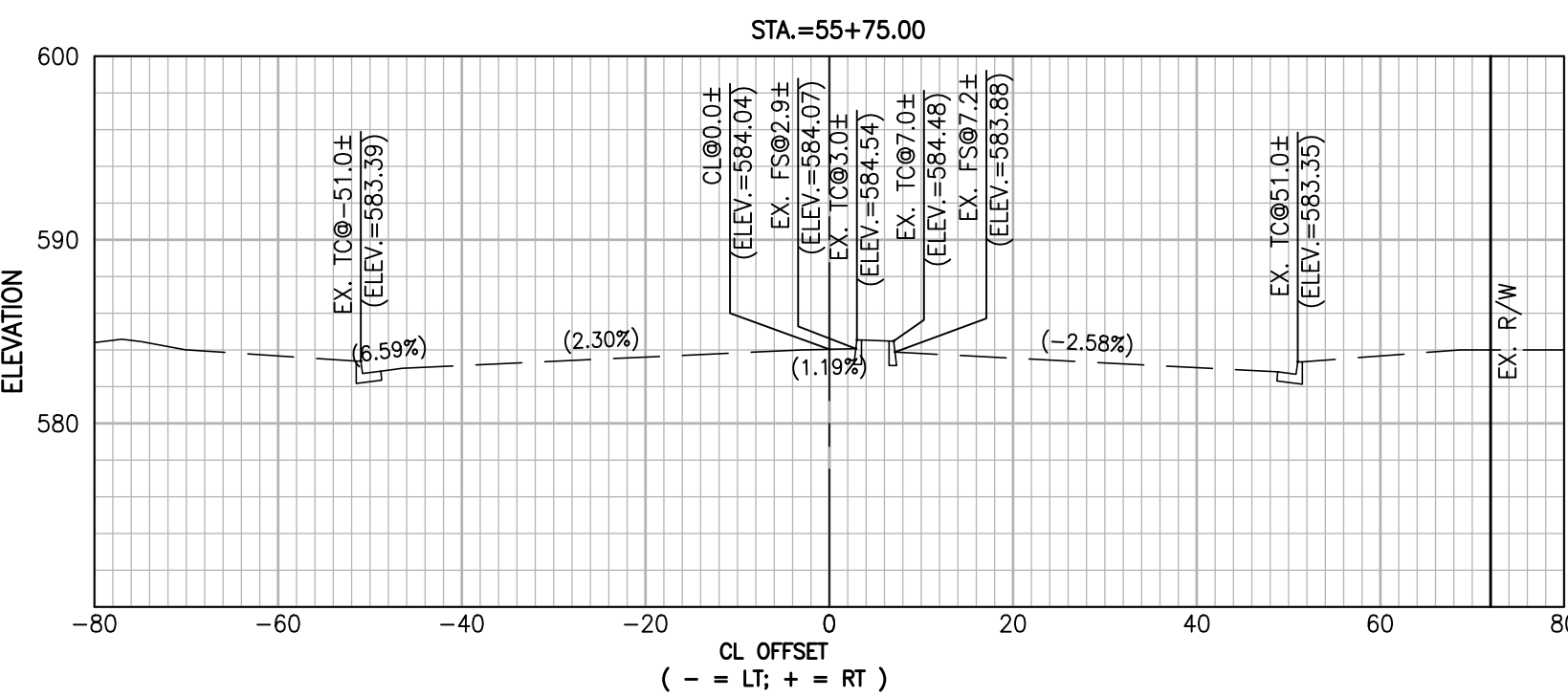
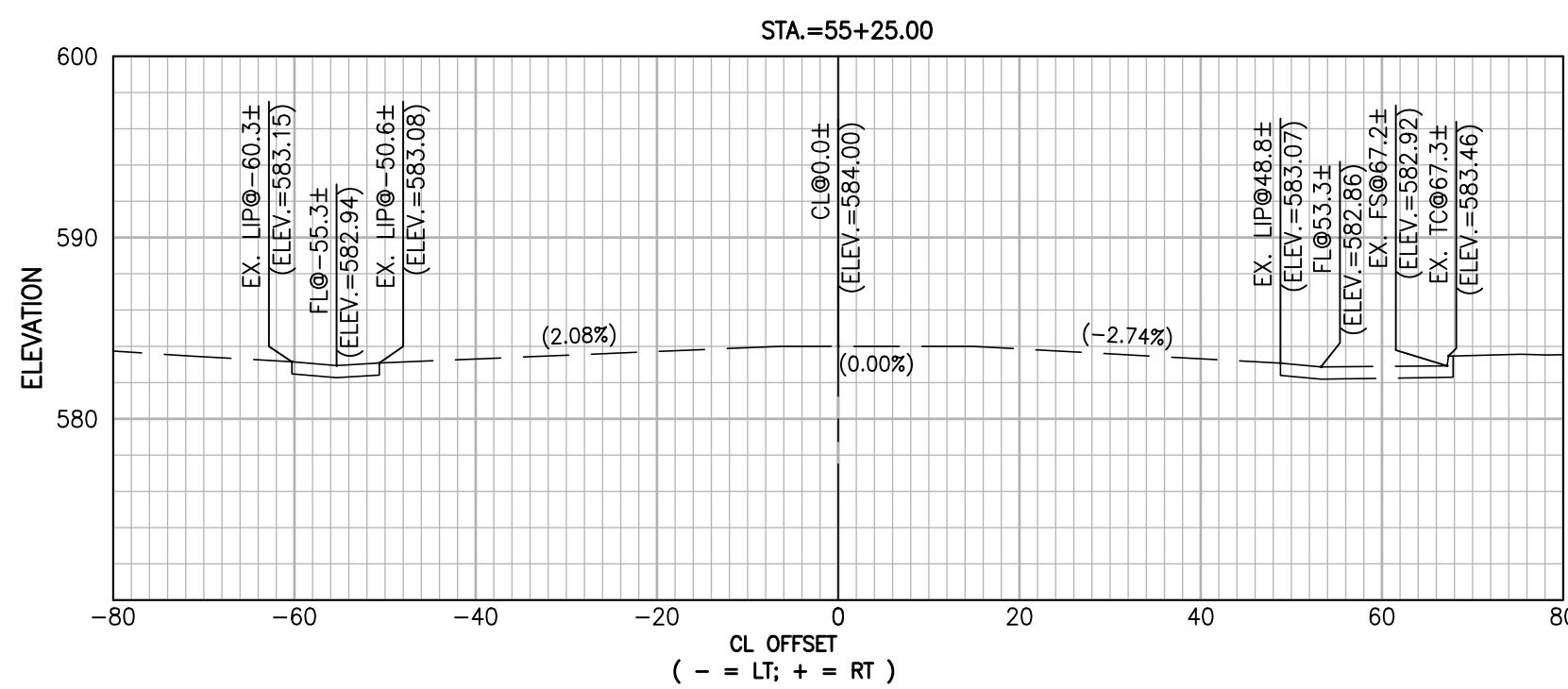
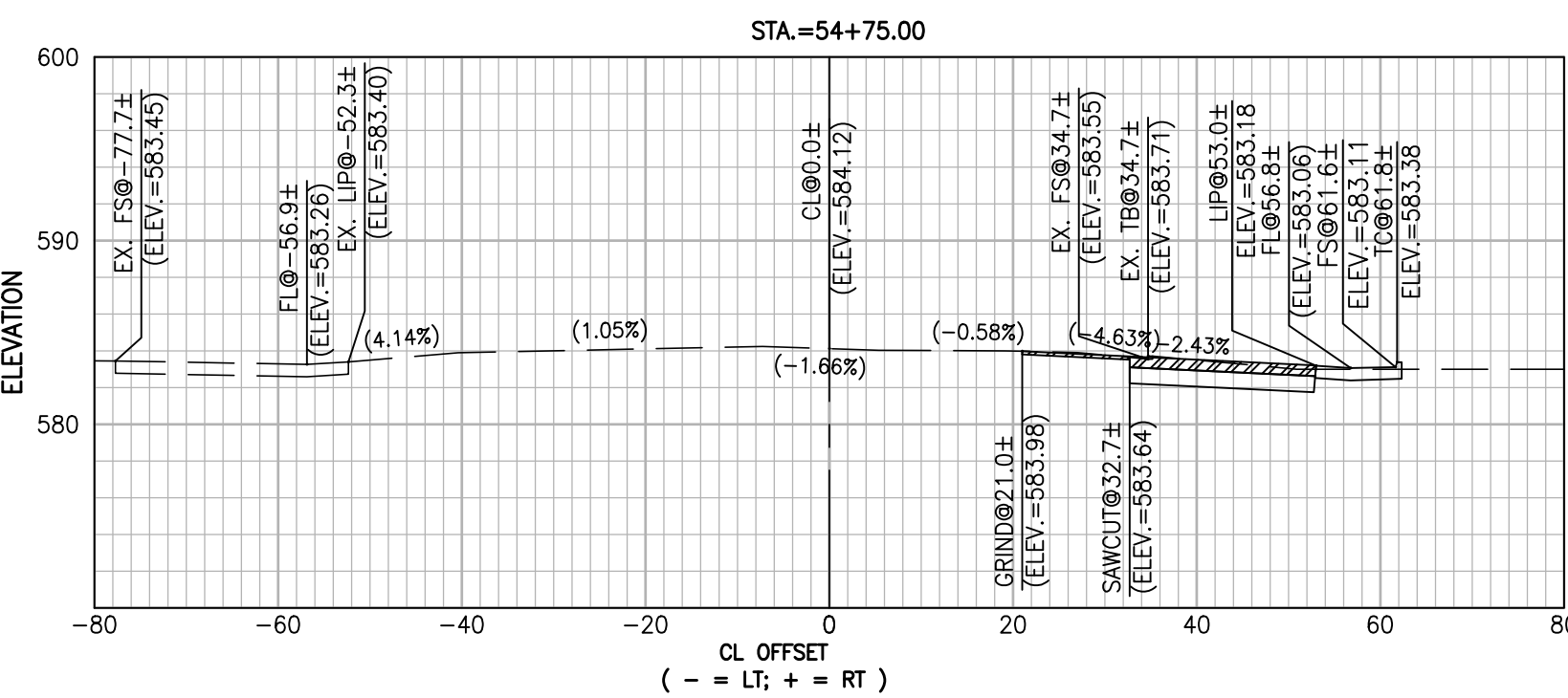
STA. 49+50.00 TO STA. 54+25.00

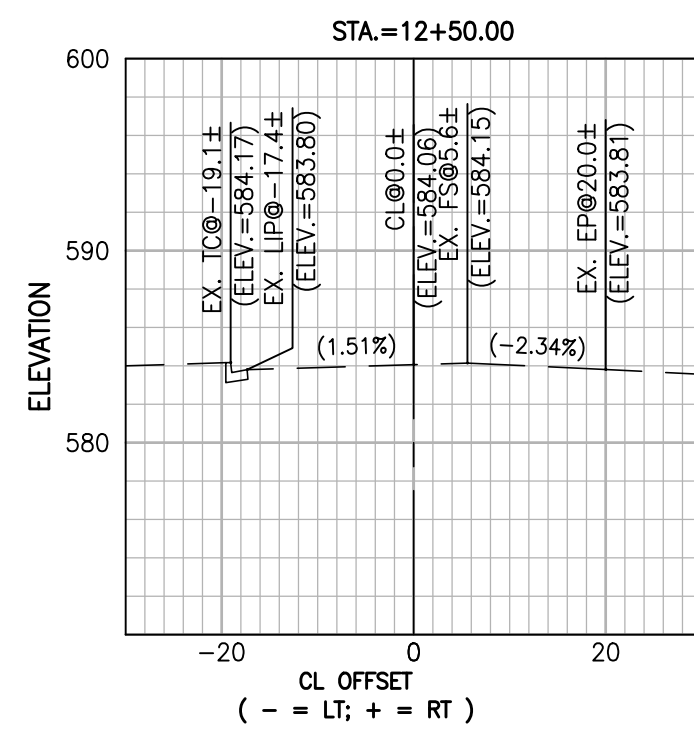
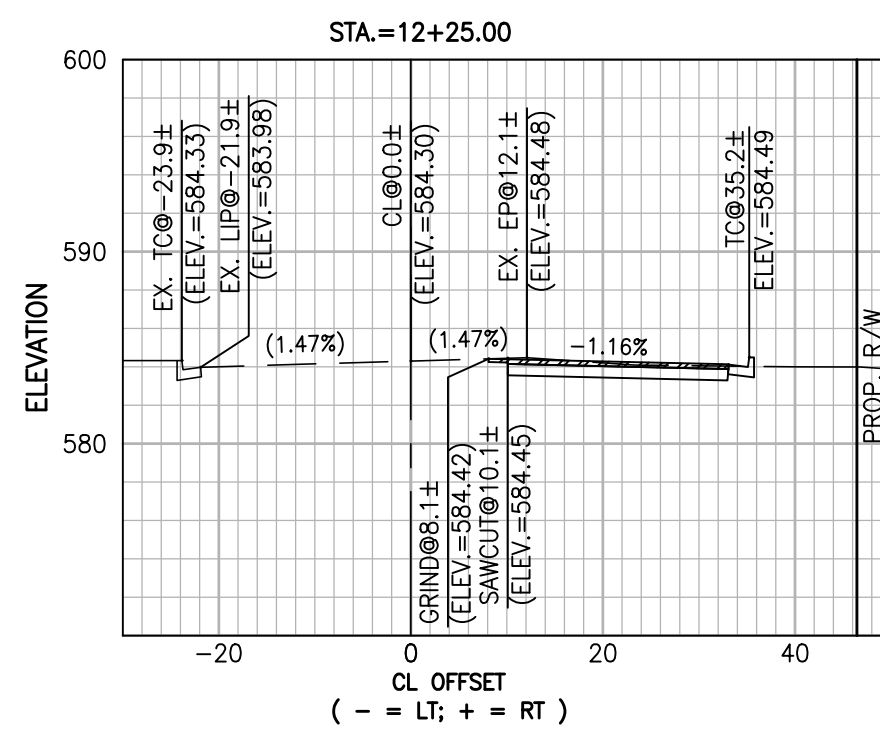
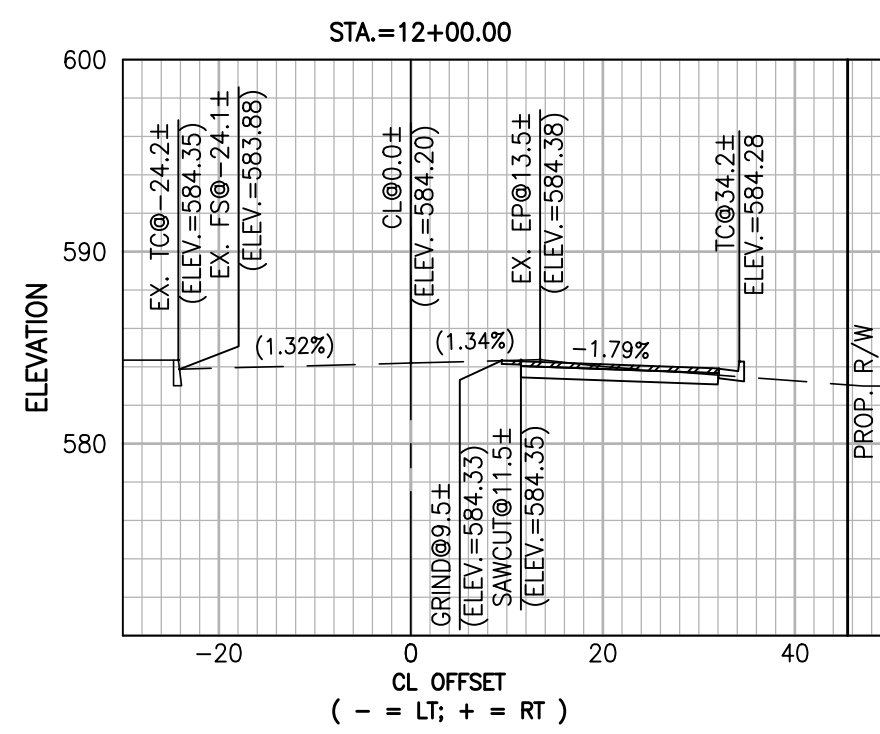
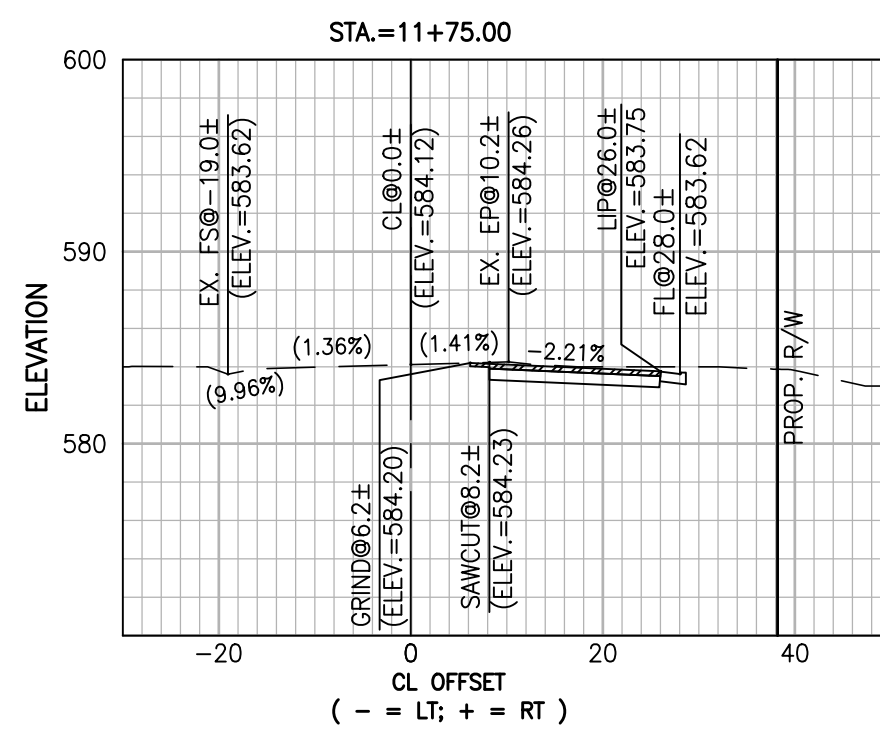
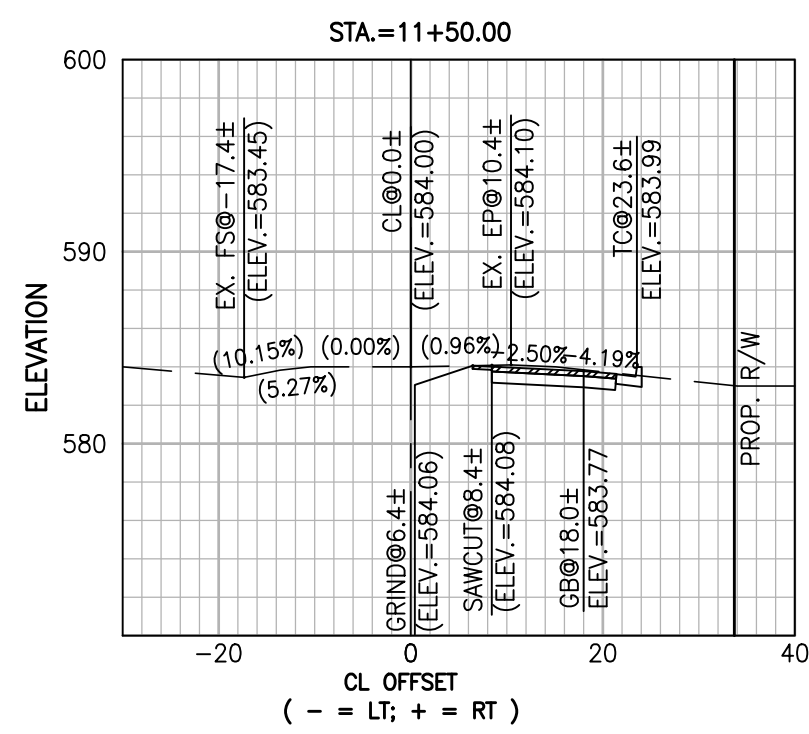
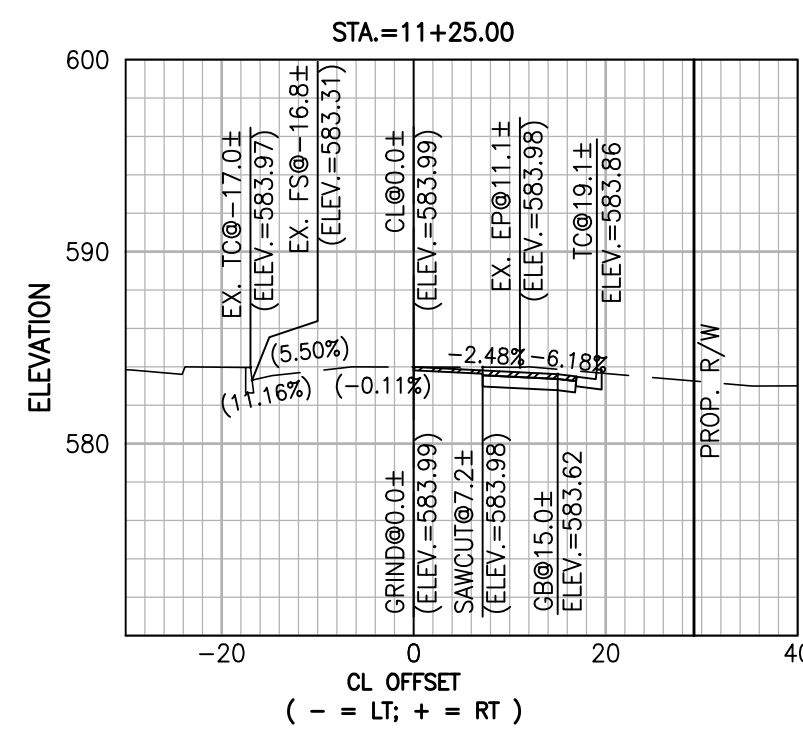
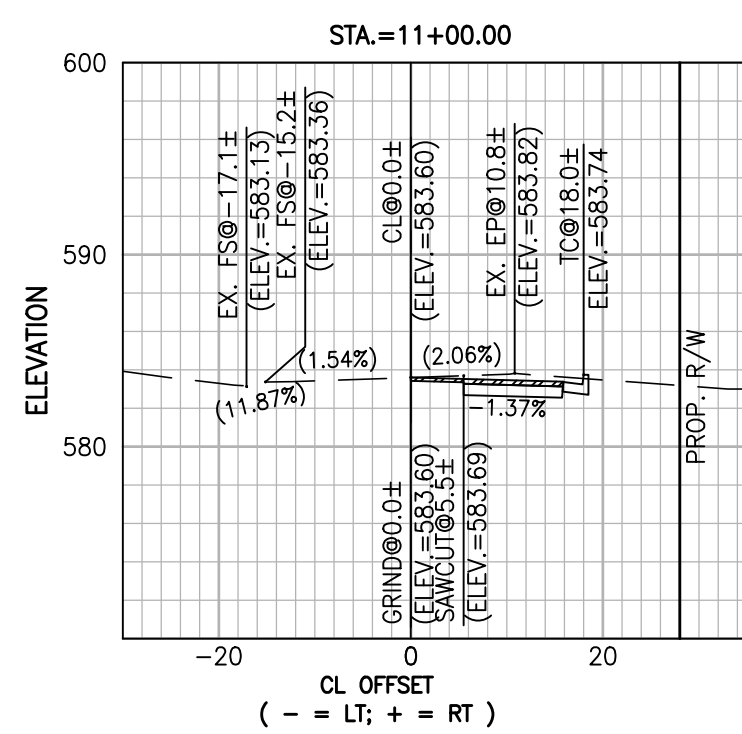
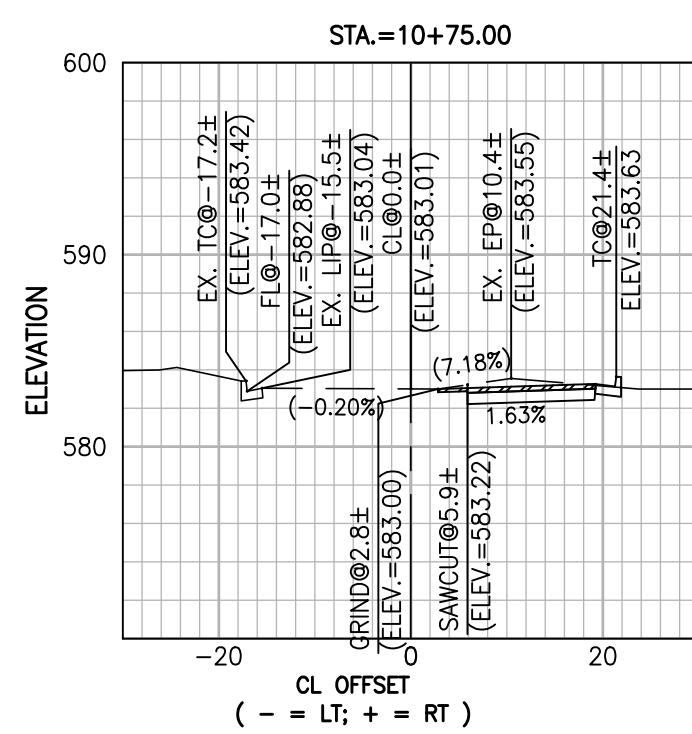
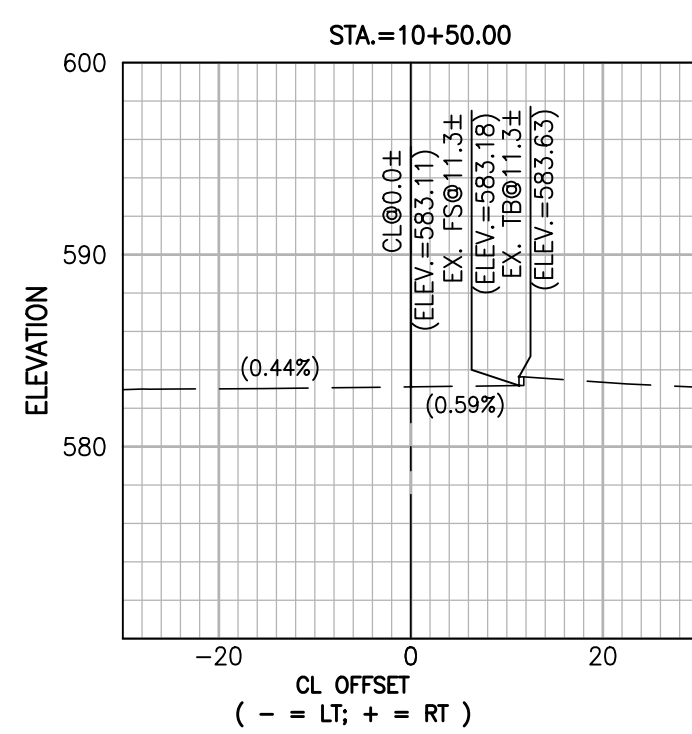
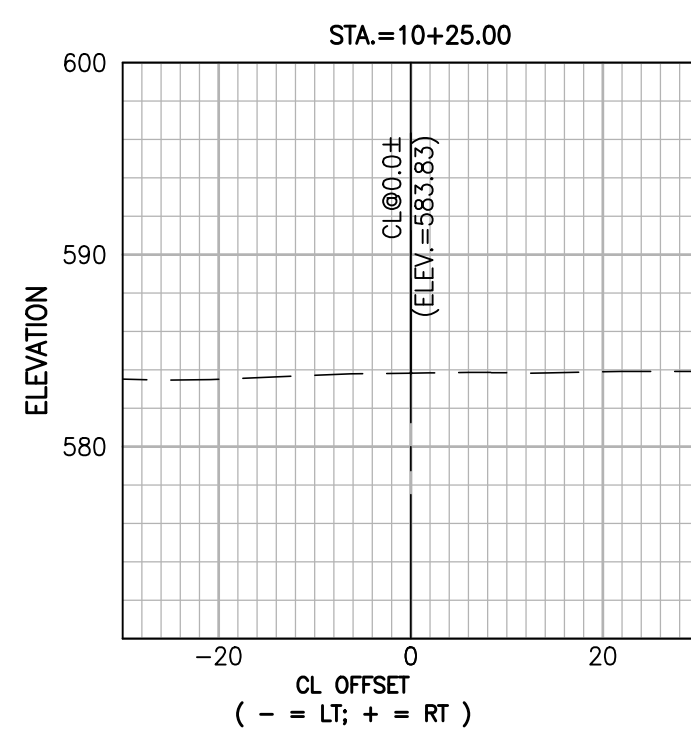
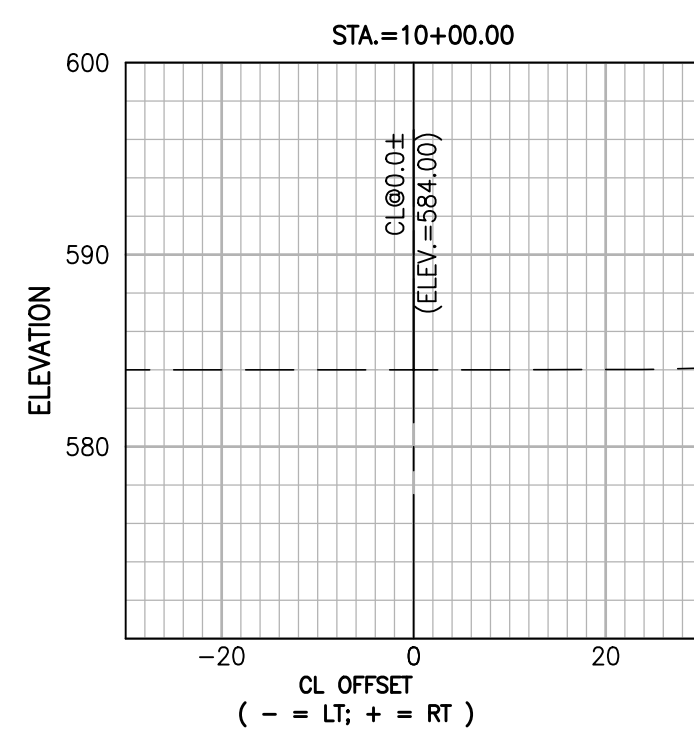
SHEET NO.

