



SAN ANTONIO WATER COMPANY

BOARD OF DIRECTORS MEETING

Tuesday, February 21, 2023 at 5:00 p.m.

In the Upland City Hall Council Chambers

460 N. Euclid Avenue, Upland, CA 91786

And Virtual/Online or Teleconference

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/313408957>

You can also dial in using your phone.

Access Code: 313-408-957

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- Call to Order
- Salute to the Flag

1. Recognitions and Presentations:
2. Additions-Deletions to the Agenda:
3. Shareholder-Public Testimony:

This is the time for any shareholder or member of the public to address the board members on any topic under the jurisdiction of the Company, which is on or not on the agenda. Please note, pursuant to the Brown Act the board is prohibited from taking actions on items not listed on the agenda. For any testimony, speakers are requested to keep their comments to no more than four (4) minutes, including the use of any visual aids, and to do so in a focused and orderly manner. Anyone wishing to speak is requested to voluntarily fill out and submit a speaker's form to the manager prior to speaking.

4. Consent Calendar Items:

All items listed hereunder are considered to be routine and there will be no separate discussion of these items unless members of the board request specific items to be removed from the consent calendar for separate action. All items listed or remaining will be voted upon in a single action.

- A. Approval of Board Meeting Minutes
Regular Meeting Minutes of January 17, 2023.
- B. Planning, Resources, and Operations Committee (PROC) Meeting Minutes
No meeting minutes to approve.
- C. Administration and Finance Committee (AFC) Meeting Minutes
No meeting minutes to approve.
- D. AdHoc Committee for Office Feasibility Study
Approve meeting minutes of August 12, 2020.
- E. Financial Statement
Income Statement and Balance Sheet for December 31, 2022.
- F. Investment Activity Report
Monthly Report of Investments Activity.
- G. Water Production and Consumption
Monthly water production and consumption figures.
- H. Prominent Issues Update
Status summaries on certain on-going active issues.
- I. Projects and Operations Update
Status summaries on projects and operations matters.
- J. Groundwater Level Patterns [Quarterly in January, April, July, and October]
Tracking patterns of groundwater elevations relative to ground surface.
- K. Conservation Program Update [Quarterly in January, April, July, and October]
Update on SAWCo's existing water conservation programs
- L. Correspondence of Interest

5. Board Committee – Delegate Report:
 - A. PVPA Representative Report
Verbal report by representative.
 - B. Six Basins Representative Report
Verbal report by representative.
 - C. Chino Basin Representative Report
Verbal report by representative.
 - D. Cucamonga Basin Representative Report
Verbal update by representative.
 - E. Administration and Finance Committee (AFC) Chairman's Report
No meeting to report.
 - F. Planning, Resources, and Operations Committee (PROC) Chairman's Report
No meeting to report.
 - G. Office & Yard Feasibility Study Ad Hoc Committee
Verbal report by representative.

6. General Manager's Report on Activities
 - A. Emporia Street and Fern Avenue Quitclaim Request
Possible quitclaim for proposed development
 - B. Euclid Avenue and Foothill Boulevard Quitclaim Request
Possible quitclaim for proposed development
 - C. Glendale Road Pipeline Replacement/Upgrade Project Award
Possible award of construction contract for Glendale Road Pipeline Project
 - D. SAWCo Office & Yard Relocation
Discussion and possible action regarding the relocation of the SAWCo office and yard facilities

7. Closed Session:
 - A. General Manager's Annual Review, Goals, and Objectives [CGC § 54957 subdivision 9(b)]

8. Director's Comments and Future Agenda Items:

Adjournment:

The next regular Board Meeting will be held on Tuesday, March 21, 2023 at 5:00 p.m.

NOTE: All agenda report items and back-up materials are available for review and/or acquisition from the Company Office (139 N. Euclid Avenue, Upland, CA.) during regular office hours, Monday through Thursday [8:00 – 11:30 and 12:30 – 4:00] and alternating Fridays [8:00 – 11:30 and 12:30 – 3:00] and on the Company's website www.sawaterco.com. The agenda is also available for review and copying at the City of Upland and Upland Public Library located at 460 N. Euclid Avenue.

POSTING STATEMENT: On February 16, 2023, a true and correct copy of this agenda was posted at the entry of the Water Company's office (139 N. Euclid Avenue), on the public bulletin board and Public Library at 460 N. Euclid Ave., and on the Water Company's website.

SAN ANTONIO WATER COMPANY
MINUTES OF THE SAN ANTONIO WATER COMPANY
Tuesday, January 17, 2023

An open meeting of the Board of Directors of the San Antonio Water Company (SAWCo) was called to order at 5:00 p.m. on the above date at the City of Upland Council Chambers, 460 N. Euclid Ave., Upland, California. Directors present were Rudy Zuniga, Will Elliott, Bob Cable, Martha Goss, Bill Velto, and Kati Parker. Director Bob Bowcock was absent. Also in attendance were SAWCo's General Manager Brian Lee, Assistant General Manager Teri Layton, General Legal Counsel Derek Hoffman, and Senior Administrative Specialist Kelly Mitchell. President Zuniga presided.

Director Velto led all in attendance in the flag salute.

1. Recognitions and Presentations: None.
2. Additions-Deletions to the Agenda: None.
3. Shareholder-Public Testimony: None.
4. Consent Calendar Items:
 - A. Approval of Board Meeting Minutes
Regular Meeting Minutes of December 20, 2022.
 - B. Planning, Resources and Operations Committee (PROC) Meeting Minutes
No meeting minutes to approve.
 - C. Administration and Finance Committee (AFC) Meeting Minutes
No meeting minutes to approve.
 - D. Financial Statement
Income Statement and Balance Sheet for November 30, 2022.
 - E. Investment Activity Report
Monthly Report of Investments Activity.
 - F. Water Production and Consumption
Monthly water production and consumption figures.
 - G. Prominent Issues Update
Status summaries on certain on-going active issues.
 - H. Projects and Operations Update
Status summaries on projects and operations matters.
 - I. Groundwater Level Patterns [Quarterly in January, April, July, and October]
Tracking patterns of groundwater elevations relative to ground surface.
 - J. Conservation Program Update [Quarterly in January, April, July, and October]
Update on SAWCo's existing water conservation programs
 - K. Correspondence of Interest

Director Velto moved and Director Elliott seconded to approve the Consent Calendar as presented. Motion carried unanimously.

Unknown caller logged in at 5:02 p.m.

5. Board Committee – Delegate Report:
 - A. **Pomona Valley Protective Association (PVPA) Representative's Report** – Director Parker reported PVPA met on Wednesday, January 11th for routine business. One item of note was the supplemental escrow instructions for entitlement and marketing agreement with Lewis Homes was extended to January 7, 2024.
 - B. **Six Basins Representative Report** – Ms. Layton reported there was no meeting held in December. Staff sold stored water in Six Basins to Three Valleys Municipal Water District for \$250,000.

- C. **Chino Basin Representative Report** – Mr. Lee advised that for the past several years SAWCo and Monte Vista Water District (MVWD) have served as the two minor representatives on the advisory committee for the Appropriative Pool (AP) in Chino Basin. At last week’s AP meeting, West End Consolidated Water Company and Nicholson Family Trust were appointed as the new minor representatives.
- D. **Cucamonga Basin Representative Report** – Mr. Lee reported the parties met virtually along with the engineering firm providing the groundwater model. They are moving forward with the Sigma reporting which is an annual groundwater reporting required of all basins. Mr. Lee pointed out that although Cucamonga Basin is an adjudicated basin and is not required to report, the parties felt to do it was in good form.
- E. **Administration and Finance Committee (AFC) Chairman’s Report** – No meeting to report.
- F. **Planning, Resources, and Operations Committee (PROC) Chairman’s Report** – No meeting to report.
- G. **Office Feasibility Study Ad Hoc Committee** – No meeting to report.

6. General Manager’s Report on Activities:

- A. **San Antonio Heights Association Citizen’s on Patrol Donation** – Mr. Lee reminded the Board of the events, such as the Pancake Breakfast, the San Antonio Heights Citizen’s on Patrol have hosted for the Heights residents. Leaks and water waste in the Heights are also reported to SAWCo staff by the Citizen’s on Patrol. SAWCo traditionally donates \$1,000 every year to aid them in their efforts.

Director Elliott moved and Director Goss seconded to approve the donation of \$1,000 to the San Antonio Heights Citizen’s on Patrol. Motion carried unanimously.

- B. **Annual Shareholder’s Meeting Location and Appointment of Inspectors of Election** – Mr. Lee advised staff is recommending the Annual Shareholder’s Meeting be held in-person at the Upland Council Chambers rather than virtually.

Regarding the Inspectors of Election, in the past staff as well as shareholders in the Heights have performed the duties of Inspectors of Election. Staff is recommending the duties be performed by staff for this year’s Annual Shareholder’s Meeting.

Director Velto moved and Director Elliott seconded to both hold this year’s Annual Shareholder’s Meeting in-person in the Upland Council Chambers and have SAWCo staff perform the duties of the Inspectors of Election.