4

OF 7 SHEETS

U:\Projects\Warrington\10627\Engineering\Offsite Street Improvement\10627 OFFSITE ST_04_MATCH UP SECTIONS.dwg





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TWO WORKING DAYS BEFORE YOU DIG

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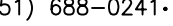
CITY OF EASTVALE	
PUBLIC WORKS DEPARTMENT	
BAS	12/25
REVIEWED BY: BRIAN SANDONA PRINCIPAL ENGINEER	DATE
	2/18/28
ACCEPTED BY: JIMMY CHUNG PUBLIC WORKS DIRECTOR	DATE

SEAL - ENGINEER

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. BRENDECKE
NO. 83363
EXP. 3-31-27
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 Fax: (951) 688-0599

Under the Supervision of:  **12/12/2025**

Michael R. Brendecke, R.C.E. 83363 Date:

BENCH MARK:
 IVF 52
 BRASS DISK AT THE NW CORNER OF ALESSANDRO
 BLVD. AND REDLANDS BLVD. 170.0 FEET NORTH
 OF ALESSANDRO BLVD.; 43.0 FEET WEST OF
 REDLANDS BLVD; 2.0 FEET SE OF POWER POLE
 #21599 C.W.T.; 1.0 FEET NORTH OF A MARKER
 POST, A BRASS DISK SET IN THE TOP OF A
 CONCRETE POST AND MARKED "VF 52 1993"
 ELEVATION: 1603.71 NAVD 1988

SCALE:
 H: AS SHOWN V: AS SHOWN

CITY OF EASTVALE		SHEET NO. 6
ARCHIBALD AVENUE STREET & DRAINAGE IMPROVEMENT PLANS GRAPEWIN STREET MATCH-UP SECTIONS STA. 10+00.00 TO STA. 12+50.00		
		OF <u>7</u> SHEETS
FOR: RICHMOND AMERICAN HOMES	W.O.: _____-_____-	CITY FILE NO: PWE25-00085

CITY OF EASTVALE

SIGNING AND STRIPING & TRAFFIC SIGNAL MODIFICATION PLAN

ARCHIBALD AVENUE
AT
GRAPEWIN STREET & WIND RIVER ROAD

SIGNING AND STRIPING GENERAL NOTES

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM PAVEMENT CONTROL DEVICES.
2. ALL TRAFFIC STRIPES, PAYMENT MARKINGS, AND SIGNS SHALL BE REFLECTORIZED AND IN STANDARD SIZE. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS. STENCILS FOR PAVEMENT MARKING SHALL MATCH CALTRANS STANDARD PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPES, PAYMENT MARKINGS, AND RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. WORD OR SYMBOL PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING A RECTANGULAR AREA COVERING THE WHOLE MARKING.
4. ALL CROSSWALKS SHALL HAVE 10 FEET IN BETWEEN THE 12-INCH WHITE OR YELLOW STRIPES.
5. ALL DOUBLE YELLOW STRIPES SHALL HAVE 3-INCH PAINTED BLACK LINE SEPARATING THE YELLOW STRIPES.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC STRIPES, RAISED PAVEMENT MARKERS (RPMs), PAYMENT MARKINGS, AND SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER.
7. ALL PAVEMENT MARKINGS INCLUDING CROSSWALKS, LIMIT LINES, AND STOP BAR SIGNALS SHALL BE APPLIED WITH THERMOPLASTIC MATERIAL. ALL OTHER TRAFFIC STRIPES SHALL BE PAINTED IN TWO COATS.
8. ALL RPMs SHALL BE INSTALLED WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPPING. ALL EXISTING RPMs WITHIN THE PROJECT AREA SHALL BE REPLACED IN KIND OR REMOVED IN ACCORDANCE WITH THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL INSTALL STANDARD SIZE SIGN PANEL ON 2' SQUARE PERFORATED STEEL TUBE POST WITH TWO PIECE ANCHOR AND SLEEVE, FASTENED WITH 3/8" RIVETS WITH STAINLESS STEEL WASHERS, UNLESS OTHERWISE NOTED. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
10. THE CONTRACTOR SHALL REMOVE SIGNS IN ACCORDANCE WITH THE PLANS AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL DELIVER REMOVED SIGNS TO THE COUNTY YARD OR AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC SIGNAL TIMING SHEET TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY NEW OR MODIFIED TRAFFIC SIGNAL. THE TIMING SHEET WILL MEET ALL REQUIREMENTS PER THE LATEST CALIFORNIA MUTCD, PART 4 "HIGHWAY TRAFFIC SIGNALS".
12. THE CONTRACTOR SHALL REPLACE ALL SIGNING AND STRIPING WITHIN PROJECT LIMITS DAMAGED OR ALTERED BY THE PROJECT, AS DETERMINED BY THE COUNTY ENGINEER.

SHEET INDEX:

Sheet Number	Description
1.	TITLE SHEET SIGNING/STRIPING & TRAFFIC SIGNAL MODIFICATION PLANS ARCHIBALD AVE AT WIND RIVER RD & GRAPEWIN ST
2.	TRAFFIC SIGNAL MODIFICATION PLAN ARCHIBALD AVE AT WIND RIVER RD & GRAPEWIN ST
3.	SIGNING AND STRIPING PLAN ARCHIBALD AVE AT WIND RIVER RD & GRAPEWIN ST

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF EASTVALE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF RECORD, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Th Oalt 10/1/2025
THOMAS JOSEPH WHEAT R.C.E. No. 69467 DATE

WORK TO BE DONE:

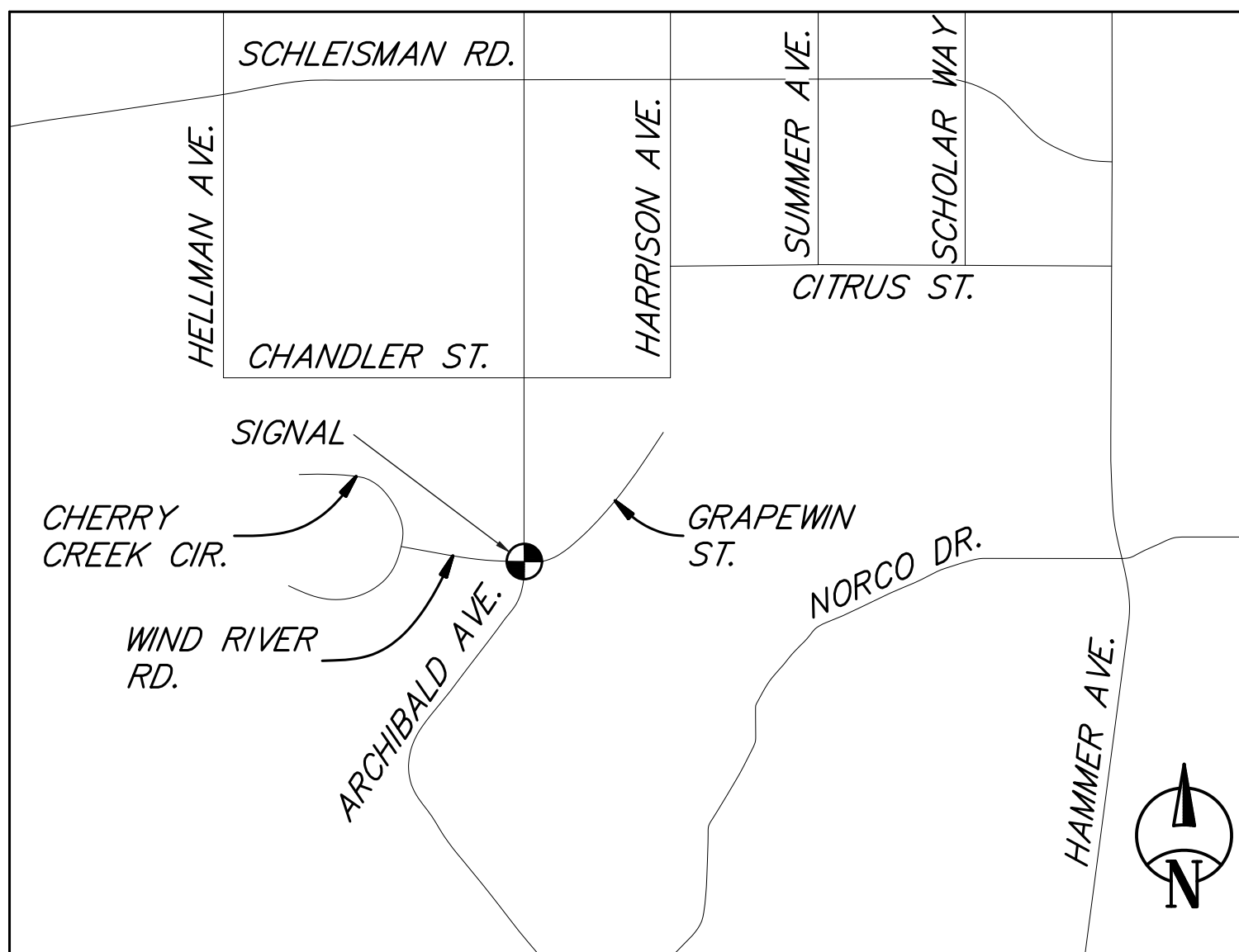
CONSTRUCT TRAFFIC SIGNAL AND STREET LIGHTING SYSTEMS AS SHOWN AND NOTED.

SPECIFICATIONS:

CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD
SPECIFICATIONS 2018 EDITION.

STANDARD DRAWINGS:

CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD
PLANS 2018 EDITION.



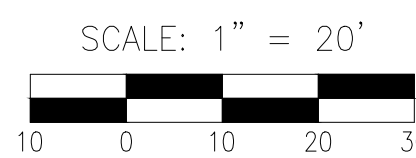
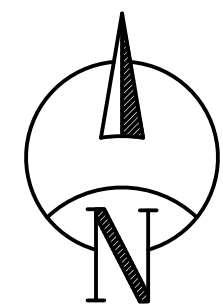
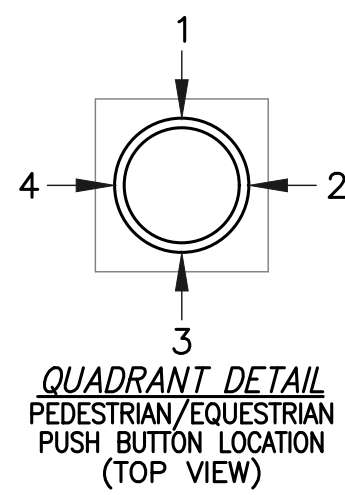
VICINITY MAP
N.T.S.

TRAFFIC SIGNAL GENERAL NOTES:

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITION OF COUNTY OF RIVERSIDE STANDARD PLANS, CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, AND CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 227-2600, AND ALL CONCERNED UTILITY COMPANIES AT LEAST TWO WORKING DAYS IN ADVANCE OF EXCAVATION. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND VERIFY ALL CONDITIONS ON THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL DAMAGES OCCURRED DUE TO FAILURE TO LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES. HAND DIG AS NEEDED OR AS DIRECTED BY THE ENGINEER UNTIL CLEAR OF OBSTRUCTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON COUNTY RIGHT-OF-WAY AFFECTED BY CONTRACTOR'S WORK. THE CONTRACTOR SHALL KEEP COUNTY RIGHT-OF-WAY CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS. THERE SHALL BE NO STOCKPILING OF CONSTRUCTION MATERIALS WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT THE PERMISSION OF THE ENGINEER.
4. EXISTING PRIVATELY OWNED IMPROVEMENTS ON PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED OR REPLACED.
5. SEE CALTRANS STANDARD PLAN ES-1A, ES-1B, AND ES-1C FOR SYMBOLS AND ABBREVIATION LEGENDS.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAFFIC SIGNAL EQUIPMENTS, SIGNS, AND STRIPING IN ACCORDANCE WITH THE PLANS AND SPECIAL PROVISIONS. ALL SIGNS SHALL BE REFLECTORIZED MATERIAL STANDARD SIZE UNLESS OTHERWISE NOTED.
7. CONTROLLER CABINET AND SERVICE CABINET SHALL BE PLACED AT A MINIMUM OF 15 FEET APART.
8. ELECTRICAL CONDUIT SHALL BE PLACED AT A MINIMUM OF 2 FEET FROM TELEPHONE CONDUIT.
9. ALL PULL BOXES SIZE SHALL BE NO. 5 UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER. PULL BOXES IN UNIMPROVED AREAS NOT PROTECTED BY CURB AND GUTTER SHALL BE TRAFFIC BEARING TYPE. MAXIMUM SPACING BETWEEN PULL BOXES SHALL BE 500 FEET.
10. ALL CONDUITS SHALL BE 2-INCH RIGID GALVANIZED STEEL CONDUIT UNLESS OTHERWISE NOTED. ALL CONDUITS PLACED UNDER PAVING SHALL BE INSTALLED WITHOUT OPEN CUTTING.
11. DETECTOR LOOPS SHALL BE PLACED PER COUNTY OF RIVERSIDE STANDARD PLAN NO. 1201 AND CENTERED WITHIN THE DRIVING LANE UNLESS OTHERWISE NOTED. STRIPESIDE LOOP (CAT-TRACKING) SHALL BE APPROVED BY THE COUNTY PRIOR TO DETECTOR LOOP INSTALLATION. ALL LOOP DETECTOR CONFIGURATIONS SHALL BE TYPE 'E' PER STANDARD PLAN ES-5B. ALL CURB TERMINATIONS SHALL BE TYPE 'A' PER STANDARD PLAN ES-5D. DETECTOR LOOP WIRES SHALL BE TESTED AND APPROVED PRIOR TO FILLING SAWCUTS.
12. ALL CABLES AND CONDUCTORS SHALL BE CONTINUOUS WITH A MINIMUM OF 6 FEET OF SLACK INSIDE EACH PULL BOX UNLESS OTHERWISE NOTED. 20 FEET OF SIGNAL INTERCONNECT CABLE SLACK SHALL BE PROVIDED INSIDE THE CONTROLLER CABINET.
13. TRAFFIC SIGNAL INTERCONNECT CABLE (SIC) SHALL BE 6-PAIR, AWG #20 CABLE UNLESS OTHERWISE NOTED. TRAFFIC SIGNAL INTERCONNECT CONDUIT SHALL HAVE A MINIMUM FACTORY CONDUIT BEND RADIUS OF 36 INCH.
14. ALL COMBINATION PEDESTRIAN AND VEHICLE SIGNAL INDICATIONS INCLUDING PV HEADS SHALL UTILIZE LIGHT EMITTING DIODE (LED) SIGNAL MODULES. ALL VEHICLE SIGNAL SECTION AND INDICATIONS SHALL BE 12 INCH.
15. ALL SIGNAL HOUSINGS, VISORS, AND BACKPLATES SHALL BE METAL. VEHICLE SIGNAL HOUSING SHALL BE PROVIDED WITH LOUVERED BACKPLATE. A TUNNEL VISOR SHALL BE PROVIDED FOR EACH SIGNAL FACE.
16. ALL UNUSED TENONS SHALL BE CAPPED IN A WATERPROOF METHOD AS DIRECTED BY THE ENGINEER.
17. ALL EQUIPMENT LOCATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO FINAL PLACEMENT.
18. PLAN SIGNATURE IS GOOD FOR 1 YEAR. ADDITIONAL PLAN REVIEW IS REQUIRED IF NO CONSTRUCTION BEGINS BY THEN.

[illegible]

3



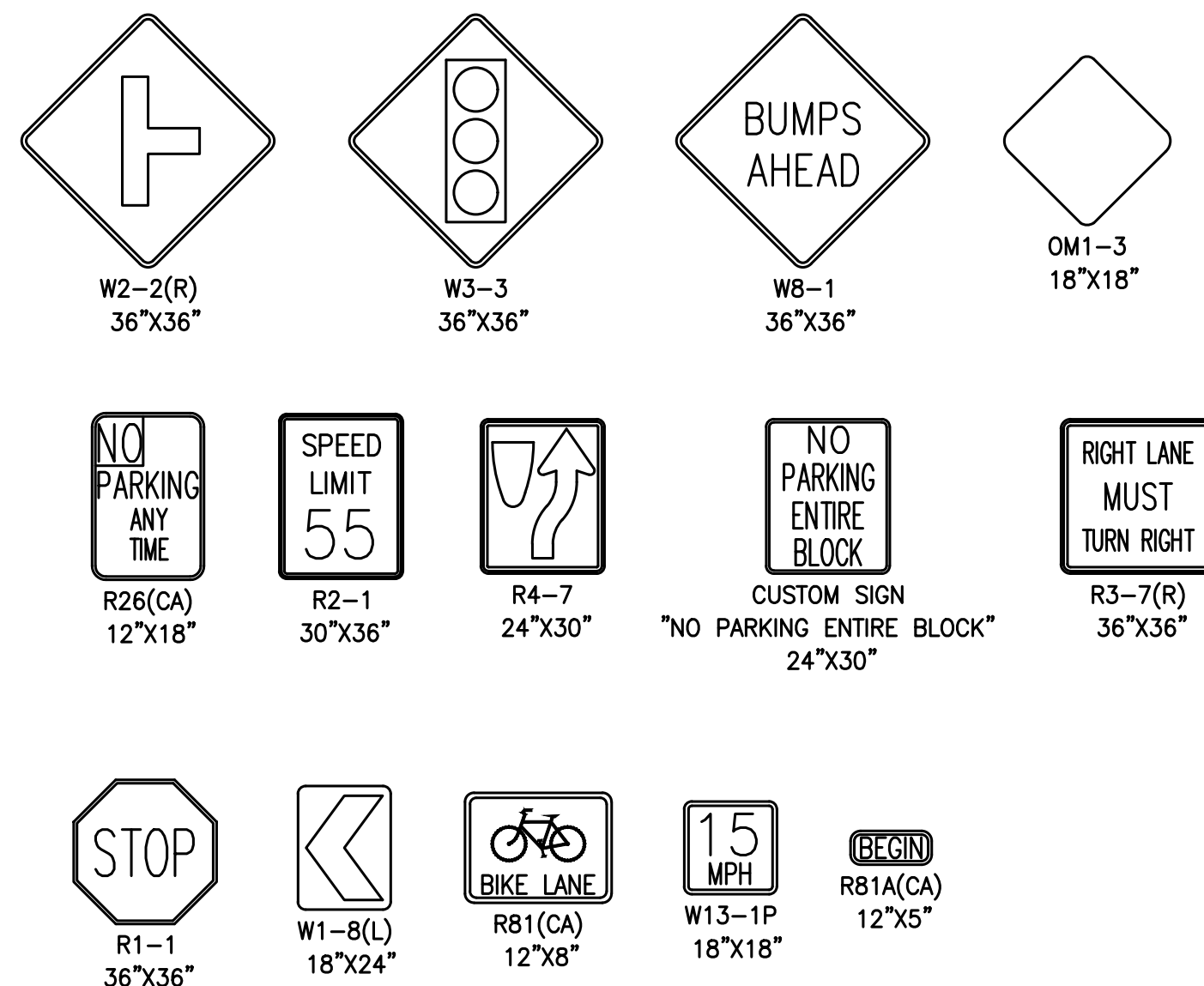
SIGNING AND STRIPING GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES

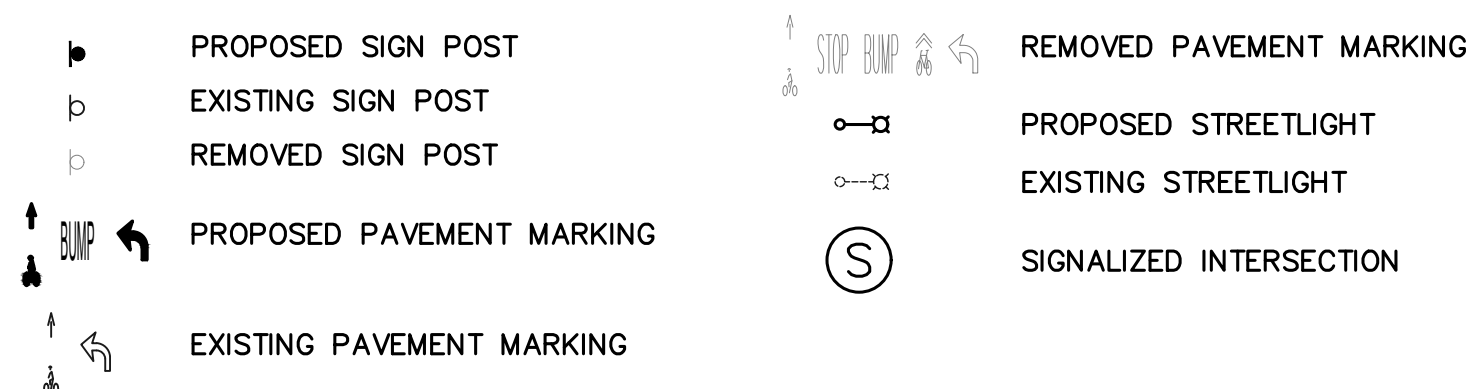
SIGNING AND STRIPING NOTES:

SIGNING AND STRIPING NOTES:		QUANTITIES THIS SHEET
(E)	EXISTING SIGN TO REMAIN.	7 EA.
(CX)	INSTALL THERMOPLASTIC CONTINENTAL CROSSWALK PER MUTCD AND COUNTY OF RIVERSIDE STANDARDS.	3,200 SF
(IS)	INSTALL SIGN AND POST PER COUNTY OF RIVERSIDE STD. 1222.	4 EA.
(RL)	RELOCATE EXISTING SIGN AND INSTALL PER COUNTY OF RIVERSIDE STD. 1222.	2 EA.
(RS)	REMOVE AND SALVAGE EXISTING SIGN AND POST.	9 EA.
(PM)	INSTALL THERMOPLASTIC PAVEMENT MARKING AS SHOWN PER CALTRANS STANDARDS.	114 SF
(TX)	INSTALL THERMOPLASTIC 12" SOLID WHITE LIMIT LINE PER CALTRANS STANDARDS.	176 LF
(XX)	REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING PROCESS. CONTRACTOR SHALL RESTORE PAVEMENT SURFACE TO MATCH ADJACENT AREAS.	1,420 LF
(04)	INSTALL THERMOPLASTIC 4" WHITE 45 DEGREE DIAGONAL MARKING SPACED @ 25' O/C.	685 LF
(T6)	INSTALL THERMOPLASTIC 6" SOLID WHITE LANE LINE STRIPE USE COUNTY OF RIVERSIDE STD. 1210.	200 LF
(22)	PAINT 6" DOUBLE YELLOW CENTERLINE STRIPE PER CALTRANS STD. PLAN A20A – DETAIL 22	50 LF
(29)	PAINT 6" DOUBLE YELLOW MEDIAN STRIPE PER CALTRANS STD. PLAN A20B – DETAIL 29.	5 LF
(38)	PAINT 8" WHITE CHANNELIZING LANE LINE STRIPE PER CALTRANS STD. PLAN A20D – DETAIL 38.	205 LF
(39)	INSTALL THERMOPLASTIC 6" WHITE BIKE LANE STRIPE PER CALTRANS STD. PLAN A20D – DETAIL 39.	685 LF
(39A)	INSTALL THERMOPLASTIC 6" WHITE BIKE LANE INTERSECTION STRIPE PER CALTRANS STD. PLAN A20D – DETAIL 39A.	375 LF
(S)	SIGNALIZED INTERSECTION	

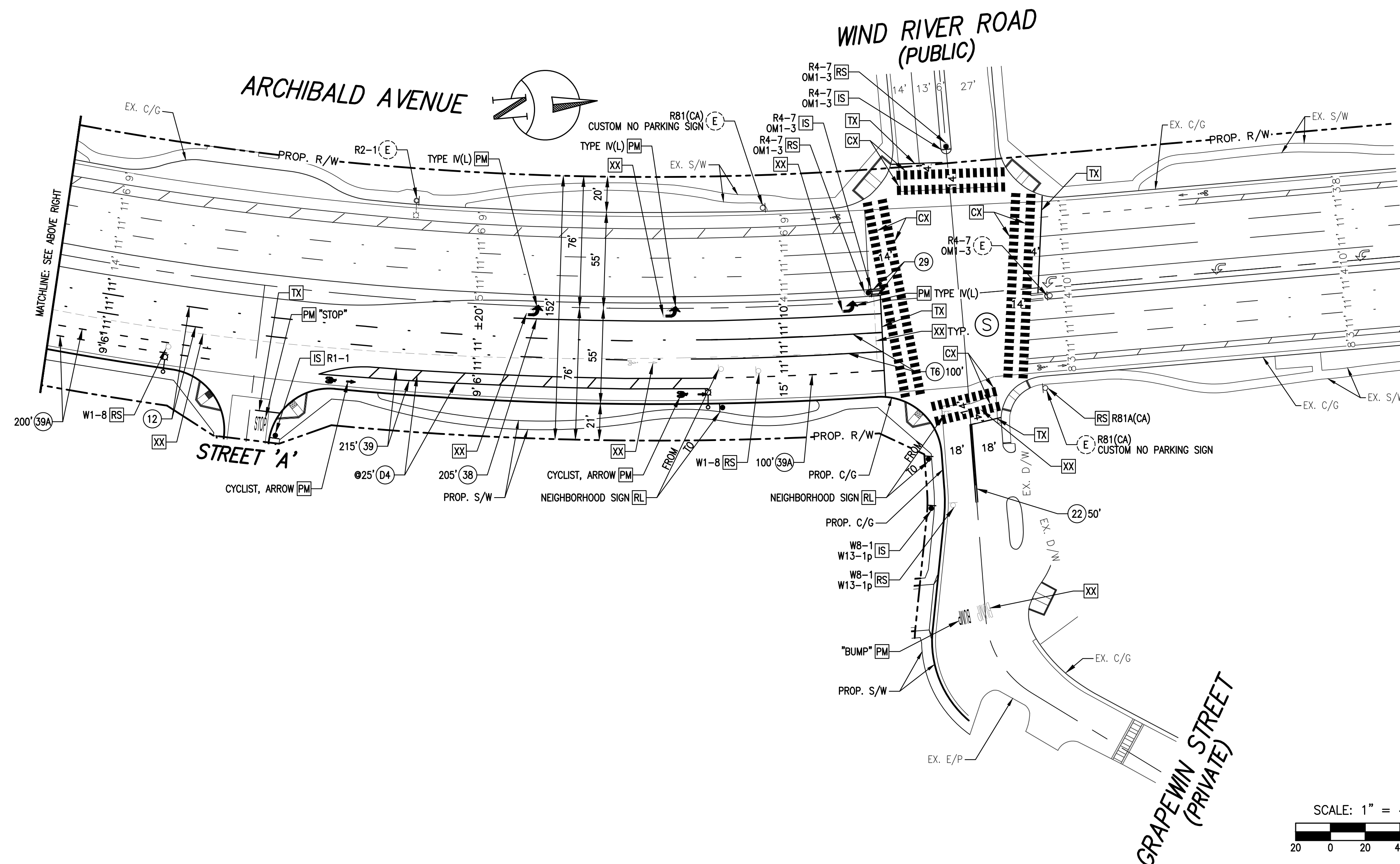
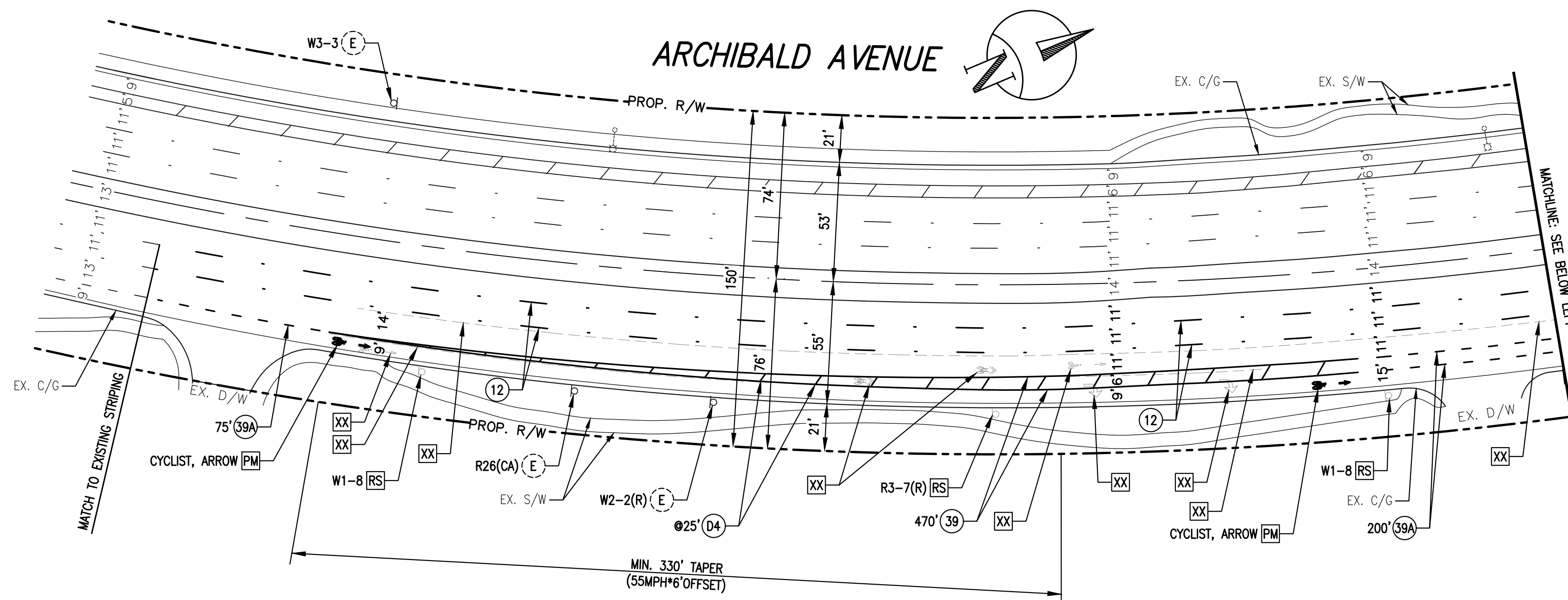
SIGN LEGEND



SYMBOL LEGEND



Know what's **below**.
Call before you dig.

[illegible]

SCALE: 1" = 40'



A horizontal graphic scale bar with alternating black and white segments. Below the bar, numerical labels indicate distances in feet: 20, 0, 20, and 40. The bar is divided into four equal segments, each representing 20 feet.

STREET LIGHTING GENERAL NOTES:

- ABBREVIATIONS:

STREET LIGHTING LEGEND:

IMPROVEMENT PLANS



DECLARATION OF ENGINEER OF RECORD

10/1/2025
DATE

[illegible]

CONSTRUCTION NOTES:		QTY.
①	INSTALL COUNTY OF RIVERSIDE STANDARD STREET LIGHT PER THE COUNTY OF RIVERSIDE STREET LIGHTING SPECIFICATIONS AND THE FOLLOWING: AMERON CONCRETE POLE: ORNAMENTAL CONCRETE, GRAY COLOR, 1C128 PER COUNTY OF RIVERSIDE STANDARD DRAWING 1000-1. LUMINAIRE: (GE) 84 WATT 4000K EVOLVE LED CATALOG NUMBER ERLH1-0-09-C3-27-A-GRAY-L ON AN 8' ALUMINUM BASE ARM. PHOTOELECTRIC CONTROL: SUN TECH EII (EXTRA LONG LIFE SERIES) PEC TWISTLOCK RECEPTACLE OR APPROVED EQUAL. INSTALL FOUNDATION PER MANUFACTURER SPECS.	2 EA
②	FURNISH AND INSTALL NO. 3-1/2 PULLBOX (OR NO. 5 IF INDICATED) OR APPROVED EQUAL PER CALTRANS DETAIL ES-8A AND RIVERSIDE COUNTY STANDARD. WITH CONCRETE BOLT DOWN COVER INSCRIBED "STREET LIGHTING".	5 EA
③	INSTALL 2" SCHED 40 PVC CONDUIT (30" DEPTH) BETWEEN PULL BOXES AND FROM METERING PEDESTAL WITH (2) #8 CONDUCTORS AND (1) #8 GROUND.	340 LF
④	FURNISH AND INSTALL METERING SERVICE ENCLOSURE, TYPE 3R, RAINPROOF, 120/240 VOLT, SINGLE PHASE, 3 WIRES, 100A MAIN CIRCUIT BREAKER ON LINE SIDE AND WITH (2) 50 A CIRCUIT BREAKER ON LOAD SIDE WITH THE PROVISION FOR METER AND TEST BLOCKS OR APPROVED EQUAL AND PER COUNTY OF RIVERSIDE STANDARDS.	1 EA
⑤	INSTALL 3" SCHED 40 PVC CONDUIT (30" MIN. DEPTH) WITH PULL ROPE PER SCE REQUIREMENTS TO NEW TRANSFORMER <SERVICE POINT>. COORDINATE WITH SCE PRIOR TO BEGINNING WORK. SEE SERVICE PLAN.	2 EA
⑥	INSTALL 1 1/2" SCHED 40 PVC CONDUIT (30" MIN. DEPTH) WITH PULL ROPE ONLY.	60 LF

OWNER

APPLICANT

ENGINEER

UTILITY EMERGENCY CONTACT INFO:

WATER:	JURUPA VALLEY COMMUNITY SERVICE DISTRICT	951-685-7434
SEWER:	JURUPA VALLEY COMMUNITY SERVICE DISTRICT	951-685-7434
ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY	951-928-8207
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	951-304-0093
TELEPHONE:	VOIP	949-829-4200
CATV:	SPECTRUM	888-369-8647
	DISH	866-312-8541
	DIRECTV	800-531-5000
INTERNET:	SPECTRUM	888-369-2408

SHEET INDEX:

Sheet Number	Description
1.	TITLE SHEET STREET LIGHTING PLAN ARCHIBALD AVE AT WIND RIVER RD & GRAPEWIN ST
2.	STREET LIGHTING PLAN ARCHIBALD AVE AT WIND RIVER RD & GRAPEWIN ST

EXHIBIT "C"**SURETY BONDS OR OTHER SECURITY****TRACT MAP NO. 39022**

As evidence of understanding the provisions contained in this Agreement, and of the Owner's intent to comply with same, the Owner has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

PERFORMANCE BOND OR OTHER SECURITY PRINCIPAL AMOUNT:\$ 1,062,500Surety: Travelers Casualty and Surety Company of AmericaAttorney-in-fact: James I. MooreAddress: One Tower Square, Harford, CT 06183**MATERIAL AND LABOR BOND OR OTHER SECURITY PRINCIPAL AMOUNT:**\$ 531,250Surety: Travelers Casualty and Surety Company of AmericaAttorney-in-fact: James I. MooreAddress: One Tower Square, Hartford, CT 06183**SURVEY MONUMENT BOND OR OTHER SECURITY PRINCIPAL AMOUNT:**\$ 91,500Surety: Travelers Casualty and Surety Company of AmericaAttorney-in-fact: Martin RossAddress: One Tower Square, Hartford, CT 06183

BOND NO. 108358763
 INITIAL PREMIUM: \$2,922.00
 SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. TR 39022 SUBDIVISION IMPROVEMENT BOND

(Faithful Performance)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale, California ("City") and Richmond American Homes of Maryland, Inc. ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments and all other required facilities for Tract Map No. 39022 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and Travelers Casualty and Surety Company of America ("Surety"), a corporation organized and existing under the laws of the State of Connecticut, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of ONE MILLION SIXTY TWO THOUSAND FIVE HUNDRED and 00/100ths DOLLARS (\$1,062,500.00), said sum being not less than one hundred percent (100%) of the total cost of the Public Improvements as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents,

as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Downers Grove, IL _____, this 17th day of December, 2025.

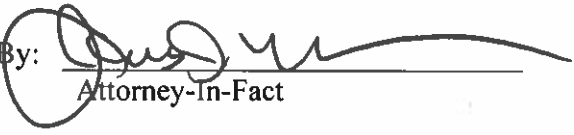
Richmond American Homes
of Maryland, Inc.

Principal

Travelers Casualty and Surety
Company of America

Surety

By: 
Its: Managing Member
VP PROJECT MANAGEMENT
ENSAR BONEZ
(print name)

By: 
Attorney-In-Fact
James I. Moore
(print name)

INSTRUCTIONS

1. The above bond must be executed by both the Principal and the Surety.
2. If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.
3. The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF
MARYLAND, INC., a Maryland corporation

By: 
Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 31st day of July 2023.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

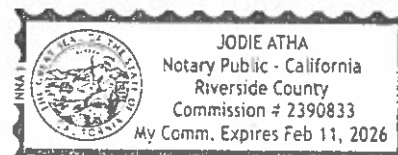
State of California }
 County of Riverside }
 On January 5, 2020 before me, Jodie Atha, Notary Public
(Here insert name and title of the officer)
 personally appeared Edgar Gomez
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within 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.

Jodie Atha
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

 (Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

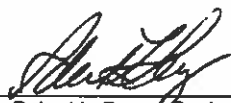
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **James I Moore** of **DOWNERS GROVE**, Illinois, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

By: 
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **December**, 2025




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

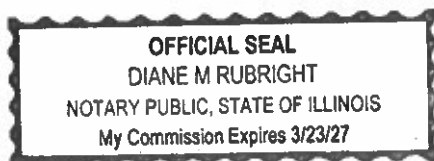
STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On December 17, 2025, before me, Diane M. Rubright, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Travelers Casualty and Surety Company of America, a corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2027

Diane M. Rubright
Diane M. Rubright, Notary Public
Commission No. 817036



BOND NO. 108358763
 INITIAL PREMIUM: \$3,719.00
 SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. TR. 39022 SUBDIVISION IMPROVEMENT BOND

(Labor and Materials)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale California ("City") and Richmond American Homes of Maryland, Inc. ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments, and all other required facilities for Tract Map No. 39022. ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the Improvement Agreement providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for, or about the performance of the Public Improvements, or for any work or labor done thereon of any kind, or for amounts due under the provisions of Title 15 (commencing with section 3082) of Part 4 of Division 3 of the California Civil Code, with respect to such work or labor, that the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

Travelers Casualty and Surety

NOW, THEREFORE, Principal and Company of America ("Surety"), a corporation organized and existing under the laws of the State of Connecticut, and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City and to any and all material men, persons, companies or corporations furnishing materials, provisions, and other supplies used in, upon, for or about the performance of the Public Improvements, and all persons, companies or corporations renting or hiring teams, or implements or machinery, for or contributing to the Public Improvements to be done, and all persons performing work or labor upon the same and all persons supplying both work and materials as aforesaid excepting the Principal, the sum of FIVE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED FIFTY and 00/100ths DOLLARS (\$531,250.00), said sum being not less than 50% of the total cost of the Public Improvements under the terms of the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Public Improvements, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

This bond is executed and filed to comply with Section 66499 et seq. of the California Government Code as security for payment to contractors, subcontractors, and persons furnishing labor, materials, or equipment for construction of the Public Improvements or performance of the Improvement Agreement. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Downers Grove, IL, this 17th day of December, 2025.

Richmond American Homes
of Maryland, Inc.

Principal

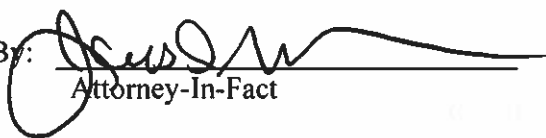
Travelers Casualty and Surety
Company of America

Surety

By:


Its: Managing Member
VP PROJECT MANAGEMENT
EDRAL GOMEZ
(print name)

By:


Attorney-In-Fact
James I. Moore
(print name)

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF
MARYLAND, INC., a Maryland corporation

By: _____

Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 31st day of July 2023.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Riverside }

On January 5, 2020 before me, Jodie Atha, Notary Public
(Here insert name and title of the officer)

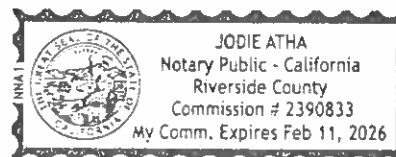
personally appeared Edgar Gomez,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Jodie Atha
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

 (Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **James I Moore** of **DOWNS GROVE**, Illinois, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st day of April, 2021**.



State of Connecticut

City of Hartford ss.

By:
 Robert L. Raney, Senior Vice President

On this the **21st day of April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th day of June, 2026**



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **December**, **2025**



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On December 17, 2025, before me, Diane M. Rubright, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Travelers Casualty and Surety Company of America, a corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2027

Diane M. Rubright
Diane M. Rubright, Notary Public
Commission No. 817036



BOND NO. 108358771
 INITIAL PREMIUM: \$252.00
 SUBJECT TO RENEWAL

CITY OF EASTVALE
PROJECT NO. TR. 39022 SUBDIVISION IMPROVEMENT BOND
(Survey Monument)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale, California ("City") and Richmond American Homes of Maryland, Inc. ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, survey monuments and all other required facilities for Parcel Map No. 39022 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2025 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

Travelers Casualty and Surety

NOW, THEREFORE, Principal and Company of America ("Surety"), a corporation organized and existing under the laws of the State of Connecticut, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of Ninety One Thousand* Dollars (\$ 91,500 .00), said sum shall not be less than one hundred percent (100%) of the costs of setting the Subdivision Monuments as determined by the Engineer of Record or Surveyor as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

*Five Hundred and 00/100ths

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents,

as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Downers Grove, Illinois, this 17th day of December, 2025.

Richmond American Homes
of Maryland, Inc.
Principal

Travelers Casualty and Surety
Company of America
Surety

By: 
Its: Managing Member
VP PROJECT MANAGEMENT
ENAL BOHEL
(print name)

By: 
Attorney-In-Fact
Martin Moss
(print name)

INSTRUCTIONS

1. The above bond must be executed by both the Principal and the Surety.
2. If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.
3. The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF
MARYLAND, INC., a Maryland corporation

By: _____

Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 31st day of July 2023.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Riverside }

On January 5, 2020 before me, Jodie Atha, Notary Public,
(Here insert name and title of the officer)

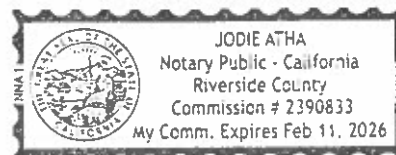
personally appeared Edgar Gomez,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Jodie Atha
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

 (Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **MARTIN MOSS** of **DOWNERS GROVE**, Illinois, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

City of Hartford ss

By: 
 Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect

Dated this 17th day of December, 2025




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

State of Illinois }
County of DuPage } ss.

On December 17, 2025, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Martin Moss known to me to be Attorney-in-Fact of Travelers Casualty and Surety Company of America the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 9, 2029


Jennifer Jean McComb, Notary Public

Commission No. 1016885



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Riverside }

On January 6, 2020 before me, Jodie Aha, Notary Public
(Here insert name and title of the officer)

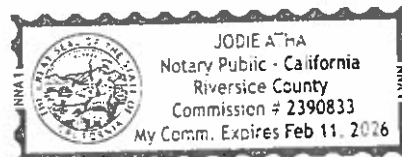
personally appeared Edgar Gomez,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Jodie Aha
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of Richmond American Homes of Maryland, Inc., a Maryland corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 10, 2020, and that such resolutions are in full force and effect as of the date of this Certificate of Resolution:

RESOLVED, that the Company hereby appoints Edgar Gomez as Vice President – Project Management (Land) (Riverside Division), effective as of January 18, 2020, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Edgar Gomez as an officer of the Company is authorized hereby to enter into and execute and deliver, on behalf of the Company, any and all documents necessary or advisable in connection with his position as Vice President – Project Management (Land) (Riverside Division).

RICHMOND AMERICAN HOMES OF
MARYLAND, INC., a Maryland corporation

By: _____

Joseph H. Fretz, Secretary

Executed at Denver, Colorado this 31st day of July 2023.