- C. **Request for Noninterference Letter** – Mr. Lee advised SAWCo received a request from a development company for a noninterference letter regarding an easement SAWCo has on a property they wish to develop. SAWCo does not have any facilities on this property, nor do they plan to build any in the future. Mr. Lee recommends approval to have SAWCo’s legal counsel execute a quitclaim deed for the easement rights on the property. A \$1,500 quitclaim fee will be paid to SAWCo by the development company.

There was question about whether a grant deed or a quitclaim deed was needed. Mr. Hoffman described the difference between the two and explained why the quitclaim was preferred. He also advised language will be added to secure SAWCo’s water rights and right of way.

Director Elliott moved and Director Cable seconded to have staff, via legal counsel, prepare a quitclaim deed and necessary documents to transfer the easement on the subject project. Motion carried unanimously.

7. Closed Session: None.

8. Director's Comments and Future Agenda Items: Director Parker commended staff on quickly finding a way to provide on their website both audio and video recordings of SAWCo meetings.

Director Zuniga acknowledged and thanked City of Upland Councilmember James Brightly for attending the meeting.

Adjournment:

With no further business to discuss the meeting was adjourned at 5:13 p.m.

Assistant Secretary

Brian Lee

SAN ANTONIO WATER COMPANY
AD-HOC MEETING
MINUTES
August 12, 2020

An open meeting of the office and yard relocation feasibility Ad-Hoc Committee for the San Antonio Water Company (SAWCo) was called to order virtually at 2:00 p.m. on the above date. Committee Members present were Tom Thomas, Bob Cable, and Brian Lee. Director Jose Sanchez was absent. Also in attendance were SAWCo's Assistant General Manager Teri Layton and Senior Administrative Specialist Kelly Mitchell. Mr. Thomas presided.

1. Recognitions and Presentations: None.
2. Additions – Deletions to the Agenda: None.
3. Public Comments: None.

Steven Nix of the City of Upland joined the meeting at 2:01 p.m.

4. Approval of Committee Meeting Minutes:
Director Thomas inquired whether there was any opposition to the approval of the meeting minutes. Hearing none, the meeting minutes of November 5, 2019 were approved.

5. Administrative Issues:

A. Discussion and Possible Action Regarding New Company Office and Yard Options – Mr. Lee provided a PowerPoint presentation regarding the proposed Office and Yard facility options and considerations. After presenting earlier in the year to City of Upland councilmembers SAWCo's plans for relocating and combining the Office and Yard facilities, it was suggested SAWCo look into leasing property from the City of Upland to meet their needs. SAWCo staff met with City of Upland staff to determine what options, if any, would work for SAWCo in their attempt to combine their office and yard facilities into one location. Mr. Lee went through the numbers with the Committee on what it would cost SAWCo to build a new facility as well as the costs to lease property from the City of Upland.

Mr. Lee reviewed the estimated costs to build a new facility. The numbers were admittedly rough as there were several unknowns. With a contingency of over 25% built in, the rough number for a new building reached \$3.76 million. Not including the contingency, the straight-line depreciation value of \$2.97 million over 120 years for the new building works out to \$2,060/month.

In looking into leasing property, SAWCo would need both office and yard space. The cost to lease 2,500 square feet (sqft) of office space runs roughly \$18 per sqft, per year costing \$3,750 per month. The cost to lease yard and storage space of roughly 9,000 sqft runs approximately \$2/sqft per year costing \$1,500/month. This results in a total monthly cost of \$5,250/month to lease the needed office and yard space.

Regarding leasing specifically City of Upland property, City staff and SAWCo staff determined the only somewhat feasible location would be the public works department. It is currently fully utilized, but reconfiguration may provide space for SAWCo staff, albeit tight. Yard storage and parking space is sufficient, however, it has yet to be determined whether there is enough space for small parts and equipment in the warehouse portion of the site.

Some concerns expressed about leasing property from the City included the costs, whether the public works building is up to code considering it was built in the 1970s, who pays for improvements, utilities and services, and maintenance of common areas. Other concerns are over public perception such as whether SAWCo is receiving favorable treatment from the City or vice versa, and about funds moving

from the City's Water Enterprises Fund (water sales) through SAWCo to the General Fund (lease) as water sales should not be funding the General Fund.

Mr. Lee proposed the Committee recommend the item to the Board for discussion with a recommendation to move forward with building a new facility on SAWCo's Benson Avenue and 17th Street property.

Director Thomas stated that the first consideration for this project was SAWCo would not make any changes unless they are better off than they are now. Currently, SAWCo owns both its office and yard locations outright. He questioned why they would want to move into the public works department to share a small space and pay rent. If they did decide to lease from the City, what would they do with the office and yard properties? If they were to lease or sell those properties, there would be an influx of money not earned from water sales which may cause issues for their tax status. Changes in the City's leadership may be in the near future. Director Thomas felt it might be prudent to wait until after the November elections to make any moves.

Director Cable commented SAWCo has been discussing and planning about building a new facility since January 2017. He expressed concern over one shareholder's disapproval of the move and stated that SAWCo does what is in the best interests of all of its shareholders. Kudos were given to Mr. Lee for answering all of the inquiries and concerns expressed by the City in the eleventh hour. Director Cable encouraged SAWCo to get the building process started as the costs for building is not going to get any cheaper.

There was continued discussion on how and when SAWCo should present its findings. Other ideas to solve the problem were also discussed.

Mr. Nix commented adding SAWCo staff to the public works department would be tight. One benefit he did see was sharing maintenance and fueling facilities.

Director Thomas moved and Director Cable seconded to bring the item to the Board for discussion and possible approval. Motion carried.

Mr. Lee clarified that he would place the item on the agenda for next week's Board meeting and after that, schedule a time to present the information to and have a discussion with the Upland City Council.

6. Closed Session: None.

7. Committee Comments and Future Agenda Items: None.

8. Adjournment:

There being no further business the meeting ended at 3:31 p.m.

Assistant Secretary
Brian Lee



San Antonio Water Company, CA

Income Statement

Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

IncomeStatement	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Category: 4 - Income					
SubCategory: 40 - Shareholder Revenue					
1185 - Domestic Water Income (Base)	300,000.00	300,000.00	27,937.85	250,984.57	49,015.43
1215 - Domestic Water Income (Supplemental)	150,000.00	150,000.00	21,157.65	198,806.71	-48,806.71
1220 - Domestic Water Income (Tier 3)	200,000.00	200,000.00	32,846.46	233,501.93	-33,501.93
1230 - Domestic Water Income (Readi/Chrg)	200,000.00	200,000.00	33,722.53	202,013.88	-2,013.88
1235 - Domestic Water Availability Charge (WAC)	61,000.00	61,000.00	10,264.75	61,298.15	-298.15
1245 - Municipal Water Income (Base)	3,100,000.00	3,100,000.00	208,860.94	2,878,821.96	221,178.04
1268 - Municipal Water Income (Readi/Chrg)	80,000.00	80,000.00	6,400.00	76,800.00	3,200.00
1274 - Misc Water Income (Base)	200,000.00	200,000.00	6,427.06	212,576.81	-12,576.81
1275 - Misc Water Income (Supplemental)	50,000.00	50,000.00	149.91	140,527.92	-90,527.92
1276 - Munnicipal Water Availability Charge (WAC)	477,000.00	477,000.00	39,756.00	477,072.00	-72.00
1280 - Misc Water Income (Tier 3)	5,000.00	5,000.00	0.00	19,238.54	-14,238.54
1288 - Misc Water Income (Readi/Chrg)	23,000.00	23,000.00	1,860.00	23,240.00	-240.00
1290 - Misc Water Availability Charge (WAC)	23,000.00	23,000.00	1,922.00	23,064.00	-64.00
1295 - Dormant Water Availability Charge (WAC)	53,000.00	53,000.00	8,578.43	51,859.62	1,140.38
1300 - Sale of Water/From Storage	0.00	0.00	0.00	250,000.00	-250,000.00
1302 - Meter Service Fees	0.00	0.00	0.00	3,256.00	-3,256.00
1400 - Stock Transfer	5,000.00	5,000.00	330.00	4,500.00	500.00
1405 - Capital Facility Connection Fee	0.00	0.00	0.00	5,691.00	-5,691.00
1410 - Late/Re-establishment Fee	4,000.00	4,000.00	425.00	2,215.00	1,785.00
1420 - Return Check Fee	0.00	0.00	0.00	200.00	-200.00
1430 - Stock Certificate Storage and Handling Fee	0.00	0.00	40.00	280.00	-280.00
SubCategory: 40 - Shareholder Revenue Total:	4,931,000.00	4,931,000.00	400,678.58	5,115,948.09	-184,948.09
SubCategory: 42 - Non-Shareholder Revenue					
1725 - Misc. Income	2,000.00	2,000.00	1,106.00	1,355.99	644.01
1750 - Service/Litigation Agreements	0.00	0.00	114.22	1,347.53	-1,347.53
1753 - Ground Lease Income	75,000.00	75,000.00	6,111.84	74,950.08	49.92
1755 - Interest Earned	20,000.00	20,000.00	0.00	35,611.79	-15,611.79
1785 - Gain on Sale of Asset	344,000.00	344,000.00	0.00	343,059.45	940.55
1875 - Overhead Income	0.00	0.00	0.00	1,628.29	-1,628.29
SubCategory: 42 - Non-Shareholder Revenue Total:	441,000.00	441,000.00	7,332.06	457,953.13	-16,953.13
Category: 4 - Income Total:	5,372,000.00	5,372,000.00	408,010.64	5,573,901.22	-201,901.22
Category: 5 - O & M Expense					
SubCategory: 50 - Operating Facilities					
2175 - Facility Related Field Labor	260,000.00	260,000.00	24,565.53	324,070.95	-64,070.95
2235 - Repairs to Facilities and Equipment	300,000.00	300,000.00	-5,727.52	381,852.41	-81,852.41
2265 - Power-Gas & Electric (utilities)	650,000.00	650,000.00	60,515.25	1,053,355.56	-403,355.56
SubCategory: 50 - Operating Facilities Total:	1,210,000.00	1,210,000.00	79,353.26	1,759,278.92	-549,278.92
SubCategory: 51 - Operating Activities					
2475 - Customer Service	84,000.00	84,000.00	2,967.95	67,771.07	16,228.93
2498 - Conservation	16,000.00	16,000.00	632.77	45,203.73	-29,203.73
SubCategory: 51 - Operating Activities Total:	100,000.00	100,000.00	3,600.72	112,974.80	-12,974.80
SubCategory: 52 - Other Operating Expense					
2205 - Non-Facility Related Labor	70,000.00	70,000.00	5,179.51	82,806.15	-12,806.15
2210 - O & M - All Other	4,000.00	4,000.00	0.00	1,419.79	2,580.21
2295 - Supplies (Inventory & Tools Expense)	10,000.00	10,000.00	232.77	8,676.84	1,323.16
2565 - Depreciation/Amortization	950,000.00	950,000.00	88,023.33	1,048,942.99	-98,942.99
2715 - Property Taxes	210,000.00	210,000.00	0.00	249,238.05	-39,238.05
2805 - Water Resource Mgmt.	170,000.00	170,000.00	339.12	147,001.91	22,998.09

Income Statement

For Fiscal: 2022 Period Ending: 12/31/2022

IncomeStatement	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
2845 - Inventory Shrinkage	0.00	0.00	2,112.42	2,112.42	-2,112.42
SubCategory: 52 - Other Operating Expense Total:	1,414,000.00	1,414,000.00	95,887.15	1,540,198.15	-126,198.15
Category: 5 - O & M Expense Total:	2,724,000.00	2,724,000.00	178,841.13	3,412,451.87	-688,451.87
Category: 6 - G & A Expense					
SubCategory: 60 - Personnel					
2115 - Administrative Services	300,000.00	300,000.00	35,696.92	292,285.64	7,714.36
2130 - Development/Water Svc. App.	1,000.00	1,000.00	0.00	0.00	1,000.00
2325 - Payroll Taxes	80,000.00	80,000.00	7,439.46	74,509.09	5,490.91
2355 - Worker's Compensation Insurance	15,000.00	15,000.00	1,760.00	16,169.55	-1,169.55
2385 - Benefit Pay (Vac., sick, etc.)	195,000.00	195,000.00	43,122.19	204,124.47	-9,124.47
2415 - Benefit Insurance (Pension,Life,Medical,Vision etc)	263,000.00	263,000.00	26,073.99	246,698.41	16,301.59
2430 - Benefit Administrative Services	2,000.00	2,000.00	0.00	100.00	1,900.00
SubCategory: 60 - Personnel Total:	856,000.00	856,000.00	114,092.56	833,887.16	22,112.84
SubCategory: 61 - Other					
2445 - Office/IT Support	70,000.00	70,000.00	300.00	42,942.64	27,057.36
2505 - Directors Fees & Expense	34,000.00	34,000.00	3,146.73	32,539.71	1,460.29
2535 - Liability Insurance	30,000.00	30,000.00	0.00	41,692.00	-11,692.00
2595 - Communication	40,000.00	40,000.00	3,428.12	39,756.85	243.15
2625 - Dues & Publications	3,000.00	3,000.00	0.00	4,483.25	-1,483.25
2655 - Outside Services	30,000.00	30,000.00	562.58	25,485.86	4,514.14
2745 - Income Tax Expense	12,000.00	12,000.00	3,376.00	9,676.00	2,324.00
2775 - Accounting	75,000.00	75,000.00	4,103.94	76,184.33	-1,184.33
2776 - Legal	150,000.00	150,000.00	62,034.40	151,565.44	-1,565.44
2790 - Human Resources Expense	40,000.00	40,000.00	3,650.41	52,439.60	-12,439.60
2865 - All other	30,000.00	30,000.00	19,417.25	30,168.21	-168.21
SubCategory: 61 - Other Total:	514,000.00	514,000.00	100,019.43	506,933.89	7,066.11
Category: 6 - G & A Expense Total:	1,370,000.00	1,370,000.00	214,111.99	1,340,821.05	29,178.95
Total Surplus (Deficit):	1,278,000.00	1,278,000.00	15,057.52	820,628.30	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
10 - 10	1,278,000.00	1,278,000.00	15,057.52	820,628.30	457,371.70
Total Surplus (Deficit):	1,278,000.00	1,278,000.00	15,057.52	820,628.30	



San Antonio Water Company, CA

Balance Sheet

Account Summary

As Of 12/31/2022

Account	Name	Balance
Fund: 10 - 10		
Assets		
BalSubCategory: 10 - Cash		
10-00-00-10100-00000	Petty Cash	250.00
10-00-00-10201-00000	Checking Account-8431	1,018,014.53
10-00-00-10415-00000	D&O Checking Account	2,075,208.87
10-00-00-10438-00000	Depre/Obsolescene Res (LAIF)	5,156,484.05
	Total BalSubCategory 10 - Cash:	8,249,957.45
BalSubCategory: 11 - Accounts Receivable		
10-00-00-11100-00000	Accounts Receivable-Domestic	131,792.19
10-00-00-11200-00000	Accounts Receivable-Municipal	254,602.25
10-00-00-11250-00000	Accounts Receivable-Misc.	15,989.55
10-00-00-11260-00000	Accounts Receivable - Dormant	9,308.43
10-00-00-11275-00000	Contra Accounts Receivable - Unapplied Cre	-15,254.09
10-00-00-11300-00000	Accounts Receivable-Other	215,680.70
10-00-00-11301-00000	Note Receivable	344,000.00
	Total BalSubCategory 11 - Accounts Receivable:	956,119.03
BalSubCategory: 12 - Inventory		
10-00-00-12100-00000	Inventories-Materials & Supply	171,431.02
	Total BalSubCategory 12 - Inventory:	171,431.02
BalSubCategory: 13 - Prepaid		
10-00-00-13100-00000	Prepaid Insurance	8,868.75
10-00-00-13105-00000	PREPAID POSTAGE	369.00
	Total BalSubCategory 13 - Prepaid:	9,237.75
BalSubCategory: 14 - Investments		
10-00-00-14150-00000	P.V.P.A. Investment	1.00
10-00-00-14151-00000	457B Plan Investment	56,227.35
	Total BalSubCategory 14 - Investments:	56,228.35
BalSubCategory: 15 - Property, Plant, & Equipment		
10-00-00-15100-00000	Land & Water Rights	920,161.26
10-00-00-15110-1507J	Work in Progress "Proj J"	72,466.00
10-00-00-15110-1602U	Work in Progress	1,209,962.46
10-00-00-15110-2103	Work In Progress	129,291.39
10-00-00-15110-2109	Work In Progress	11,232.00
10-00-00-15110-2201	Work in Progress	15,070.38
10-00-00-15110-2202	Work in Progress CO#2202	46,204.65
10-00-00-15150-00000	Buildings & Site Improvements	1,827,589.96
10-00-00-15200-00000	Wells-Shafts, Bldgs, & Equip	4,910,918.85
10-00-00-15250-00000	Boosters-Bldgs & Equip	2,500,593.23
10-00-00-15300-00000	Reservoirs	3,081,787.33
10-00-00-15350-00000	Tunnels, Forebay, & Ponds	1,587,111.19
10-00-00-15400-00000	Spreading Works-Cucamonga Wash	54,859.53
10-00-00-15410-00000	Spreading Works-SanAntonio Wsh	50,235.18
10-00-00-15450-00000	Pipelines	19,228,760.46
10-00-00-15500-00000	Autos & Equipment	541,858.28
10-00-00-15550-00000	Tools	110,727.03
10-00-00-15600-00000	Telemetry System	625,621.96
10-00-00-15650-00000	Office Equipment	524,367.29
10-00-00-15990-00000	Accumulated Depreciation	-15,350,344.22
	Total BalSubCategory 15 - Property, Plant, & Equipment:	22,098,474.21
BalSubCategory: 16 - Other Assets		
10-00-00-16100-00000	Documents & Studies	917,029.34
10-00-00-16100-1905	WIP- Master Plan and Asset Managment Prc	213,017.13

Balance Sheet

As Of 12/31/2022

Account	Name	Balance
10-00-00-16100-2106	WIP- WATER INFRASTRUCTURE ACT AND RE	59,270.16
10-00-00-16100-2111	WIP-2021 Amer's Water INFRA Act Emerg R	387.34
10-00-00-16100-2112	WIP-Budgetary technical memorandum	21,246.83
10-00-00-16105-2107	Work in Progress-Docs	12,000.00
10-00-00-16105-2204	Work in Progress (Docs)	4,315.00
10-00-00-16990-00000	Accumulated Amortization	-757,592.24
	Total BalSubCategory 16 - Other Assets:	469,673.56
	Total Assets:	32,011,121.37
		<u>32,011,121.37</u>