TRACT NO. 39022

BEING A SUBDIVISION OF THOSE PORTIONS OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING IN THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO PER M.B. 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS

APRIL 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202_ AT _____.M.
IN BOOK _____ OF MAPS, AT PAGES _____,
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF EASTVALE.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A". THE DEDICATION IS FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" ARCHIBALD AVENUE, THE OWNERS OF LOTS 1 THROUGH 10, INCLUSIVE, 49, 77, 81 AND 82, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER THE PRIVATE STREETS LOTS "B" THROUGH "H", INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER LOTS 1 THROUGH 79, INCLUSIVE, AND LOTS 81 THROUGH 83, INCLUSIVE.

WE HEREBY RETAIN LOTS 77 THROUGH 79 IN FEE INDICATED AS WATER QUALITY BMP AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 80 THROUGH 84, INCLUSIVE, IN FEE INDICATED AS OPEN SPACE AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "B" THROUGH "H", INCLUSIVE, IN FEE INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN PRIVATE LANDSCAPE MAINTENANCE EASEMENTS LYING WITHIN LOTS 1 THROUGH 10 INCLUSIVE, IN FEE INDICATED AS "PRIVATE LANDSCAPE MAINTENANCE EASEMENT" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:
RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION

BY: _____
EDGAR GOMEZ
VICE PRESIDENT-PROJECT MANAGEMENT (LAND) (RIVERSIDE DIVISION)

NOTARY ACKNOWLEDGMENT

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

PRINT NAME _____

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

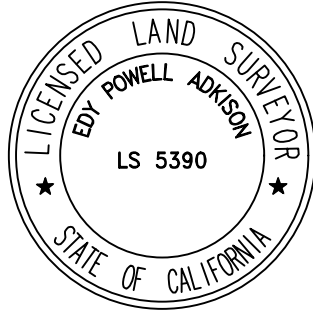
COUNTY OF PRINCIPAL PLACE OF BUSINESS

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 WARMINGTON RESIDENTIAL, ON MARCH 05, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS 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. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____, 202_

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2026



CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 39022 AS FILED, AMENDED, AND APPROVED BY THE CITY OF EASTVALE ON MAY 28, 2025, THE EXPIRATION DATE BEING MAY 28, 2028.

DATE: _____, 202_

JIMMY CHUNG, R.E. 81346, EXPIRES 09/30/27
CITY ENGINEER
CITY OF EASTVALE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 202_

GARY D. NEAL, L.S. 4619, EXPIRES 09/30/26
CITY SURVEYOR
CITY OF EASTVALE



CITY COUNCIL'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF EASTVALE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20____, AND THAT THERE UPON SAID COUNCIL DID, BY ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP.

WE HEREBY ACCEPT ON BEHALF OF THE CITY OF EASTVALE:

THE OFFER OF DEDICATION OF LOT"A" (ARCHIBALD AVENUE) FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

THE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC USE, INDICATED AS PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN THE PRIVATE STREETS.

THE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC USE, INDICATED AS PUBLIC UTILITY PURPOSES WITHIN LOTS 1 THROUGH 79, INCLUSIVE, AND LOTS 81 THROUGH 83, INCLUSIVE.

DATED: _____

ATTEST: _____

MARC A. DONOHUE, MMC
CITY CLERK OF THE CITY OF EASTVALE

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 202_

CASH OR SURETY BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____, 202_

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

NOTE:
SEE SHEET 3 FOR INDEX SHEET.

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

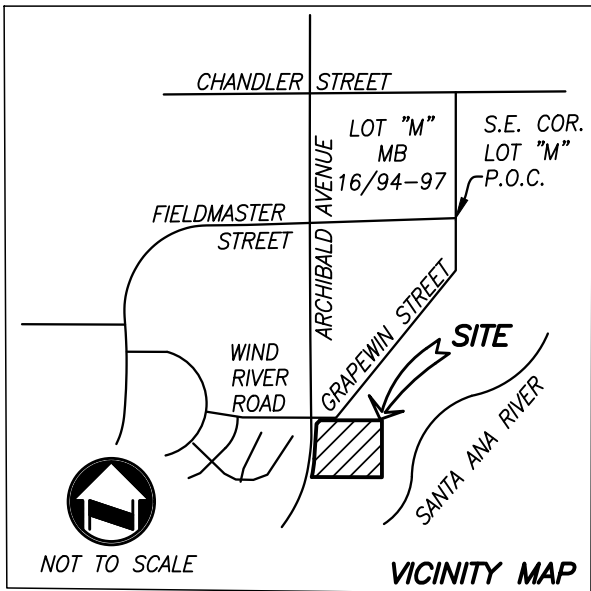
SHEET 2 OF 6 SHEETS

TRACT NO. 39022

BEING A SUBDIVISION OF THOSE PORTIONS OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING IN THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO PER M.B. 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS

APRIL 2025



GRAPHIC SCALE



COURSE DATA:

- 1 N00°37'29"E 159.36' (N00°38'05"E 159.68'R7)
- 2 N00°37'29"E 514.00' (S00°02'00"E 514.00'R10)
- 3 N88°49'36"W 171.56' (N88°46'09"W 171.68'R3)
(N89°35'30"W 171.76'R8)
- 4 Δ=6°47'44" R=1540.00' L=182.66'
- 5 Δ=9°14'39" R=1540.00' L=248.46'
- 6 Δ=2°26'54" R=1540.00' L=65.81'
(R=1540.00' Δ=2°25'49" L=65.32'R7)
- 7 N04°10'52"E 347.57' (N04°09'03"E 347.52'R7)
- 8 N88°49'36"W 235.07' (N88°44'14"W 235.31'R7)
(N89°34'00"W 235.25'R10)
- 9 N47°47'56"E 92.95' (N47°26'00"E 93.84'R10)
- 10 N03°53'16"E 90.80' (N04°09'03"E 90.69'R7)
- 11 N88°49'36"W 191.56' (N89°46'09"W 191.68'R3)
(N89°35'30"W 191.76'R8) (N89°24'00"W 192.94'R10)
- 12 N88°49'36"W 119.07' (N88°46'09"W 119.18'R5)
(N89°35'30"W 118.98'R8)
- 13 N88°49'36"W 545.84' (N88°44'11"W 545.80'R5)
(S89°34'00"E 545.84'R6) (N88°44'14"W 545.80'R7)
- 14 N00°37'29"E 321.09'
- 15 N31°44'39"E 351.09' (N31°42'50"E 351.07'R7)
- 16 N39°43'59"E 298.38' (N39°43'59"E 298.63'R1)
- 17 N04°08'31"E 225.29' (N04°04'55"E 225.25'R7)
- 18 N01°42'24"E 144.90' (N01°54'42"E 144.28'R7)

SURVEYOR'S NOTES:

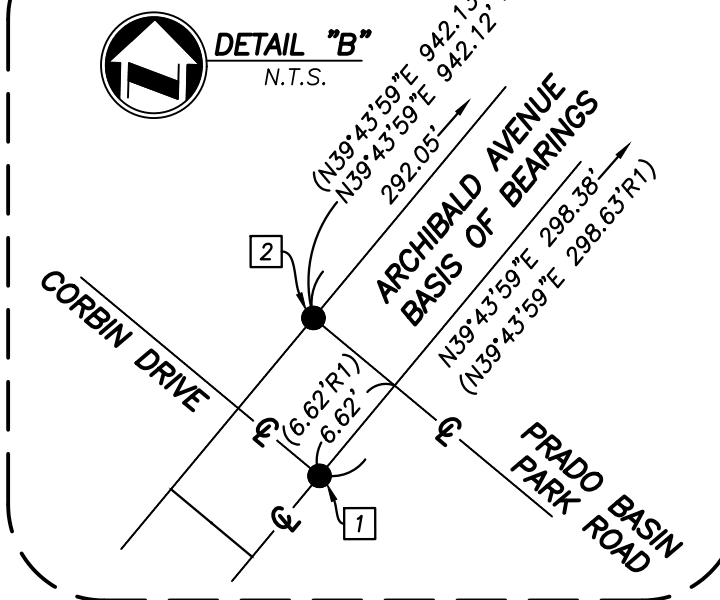
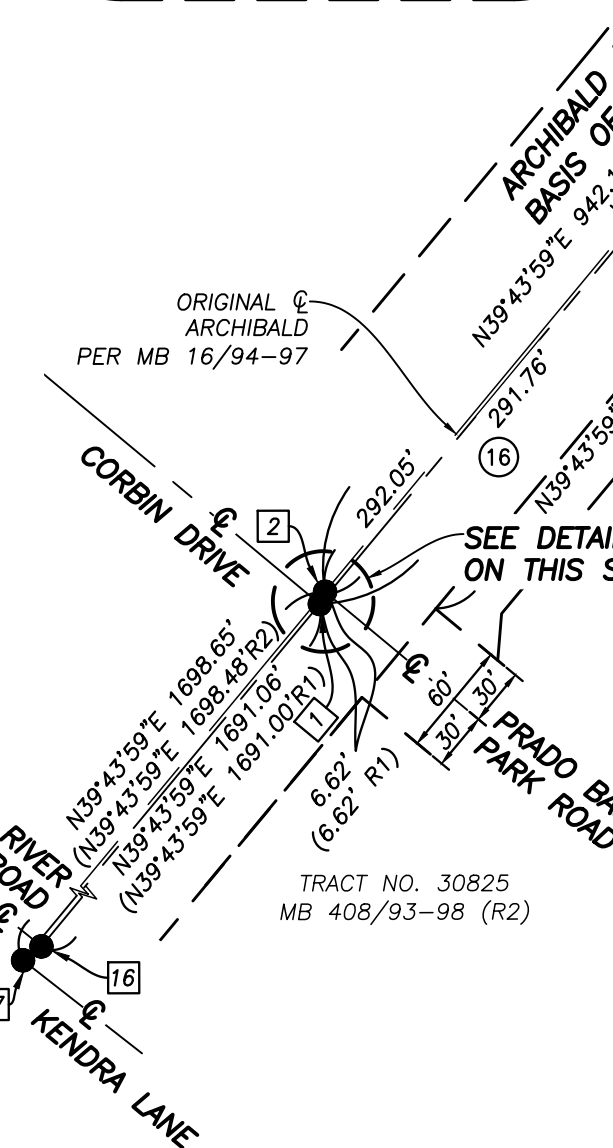
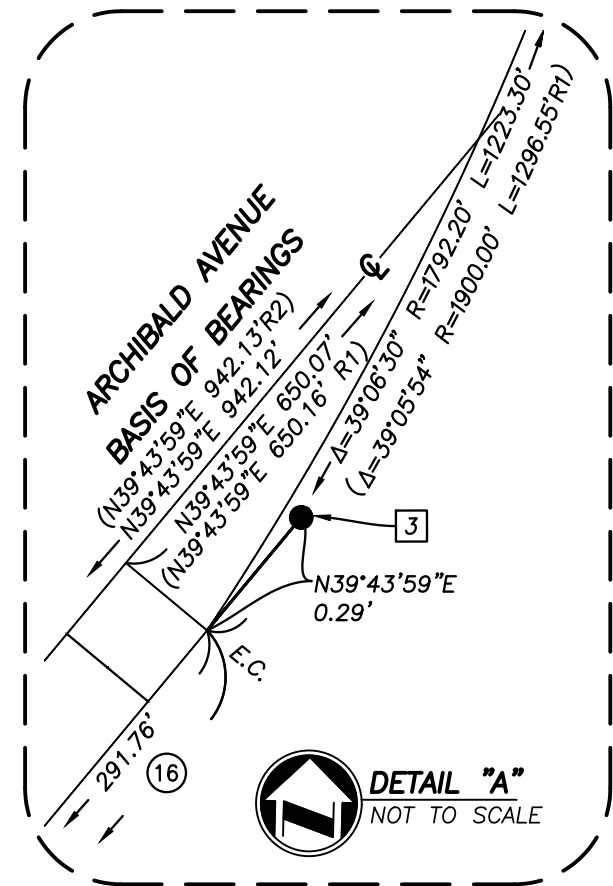
- - INDICATES FOUND MONUMENT AS NOTED
 - - INDICATES SET 1" I.P. & "LS 5390" TAG, FLUSH, UNLESS OTHERWISE NOTED.
- SET LEAD & TAG STAMPED "L.S. 5390", FLUSH IN TOP OF CURB FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT OF WAY TOWARDS CENTERLINE.
- SET LEAD & TAG STAMPED "L.S. 5390", FLUSH IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINE PROJECTED.
- INDICATES RESTRICTED ACCESS
- (R1) - DENOTES RECORD DATA PER TRACT NO. 30913-1, MB 406/1-22.
- (R2) - DENOTES CALCULATED DATA PER TRACT NO. 30825, MB 408/93-98.
- (R3) - DENOTES RECORD DATA PER TRACT NO. 30735, MB 366/42-57.
- (R4) - DENOTES RECORD DATA PER TRACT NO. 31643-1, MB 422/95-109.
- (R5) - DENOTES RECORD DATA PER PARCEL MAP NO. 33534, PMB 220/74-75.
- (R6) - DENOTES RECORD DATA PER EXECUTOR'S DEED RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 27908 O.R.
- (R7) - DENOTES RECORD DATA PER RECORD OF SURVEY RS 93/83-93.
- (R8) - DENOTES RECORD AND/OR CALCULATED DATA PER PARCEL MAP NO. 22766, PMB 157/65-66.
- (R9) - DENOTES RECORD DATA PER CERTIFICATE OF ACCEPTANCE OF DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 69094 O.R.
- (R10) - DENOTES RECORD DATA PER TRUST TRANSFER DEED RECORDED OCTOBER 03, 2022 AS DOCUMENT NO. 2022-0415628 O.R.
- (R11) - DENOTES RECORD DATA PER TRACT NO. 31643, MB 430/41-47.
- E.V.A.O. - DENOTES EMERGENCY VEHICLE ACCESS ONLY.
- R&M - DENOTES RECORD AND MEASURED.

COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS MAP CONTAINS 8.28 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS:

THE CENTERLINE OF ARCHIBALD BEING NORTH 39°43'59" EAST AS SHOWN ON TRACT MAP NO. 30913-1, FILED IN BOOK 406 OF MAPS, AT PAGES 1 THROUGH 22, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.



MONUMENT NOTES:

- 1 FOUND 1" IP, NO TAG, FLUSH IN LIEU OF 1" IP & TAG "LS 7557", DOWN 0.2' PER CR 190344. ACCEPTED AS THE CENTERLINE INTERSECTION OF ARCHIBALD AVENUE & CORBIN DRIVE. SET "LS 5390" TAG
- 2 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190344. ACCEPTED AS ORIGINAL Q INTERSECTION WITH PRADO BASIN PARK ROAD.
- 3 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 250205. LYING NORTHEASTERLY ALONG THE PROLONGATION OF LINE 0.29'. HELD FOR LINE.
- 4 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190354.
- 5 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190354. LYING S0°39'03"W 0.13' OF B.C. HELD FOR LINE.
- 6 FOUND 3/4" IP & TAG "LS 3777", DOWN 1.0' PER PARCEL MAP NO. 22766, PMB 157/65-66.
- 7 ESTABLISHED BY RECORD DISTANCE OF 723.58' PER DEED REC. 06/03/1939 IN BOOK 415, PAGE 581 ET SEQ., RECORDS OF RIVERSIDE COUNTY.
- 8 FOUND 2" IP WITH 3 1/4" BRASS DISK STAMPED "LS 4200", IN CONCRETE, DOWN 0.3' PER RS 93/83-93.
- 9 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190347.
- 10 FOUND 1" IP WITH "ILLEGIBLE" PLAST PLUG, FLUSH IN LIEU OF 1" IP WITH "LS 4693" PLASTIC PLUG, FLUSH PER CR 190350. LYING EASTERLY 0.18' FROM RECORD POSITION, HELD FOR LINE. SET "LS 5390" TAG
- 11 ESTABLISHED BY RECORD DISTANCE OF 514' PER DEED REC. 10/20/1942 IN BOOK 559, PAGE 20 ET SEQ., RECORDS OF RIVERSIDE COUNTY (ALONG LINE 30' EAST OF SECTION LINE).
- 12 ESTABLISHED BY RECORD DISTANCE OF 595.84' PER DEED REC. 06/20/1939 IN BOOK 420, PAGE 342 ET SEQ., RECORDS OF RIVERSIDE COUNTY.
- 13 ESTABLISHED BY RECORD DISTANCE OF 144.90' PER DEED REC. 06/03/1939 IN BOOK 415, PAGE 581 ET SEQ., RECORDS OF RIVERSIDE COUNTY AND BY RECORD ANGLE OF 156°59'00" PER DEED REC. 06/03/1939 IN BOOK 415, PAGE 581 ET SEQ., RECORDS OF RIVERSIDE COUNTY.
- 14 ESTABLISHED BY RECORD DISTANCE OF 87.55' PER DEED REC. 06/03/1939 IN BOOK 415, PAGE 581 ET SEQ., RECORDS OF RIVERSIDE COUNTY.
- 15 ESTABLISHED BY RECORD DISTANCE OF 616.92' PER COC NO. 4230 REC. 05/28/1993 AS INST. NO. 201682, O.R.
- 16 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190349. ACCEPTED AS ARCHIBALD AVENUE Q INTERSECTION WITH RIVER ROAD AS SHOWN ON (R1).
- 17 FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", FLUSH PER CR 190349. ACCEPTED AS ORIGINAL ARCHIBALD AVENUE Q INTERSECTION WITH KENDRA ROAD AS SHOWN ON (R2).

EASEMENT NOTES:

1. MUTUAL RIGHTS OF WAY RESERVED TO THE STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR DITCHES, CANALS OR PIPELINES AS MAY BE DEEMED NECESSARY OR PROPER BY SAID PARTIES FOR THE PROPER IRRIGATION OF ANY OTHER LANDS IN THE JURUPA RANCHO, OR FOR THE SUPPLYING OF THE MAIN CANAL WITH WATER, PROVIDED, HOWEVER, THAT SUCH DITCHES SHALL WHEN PRACTICABLE FOLLOW THE LINE OF THE SURVEYED SUBDIVISIONS OF THE JURUPA RANCHO, RECORDED IN BOOK 104 PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 31 PAGE 337, MARCH 2, 1899 IN BOOK 69 PAGE 250, APRIL 1902 IN BOOK 142 PAGE 101, JANUARY 8, 1906 IN BOOK 216 PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENT CANNOT BE PLOTTED FROM RECORD.
- 2 AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 2007 AS INSTRUMENT NO. 2007-0764703 OF OFFICIAL RECORDS.
- A PRIVATE LANDSCAPE MAINTENANCE EASEMENT, RETAINED HEREON.
- B AN EASEMENT TO THE CITY OF EASTVALE FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER THE PRIVATE STREETS, LOTS "B" THROUGH "H", INCLUSIVE.
- C PRIVATE STREET EASEMENT, RETAINED HEREON.
- D AN EASEMENT IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT PER SEPARATE INSTRUMENT.
- E A 4' PUBLIC UTILITY EASEMENT TO THE CITY OF EASTVALE FOR PUBLIC UTILITY PURPOSES.

NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
AND SURVEYOR'S NOTES.

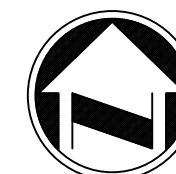
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 39022

BEING A SUBDIVISION OF THOSE PORTIONS OF LOT "O" OF FULLER RANCHO, AS SHOWN BY
MAP ON FILE IN BOOK 16, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY,
LYING IN THE SECTORIALIZED SURVEY OF THE JURUPA RANCHO PER M.B. 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS

APRIL 2025



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

TRACT NO. 31643-1
MB 422/95-109

TRACT NO. 30735
MB 366/42-57 67

RIGHT OF WAY FOR ROAD
PURPOSES PER DOCUMENT
RECORDED OCTOBER 20,
1942 AS BOOK 559, PAGE
201 OF OFFICIAL RECORDS.

PARCEL 1
PARCEL MAP NO. 33534
PMB 220/74-75

WIND RIVER ROAD

TRACT NO. 31643
MB 430/41-47

ORIGINAL & ARCHIBALD AVENUE/
SECTION LINE
PER MB 16/94-97

NEW & ARCHIBALD
ER MB 406/1-22

GRANT DEED TO RIV. CO.—
REC. 6/6/1928 IN
BOOK NO. 722 OF DEEDS,
PAGE 234 RECORDS OF
RIVERSIDE COUNTY

—ROW DEDICATION
RECORDED 4/20/2021 AS
DOC. 2021-0245488 O.R.

PORTION OF LOT "O"
MB 16/94-97
APN 130-080-036

PRADO BASIN PARK
APN 130-060-006

O.R. 492/418
PARCEL NO. 145E

PORTION OF LOT "N"
MB 16/94-97
APN 130-080-006

COURSE DATA

- 1 $\Delta=1^{\circ}20'41''$ R=1976.00' L=46.37'
- 2 $\Delta=0^{\circ}19'45''$ R=1976.00' L=11.35'
- 3 N75°53'02"W 14.96'
- 4 N13°57'07"E 8.14'
- 5 N38°25'54"E 23.92'
- 6 N09°37'52"E 12.84'
- 7 N77°35'42"W 22.50'
- 8 $\Delta=0^{\circ}02'50''$ R=1976.00' L=1.63'
- 9 $\Delta=2^{\circ}48'49''$ R=317.00' L=15.57'
- 10 $\Delta=8^{\circ}40'17''$ R=283.00' L=42.83'
- 11 N01°09'23"E 9.43'
- 12 $\Delta=2^{\circ}33'36''$ R=283.00' L=12.65'
- 13 $\Delta=90^{\circ}00'00''$ R=21.00' L=32.99'
- 14 N30°34'58"E 28.51'
- 15 $\Delta=10^{\circ}17'48''$ R=100.00' L=17.97'
- 16 $\Delta=96^{\circ}15'49''$ R=21.00' L=35.28'
- 17 $\Delta=86^{\circ}00'29''$ R=21.00' L=31.52'
- 18 N88°49'36"W 23.38'
- 19 $\Delta=19^{\circ}22'02''$ R=172.00' L=58.14'
- 20 $\Delta=3^{\circ}59'31''$ R=172.00' L=11.98'
- 21 $\Delta=6^{\circ}15'49''$ R=172.00' L=18.80'
- 22 $\Delta=8^{\circ}57'35''$ R=66.00' L=10.32'
- 23 N88°49'36"W 171.56'
- (N88°46'09"W 171.68'R3)
- (N89°35'30"W 171.76'R8)
- 24 N88°49'36"W 119.07'
- (N88°46'09"W 119.18'R5)
- (N89°35'30"W 118.98'R8)
- 25 N88°49'36"W 545.84'
- (N88°44'11"W 545.80'R5)
- (S89°34'00"E 545.84'R6)
- (N88°44'14"W 545.80'R7)
- 26 N12°07'49"W 33.70'
- 27 N36°56'19"E 33.71'
- 28 $\Delta=1^{\circ}05'49''$ R=1976.00' L=37.84'
- 29 N12°24'18"E 34.00'
- 30 $\Delta=21^{\circ}03'07''$ R=66.00' L=24.25'
- 31 $\Delta=59^{\circ}38'59''$ R=66.00' L=68.70'
- 32 N01°10'24"E 2.19'
- 33 N46°26'55"E 26.96'
- 34 N78°31'48"W 40.99'
- 35 $\Delta=00^{\circ}09'18''$ R=1981.00' L=5.36'
- 36 N88°49'36"W 7.96'

adkan
ENGINEERS

NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
AND SURVEYOR'S NOTES.