Liability

BalSubCategory: 13 - Prepaid		
10-00-00-20650-00000	Deferred Revenue Deposit	2,808.00
	Total BalSubCategory 13 - Prepaid:	2,808.00

BalSubCategory: 20 - Short-term less than 1 year		
10-00-00-20100-00000	Trade Accounts Payable	136,585.41
10-00-00-20115-00000	D&O Trade Accounts Payable	45,651.17
10-00-00-20320-00000	Federal Unemployment Tax	210.00
10-00-00-20410-00000	State Franchise Tax Payable	518.00
10-00-00-20600-00000	Water Hydrant Meter Deposit	1,700.00
10-00-GN-20820-00000	Accrued Vacation Payable	20,404.60
10-00-OP-20820-00000	Accrued Vacation Payable	24,818.57
	Total BalSubCategory 20 - Short-term less than 1 year:	229,887.75

BalSubCategory: 21 - Long-term more than 1 year		
10-00-00-20152-00000	457B Deferred Comp Liability	56,227.35
10-00-00-21500-00000	Unclaimed Credits	464,368.37
10-00-00-22100-00000	Deferred Gain	343,059.43
	Total BalSubCategory 21 - Long-term more than 1 year:	863,655.15
	Total Liability:	1,096,350.90

Equity

BalSubCategory: 30 - Stockholder equity		
10-00-00-30200-00000	Contributed Capital - Ext. Fee	447,258.02
10-00-00-30210-00000	Contr. Property, Plant & Equip	2,432,256.77
10-00-00-30300-00000	Capital Account	1,500,000.00
10-00-00-30310-00000	Unissued Capital Stock	-861,100.00
10-00-00-30400-00000	Retained Earngs-Brd Designated	7,231,692.92
10-00-00-30410-00000	Retained Earnings-Unrestricted	19,344,034.46
	Total BalSubCategory 30 - Stockholder equity:	30,094,142.17

	Total Beginning Equity:	30,094,142.17
Total Revenue		5,573,901.22
Total Expense		4,753,272.92
Revenues Over/Under Expenses		820,628.30
	Total Equity and Current Surplus (Deficit):	30,914,770.47

Total Liabilities, Equity and Current Surplus (Deficit): 32,011,121.37

Monthly Investment Activity Summary - Compiled from Banking Statements for Correlation with Monthly Financials								
	Institution	Type of Investment	Date of Maturity	Rate of Interest	Account Balance as of 12/31/2022	Reserves		
						Operating target: \$875k-\$1.75M	Depreciation & Obsolescence target: \$1.2M-\$4.6M	
Undesignated	Citizens Business Bank (CBB)	Checking	N/A	None	\$ 1,018,014.53	\$ 1,018,014.53	Capital Investment & Depreciation	Modernization
Designated	Citizens Business Bank (CBB)	Checking	N/A	None	\$ 2,075,208.87		\$ 2,075,208.87	
	Local Agency Investment Fund	LAIF	N/A	2.173%	\$ 5,156,484.05		\$ 3,723,789.05	\$ 1,432,695.00
				TOTAL	\$ 8,249,707.45	\$ 1,018,014.53	\$ 5,798,997.92	\$ 1,432,695.00

2023 Production

CHINO BASIN		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Yearly Production Rights = 1232		39.43%	0.00%	0.00%	0.00%	0.00%	0.00%	-	-	-	-	-	-	-
Well #12 - inactive		-	-	-	-	-	-	-	-	-	-	-	-	-
Well #15 - Domestic		0.08	-	-	-	-	-	-	-	-	-	-	-	0.08
Well #16 - Domestic		0.11	-	-	-	-	-	-	-	-	-	-	-	0.11
Well#18 - inactive		-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		0.19	-	-	-	-	-	-	-	-	-	-	-	0.19
CUCAMONGA BASIN		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Yearly Production Rights = 5601 (1101 10-yr Average Spread)		9.31%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
Well #2		105.05	-	-	-	-	-	-	-	-	-	-	-	105.05
Well #3		0.31	-	-	-	-	-	-	-	-	-	-	-	0.31
Well#19 - inactive		-	-	-	-	-	-	-	-	-	-	-	-	-
Well #22		2.96	-	-	-	-	-	-	-	-	-	-	-	2.96
Well #24		206.11	-	-	-	-	-	-	-	-	-	-	-	206.11
Well #31		-	-	-	-	-	-	-	-	-	-	-	-	-
Well #32 - Domestic		-	-	-	-	-	-	-	-	-	-	-	-	-
Upl. # 15 (SAWCo's Rts)		206.92	-	-	-	-	-	-	-	-	-	-	-	206.92
Subtotal		521.34	-	-	-	-	-	-	-	-	-	-	-	521.34
Upl. # 15 (WECWCo's Rts) <i>Memo Only</i>		-	-	-	-	-	-	-	-	-	-	-	-	-
SIX BASINS		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Yearly Production Rights = 932		8.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-
Well #25-A		-	-	-	-	-	-	-	-	-	-	-	-	-
Well #26		38.41	-	-	-	-	-	-	-	-	-	-	-	38.41
Well 27-A		38.42	-	-	-	-	-	-	-	-	-	-	-	38.42
Subtotal		76.82	-	-	-	-	-	-	-	-	-	-	-	76.82
TOTAL PUMPED		598.36	-	-	-	-	-	-	-	-	-	-	-	598.36
GRAVITY FLOW		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
V screen		510.96	-	-	-	-	-	-	-	-	-	-	-	510.96
backwash from city treatment plant		0.59	-	-	-	-	-	-	-	-	-	-	-	0.59
San Antonio Tunnel (forebay)		195.50	-	-	-	-	-	-	-	-	-	-	-	195.50
Frankish & Stamm Tunnel 8"		85.21	-	-	-	-	-	-	-	-	-	-	-	85.21
San Ant. Tunnel Connect to City		-	-	-	-	-	-	-	-	-	-	-	-	-
Discharge to waste		-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL GRAVITY		792.26	-	-	-	-	-	-	-	-	-	-	-	792.26
Monthly														
San Antonio Tunnel		195.50	-	-	-	-	-	-	-	-	-	-	-	195.50
V Screen, Frankish & Stamm Tunnel and TP Backwash		596.76	-	-	-	-	-	-	-	-	-	-	-	596.76
Gravity Production		792.26	-	-	-	-	-	-	-	-	-	-	-	792.26
Cumulative														
San Antonio Tunnel		195.50	-	-	-	-	-	-	-	-	-	-	-	195.50
V Screen, Frankish & Stamm Tunnel and TP Backwash		596.76	-	-	-	-	-	-	-	-	-	-	-	596.76
Gravity Production		792.26	-	-	-	-	-	-	-	-	-	-	-	792.26
Purchased Water - Upl. City to Dom. Sys.		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Production		1,390.62	-	-	-	-	-	-	-	-	-	-	-	1,390.62
Total Cumulative Production		1,390.62	-	-	-	-	-	-	-	-	-	-	-	1,390.62
Domestic Production		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Domestic Production		195.70	-	-	-	-	-	-	-	-	-	-	-	195.70
Irrigation Production		1,194.92	-	-	-	-	-	-	-	-	-	-	-	1,194.92
RainFall (Inches)		6.26	-	-	-	-	-	-	-	-	-	-	-	6.26
Cumulative (Inches)		6.26	-	-	-	-	-	-	-	-	-	-	-	6.26

2023 Consumption

DOMESTIC	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Dom. Sys. - Base	36.04	-	-	-	-	-	-	-	-	-	-	-	36.04
Dom. Sys. - Supplemental	3.78	-	-	-	-	-	-	-	-	-	-	-	3.78
Dom Sys - Tier 3	1.21	-	-	-	-	-	-	-	-	-	-	-	1.21
Dom. Sys. - Del. to Upland(24th/Campus)	44.54	-	-	-	-	-	-	-	-	-	-	-	44.54
Dom. Sys. -Del. To Upland (Well 16/15)	0.00	-	-	-	-	-	-	-	-	-	-	-	0.00
Dom. Sys. - Del. to Upland(24th/Mtn)-installed 4/2/19	-	-	-	-	-	-	-	-	-	-	-	-	-
Tunnel meter to the Upland	-	-	-	-	-	-	-	-	-	-	-	-	-
Discharge to waste	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	85.57	-	-	-	-	-	-	-	-	-	-	-	85.57

Truck Loads - note only crosswall projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Well 32 Hydrant Mtr. - note only(started 8/6/18)Crosswalls	0.19	-	-	-	-	-	-	-	-	-	-	-	0.19

Irr. Note only Del. to MVWD(wheeled through Upland)	87.49	-	-	-	-	-	-	-	-	-	-	-	87.49
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IRRIGATION	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Irrig. Sys.-Upland(Pump & Rec'd) (City W#15)	206.92	-	-	-	-	-	-	-	-	-	-	-	206.92
Irrig. Sys. - Upl. City - Tier 1	444.32	-	-	-	-	-	-	-	-	-	-	-	444.32
Irrig. Sys. - Upl. City - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Monte Vista - Tier 1	40.60	-	-	-	-	-	-	-	-	-	-	-	40.60
Irrig. Sys. - Monte Vista - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Ont. City - Tier 1	36.30	-	-	-	-	-	-	-	-	-	-	-	36.30
Irrig. Sys. - Ont. City - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Cucamonga Valley - Tier 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Cucamonga Valley - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Holiday Rock Co - Tier 1	0.48	-	-	-	-	-	-	-	-	-	-	-	0.48
Irrig. Sys. - Holiday Rock Co - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Holiday Rock Co - Tier 3	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Red Hill Golf Course - Tier 1	1.99	-	-	-	-	-	-	-	-	-	-	-	1.99
Irrig. Sys. - Red Hill Golf Course - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Red Hill Golf Course - Tier 3	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Red Hills HOA - Tier 1	0.05	-	-	-	-	-	-	-	-	-	-	-	0.05
Irrig. Sys. - Red Hills HOA - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Red Hills HOA - Tier 3	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Minor Irrigators - Tier 1	0.75	-	-	-	-	-	-	-	-	-	-	-	0.75
Irrig. Sys. - Minor Irrigators - Tier 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrig. Sys. - Minor irrigators - Tier 3	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	731.40	-	-	-	-	-	-	-	-	-	-	-	731.40

COMPANY TOTALS	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
San Antonio Heights	41.03	-	-	-	-	-	-	-	-	-	-	-	41.03
City of Upland	695.78	-	-	-	-	-	-	-	-	-	-	-	695.78
Monte Vista Water District	40.60	-	-	-	-	-	-	-	-	-	-	-	40.60
City of Ontario	36.30	-	-	-	-	-	-	-	-	-	-	-	36.30
Cucamonga Valley Water District	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Rock Company	0.48	-	-	-	-	-	-	-	-	-	-	-	0.48
Red Hills Golf Course	1.99	-	-	-	-	-	-	-	-	-	-	-	1.99
Red Hill HOA	0.05	-	-	-	-	-	-	-	-	-	-	-	0.05
Minor Irrigators	0.75	-	-	-	-	-	-	-	-	-	-	-	0.75
TOTAL	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98

IRRIGATORS	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Irrigator Emberton	0.23	-	-	-	-	-	-	-	-	-	-	-	0.23
Irrigator McMurray	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigator Mistretta	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigator Nisbit	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigator Scheu	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigator Pfister	0.51	-	-	-	-	-	-	-	-	-	-	-	0.51

2023 Spread and Storage

Cucamonga Basin

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
23rd St. (Meter) - Basin 6 - A	79.32	-	-	-	-	-	-	-	-	-	-	-	79.32
15th Street Basin	8.79	-	-	-	-	-	-	-	-	-	-	-	8.79
Basin 3 meter (23rd street Clock)	170.96	-	-	-	-	-	-	-	-	-	-	-	170.96
Frankish & Stamm Tunnel to Basin 3	85.21	-	-	-	-	-	-	-	-	-	-	-	85.21
Vscreen via Frankish & Stamm Meter to Basin 3	5.39	-	-	-	-	-	-	-	-	-	-	-	5.39
PRV Station (res 1)(basin 6)	3.12	-	-	-	-	-	-	-	-	-	-	-	3.12
Monthly Spread	352.79	-	-	-	-	-	-	-	-	-	-	-	352.79
Cumulative Spread	352.79	-	-	-	-	-	-	-	-	-	-	-	

Six Basins

<small>Note: City of Upland Well Exercising may contribute to spread</small>													
Monthly Spread	203.59	-	-	-	-	-	-	-	-	-	-	-	203.59
Cumulative Spread	203.59	-	-	-	-	-	-	-	-	-	-	-	

<small>Note: Maximum end of year storage limit: 2,000 AF</small>													
Previous Storage	2,247.00	-	-	-	-	-	-	-	-	-	-	-	-
Spread	203.59	-	-	-	-	-	-	-	-	-	-	-	-
Unused Monthly OSY	0.85	-	-	-	-	-	-	-	-	-	-	-	-
Current Storage Estimate	2,451	-	-	-	-	-	-	-	-	-	-	-	-

932 yearly OSY = 77.67 monthly OSY

Chino Basin

Monthly Spread	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Spread	-	-	-	-	-	-	-	-	-	-	-	-	-

Local Supplemental Account (Spreading)*	3,923.25	-	-	-	-	-	-	-	-	-	-	-	-
Carry Over Account	1,232.00	-	-	-	-	-	-	-	-	-	-	-	-
Excess Carry Over Account*	2,104.00	-	-	-	-	-	-	-	-	-	-	-	-
Preemptive Replenishment Account	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Storage	7,259.25	-	-	-	-	-	-	-	-	-	-	-	-
Spread	-	-	-	-	-	-	-	-	-	-	-	-	-
Unused Monthly OSY	102.48	-	-	-	-	-	-	-	-	-	-	-	-
Current Storage Estimate*	7,362	-	-	-	-	-	-	-	-	-	-	-	-

1,232 yearly OSY = 102.67 monthly OSY

* Does not include yearly storage losses calc of 0.07%

Company Wide

Monthly Spread	556.38	-	-	-	-	-	-	-	-	-	-	-	556.38
Cumulative Spread	556.38	-	-	-	-	-	-	-	-	-	-	-	
Total Current Storage Estimate	9,813	-	-	-	-	-	-	-	-	-	-	-	

Meter to spread ponds (NOTE ONLY)	-	-	-	-	-	-	-	-	-	-	-	-	-
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2023 GW Production Rights

Yearly %	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
	8%	17%	25%	33%	42%	50%	58%	67%	75%	83%	92%	100%

Cucamonga Basin Production

Yearly Production Rights = 5601 (4,500AF + 1101AF 10-yr Average Spread)

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production	521.34	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Production	521.34	-	-	-	-	-	-	-	-	-	-	-	521.34
Cumulative Production Rights	466.79	-	-	-	-	-	-	-	-	-	-	-	5,601
% of Production Rights*	9.31%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	9.3%

Six Basins Production

Yearly Production Rights = 932AF

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production	76.82	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Production	76.82	-	-	-	-	-	-	-	-	-	-	-	76.82
Cumulative Production Rights	77.68	-	-	-	-	-	-	-	-	-	-	-	932
% of Production Rights*	8.24%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.2%

Chino Basin Production

Note: Chino Basin production rights are calculated from July through June.

Yearly Production Rights = 1232AF

	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production		0.19	-	-	-	-	-	-	-	-	-	-	-	0.19
Cumulative Production for 2022		0.19	-	-	-	-	-	-	-	-	-	-	-	
Water Year 22-23														
Cumulative Production	485.54	485.73	-	-	-	-	-							485.73
Cumulative Rights	616.00	718.67	821.33	924.00	1,026.67	1,129.33	1,232.00							1,232.00
% of Production Rights 22-23*	39.43%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%							
Water Year 23-24														
Cumulative Production								-	-	-	-	-	-	-
Cumulative Rights								102.67	205.33	308.00	410.67	513.33	616.00	1,232.00
% of Production Rights 22-23*								-	-	-	-	-	-	-

* - Out months are Exponential Smoothing (ETS) forecasts based on basin production to date

Chino Basin	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	WY19-20
Water Year 19-20													
Cumulative Production	5.24	110.22	227.03	351.18	470.30	470.30	470.53	470.80	470.80	471.09	486.34	614.43	
Cumulative Rights	102.67	205.33	308.00	410.67	513.33	616.00	718.67	821.33	924.00	1,026.67	1,129.33	1,232.00	1,232.00
% of Production Rights 19-20	5.10%	53.68%	73.71%	85.51%	91.62%	76.35%	65.47%	57.32%	50.95%	45.89%	43.06%	49.87%	

2023 Production v Consumption

Yearly %	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
	8%	17%	25%	33%	42%	50%	58%	67%	75%	83%	92%	100%

Consumption versus Entitlement, Company Wide **Active Shares**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98
<i>Cumulative Entitlement (straight line)</i>	<i>1,048.23</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	12,579
% of Entitlement*	6.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.5%

Consumption versus Entitlement, Company Wide **Total Shares**

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98
<i>Cumulative Entitlement (straight line)</i>	<i>1,083.33</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	13,000
% of Entitlement*	6.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.3%

Production versus Consumption, Company Wide

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production	1,390.62	-	-	-	-	-	-	-	-	-	-	-	1,390.62
Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98
Spread	556.38	-	-	-	-	-	-	-	-	-	-	-	556.38
Total Consumption	1,373.36	-	-	-	-	-	-	-	-	-	-	-	1,373.36
Difference	17.26	-	-	-	-	-	-	-	-	-	-	-	17.26
% of Production	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%

Production versus Consumption, Domestic System

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production	195.70	-	-	-	-	-	-	-	-	-	-	-	195.70
Consumption	85.57	-	-	-	-	-	-	-	-	-	-	-	85.57
Monthly Difference	110.12	-	-	-	-	-	-	-	-	-	-	-	110.12
% difference	128.69%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	128.7%