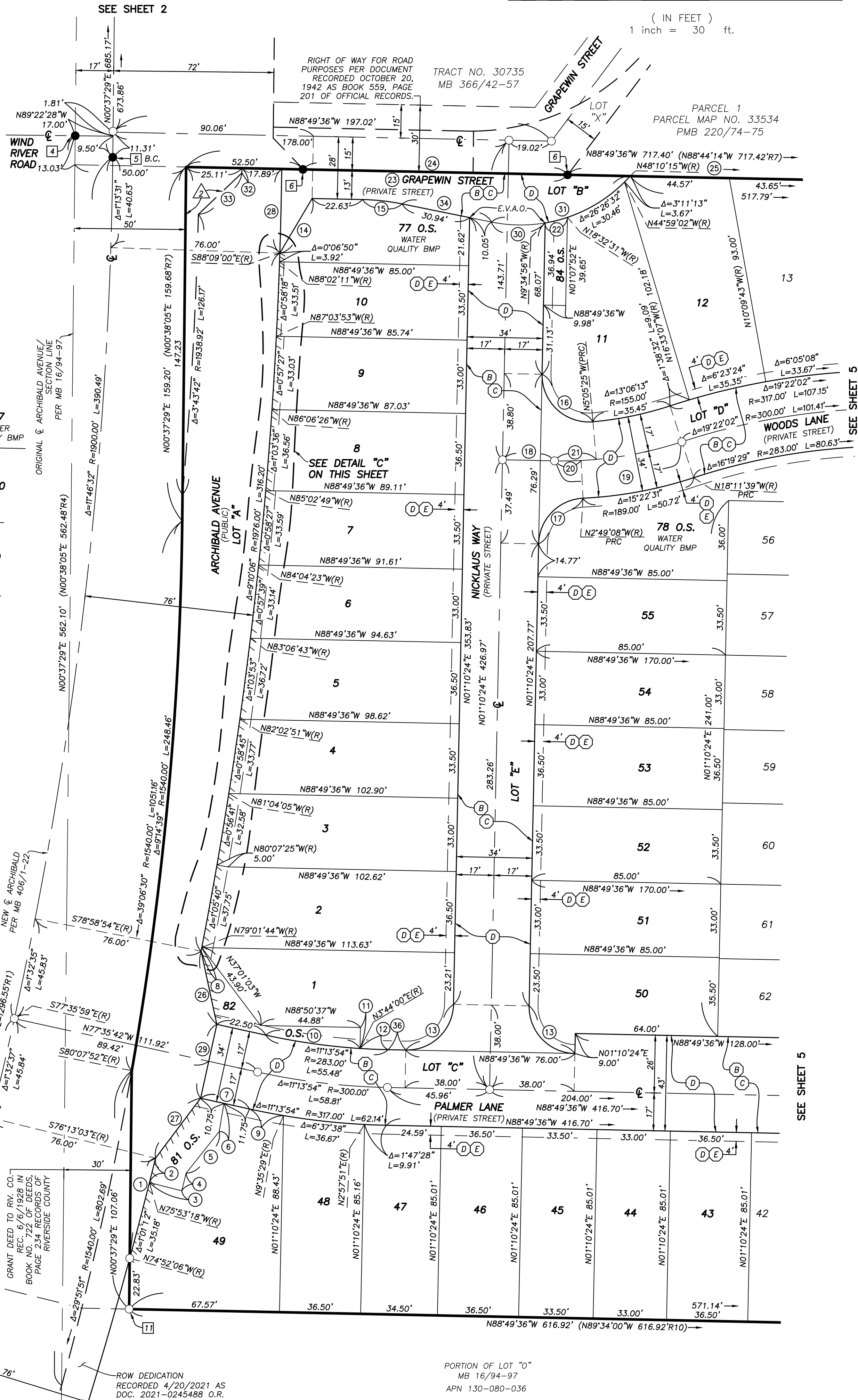
SEE SHEET 3 FOR INDEX SHEET.

APRIL 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



PORTION OF LOT "O"
MB 16/94-97
APN 130-080-036

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

NOTE:
SEE SHEET 2 FOR EASEMENT NOTES
AND SURVEYOR'S NOTES.

SEE SHEET 3 FOR INDEX SHEET.

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 6 SHEETS

TRACT NO. 39022

BEING A SUBDIVISION OF THOSE PORTIONS OF LOT "O" OF FULLER RANCHO, AS SHOWN BY
MAP ON FILE IN BOOK 16, PAGES 94 THROUGH 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY,
LYING IN THE SECTIONALIZED SURVEY OF THE JURUPA RANCHO PER M.B. 9, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS

APRIL 2025



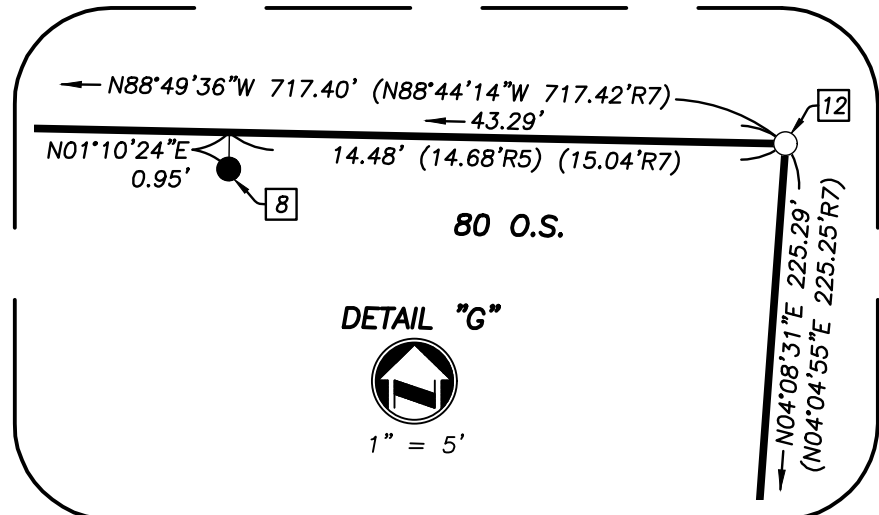
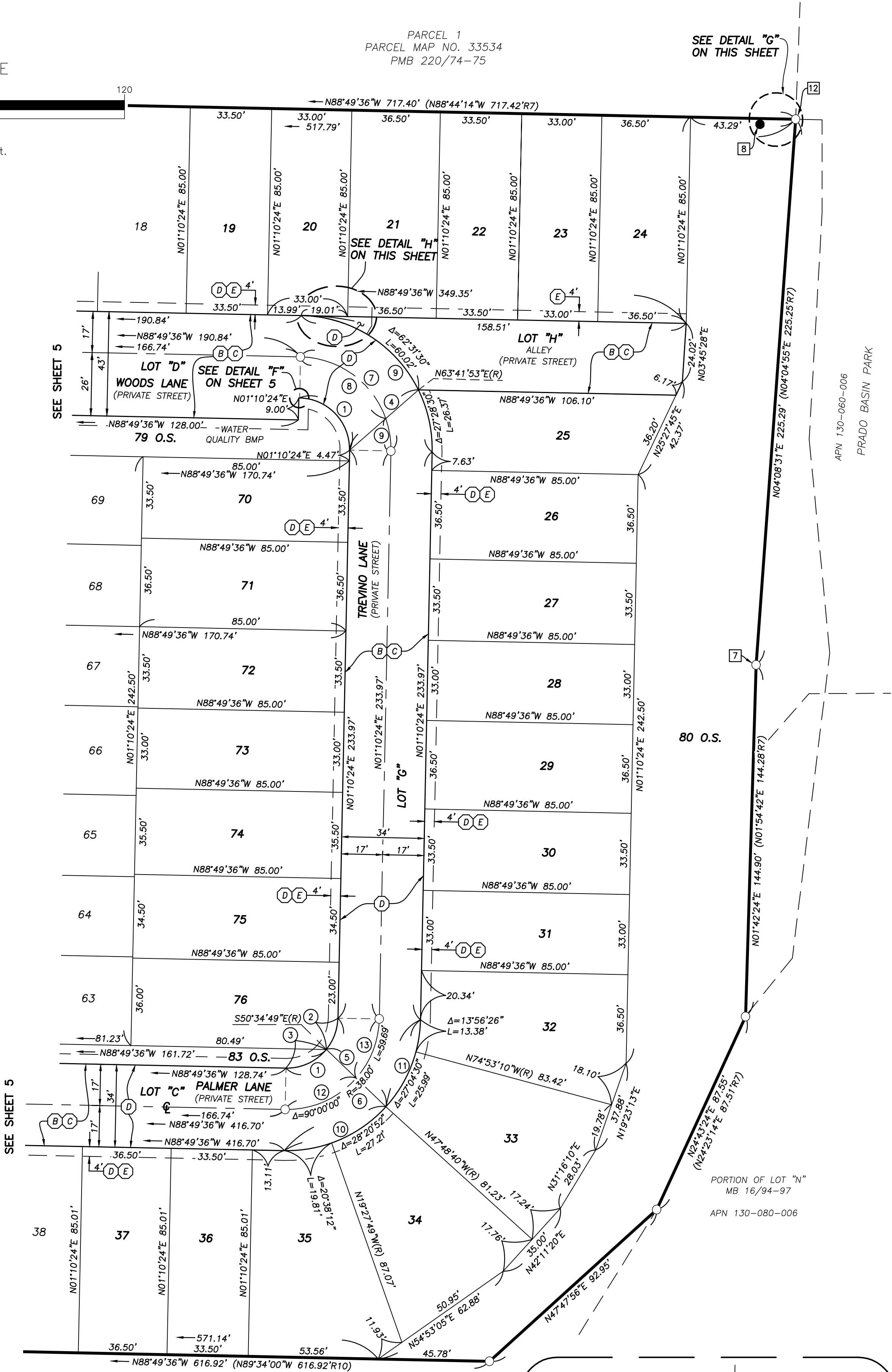
GRAPHIC SCALE



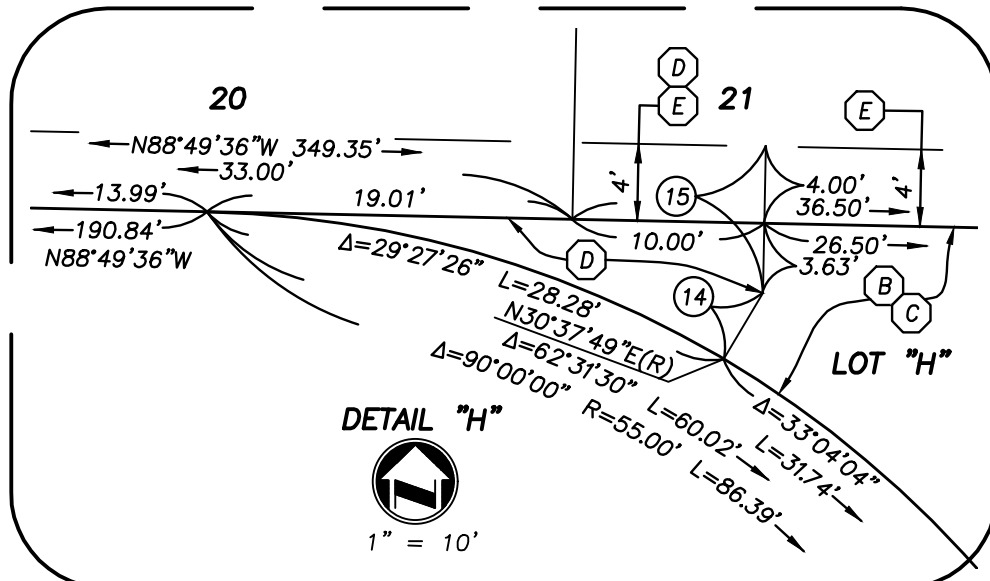
(IN FEET)
1 inch = 30 ft.

COURSE DATA

- ① $\Delta=90^{\circ}00'00''$ $R=21.00'$ $L=32.99'$
- ② $\Delta=38^{\circ}14'48''$ $R=21.00'$ $L=14.02'$
- ③ $\Delta=51^{\circ}45'12''$ $R=21.00'$ $L=18.97'$
- ④ $N48^{\circ}46'51''E$ 37.64'
- ⑤ $N46^{\circ}06'12''W$ 34.04'
- ⑥ $\Delta=90^{\circ}00'00''$ $R=55.00'$ $L=86.39'$
- ⑦ $\Delta=90^{\circ}00'00''$ $R=38.00'$ $L=59.69'$
- ⑧ $\Delta=69^{\circ}28'58''$ $R=38.00'$ $L=46.08'$
- ⑨ $\Delta=20^{\circ}31'02''$ $R=38.00'$ $L=13.61'$
- ⑩ $\Delta=48^{\circ}59'04''$ $R=55.00'$ $L=47.02'$
- ⑪ $\Delta=41^{\circ}00'56''$ $R=55.00'$ $L=39.37'$
- ⑫ $\Delta=49^{\circ}44'56''$ $R=38.00'$ $L=32.99'$
- ⑬ $\Delta=40^{\circ}15'04''$ $R=38.00'$ $L=26.70'$
- ⑭ $N30^{\circ}37'49''E(R)$ 4.00'
- ⑮ $N01^{\circ}10'24''E$ 7.63'



PORTION OF LOT "O"
MB 16/94-97
APN 130-080-036



APN 130-060-006
PRADO BASIN PARK

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Eastvale
12373 Limonite Ave., Suite 910
Eastvale, CA 91752
Attention: City Clerk

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §27383

Space above this line for Recorder's use.

APNs:130-070-021, 130-070-015, 130-080-004

**AFFORDABLE HOUSING AGREEMENT
AND
DECLARATION OF RESTRICTIVE COVENANTS**

by and between

THE CITY OF EASTVALE

and

RICHMOND AMERICAN HOMES OF MARYLAND, INC.

(Density Bonus Below Market-Rate For-Sale Units)

This Affordable Housing Agreement (this “**Agreement**”) is entered into effective as of _____, 2026 (the “**Effective Date**”) by and among the City of Eastvale, a California municipal corporation (“**City**”), and Richmond American Homes of Maryland, Inc., a Maryland corporation (“**Developer**”). City and Developer are referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS

The following recitals are an integral part of this Agreement and are binding on the Parties. Capitalized terms used in these Recitals and elsewhere in this Agreement shall have the meanings ascribed to such terms as set forth in Section 2 below.

A. Developer is the owner of the real property located in the City of Eastvale, Riverside County, California, consisting of approximately 8.3 acres, located at 8312 Grapewin Street and 8330 Archibald Avenue in the City of Eastvale, known as Riverside County Assessor’s Parcel Nos. 130-070-021, 130-070-015, and 130-080-004 and more particularly described in Exhibit A attached hereto (the “**Property**”).

B. Developer intends to construct a seventy-six (76) unit residential development (the “**Project**”) on the Property in accordance with City of Eastvale City Council Resolution No. 25-29 adopted on May 28, 2025, approving the Project subject to conditions of approval related to development of the Property and the Project (“**Conditions of Approval**”).

C. The Project includes the development of four (4) residential units that will be sold to Eligible Households at an Affordable Sales Price in accordance with the state density bonus provisions in Government Code sections 65915 to 65918 (“**Density Bonus Law**”).

D. This Agreement is intended to satisfy the requirements of the Density Bonus Law, and to regulate and restrict the Project’s Restricted Units for sale to Eligible Purchasers at Affordable Sales Prices. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Developer and Developer’s successors and assigns.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The Recitals set forth above are hereby incorporated into this Agreement.
2. Definitions. The following terms shall have the meanings set forth below whenever used in this Agreement or the Exhibits hereto, unless the context clearly indicates otherwise.

“**Actual Household Size**” means the actual number of persons in the applicable household.

“**Affordable Housing Cost**” means a monthly obligation to pay mortgage payments (principal and interest), property taxes, property insurance, mortgage insurance, utilities, and

homeowners' association dues (if applicable) in an aggregate amount not greater than one-twelfth of thirty percent (30%) of fifty percent (50%) of Area Median Income, adjusted for Household Size Appropriate for the Unit.

"Affordable Sales Price" means the maximum sales price for a Restricted Unit as determined by the City pursuant to Exhibit C that will result in an Affordable Housing Cost for the homebuyer.

"Area Median Income" or "AMI" means the median annual income for Riverside County, California, adjusted for Actual Household Size, as determined by the U.S. Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

"City" means the City of Eastvale, California.

"City's Authorized Representative" means the City Manager of the City of Eastvale.

"City Council" means the City Council of the City of Eastvale.

"Claims" is defined in Section 10.

"Conditions of Approval" is defined in Recital B.

"Density Bonus Law" is defined in Recital C.

"Developer" is defined in the preamble to this Agreement. Each reference herein to the "Developer" shall mean the Developer and the Developer's successors and assigns.

"Eligible Purchaser" means a person whose annual household Gross Income does not exceed the qualifying limit for Very Low Income Households and who demonstrates to the reasonable satisfaction of the City that they:

- (i) Will provide funds (cannot be financed) in the amount of at least three percent (3%) of the purchase price of the Restricted Unit;
- (ii) Will qualify for and obtain a mortgage loan to finance acquisition of the Restricted Unit in a maximum amount equal to ninety-seven percent (97%) of the sales price plus closing costs; and
- (iii) Will, after purchase of a Restricted Unit, have a monthly housing cost (principal, interest, taxes, insurance and homeowner association fees) that does not exceed Affordable Housing Cost.

"Excess Proceeds Note" means the Secured Promissory Note that each purchaser of a Restricted Unit will be required to execute for the benefit of City at the closing for the purchase of the Restricted Unit. The Excess Proceeds Note shall be in a form approved by City.

“Gross Income” shall have the meaning set forth in Section 6914 of Title 25 of the California Code of Regulations as such Section may be revised from time to time, and shall mean the combined Gross Income of all adult persons in the applicable household.

“Household Size Appropriate for the Unit” means the number of bedrooms in a dwelling unit plus one, consistent with Section 50052.5(h) of the California Health and Safety Code, subject to the application of federal rules and regulations applicable to Project financing sources (if any).

“Indemnitees” is defined in Section 10.

“Map” means the final Subdivision Map for the Property that will be recorded in the Official Records.

“Market-Rate Units” means the residential units to be constructed within the Project that are not Restricted Units.

“Official Records” means the Official Records of the Riverside County Recorder.

“Performance Deed of Trust” means the Performance Deed of Trust and Assignment of Rents, that each purchaser of a Restricted Unit will be required to execute for the benefit of City to secure the homebuyer obligations under the Resale Restriction Agreement and the Excess Proceeds Note. The Performance Deed of Trust will be in a form approved by City, and will be recorded in the Official Records at the closing for the sale of each Restricted Unit.

“Project” is defined in Recital B.

“Property” is defined in Recital A.

“Resale Restriction Agreement” means the Affordable Housing Resale Restriction Agreement and Option to Purchase that each purchaser of a Restricted Unit will be required to execute at the closing for the purchase of the Restricted Unit. The Resale Restriction Agreement shall be in a form approved and executed by City, and will be recorded in the Official Records against the Restricted Unit at the closing for the sale of the Restricted Unit.

“Restricted Units” means the four (4) residential units to be constructed within the Project that are required to be sold at Affordable Sales Price to Eligible Purchasers pursuant to this Agreement.

“Restricted Unit Lots” means the individual lots in the Project that will be created upon final map recordation that are designated for Restricted Units as part of the Project. Specifically, the Restricted Unit Lots are lots 44, 51, 59, and 73, each of which have a three-bedroom, 1,905 square-foot Restricted Unit. At times the Restricted Unit Lots are referred to individually herein as a “Restricted Unit Lot.”

“Site Plan” means the site plan for the Project approved by the City Council in conjunction with its approval of the Project and attached hereto as Exhibit B. The Site Plan depicts the location of the Restricted Units.

“Very Low Income Household” means a household income that does not exceed the qualifying limit of AMI for very low income families for Riverside County, adjusted for Actual Household Size, as described in Section 50105 of the California Health and Safety Code, as published annually for Riverside County pursuant to 25 California Code of Regulations section 6932, or successor provision(s)..

3. Compliance with Conditions of Approval. Developer shall construct the Project in accordance with plans approved by City, and shall satisfy all Conditions of Approval, including without limitation, all contingencies regarding the issuance of permits, entitlements, and certificates of occupancy for the Project, which shall remain in full force and effect and unmodified by this Agreement. Developer shall comply with the Density Bonus Law by selling four (4) residential units developed within the Project to Eligible Households at Affordable Sales Prices in accordance with the terms of this Agreement.

4. Restricted Units, Income Categories. Developer hereby covenants and agrees for itself and its successors and assigns, that all of the Restricted Units shall be sold to Eligible Households at Affordable Sales Price in accordance with this Agreement. The Restricted Units shall consist of four (4) three-bedroom units and shall be restricted for sale at Affordable Sales Prices to Eligible Purchasers that qualify as Very Low Income Households. Developer agrees for itself and its successors and assigns to give priority to Eligible Households that currently reside in the City of Eastvale in the purchase of the Restricted Units, to the extent permissible under applicable state and federal laws and regulations. In connection with the sale of each Restricted Unit, the City and the homebuyer will execute a Resale Restriction Agreement that will be recorded against the Restricted Unit, the homebuyer will be obligated to execute and deliver to City an Excess Proceeds Note, and the homebuyer will be obligated to execute a Performance Deed of Trust that will be recorded against the Restricted Unit. Among other requirements, the Resale Restriction Agreement for each Restricted Unit shall provide that the Restricted Unit must be occupied as the homebuyer’s principal residence. Developer shall not sell or transfer any Restricted Unit unless and until the documents described above are executed and approved by City.

5. Phasing; Location; Amenities. The Restricted Units shall be constructed and made available for sale to Eligible Households concurrently with the Market-Rate Units throughout the construction of the Project. The Restricted Units shall not be concentrated in one location within the Project, but instead shall be dispersed throughout the Project, and shall be located as shown on the Site Plan. The Restricted Units shall be comparable to the Market-Rate Units in the Project in their appearance, materials, and exterior and interior finishes, appliances, and fixtures. The Restricted Units must contain dishwashers, refrigerators, garbage disposals, cooking facilities, and laundry facilities. The City shall have the right to inspect the Restricted Units to determine whether they have been constructed in accordance with this Section. Residents of Restricted Units shall have access to all Project amenities and recreational facilities available to residents of the Project’s Market-Rate Units.

6. Recordation of Agreement; Term. This Agreement shall be recorded in the Official Records against the Restricted Unit Lots in the Project promptly following its execution by all Parties and recordation of the final map for the Project that will create the Restricted Unit Lots. This Agreement shall remain effective and fully binding regardless of any sale, assignment,

transfer, or conveyance of any of the Restricted Unit Lots or Restricted Units or any part thereof or interest therein, and shall remain in effect as to each Restricted Unit Lot until such time that each Restricted Unit is sold at Affordable Sales Prices to Eligible Households in accordance with this Agreement and a Resale Restriction Agreement is recorded against the Restricted Unit Lot. Upon the sale of a Restricted Unit, this Agreement shall terminate and be of no further force and effect as to that Restricted Unit Lot and the Restricted Unit located thereon that has been sold in accordance with this Agreement, provided that the required Resale Restriction Agreement has been recorded against the Restricted Unit Lot.

7. No Subordination. Developer hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City which City may grant or withhold in the exercise of its sole discretion, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Restricted Unit Lots in the Project. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against any of the Restricted Unit Lots in the Project in position superior to this Agreement, upon the request of City, Developer hereby covenants and agrees to promptly undertake all action necessary to clear such matter from title or to subordinate such interest to this Agreement consistent with the intent of and in accordance with this Section 7, and to provide such evidence thereof as City may reasonably request.

8. Binding on Successors; Covenants Run with the Land. Developer hereby subjects the Restricted Unit Lots to the covenants and restrictions set forth in this Agreement. The Parties hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land pursuant to California Civil Code §1468, and subject to the provisions of Section 9 below, shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, successors in interest, transferees, and assigns of Developer and City, regardless of any sale, assignment, conveyance or transfer of the Restricted Unit Lots or any part thereof or interest therein. So long as this Agreement remains of record, any conveyance of the Restricted Unit Lots shall be conclusively held to have been delivered and accepted subject the requirements set forth in this Agreement, without regard to whether any party to such transaction has actual knowledge of the restrictions hereof. The burden of this Agreement touches and concerns each of the Restricted Units, the Project and the Property in that the restrictions set forth herein may render the owner's interest therein less valuable, and they enhance and increase the enjoyment and use of the Project, the Property and the Restricted Units by Eligible Purchasers who will benefit from such covenants and restrictions. Developer agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Property in favor of City.

9. Reconveyance. Concurrently with the sale of each Restricted Unit to an Eligible Purchaser and recordation of the Resale Restriction Agreement and the Performance Deed of Trust, the Parties shall execute and record appropriate instruments to release and reconvey this Agreement as to such Restricted Unit. Such instrument shall be deposited with the escrow holder with instructions to record it concurrently with the close of escrow for the sale of the Restricted Unit to the Eligible Purchaser. Upon the sale of a Restricted Unit, this Agreement shall terminate as to that Restricted Unit and Restricted Unit Lot, provided that the required Resale Restriction has been recorded, and Developer shall be released from all obligations

hereunder except those that expressly survive termination. Nothing contained herein shall terminate Developer's obligations if any, with regard to the construction and quality of the Restricted Units, which obligations shall survive the sale of the Restricted Units and shall terminate only as provided by law.

10. Hold Harmless and Indemnification. To the greatest extent permitted by law, Developer will indemnify, defend (with counsel approved by City) and hold harmless City and its elected and appointed officials, officers, employees, agents, consultants, contractors, and board members (all of the foregoing, collectively the “**Indemnitees**”) from and against all liability, loss, cost, expense (including without limitation attorneys’ fees and costs of litigation), claim, demand, action, suit, judicial or administrative proceeding, penalty, deficiency, fine, order, and damage (all of the foregoing collectively “**Claims**”) arising directly or indirectly, in whole or in part, as a result of or in connection with or relating in any manner to the Property, the Project, the Restricted Units, or Developer's performance or non-performance under this Agreement, except to the extent arising from the gross negligence or willful misconduct of the Indemnitees. The provisions of this Section shall survive the expiration or other termination of this Agreement and the release of part or all of the Property from the burdens of this Agreement.