Production versus Consumption, Irrigation System

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR
Production	1,194.92	-	-	-	-	-	-	-	-	-	-	-	1,194.92
Addition from Domestic	110.12	-	-	-	-	-	-	-	-	-	-	-	110.12
Total Production	1,305.04	-	-	-	-	-	-	-	-	-	-	-	1,305.04
Consumption	1,287.78	-	-	-	-	-	-	-	-	-	-	-	1,287.78
Monthly Difference	17.26	-	-	-	-	-	-	-	-	-	-	-	17.26
% difference	1.34%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.3%

* - Out months are Exponential Smoothing (ETS) forecasts based on consumption to date

2023 Consumption Analysis

Yearly %	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
		8%	17%	25%	33%	42%	50%	58%	67%	75%	83%	92%

COMPANY TOTALS

Active Shares

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-		6,182
Cumulative Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98	
Cumulative Entitlement	984.59	-	-	-	-	-	-	-	-	-	-	-	12,578.81	
% of Yearly Entitlement*	6.49%												6.49%	

COMPANY TOTALS

All Shares

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-		6,389
Cumulative Consumption	816.98	-	-	-	-	-	-	-	-	-	-	-	816.98	
Cumulative Entitlement	1,083.33	-	-	-	-	-	-	-	-	-	-	-	13,000.00	
% of Yearly Entitlement*	6.28%												6.28%	

San Antonio Heights

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	41.03	-	-	-	-	-	-	-	-	-	-	-		632
Cumulative Consumption	41.03	-	-	-	-	-	-	-	-	-	-	-	41.03	
Cumulative Entitlement	69.41	-	-	-	-	-	-	-	-	-	-	-	1,285.96	
% of Yearly Entitlement*	3.19%												3.19%	

City of Upland

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	695.78	-	-	-	-	-	-	-	-	-	-	-		4,516.50
Cumulative Consumption	695.78	-	-	-	-	-	-	-	-	-	-	-	695.78	
Cumulative Entitlement	765.83	-	-	-	-	-	-	-	-	-	-	-	9,189.94	
% of Yearly Entitlement*	7.57%												7.57%	

Monte Vista Water District

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	40.60	-	-	-	-	-	-	-	-	-	-	-		331
Cumulative Consumption	40.60	-	-	-	-	-	-	-	-	-	-	-	40.60	
Cumulative Entitlement	56.04	-	-	-	-	-	-	-	-	-	-	-	672.48	
% of Yearly Entitlement*	6.04%												6.04%	

City of Ontario

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares
Consumption	36.30	-	-	-	-	-	-	-	-	-	-	-		295
Cumulative Consumption	36.30	-	-	-	-	-	-	-	-	-	-	-	36.30	
Cumulative Entitlement	50.06	-	-	-	-	-	-	-	-	-	-	-	600.76	
% of Yearly Entitlement*	6.04%												6.04%	

* - Out months are Exponential Smoothing (ETS) forecasts based on consumption to date

2023 Consumption Analysis

Yearly %	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
	8%	17%	25%	33%	42%	50%	58%	67%	75%	83%	92%	100%

Cucamonga Valley Water District

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares	4
Consumption	-	-	-	-	-	-	-	-	-	-	-	-			
Cumulative Consumption	-	-	-	-	-	-	-	-	-	-	-	-	-		
Cumulative Entitlement	-	-	-	-	-	-	-	-	-	-	-	-	8.14		
% of Yearly Entitlement*															

Holiday Rock Company

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares	132
Consumption	0.48	-	-	-	-	-	-	-	-	-	-	-			
Cumulative Consumption	0.48	-	-	-	-	-	-	-	-	-	-	-	0.48		
Cumulative Entitlement	14.52	-	-	-	-	-	-	-	-	-	-	-	269.10		
% of Yearly Entitlement*	0.18%												0.18%		

Red Hills Golf Course

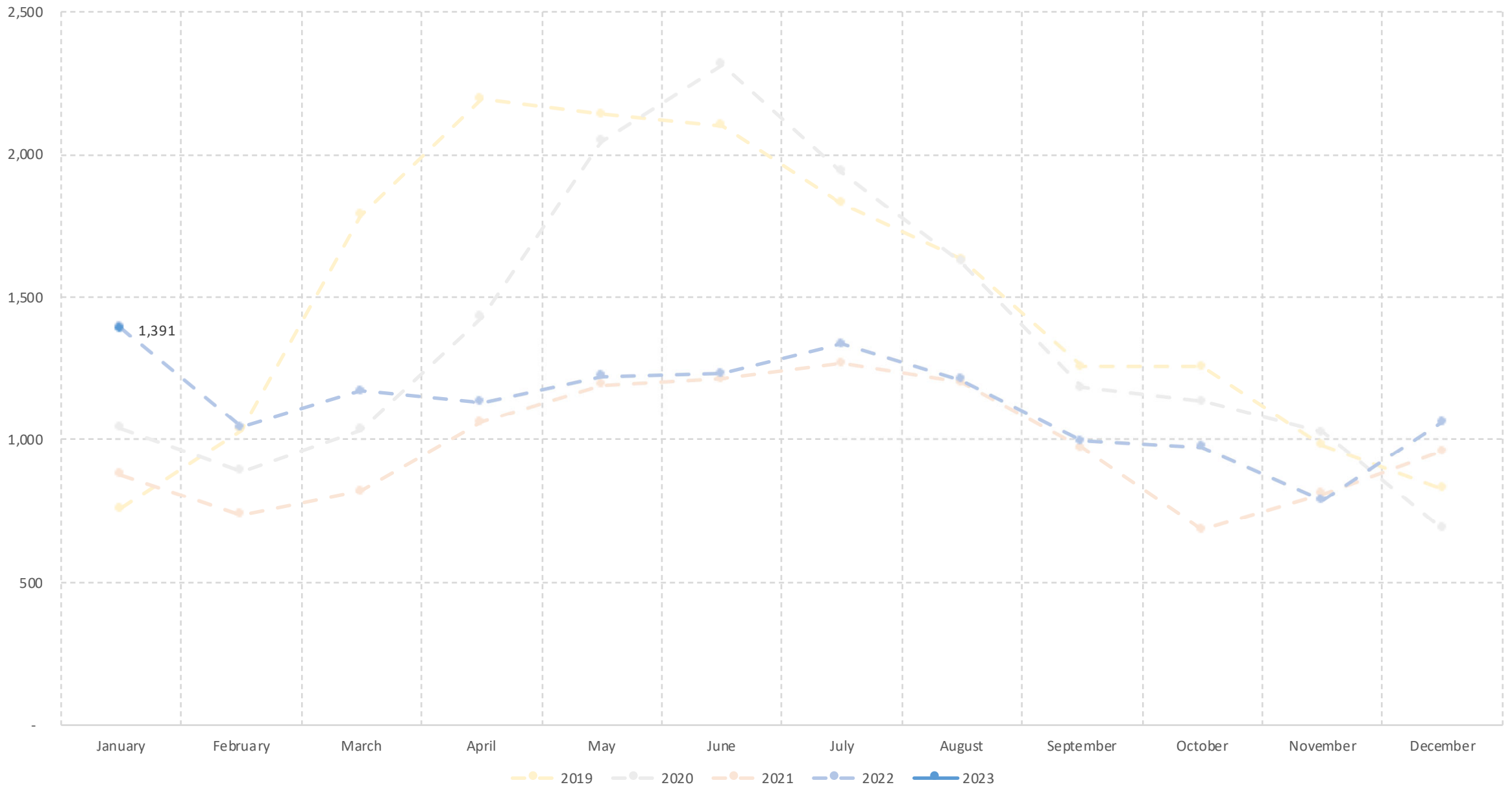
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares	211
Consumption	1.99	-	-	-	-	-	-	-	-	-	-	-			
Cumulative Consumption	1.99	-	-	-	-	-	-	-	-	-	-	-	1.99		
Cumulative Entitlement	23.20	-	-	-	-	-	-	-	-	-	-	-	429.84		
% of Yearly Entitlement*	0.46%												0.46%		

Minor Irrigators

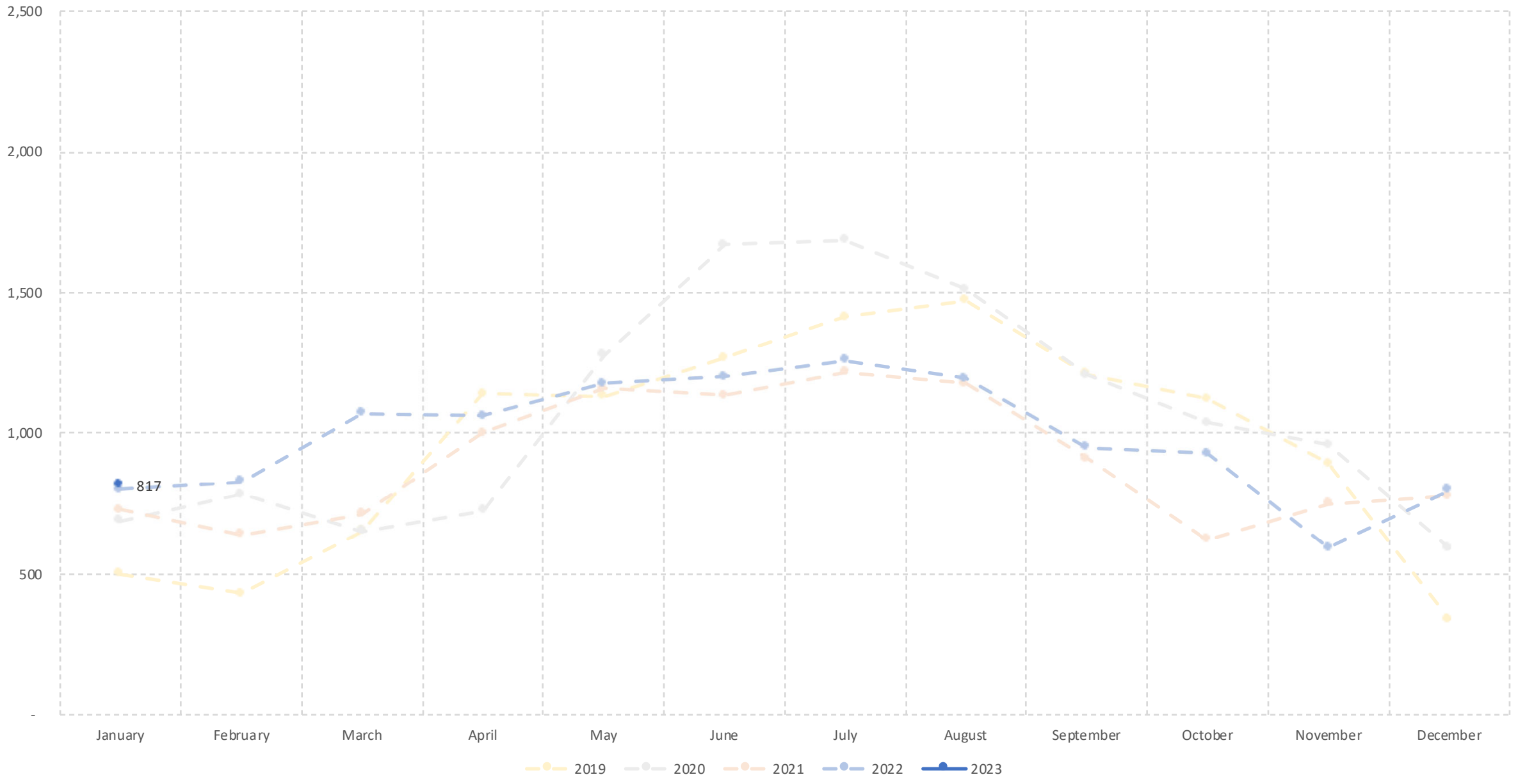
	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	THIS YEAR	Shares	50
Consumption	0.75	-	-	-	-	-	-	-	-	-	-	-			
Cumulative Consumption	0.75	-	-	-	-	-	-	-	-	-	-	-	0.75		
Cumulative Entitlement	5.52	-	-	-	-	-	-	-	-	-	-	-	102.25		
% of Yearly Entitlement*	0.73%												0.73%		

* - Out months are Exponential Smoothing (ETS) forecasts based on consumption to date

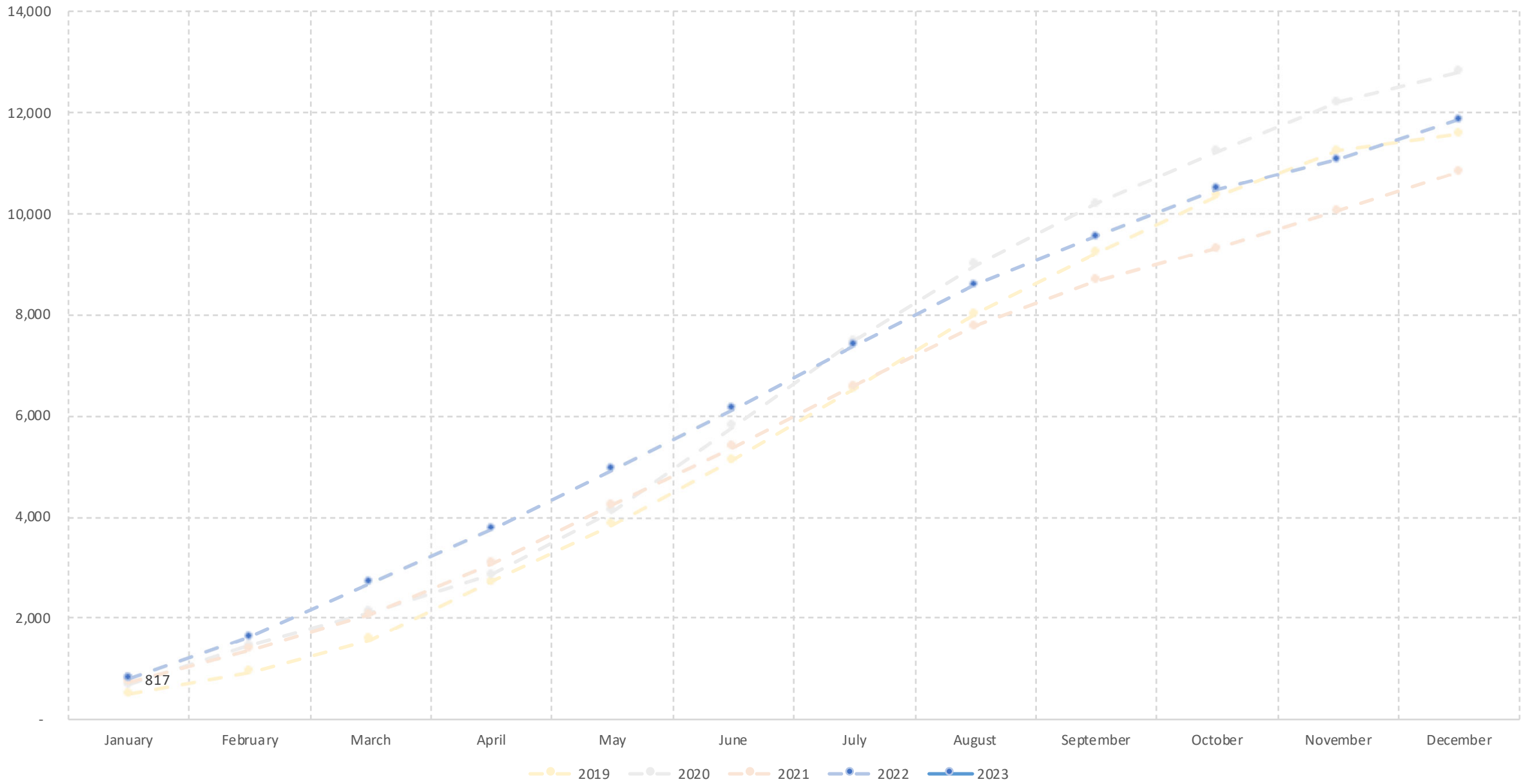
5 Year Production (AF)



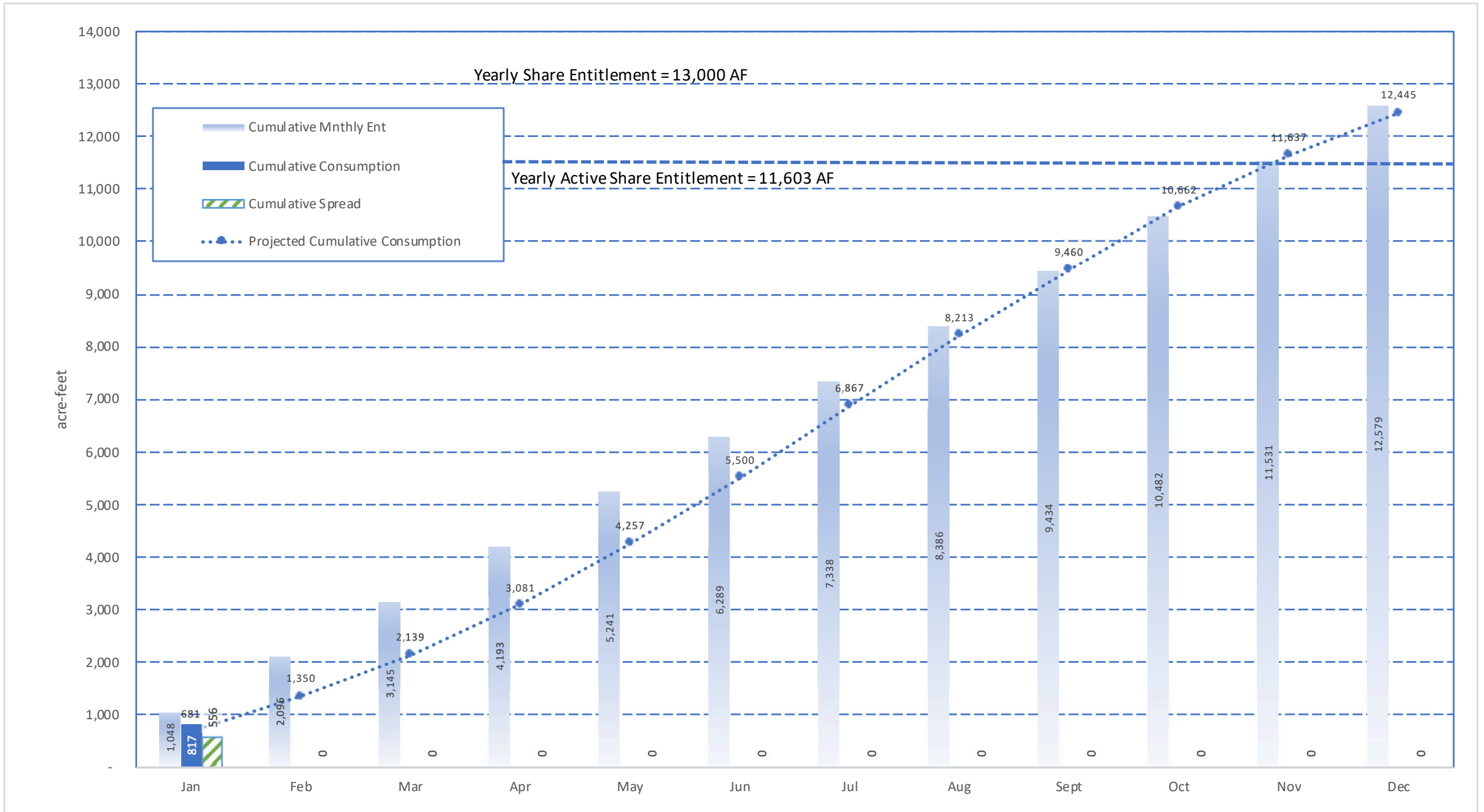
5 Year Consumption (AF)