11. Default; Remedies. In the event of any breach of this Agreement, the non-defaulting Party shall provide written notice of default to the Party in default. If the default is not cured within thirty (30) days after delivery of such notice, or in the case where the default cannot be cured within 30 days and the defaulting party does not diligently and continuously pursue a cure of the default until the default is cured, then the non-defaulting Party shall have the right to take legal or other action to enforce this Agreement, including without limitation, bringing an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief or damages. Each of the remedies provided herein is cumulative and not exclusive, and each Party may exercise from time to time any rights and remedies available to it under applicable law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement.

12. Fair Housing; Non-Discrimination. Developer shall comply with all applicable State and federal fair housing laws in the marketing and sale of all residential units in the Project. Developer shall not restrict the rental, sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, the Project, or any portion thereof, on the basis of race, color, religion, creed, sex, sexual orientation, disability, actual or perceived gender identity, marital status, ancestry, or national origin of any person. Developer covenants for itself and all persons claiming under or through it, and this Agreement is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property or part thereof, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Property or part thereof. Developer shall include such provision in all

deeds, leases, contracts and other instruments executed by Developer, and shall enforce the same diligently and in good faith.

13. Mortgagee Protection. No violation of any provision contained herein shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon all or any portion of the Project or the Property, and the purchaser at any trustee's sale or foreclosure sale shall not be liable for any violation of any provision hereof occurring prior to the acquisition of title by such purchaser. Such purchaser shall be bound by and subject to this Agreement from and after such trustee's sale or foreclosure sale.

14. Miscellaneous.

14.1 Notices. Except as otherwise specified herein, all notices to be sent pursuant to this Agreement shall be made in writing, and sent to the Parties at their respective addresses specified below or to such other address as a Party may designate by written notice delivered to the other parties in accordance with this Section. All such notices shall be sent by: (i) personal delivery, in which case notice is effective upon delivery; (ii) certified or registered mail, return receipt requested, in which case notice shall be deemed delivered upon receipt if delivery is confirmed by a return receipt; or (iii) nationally recognized overnight courier, with charges prepaid or charged to the sender's account, in which case notice is effective on delivery if delivery is confirmed by the delivery service.

City:

City of Eastvale
12373 Limonite Ave., Ste. 910
Eastvale, CA 91752
Attention: Community Development Director

Developer:

Richmond American Homes of Maryland, Inc.
391 North Main Street, Suite 205
Corona, CA 92880
Attention: Edgar Gomez

14.2 No Third-Party Beneficiaries. This Agreement is not intended to be for the benefit of any person other than the Parties and their permitted successors and assigns.

14.3 Attorneys' Fees. If any legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action, including without limitation, attorneys' fees attributable to City's in-house counsel based upon comparable fees of private attorneys practicing in Riverside County.

14.4 Amendments. This Agreement may be amended, changed, or modified only by an agreement in writing signed by the Parties or their respective permitted successors and recorded in the Official Records.

14.5 No Waiver. Any waiver of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by a Party to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or applicable law. No failure or delay by a Party at any time to require strict performance of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

14.6 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or illegal, such invalidity or illegality shall not affect, impair or invalidate any other provision hereof, and such remaining provisions shall remain in full force and effect.

14.7 Headings; Interpretation. The captions used in this Agreement are for convenience only and shall not be considered in the construction or interpretation of any provision hereof. Unless expressly stated otherwise, each reference to a particular Section of this Agreement shall mean all subsections and subparagraphs of such Section. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party, notwithstanding the drafting of the Agreement by any Party or Party's representative. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Eastvale shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

14.8 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Riverside County, California, or in the Federal District Court for the Central District of California.

14.9 Authority. Each person executing this Agreement on behalf of a Party represents warrants that he or she has the actual authority to execute and deliver the Agreement on behalf of such Party and that the Agreement is binding on such Party.

14.10 Entire Agreement; Exhibits. This Agreement, together with the Conditions of Approval, contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements with respect thereto. Exhibits A through C attached hereto are incorporated herein by this reference. The Parties each acknowledge and agree that they have not relied on any representations of the other Parties or their representatives, except to the extent that such representations are expressly set forth herein.

14.11 Further Assurances. Each Party shall execute, acknowledge and deliver to the other Parties such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement

14.12 Parties Not Co-Venturers; No Agency Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The relationship of the Parties shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its agents and employees shall at no time pretend to be or hold themselves out as employees or agents of City, and Developer shall have no authority to act as an agent or to bind City to any obligation.

14.13 Action by the City. Whenever action and/or approval by City is required under this Agreement, such action or approval shall be in writing, and the City's Authorized Representative or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or the City's Authorized Representative determines in his or her discretion that such action or approval requires referral to City Council for consideration.

14.14 Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City, or for any amount of money which may become due to Developer, or their respective successors, or for any obligation of City under this Agreement.

14.15 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGES

City Signature Page to Affordable Housing Agreement

CITY:

CITY OF EASTVALE, a municipal corporation

Mark Orme, City Manager

Approved as to form:

Erica Vega, City Attorney

Attest:

Marc Donohue, City Clerk

Exhibit A

PROPERTY

Real property situated in the County of Riverside, City of Eastvale, State of California, and described as follows:

LOTS 44, 51, 59, AND 73 OF TRACT NO. 39022, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exhibit B

SITE PLAN

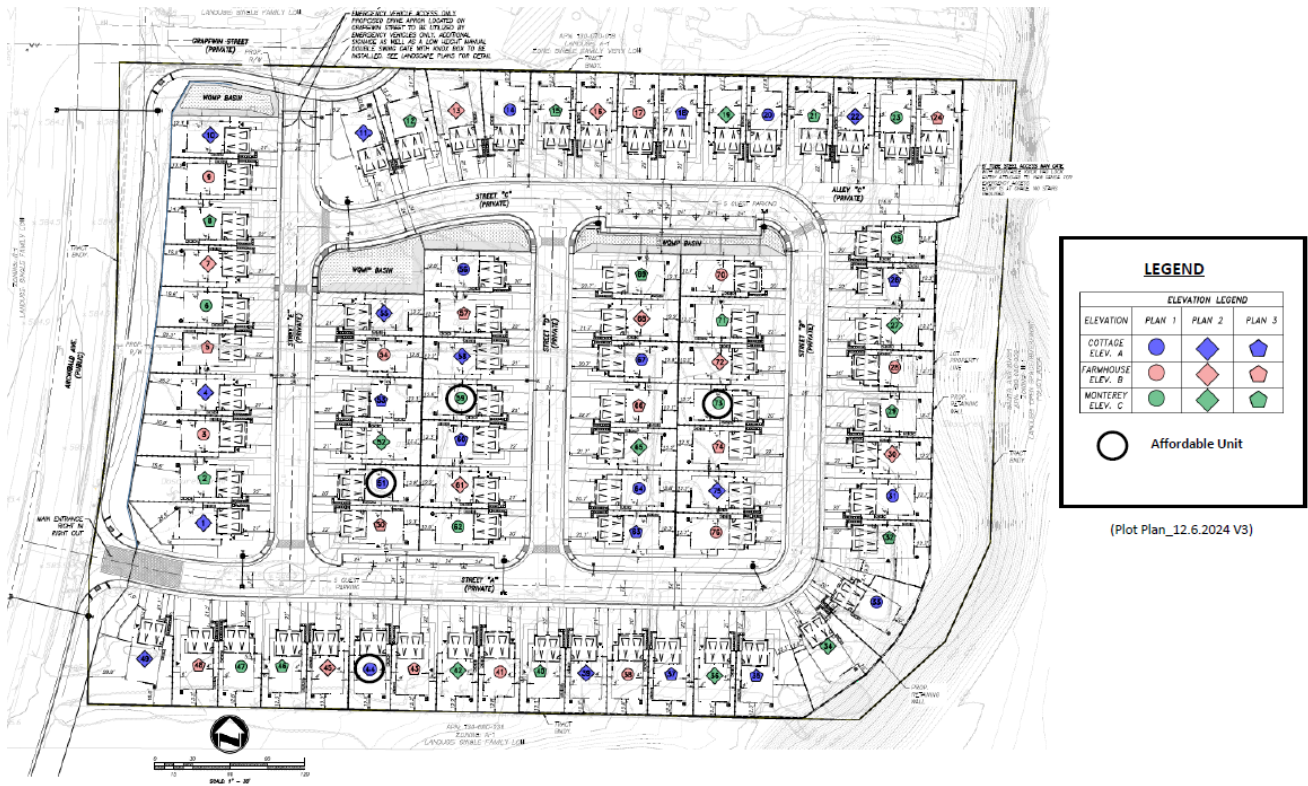


Exhibit C

RESTRICTED UNIT SALE PRICES

	Affordable Sales Price Very Low Income Households Fiscal Year 2025 - 2026
3-Bedroom	\$110,000.00

The Affordable Sales Price is based upon Area Median Income for the applicable household income category, the unit size, and an affordability percentage. These figures are combined with an estimated total housing payment. Pricing applies to homes sold within the specified fiscal year. Pricing is subject to adjustment.

AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.4

April 8, 2026

Update of the City's participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) program, amendment of Chapter 4.72 of the Eastvale Municipal Code, and amendment of the TUMF Fee Schedule (Second Reading)

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the City Council adopt an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EAST MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

Summary

The proposed ordinance will update the City's participation in the Transportation Uniform Mitigation Fee (TUMF) program and amending Chapter 4.72 of the Eastvale Municipal Code establishing an automatic Construction Cost Index (CCI) process for calculating fee updates and including other clarifying changes as required to implement the program.

Background

The City of Eastvale is a Member Jurisdiction of the Western Riverside County Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. The City of Eastvale is also a participant in the region-wide Transportation Uniform Mitigation Fee (TUMF), which was established in 2002. Developed by the WRCOG Member Jurisdictions, the TUMF program is intended to address the

shortfall in funds needed to enhance and enlarge the capacity of the Regional System of Highways and Arterials in response to new residential, commercial, and industrial development throughout Western Riverside County. Prior to the City's incorporation, as a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the County participated in the preparation of the “Western Riverside County Transportation Uniform Fee Nexus Study,” (“2002 Nexus Study”) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented an Ordinance authorizing the County's participation in the TUMF Program within the portion of the unincorporated County that includes what is now Eastvale. Post-incorporation the City has continued participation in the TUMF Program and the TUMF Ordinance has been amended several times, the last of which was in 2025 by Ordinance 2025-01 and located in Chapter 4.72 (“Western Riverside County Transportation Uniform Mitigation Fee Program”) of Title 4 (“Revenue and Finance”) of the Eastvale Municipal Code.

The previously adopted WRCOG TUMF Administrative Plan calls for a CCI adjustment to be brought forth to the WRCOG Executive Committee on an annual basis. In an effort to establish a streamlined process that allows for greater consistency and predictability, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses on December 1, 2025 with the expectation that member agencies would adopt implementing ordinances and resolutions locally to support the program. This CCI adjustment will be tied to the September indices of the National Association of Realtors and Engineering News record, with a cap of 5% of annual adjustment.

Analysis

The proposed Ordinance provides the legal basis for a revised TUMF schedule including the addition of the automatic CCI adjustment. According to WRCOG, implementing automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates while ensuring that fair share principles under AB 1600 are satisfied. The actual TUMF fee schedule was adopted by City Council through a Resolution on March 25, 2026.

In accordance with the Mitigation Fee Act, the proposed Ordinance and Resolution are consistent with the previously approved 2024 Nexus Study which: (1) identifies the purpose of the revised fees; (2) identifies the use to which the revised fees is to be put, including identification of any facilities to be financed; (3) determines how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed; (4) determines how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (5) determines how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion or the public facility attributable to the development on which the fees are imposed.

The resolution updated the TUMF Fee Schedule as follows with an effective date of July 1, 2026:

Development Category	Current Fee	Updated Fee (July 1, 2026)
Single Family Residential <1,800 sf	\$12,380/unit	\$12,705/unit
Single Family Residential 1,801-2,300 sf	\$13,927/unit	\$14,292/unit
Single Family Residential 2,301-2,700 sf	\$15,476/unit	\$15,881/unit

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900 | eastvaleca.gov

Single Family Residential >2,700 sf	\$19,344/unit	\$19,851/unit
Multi-family Residential	\$7,816/unit	\$8,021/unit
Industrial	\$2.33/sf	\$2.39/sf
Retail Commercial	\$7.72/sf	\$7.92/sf
Service Commercial	\$4.89/sf	\$5.02/sf
Class A and B Office	\$2.45/sf	\$2.51/sf

The draft ordinance also includes minor updates to the definitions portion of the previous ordinance to clarify the definitions of residential units as follows:

- “Multi-Family Residential Unit” means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.
- “Single Family Residential Unit” means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.

Environmental

Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed ordinance and resolution are exempt from the requirements of CEQA pursuant to Section 21080 (b)(8) of the Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines and that there is no possibility that the ordinance and resolution would have a significant impact on the environment.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not Applicable

Fiscal Impact

Participating in the TUMF program will provide the necessary resources to enhance and expand the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County. TUMF fees are paid by applicants of new development within the City and passed on to WRCOG for administration. There is no fiscal impact to the City associated with adoption of the ordinance and resolution. WRCOG prepared most of the information and templates for the draft ordinance, resolution and staff report to minimize City staff time. Any staff time used to review and prepare this report and attachments is included in the 2025/26 FY Community Development Department budget.

Prior City Council/Commission Action

The City Council previously adopted Resolution 2025-05 on January 8, 2025 and Ordinance 2025-01 on January 22, 2025 to amend Chapter 4.72 of the Eastvale Municipal Code and adopt new TUMF fees.

On March 25, 2026, The City Council introduced an Ordinance amending Chapter 4.72 of the Eastvale Municipal Code and adopted a Resolution updating the TUMF fee schedule effective July 1, 2026.

Attachment(s)

[Attachment 1 - Eastvale 2026 TUMF Ordinance Update](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE
AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE
TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO
THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM
MITIGATION FEE (TUMF) PROGRAM**

WHEREAS, the City of Eastvale is a member agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and 18 cities located in Western Riverside County. Acting in concert, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the “Regional System”) could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial development; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the “Western Riverside County Transportation Uniform Fee Nexus Study”, dated October 18, 2002 (the “2002 Nexus Study”); and

WHEREAS, based on the 2002 Nexus Study, the County of Riverside adopted an ordinance pursuant to California Government Code sections 66000 et seq. authorizing the County to impose the TUMF upon new development within areas of the unincorporated county including the area that would later incorporate to become the City of Eastvale; and

WHEREAS, in 2016, the TUMF Nexus Study (“2016 Nexus Study”) was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on October 11, 2017, the City adopted Ordinance No. 2017-05, which adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City adopted Ordinance No. 2018-14 on December 12, 2018 allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and

WHEREAS, on January 22, 2025, the City Council approved Ordinance No. 25-01 which adopted the 2024 Nexus Study and its findings; and

WHEREAS, the TUMF Administrative Plan calls for a Construction Cost Index (“CCI”) adjustment to be brought forth to the WRCOG Executive Committee on an annual basis; and

WHEREAS, on December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and

WHEREAS, an automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and

WHEREAS, this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under AB 1600 are satisfied; and

WHEREAS, the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and

WHEREAS, this Ordinance also includes minor updates to the definitions portion of the previous Ordinance to clarify the definitions of residential units.

THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Amendment of Section 4.72.030. The definition of “Multi-Family Residential Unit” in Eastvale Municipal Code Section 4.72.030(h) and the definition of “Single Family Residential Unit” in Eastvale Municipal Code Section 4.72.030(n) are hereby amended to read as follows:

“(h) “Multi-Family Residential Unit” means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling

units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

“(n) Single Family Residential Unit” means a residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification.”

SECTION 3. Amendment of Section 4.72.040. Eastvale Municipal Code Section 4.72.040 is hereby amended to add a new subparagraph (1) to paragraph (c) to read as follows:

“(1) Beginning July 1, 2026, and annually thereafter, the Transportation Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes in construction costs.

The annual adjustment shall be calculated by WRCOG based on a blended Construction Cost Index derived from: (1) the National Association of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the Engineering News-Record (ENR) Construction Cost Index, using the September values of each index from the prior calendar year.

The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index; provided, however, that in no event shall the annual adjustment exceed five percent (5%), whether positive or negative.

The calculated adjustment shall be implemented on July 1 of the year following index calculation.

If either referenced index is discontinued or materially altered, WRCOG shall apply a comparable, industry-recognized index that most closely reflects regional transportation construction costs.”

SECTION 4. Effect. No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment. This Ordinance does not create new TUMF.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 6. Ordinance No. 25-01. This Ordinance amends certain provisions of Ordinance No. 25-01 provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 25-01 all other related ordinances and policies shall remain in full force and effect.

SECTION 7. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 8. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

APPROVED and **ADOPTED** by the City Council and attested by the City Clerk this ____ day of _____ 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica L. Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 26-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2026, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk



AGENDA STAFF REPORT

City Council Meeting

CONSENT CALENDAR

Agenda Item No. 11.5

April 8, 2026

Agreement with CivicPlus for Agenda Management, ADA Compliance, Public Records Request Portal, and City Website Software Solutions

Prepared By:

Marc A. Donohue, Government Services Director/City Clerk

Recommended Action(s)

Staff recommends that the City Council:

1. Authorize the City Manager to execute a five year agreement with CivicPlus for \$369,617.15 for Agenda Management software, ADA compliance tools, public records request software, and city website software services; and
2. Determine compliance with the formal bidding process is not in the best interest of the City in accordance with Municipal Code section 04.06.090(g) and authorize use of the direct negotiation process.

Summary

Staff is recommending approving an agreement with CivicPlus for agenda management software, ADA compliance tools, public records request software, and city website software services.

Agenda Management Software

The city currently utilizes Granicus for agenda management services. This includes the workflow of our agenda packets, live-streaming of meetings, and the voting software utilized at the meetings. Over the years, the costs for these services with Granicus have increased and resulted in staff

looking for alternative solutions. CivicPlus's agenda management software meets the needs of the city and comes at a much lower cost than what we are currently paying with Granicus.

ADA Compliance Tools

As part of the federal government's upcoming April 2026 compliance deadline for WCAG 2.1 AA under the Americans with Disabilities Act (ADA), the city began to assess the city website and its compliance with the new regulations. The new software solutions with CivicPlus will ensure the city's compliance with WCAG 2.1 AA. Until all these ADA software solutions can be implemented, the city has included an Accessibility Roadmap on the city website that includes timelines for ADA compliance.

Public Records Request Software

The city currently utilizes a software solution with Granicus for the processing of public records requests. CivicPlus's public records request software meets the needs of the city and comes at a similar cost to what we are currently paying with Granicus.

City Website Software

The city currently utilizes Granicus for its website software. The last update to the city website was in 2019. Industry standard is to update your website every 4-5 years. CivicPlus's website software meets the needs of the city and offers these additional benefits:

1. Updated content management system on the backend
2. Additional control over the design of the website that will result in lower maintenance costs
3. A free website redesign every four years. This is a tremendous value as website redesigns usually range between \$30,000-\$40,000.

Background

Since 2019, the city has utilized Granicus as its primary vendor for agenda management software, public records request software, and city website hosting. While these services have supported the city's operational needs, staff has identified opportunities to improve efficiency, accessibility, and overall user experience for both the staff and the public.

Analysis

CivicPlus has been identified as the preferred provider due to its comprehensive, integrated platform and strong track record serving municipalities nationwide. CivicPlus offers a unified solution that includes:

- Agenda management and meeting software
- ADA compliance tools to ensure website accessibility
- Public records request management software
- Website design, hosting, and content management system (CMS)

Eastvale Ordinance No. 26-04, Sec. 4.06.090(g) authorizes the City to make non-bid purchases of goods or services to further the economy and efficiency if it is in the city's best interest to waive

strict compliance with the formal or informal solicitation procedures. Staff researched available procurement options and product offerings in the market and determined that the agenda management, ADA compliance, public records request, and city website software offered by CivicPlus meets the Government Services/City Clerk Department's specifications.

By bundling all of these software solutions with one vendor, staff was able to reduce overall costs, increase operational efficiency, ensure continuity and reliability of services, reduce vulnerabilities created by fragmented systems, and ensure seamless interoperability across all of the software solutions.

Environmental

Not applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A

Not applicable.

Fiscal Impact

Below is the breakdown of the 5-year contract with CivicPlus:

1. Year One - \$95,100.35 (\$44,593.60 Annual Subscription Fee & \$50,506.75 One-Time Fees)
2. Year Two - \$68,629.20
3. Year Three - \$68,629.20
4. Year Four - \$68,629.20
5. Year Five - \$68,629.20

The total cost over the lifespan of the contract is \$369,617.15. CivicPlus has agreed to no uplift charges during the first 5 years. There are sufficient funds in the City Clerk and Communications division budgets to cover the costs over the life of the contract.

Prior City Council/Commission Action

On September 9, 2020, the City Council approved a contract with Granicus for agenda management software.

Attachment(s)

[Attachment - CivicPlus Agreement](#)

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:
CivicPlus Pricing
Approval Date:
Expires On:

Statement of Work
Q-119075-1
3/30/2026 12:36 PM
4/9/2026

Client:
City of Eastvale, CA

Bill To:
EASTVALE CITY, CALIFORNIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Hector Ortega		hector.ortega@civicplus.com		Net 30

Agenda and Minutes

QTY	PRODUCT NAME	DESCRIPTION
1.00	AMM Select: Pro Annual Fee	AMM Select: Pro Annual Fee
1.00	CivicPlus Media: Annual Fee	CivicPlus Media Annual Fee: Unlimited storage, unlimited users, up to 3 concurrent streams
1.00	AMM Select: Live Meeting Manager Annual Fee	AMM Select: Live Meeting Manager Annual Fee
1.00	AMMS: Platform IdP Integration Annual Fee	Laserfiche: Platform IdP Integration Annual Fee
1.00	AMM Select: Pro Premium Implementation	Pro Premium Implementation; Includes config. of up to 10 meeting types, up to 10 boards, 1 approval workflow per meeting type, 4 hrs of training, and 2 hrs of consulting; Includes 1 original agenda, 1 original minutes, and 1 original staff report design
1.00	CivicPlus Media: Implementation Fee	CivicPlus Media: Implementation Fee
1.00	AMM Select: Live Meeting Manager Implementation Fee	Live Meeting Manager Implementation
1.00	AMMS: Platform IdP Integration Implementation Fee	Laserfiche: Platform IdP Integration Implementation Fee
1.00	AMM Select: Historical Import Fee with Videos (750+)	Historical import of more than 750 meetings; Volume is calculated based on number of meetings being imported; Import does include video files

NextRequest

QTY	PRODUCT NAME	DESCRIPTION
1.00	NextRequest UB Standard Plan	NextRequest Standard Plan; Unlimited Staff Users, Up to 10 Admin-Publisher Users, Up to 2TB Storage. Core Features. Review & Redaction Features. Payments. IT & Compliance Features.
1.00	NextRequest Standard Implementation	Standard Implementation (Virtual Only): Admin Users: 1 Kickoff Call, 1 Admin Training. Staff Users have Access to a monthly webinar for general training and questions

DocAccess

QTY	PRODUCT NAME	DESCRIPTION
1.00	DocAccess	DocAccess is a document accessibility platform that scans, converts, and monitors PDF documents on websites to support ADA and Section 508 compliance efforts for users with disabilities.
1.00	DocAccess Implementation	Implementation of DocAccess

AudioEye

QTY	PRODUCT NAME	DESCRIPTION
1.00	AudioEye Managed	AudioEye Managed: www.eastvaleca.gov
1.00	AudioEye Managed Implementation	AudioEye Managed Implementation

Website

QTY	PRODUCT NAME	DESCRIPTION
1.00	Annual - Municipal Websites Central	Annual - Municipal Websites Central
1.00	Hosting & Security Annual Fee - Websites Central	Hosting & Security Annual Fee - Websites Central
1.00	Guardian Security (Cloudflare WAF/CDN)	Cloudflare Tier 1 WAF/CDN security protection
1.00	SSL Management CivicPlus Provided	SSL Management CivicPlus Provided: www.eastvaleca.gov
1.00	DNS Hosting for .GOV Annual Fee	DNS Hosting for .GOV Annual Fee: www.eastvaleca.gov
1.00	48 Month Redesign Ultimate Annual - Websites Central	48 Month Redesign Ultimate Annual - Websites Central

QTY	PRODUCT NAME	DESCRIPTION
1.00	Municipal Websites Central: AI Editing Assistant	AI Editing Assistant is an optional CivicPlus Municipal Websites Central feature that lets authorized users create and improve content using integrated AI tools to generate, summarize, rewrite, and polish text across supported fields.
1.00	AI Content Advisor	Access to AI Content Advisor for CivicPlus Municipal Websites. The AI Powered AI Content Advisor scans website content to surface Search Engine Optimization (SEO) and Answer Engine Optimization (AEO) recommendations and flag stale pages.
1.00	Ultimate Implementation - Websites Central	Ultimate Implementation - Websites Central
200.00	Website Content Development - 1 Page	Content Development - 1 Page
6.00	Website New Customer Virtual System Training - Up to 3 hours	Website Virtual System Training - Up to 3 hours & 12 attendees
4.00	Alignment Virtual Consulting	Alignment Consulting - Virtual, up to 3 hours
1.00	AudioEye Off Platform - Municipal Website Transition	Implementation of AudioEye for an off-platform solution in conjunction with implementation of CivicPlus Municipal Website. Subject to terms and conditions.

Initial Term		Beginning at signing, ending 60 months from date of signature. Renewing annually on date of signature each calendar year.	
Initial Term Invoice Schedule		50% of Year One Annual Total invoiced at signing. 50% of Year One Annual Total invoiced 7/1/2026. Subsequent Annual Totals invoiced at renewal term.	
	Annual Subscription	One Time Fees	Annual Total
Year One	USD 44,593.60	USD 50,506.75	USD 95,100.35
Year Two	USD 68,629.20		USD 68,629.20
Year Three	USD 68,629.20		USD 68,629.20
Year Four	USD 68,629.20		USD 68,629.20
Year Five	USD 68,629.20		USD 68,629.20
Subtotal			USD 369,617.15
Annual Recurring Services Starting Year 6			USD 72,060.66
Renewal Procedure		Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date	
Annual Uplift		5% to be applied in year 6	

If the customer has subscribed to the DocAccess services, which is evidenced by the DocAccess line item shown above, the covered domains for the service shall be limited to:
<https://www.eastvaleca.gov/>

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

SPECIAL TERMS

CivicPlus shall procure and maintain, at its own cost and expense, for the duration of the Services provided hereunder: (i) Commercial General Liability with limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, which may be satisfied through a combination of underlying liability and umbrella policies; (ii) Workers' Compensation as required by applicable law; and (iii) Cyber/Tech E&O with limits of \$5,000,000. CivicPlus shall furnish to City a certificate of insurance evidencing such coverage within thirty (30) days following City's written request therefor.

Acceptance of Quote # Q-119075-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

By (please sign):

Printed Name:

Title:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)

CivicPlus

By (please sign):

Printed Name:

Amy Vikander

Title:

Senior VP of Customer Success

Date:

04/2/2026

AGENDA STAFF REPORT

City Council Meeting

CITY COUNCIL BUSINESS

Agenda Item No. 13.1

April 8, 2026

Purchase of one (1) 107' Quint Aerial Apparatus, Review of Staffing Options, Approve Budget Appropriation, and Capital Improvement Plan Amendment

Prepared By:

Tim Voigt, CAL FIRE/Riverside County Fire Division Chief

Recommended Action(s)

Staff recommends that the City Council:

1. Approve the procurement and upfitting of one (1) 107' Quint Aerial Apparatus and related equipment for a total amount not-to-exceed \$2,762,385; and
2. Determine compliance with the formal bidding process is not in the best interest of the City in accordance with Section 4.06.090.b. of the municipal code and authorize Riverside County to procure the apparatus and upfitting equipment and services; and
3. Provide direction to proceed with Staffing Option 1; and
4. Approve amendments to the Fire Aerial Ladder Truck Purchase Capital Improvement Project (95015) as presented in Attachment 7.1; and
5. Approve and Adopt a Resolution amending the Fiscal Year 2025-26 Capital Improvement Plan and Budget for the aforementioned Capital Improvement Project; and
6. Approve and Adopt a Resolution Approving the Commitment of Fund Balance Pursuant to GASB 54; and
7. Authorize the City Manager to execute all documents and take all actions necessary to facilitate the above actions.

Summary

The City of Eastvale continues to experience sustained residential, commercial, and industrial growth, resulting in increased emergency service demand and greater operational complexity. To keep pace with current needs and prepare for continued expansion, with the recommendation of CALFIRE/Riverside County Fire Department, City staff is requesting the procurement of a ladder truck to enhance service capabilities and better protect the community.

The estimated cost for the purchase of the 107' Quint is \$2,166,259, which includes the base apparatus and required safety features. A 10% contingency buffer is requested to account for potential cost fluctuations, specification adjustments, and manufacturer price increases, bringing the total not-to-exceed amount to \$2,382,885. Additionally, \$345,000 in equipment plus a ten percent contingency totaling \$379,500 will be required to properly equip the apparatus. As a result, total costs are estimated at \$2,762,385.

Background

The City of Eastvale continues to experience sustained residential, commercial, and industrial growth, resulting in increased emergency service demand and greater operational complexity. Since incorporation, Eastvale has evolved from a primarily residential community into a city with multi-story residential developments, a 5-story hotel, large commercial centers, multi-story warehouse distribution facilities, educational campuses, and a downtown area under construction with a three story Civic Center, two story Library, and a two story Sheriff Station.

Community Growth and Call Volume

Fire Department call volume has steadily increased on average, 6% year-over-year, with a significant portion of responses being medical emergencies, structure fires, traffic collisions, and public service calls. As development intensifies:

- Building heights and densities have increased.
- Access challenges in large apartment complexes and commercial occupancies have grown.
- Fire loads in warehouses and distribution facilities present higher life-safety risk.

Currently, the City of Eastvale operates without a ladder truck located within its jurisdiction. A ladder truck is a specialized fire apparatus designed to provide elevated access for firefighter operations, including roof access, rescue from upper floors, ventilation of smoke and heat, and the ability to deliver large volumes of water from an elevated position during major fires. When a confirmed structure fire occurs that requires these capabilities, Eastvale must rely on ladder trucks responding from neighboring cities through Cooperative Fire Protection agreements.

While the Cooperative Fire Protection agreement, and mutual aid from neighboring departments is an essential and valued regional partnership, depending on ladder trucks from outside the City can increase response times during active structure fires and reduce operational flexibility during the most critical early minutes of an incident. These delays can directly impact firefighter safety, the ability to rescue occupants, and the extent of property damage.

In addition, many of Eastvale's two-story residential homes are constructed with modern design features and limited spacing between buildings. Due to these construction layouts and restricted access, standard ground ladders carried by engine companies are often unable to safely reach certain roof lines or upper-floor areas. This limitation can delay roof access for ventilation and restrict rescue options, further emphasizing the need for an aerial ladder capability within the City.

Establishing a dedicated ladder truck in Eastvale would significantly enhance local emergency response by ensuring timely access to elevated operations, improving firefighter and resident safety, and reducing reliance on outside resources during high-risk, time-sensitive incidents.

Currently it is estimated to take 2 years to build and outfit a ladder truck.

Operational Need for a 107' Quint

A 107' Quint provides five core firefighting functions in a single apparatus:

- Fire pump
- Water tank
- Fire hose
- Ground ladders
- Aerial ladder device

The acquisition of a 107' Quint will:

- Improve Fireground Effectiveness: Immediate aerial access for roof ventilation, rescue from upper floors, and elevated master stream application.
- Enhance Firefighter Safety: Reduced need for improvised roof access; improved elevated operations under controlled conditions.
- Increase ISO Capability: A ladder truck improves community fire protection grading metrics. (See attachment)
- Support High-Density Development: Essential for multi-story residential, commercial, and industrial occupancies.
- Reduce Dependence from outside resources: Ensures first-alarm ladder coverage originates within City limit

As Eastvale prepares for continued vertical and commercial development, a ladder-capable apparatus is no longer a supplemental resource, it is a necessary component of a modern all-risk fire response system.

Future Planning – Ladder Truck Staffing (2–3 Year Outlook) & Third Fire Station (5–6 Year Outlook)

The City's long-range capital improvement strategy anticipates the construction of a third fire station within the next five to six years to support continued growth in the northern portions of the community. To ensure public safety services keep pace with development, the Fire Department is intentionally planning beyond immediate needs while also addressing an existing operational gap that impacts emergency response today.

Key strategic planning considerations include:

- Increased baseline staffing is necessary to maintain reliable response times as call volume and service demand continue to rise.
- Thoughtful redistribution of fire apparatus to ensure balanced, citywide coverage and improved operational efficiency.
- Long-term workforce planning, including recruitment, training, and succession, to sustain a highly qualified and experienced workforce.
- Scalable deployment models that allow the Fire Department to expand capabilities in step with community growth, rather than in reaction to it.

While the third fire station represents a future milestone, the need for a ladder truck exists now. Eastvale currently lacks a dedicated ladder truck, creating an immediate capability gap during structure fires. These incidents are time-critical, and reliance on ladder trucks from neighboring jurisdictions increases response times during the most consequential moments of an emergency.

The proposed acquisition of a 107' Quint ladder truck addresses this current operational need while directly supporting the City's long-term vision. Early acquisition ensures:

- Immediately closes an existing service gap by providing essential ladder truck capabilities within Eastvale.
- Ensures the apparatus is fully operational and integrated well in advance of the activation of a third fire station.
- Allows for deliberate, strategic staffing development, avoiding reactive hiring during periods of rapid growth.
- Establishes ladder truck staffing as a foundational element for a seamless transition into third station operations.
- Phases staffing growth in alignment with station expansion and projected increases in service demand.
- Anticipates the need to increase firefighting personnel from 24 to 30 upon activation of the new fire station.
- Phases capital expenditures ahead of major facility expansion, supporting long-term fiscal stability and responsible budgeting.

This approach reflects disciplined and forward-thinking governance that meets today's public safety needs while deliberately preparing Eastvale for continued growth, increased density, and higher service expectations. Acquiring the ladder truck now is both an immediate operational necessity and a strategic investment in the City's long-term resilience and safety.

Deployment and Staffing Options

Two operational models are presented for Council discussion:

Option 1: Replace Engine 27 with Quint 27 and Retain Medic Squad 27

Configuration:

- Engine 27 replaced with Quint 27.
- Engine 27 becomes an unstaffed reserve engine.
- Current Engine 27 staffing of 9 firefighters moves to the Quint.
- Quint will be staffed with a total of 12 firefighters (increase of 3 positions).
- Medic Squad 27 retained (6 firefighters).
- E31 remains with 9 firefighters.
- Total firefighter count: 27 Firefighters.

Operational Impact:

- Increases suppression staffing by 3 firefighters.
- Maintains dedicated Medic Squad for high-volume EMS responses.
- Squad handles majority of medical calls, reducing wear and tear on the Quint.
- Preserves response-time performance for EMS incidents.
- Provides optimal fireground staffing depth.

Advantages:

- Maintains service levels in a high-EMS-demand city.
- Protects long-term capital investment in the Quint.
- Improves fireground effectiveness and redundancy.
- Supports future transition to a third fire station.

Considerations:

- Includes funding for three additional firefighter positions to ensure safe operations and immediate service delivery.
- This recommended option is fully aligned with the City's future planning goals (strategic plan priority 1, goal E) and represents a proactive investment in Eastvale's long-term public safety capacity.

Budget Impact:

Option 1 Operating Budget Impact*					
Apparatus	Current Use	Proposed Use	FY 2028-29 Current Staffing Model	FY 2028-29 Proposed Impacts	FY 2028-29 Budget Impact
Engine 27	Staffed	Unstaffed Reserve	\$2,692,540	\$ 0	\$(2,692,540)
Quint 27	N/A	Add & Staff	0	3,435,210	3,435,210
Medic 27	Staffed	Staffed	1,705,660	1,705,660	0
	Total		\$4,398,200	\$5,140,870	\$742,670

*Calculations are based on Fiscal Year 2026-27 projected contract rates with Riverside County Fire.

Option 2: Replace Engine 27 with Quint 27 and Remove Medic Squad 27

Configuration:

- Engine 27 replaced with Quint 27.
- Engine 27 becomes an unstaffed reserve engine.
- Current Engine 27 staffing of 9 firefighters moves to the Quint.
- Quint will be staffed with a total of 12 firefighters (increase of 3 positions).
- Medic Squad 27 removed from service. (6 firefighter positions eliminated).
- E31 remains with 9 firefighters.
- Total firefighter count: 21 Firefighters.

Operational Impact:

- Reduces EMS-dedicated resources.
- Increases reliance on the Quint for medical calls.
- Accelerates wear and lifecycle costs on the Quint.
- Reduces surge capacity during simultaneous incidents.

Disadvantages:

- Not aligned with current call volume trends.
- Reduces EMS response flexibility.
- Increases risk of degraded service during peak demand.

- Eliminates positions that will likely be needed for Station 3.

Budget Impact:

Option 2 Operating Budget Impact*					
Apparatus	Current Use	Proposed Use	FY 2028-29 Current Staffing Model	FY 2028-29 Proposed Impacts	FY 2028-29 Budget Impact
Engine 27	Staffed	Unstaffed Reserve	\$2,692,540	\$ 0	\$(2,692,540)
Quint 27	N/A	Add & Staff	0	3,435,210	3,435,210
Medic 27	Staffed	Unstaffed Reserve	1,705,660	0	(1,705,660)
	Total		\$4,398,200	\$3,435,210	\$(962,990)

*Calculations are based on Fiscal Year 2026-27 projected contract rates with Riverside County Fire.

Fiscal Considerations

Early authorization of the apparatus purchase allows the City to:

- Secure current pricing.
- Reduce exposure to future cost escalations.
- Avoid anticipated manufacturer price increases.
- Align capital expenditures with the planned activation of the City's third fire station and target A, goal E of the 2025 Strategic Plan (Enhance Fire Response and Preparedness).

Delaying procurement may result in increased apparatus costs due to inflationary pressures and supply chain variability in emergency vehicle manufacturing.

The City of Eastvale has reached a critical juncture in its fire protection service delivery model. Continued residential density, commercial expansion, and future station development necessitate the addition of a ladder-capable apparatus. The purchase of a 107' Quint is both an operational necessity and a forward-looking investment in community safety.

Procurement

Riverside County Fire utilizes a cooperative purchasing contract through Sourcwell to procure apparatus; these contracts are competitively sourced via a request for proposals process. Should City Council decide to not utilize the County's contract, staff would need to prepare bids or initiate a similar request for qualification process that Riverside County already administered. Staff recommends utilizing the County's purchasing processes through Sourcwell for the following reasons:

- Riverside County's contract includes a discount based on the county's order volume, the city would not be able to duplicate that particular discount.
- The city is required to purchase to Riverside County's exact specifications, other manufacturers or specifications cannot be considered.
- The city would need to determine if they would like to purchase the additional upfitting and compliment independently or through Riverside County. Some items in the compliment (specifically technology items and fire equipment) will have to be purchased through the county due to their customization, maintenance contracts, etc. Other items may have a long lead time which could require ordering 9-12 months in advance. These orders will need to be

coordinated to ensure they arrive in time to put the apparatus in service.

- The city would be responsible for registering the unit, the county is responsible for this function for county owned units.
- The city would need to coordinate with Riverside County any inspections to ensure that the unit is received as bid and the dealer makes any corrections to the unit prior to payment.
- Any liability associated with the procurement would be the liability of the city; for example, if the vendor fails to perform and there are financial or other penalties the city will need to seek reimbursement. Riverside County handles this when they complete the purchases and city receives any financial compensation due.

Through Riverside County's Sourcewell contract the apparatus is estimated to total \$2,166,259.88, plus a ten percent contingency totaling approximately \$2,382,885. Upon approval of the purchase, the city will send to the county an authorization letter. At that time Riverside County will request an updated quote and issue a purchase order to the vendor. Once the purchase order is issued, the price of the apparatus is "locked" and will not increase. Approximately \$55,000 embedded in the aforementioned amount is earmarked for "Tool mounting". This will be the cost to install equipment and tool mounting brackets to the apparatus once it arrives, this happens once the apparatus is complete to ensure that the mounting is specific to the apparatus and tools procured.

This is a high estimate, and the city will pay actual costs on this amount based on the equipment being mounted in the apparatus.

Additionally, equipment is estimated to cost \$345,000, plus a ten percent contingency totaling \$379,500. This amount includes all the fire equipment, communications gear, technology items, ALS supplies and equipment, etc. to put the unit in service. Charges to the city will be actuals and county will order these items as appropriate to ensure their arrival is coordinated with the delivery of the apparatus. All items purchased are sourced through a competitive bid process, either internally to the county or a nationwide mechanism such as Sourcewell. The city has requested federal funding to help offset the cost of this equipment. Should the federal funding be approved, the budget will be adjusted at that time.

Total costs for the apparatus, equipment, and contingency equals \$2,762,385; the requested budget appropriation equals the same.

Environmental

Not applicable.

Strategic Plan Action - Priority Level: N/A | Target #: A | Goal #: E

Enhance fire response and preparedness (Target A, Goal E).

Fiscal Impact

Apparatus Purchase

The estimated cost for the purchase of the 107' Quint is \$2,166,259, which includes the base apparatus and required safety features. A 10% contingency buffer is requested to account for potential cost fluctuations, specification adjustments, and manufacturer price increases, bringing the total not-to-exceed amount to \$2,762,385. Upon delivery, an additional \$379,500 will be required to purchase and install the equipment necessary to fully outfit the ladder truck. If approved by City Council, a budget resolution is required to amend the fiscal year 2025-26 Capital

Improvement and Operating Budget as described below:

Apparatus Purchase Impact			
Item	Funding Source	Account	Fiscal Year 2025-26 Budget Impact
Quint Apparatus & Contingency	Fire Fund Reserve	110-420-6610-95015	2,382,885
Equipment & Contingency	Fire Fund Reserve	110-420-6610-95015	379,500
Total			2,762,385

Five Year Projections and Staffing Impact

For the recommended Staffing Option 1, the estimated budget impact will be approximately \$750,000 in two years when the apparatus becomes operational. This option includes deactivating the existing 27 Engine as an unstaffed reserve apparatus and staffing the Quint 27. The five year model projections for the fire fund estimate that by fiscal year 2028-29 the Fire Fund will operate at a deficit when the truck becomes operational. The deficit is projected at \$570,000. There is adequate fund balance in the Fire Fund to cover this operational deficit for several fiscal years beyond the 2028-29 fiscal year, more if the operational contingency reserve is moved to the General Fund. After fund balance is drawn down, the General Fund will need to contribute resources to ensure fire services are fully funded. The five year model is conservative, projecting revenues with low growth and expenditures with moderate growth. The projections include building and operating the city's third fire station by fiscal year 2029-30. One ongoing shortfall of the five year model is accurately predicting fire services costs, which has been difficult, leading to generous annual budget savings. Staff is diligently working to trend the savings and build them into the model. At this time, staff estimates budget savings will still be realized throughout the five year projection.

Staffing Impact			
Item	Funding Source	Account	Fiscal Year 2028-29 Budget Impact*
Option 1	Fire Fund	110-420-6450	742,670
Option 2	Fire Fund	110-420-6450	(962,990)
<i>*Truck will likely be staffed in fiscal year 2029-30</i>			

Future Reserves

The agreement with Riverside County for Fire Services includes a 10-year replacement schedule and pre-payment plan for fire engines. The city contributes \$55,000 annually to Riverside County to help pay for future Fire Engine replacement. Currently, Riverside County does not offer a similar program for Fire Trucks. Riverside County recommends replacing the Quint Apparatus every ten years. At that time, City Council may decide to sell the existing apparatus or keep the aging apparatus as a reserve truck. As a result, staff recommends setting aside approximately \$290,000 per year to accumulate adequate reserves to pay for the Quint Apparatus replacement by year 12 (two years apparatus on order, ten years in use, and 1.75% annual inflator on purchase price). The Fire Fund or General Fund

can be utilized to fund this reserve; staff recommends utilizing the General Fund to fund a reserve and using Fire Fund sources for operational purposes.

Prior City Council/Commission Action

On March 24, 2026, the Public Safety Commission reviewed and discussed the proposed procurement of one (1) 107' Quint Aerial Apparatus. The Commission unanimously agreed that this acquisition is both necessary and prudent.

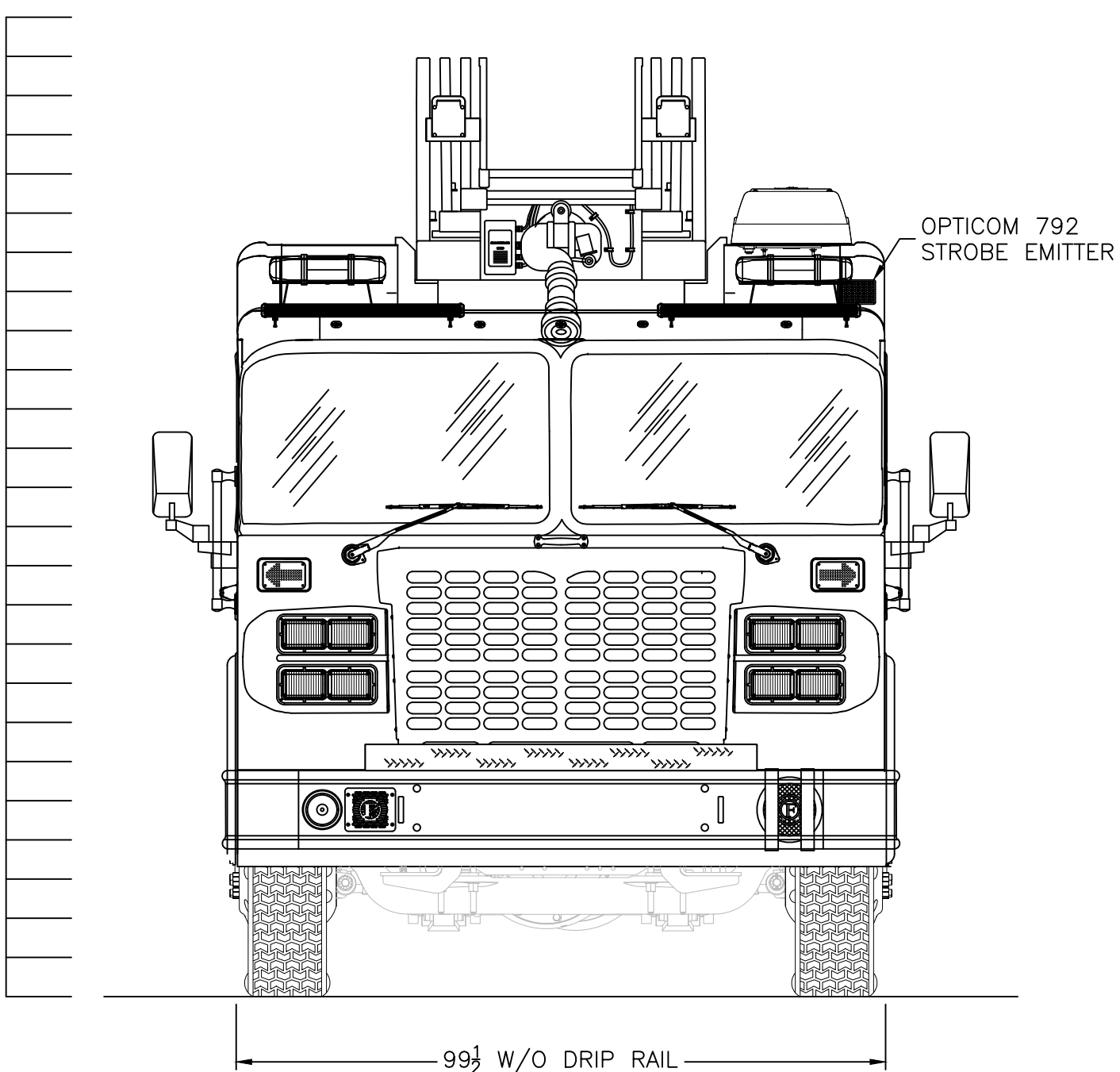
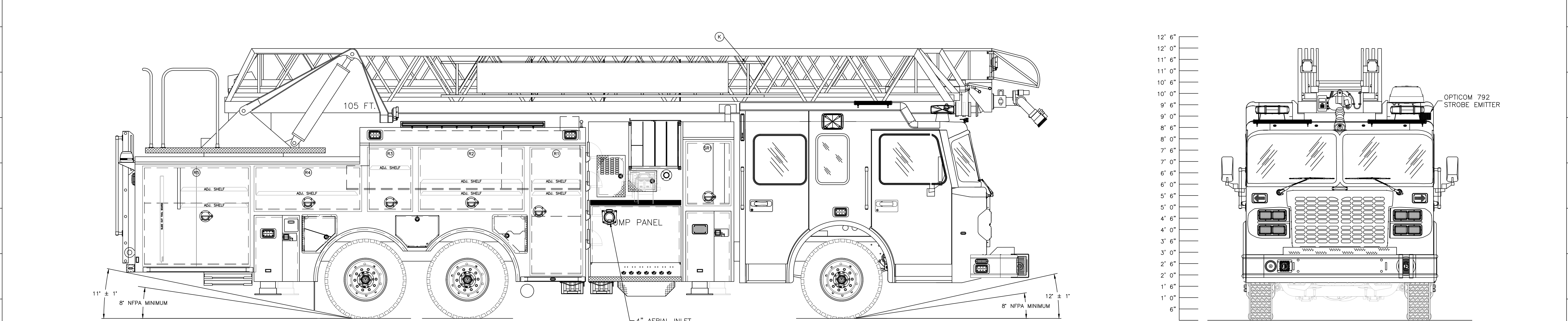
Attachment(s)