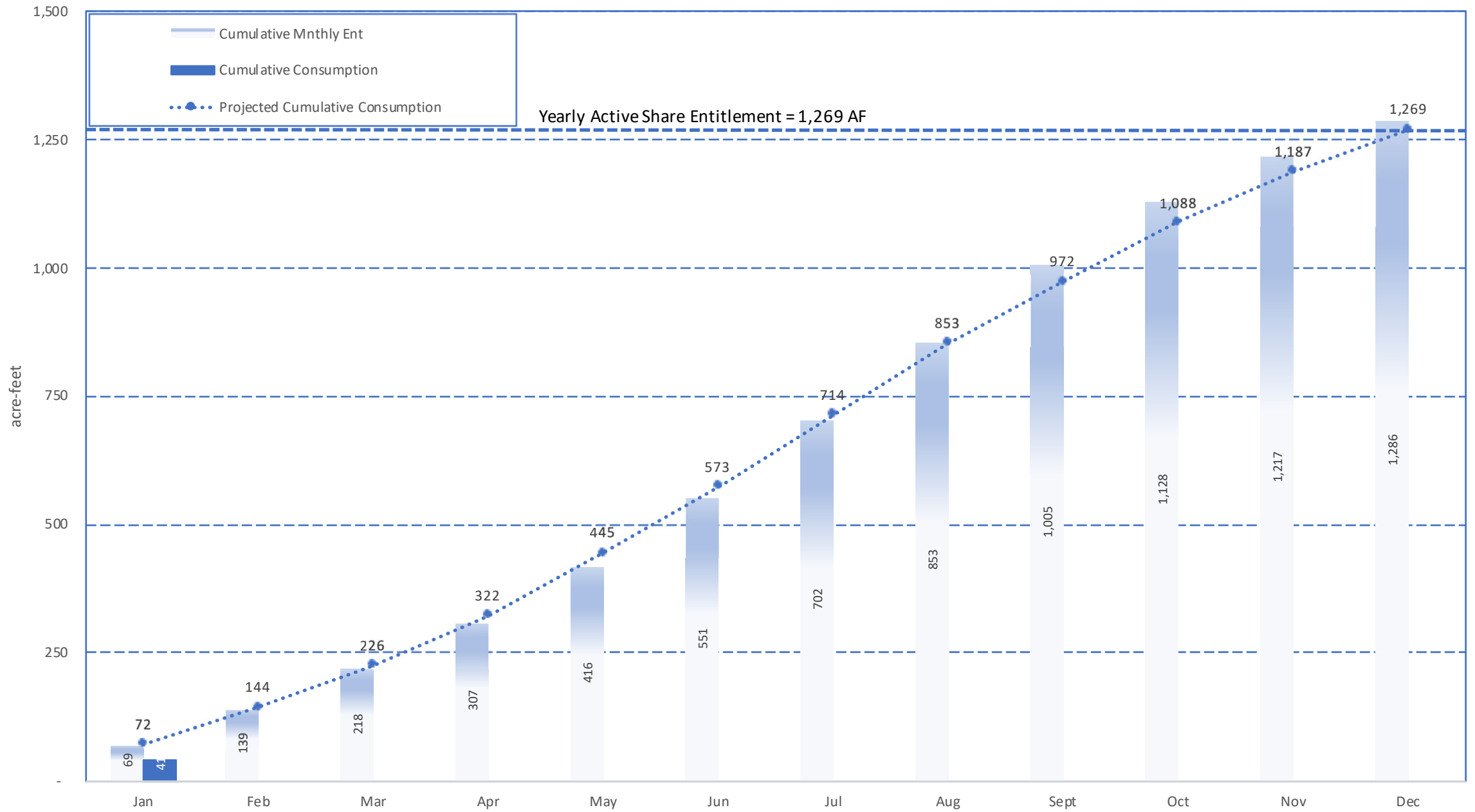
Cumulative Consumption (AF)



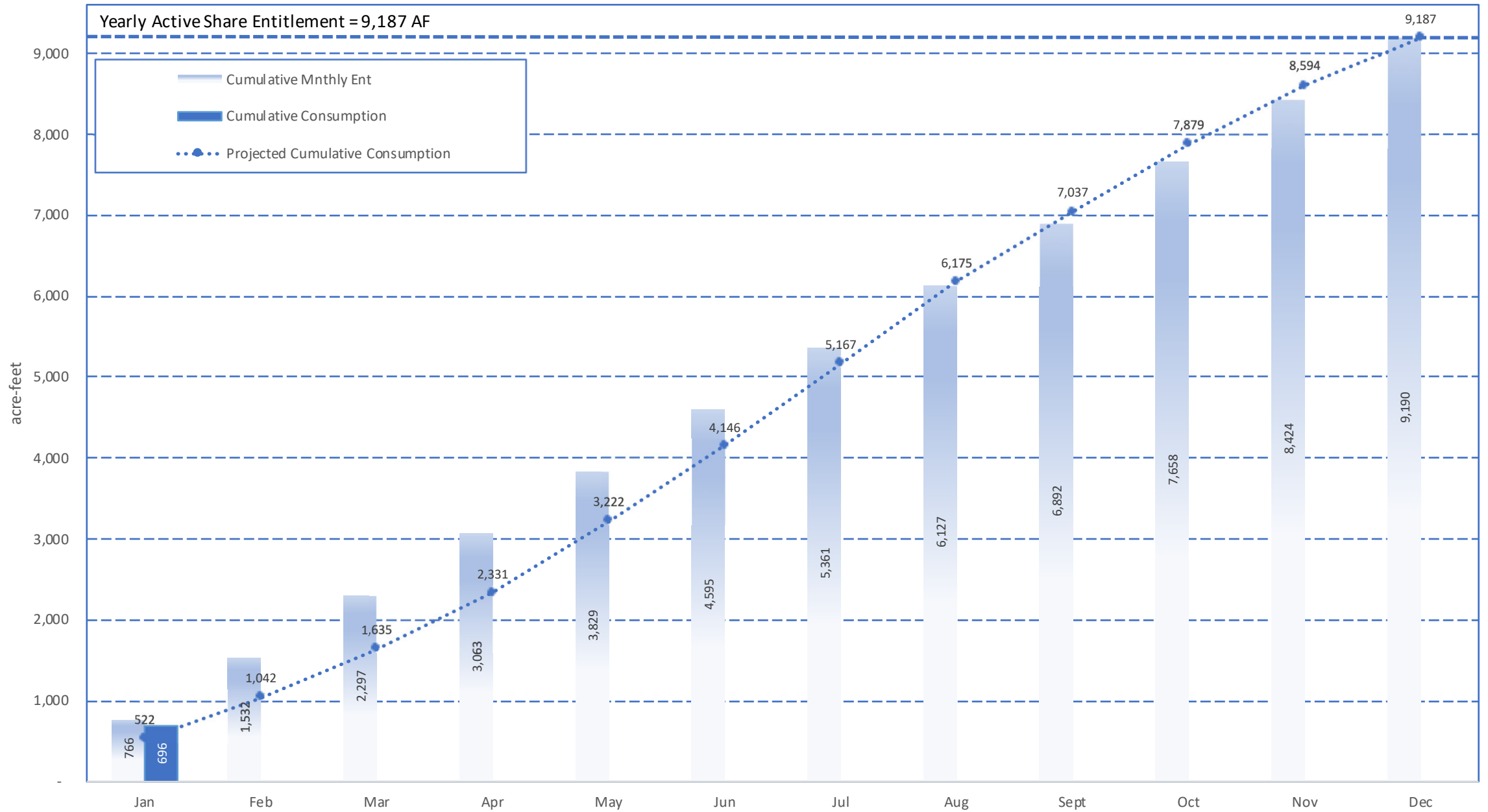
2023 Consumption Chart