[Attachment 1 - Quint Ladder truck Photo 1](#)
[Attachment 2 - Quint Ladder truck Photo 2](#)
[Attachment 3 - Quint Ladder truck Photo 3](#)
[Attachment 4 - CAD Drawing](#)
[Attachment 5 - ISO Rating Importance](#)
[Attachment 6 - Timeline Graph](#)
[Attachment 7 - Budget Resolution](#)
[Attachment 7.1 - Exhibit A to Budget Resolution](#)
[Attachment 8 - Resolution: Commitment of Fund Balance](#)





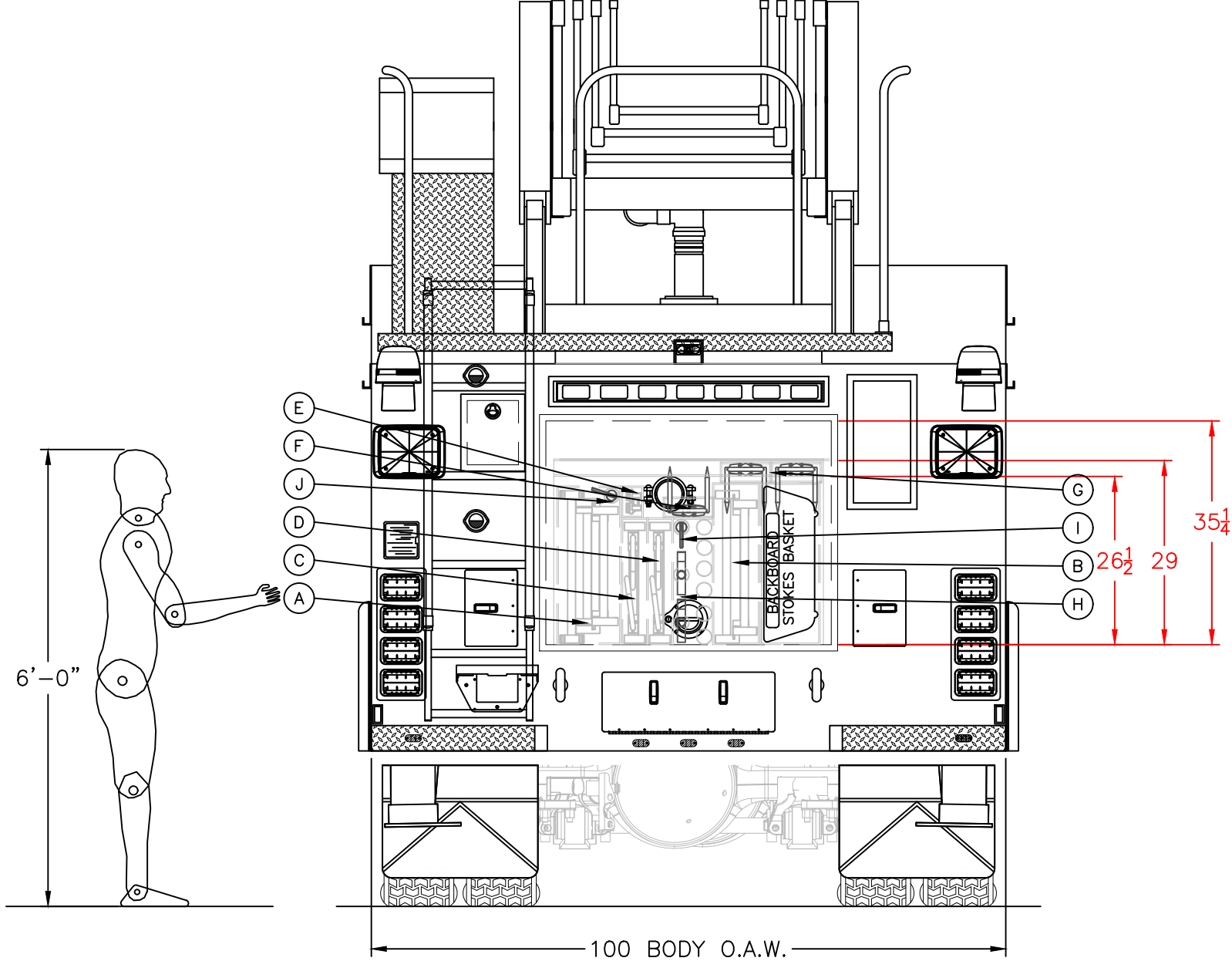
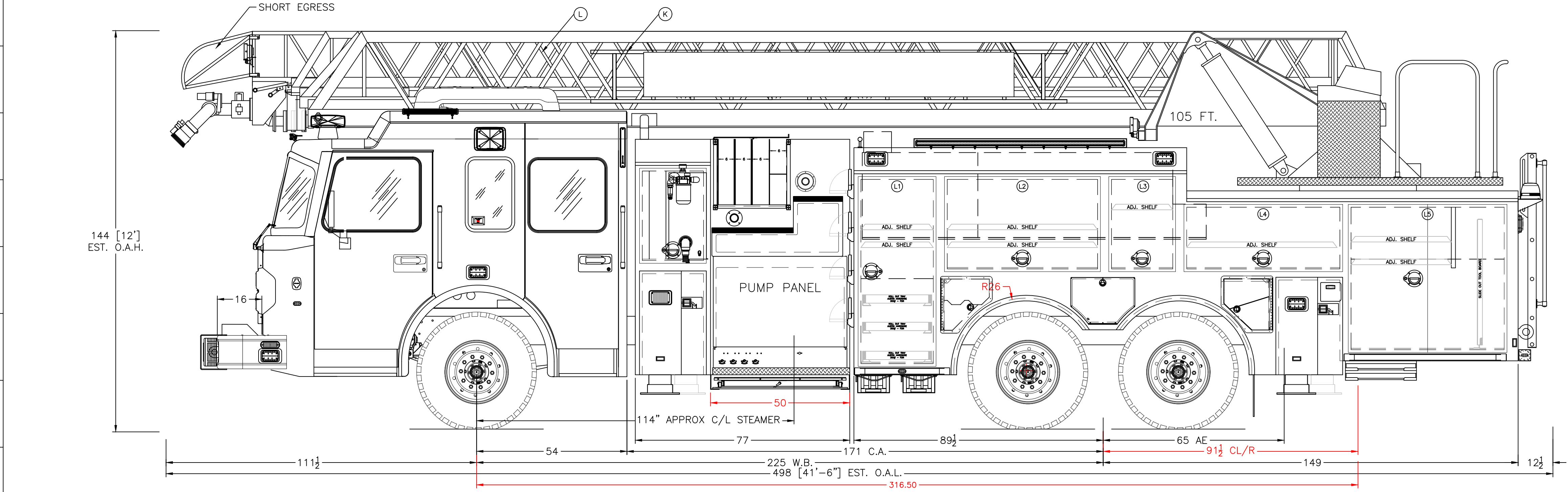
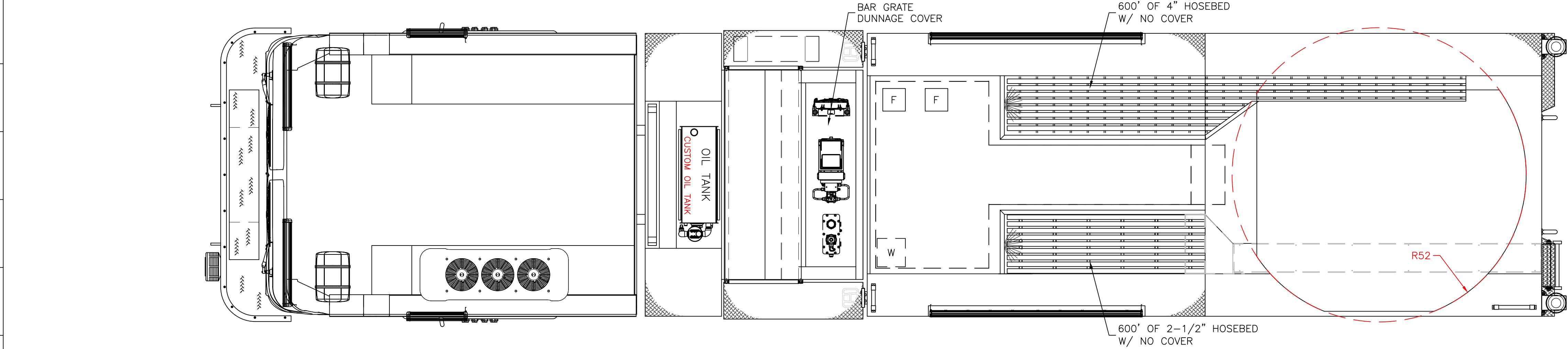




COMPARTMENT DIMENSIONS					
COMPT.	DOOR OPENING	INTERIOR	DIVIDE HEIGHT	UPPER DEPTH	LOWER
L1	26"W x 65"H	28.5"W x 77"H	30"	13"	22"
L2	54"W x 31"H	57"W x 43"H	—	13"	13"
L3	22"W x 31"H	30"W x 43"H	—	13"	13"
L4	55"W x 21"H	55"W x 27.5"H	—	13"	13"
L5	55"W x 50"H	59.5"W x 56.5"H	32"	13"	22"
R1	26"W x 65"H	28.5"W x 77"H	30"	13"	22"
R2	54"W x 31"H	57"W x 43"H	—	13"	13"
R3	22"W x 31"H	30"W x 43"H	—	13"	13"
R4	55"W x 21"H	55"W x 27.5"H	—	13"	13"
R5	55"W x 50"H	59.5"W x 56.5"H	32"	13"	22"
SL1	22"W x 31"H	24.5"W x 43"H	—	22"	22"
SR1	22"W x 31"H	24.5"W x 43"H	—	22"	22"

- SHOP INSTRUCTIONS
- FOAM SYSTEM:
- FOAM CAPABLE DISCHARGES:
- COMPARTMENT FINISH:
- SHELVES/TRAYS FINISH:
-

GROUND LADDERS & PIKE POLES			
ITEM	DESCRIPTION	MODEL #	QTY
A	35' 3 SEC. EXTENSION	1225-A	1
B	28' 2 SEC. EXTENSION	1200-A	1
C	18' ROOF	875-A	1
D	16' ROOF	875-A	1
E	10' FOLDING ATTIC	585-A	1
F	4' RUBBISH HOOK	RH-4DA	1
G	6' RUBBISH HOOK	RH-6DA	2
H	6' NY PIKE POLE HOOK	RH-6	2
I	10' PIKE POLE	YPD-10	1
J	12' PIKE POLE	YPD-12	1
BASE	14' ROOF	775-DR	2
FLY	10' FOLDING ATTIC	585-A	1



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REV	INT.	DATE	REVISION HISTORY DESCRIPTION
01	RP	9/21/22	PRE CONSTRUCTION MEETING
02	KS	3/28/23	CHANGE ORDER B
03	KS	4/4/23	CHANGE ORDER D
04	KS	4/20/23	SPEC REVIEW

SHOP PRINT
SHOP ORDER

CHASSIS: SPARTAN GLADIATOR MFD 10" RAISED ROOF WITH 10" TRENCH
ENGINE: CUMMINS X15 565HP WITH ALLISON 4500 EVS
PUMP: WATEROUS CSUC20 2000 RATED AT 1750 GPM
WATER TANK: 400 U.S. GAL.
FOAM CELL: (1) 25 U.S. GAL. & (1) 40 U.S. GAL.
BODY MATERIAL: 1/8" ALUMINUM
HOSE BED: 600' OF 4" & 600' OF 2-1/2"
GENERATOR: HARRISON 8kW MCS
COMPARTMENTS: 216 CUBIC FEET



FIRE APPARATUS SOLUTIONS DEMO			
RIALTO, CA			
MODEL:	105' REAR MOUNT AERIAL (S34RL-105)		
DEALERSHIP:	FIRE APPARATUS SOLUTIONS		
SCALE: 1/2" = 1'	DRAWN BY: KS	DATE: 6/29/22	
SIZE: 24" X 36"	DRAWING NO: S5357	REV: 04	
SHEET: 1 OF 1			

Insurance Services Office (ISO) Rating – What It Means for the City of Eastvale

The **Insurance Services Office (ISO)**, through its **Public Protection Classification (PPC)** program, evaluates and grades a community's fire protection system. The ISO PPC rating is a **numerical score from 1 to 10**, with:

- **Class 1** = Superior fire protection
- **Class 10** = Does not meet minimum ISO criteria

Most communities fall between Class 2 and Class 5. The lower the number, the stronger the evaluated fire protection system.

Why ISO Matters

1. Impact on Insurance Premiums

Insurance companies use ISO PPC ratings as a major factor when determining property insurance premiums for:

- Residential properties
- Commercial buildings
- Industrial facilities

A stronger ISO rating (lower class number) can:

- Reduce property insurance premiums for residents and businesses
- Make the City more attractive for commercial and industrial development
- Strengthen economic competitiveness

While insurance savings vary by carrier, improved ISO ratings often result in measurable long-term cost savings community-wide.

2. What ISO Evaluates

ISO evaluates three major components of a community's fire protection system:

A. Fire Department (50% of total score)

- Apparatus inventory (including ladder trucks/quints)

- Equipment carried
- Staffing levels
- Training hours
- Response capability
- Deployment distribution

B. Water Supply (40% of total score)

- Hydrant spacing and distribution
- Water main size and condition
- Available fire flow
- System reliability

C. Emergency Communications (10% of total score)

- Dispatch center staffing
- Call processing times
- Redundancy systems
- Communication technology

How a 107' Quint Improves ISO Standing

The acquisition of a 107' Quint directly strengthens the **Fire Department** portion of the ISO evaluation in several ways:

1. Ladder Service Credit

ISO assigns specific credit for ladder companies capable of serving:

- Multi-story residential buildings
- Commercial occupancies
- Industrial facilities

Communities without a properly staffed aerial apparatus within required travel distances may receive reduced credit.

2. Equipment & Capability Credit

A Quint provides:

- Aerial ladder capability
- Elevated master stream operations
- Rescue capacity from upper floors
- Enhanced ground ladder complement

These factors increase ISO scoring in apparatus and equipment categories.

3. Distribution & Response Credit

ISO evaluates whether ladder companies can arrive within defined travel times (typically 4–8 minutes depending on occupancy type). Having a ladder company based within City limits:

- Improves distribution scoring
 - Reduces reliance on mutual aid for initial assignment
 - Enhances overall PPC credit
-

Community and Economic Development Implications

For growing cities like Eastvale:

- Commercial developers often evaluate ISO ratings before investing.
- Warehouse, logistics, and multi-family developers consider insurance cost impacts.
- A strong ISO classification supports business recruitment efforts.

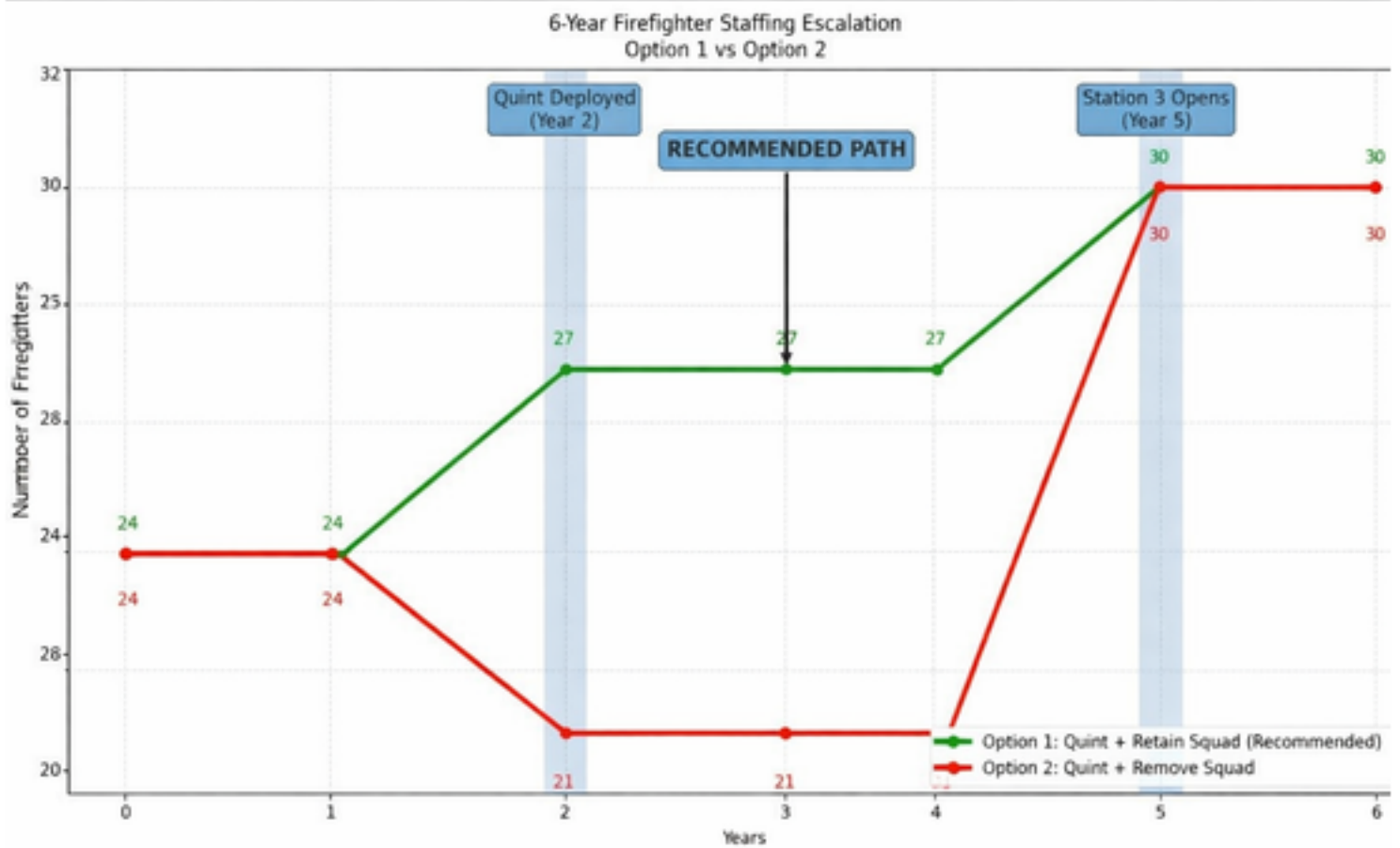
As Eastvale continues to add higher-density and multi-story occupancies, ladder service availability becomes increasingly important to maintain or improve ISO classification.

Long-Term Strategic Value

Improving or maintaining a strong ISO rating:

- Demonstrates measurable fire protection capability.
- Validates responsible public safety investment.
- Supports long-term financial stability for residents and businesses.
- Aligns with the City’s anticipated third fire station expansion.

The purchase of a 107’ Quint is not solely an apparatus acquisition—it is a strategic investment in maintaining competitive fire protection standards and protecting the economic vitality of the City.



RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS 2025-26 FISCAL YEAR CAPITAL IMPROVEMENT BUDGET FOR THE PURCHASE OF ONE QUINT AERIAL APPARATUS FOR FIRE SUPPRESSION.

WHEREAS the Capital Improvement Plan and Budget for fiscal year 2025-26 through 2029-30 of the City of Eastvale has been adopted by this Council in its original form, and said plan and budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed, transfer, or adjust their Capital Improvement Plan appropriations without the consent of the City Council; and

WHEREAS, the City Council desires to procure and staff a Quint Aerial Apparatus to support and expand fire suppression activities within the city; and

WHEREAS, the 2027-28 Budget Plan includes the procurement of a Quint Aerial Apparatus to support fire suppression services within the city; and

WHEREAS, due to economic strains and demands on fire suppression apparatus manufacturing, prices have inflated dramatically while the industry is simultaneously in a constant state of backorder; and

WHEREAS, the City Council desires to determine the need for a Quint Aerial Apparatus and subsequently authorize the procurement of the apparatus now, thereby locking in pricing, knowing that the apparatus will be delivered and operational two years from the procurement date; and

WHEREAS, staff desires to amend the 2025-26 Capital Improvement Plan and Budget to recognize the updates to Project No. 95015, Fire Aerial Ladder Truck Purchase and appropriate reserve Fire Fund resources to fund the procurement of the Quint Aerial Apparatus; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. AUTHORIZE AN APPROPRIATION FROM FIRE FUND RESERVES, VEHICLES ACCOUNT NO. 110-420-6610-95015 IN THE AMOUNT OF \$2,762,385 FOR THE PURCHASE OF ONE QUINT AERIAL APPARATUS AS SHOWN IN EXHIBIT "A" FOR THE FIRE AERIAL LADDER TRUCK PURCHASE PROJECT.

PASSED, APPROVED AND ADOPTED this 8th day of April 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 8^h day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk



Capital Improvement Plan: Land, Buildings, Facilities & Equipment

Fire Aerial Ladder Truck Purchase

	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30
Project Phases						
Design/Engineering	-	-	-	-	-	-
Property Acquisition	-	2,762,385	-	-	-	-
Construction	-	-	-	-	-	-
Total	-	2,762,385	-	-	-	-
Program Financing						
FF: Reserves 110-420-6610	-	2,762,385	-	-	-	-
	-	-	-	-	-	-
Total	-	2,762,385	-	-	-	-

Project Title: Fire Aerial Ladder Truck Purchase
Project Number: 95015
Project Category: Land, Buildings, Facilities & Equipment
Project Priority: Desirable
Program Year Initiated: FY 2024-2025
Construction Year: FY 2025-2026
Project Estimate: 2,762,385
Project Description: Purchase of additional fire truck for the new third fire station at Scholar Way and 58th Street to provide more efficient, effective emergency services to the residents. The truck will either be a tractor-drawn or a rear-mount "Quint" style truck (rear-mount style is illustrated below).



RESOLUTION NO. 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE COMMITMENT OF FUND BALANCE PURSUANT TO GASB 54

WHEREAS, the Governmental Standards Board (GASB) has issued Statement No. 54, Fund Balance Reporting and Governmental Type Definitions, with the intent of improving financial reporting by providing fund balance categories that will be more easily understood; and

WHEREAS, the City Council may commit fund balance amounts for specific purposes by taking formal action, and the committed amounts cannot be used for any other purpose unless the City Council removes and changes the specific use through the same formal action taken to establish the commitment; and

WHEREAS, the City Council deems it appropriate that the current and prior years' commitments of fund balance be released; and

WHEREAS, the City Council deems appropriate that a commitment of \$75,698,036 of the General Fund unassigned fund balance be established for Reserve for the following projects in the following amounts: Facility Construction: City Hall \$19,571,690; Facility Construction: Library \$17,574,470; Facility Construction: Site Improvement \$9,906,400; Facility Construction: Parking Structure \$16,145,476; Pension Obligation \$2,500,000; Public Safety Rate Increase Stabilization \$3,000,000; Debt Service Reserve: Civic Center, \$7,000,000; and

WHEREAS, the City Council wishes to commit certain amounts of fund balance surplus attributed to the City's Gann Appropriation Limit for qualified capital outlay reserves; and

WHEREAS, the City Council deems appropriate that a commitment of \$375,100 of the General Fund unassigned fund balance be established for Appropriations Limit Qualified Capital Outlay Reserve for the following projects in the following amounts: Facility Construction: Police Station – Appropriations Limit \$375,100; and

WHEREAS, the General Fund balance will be adjusted to final fund balance at the end of the fiscal year; and

WHEREAS, the City Council deems appropriate that a commitment of \$12,700,000 of the Fire Fund unassigned fund balance be established for Reserve for the following projects in the following amounts: Third Fire Station Construction \$12,300,000; Apparatus Replacement \$400,000; and

WHEREAS, the Fire Fund balance will be adjusted to final fund balance at the end of the fiscal year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council establishes and approves the release of all prior years' and current year commitments of fund balance of the General Fund and the Fire Fund to the unassigned category of fund balance as specified in the approved budget for fiscal year 2025-2026.

SECTION 2. The City Council establishes and approves the commitment of \$75,698,036 of the unassigned fund balance of the General Fund to the committed category of fund balance.

SECTION 3. The City Council establishes and approves the commitment of \$375,100 of the unassigned fund balance of the General Fund to the committed category of fund balance for appropriations limit qualified capital outlay reserve.

SECTION 4. The City Council establishes and approves the commitment of \$12,700,000 of the unassigned fund balance of the Fire Fund to the committed category of fund balance.

PASSED, APPROVED AND ADOPTED this 8th day of April, 2026.

Jocelyn Yow
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 26-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 8th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk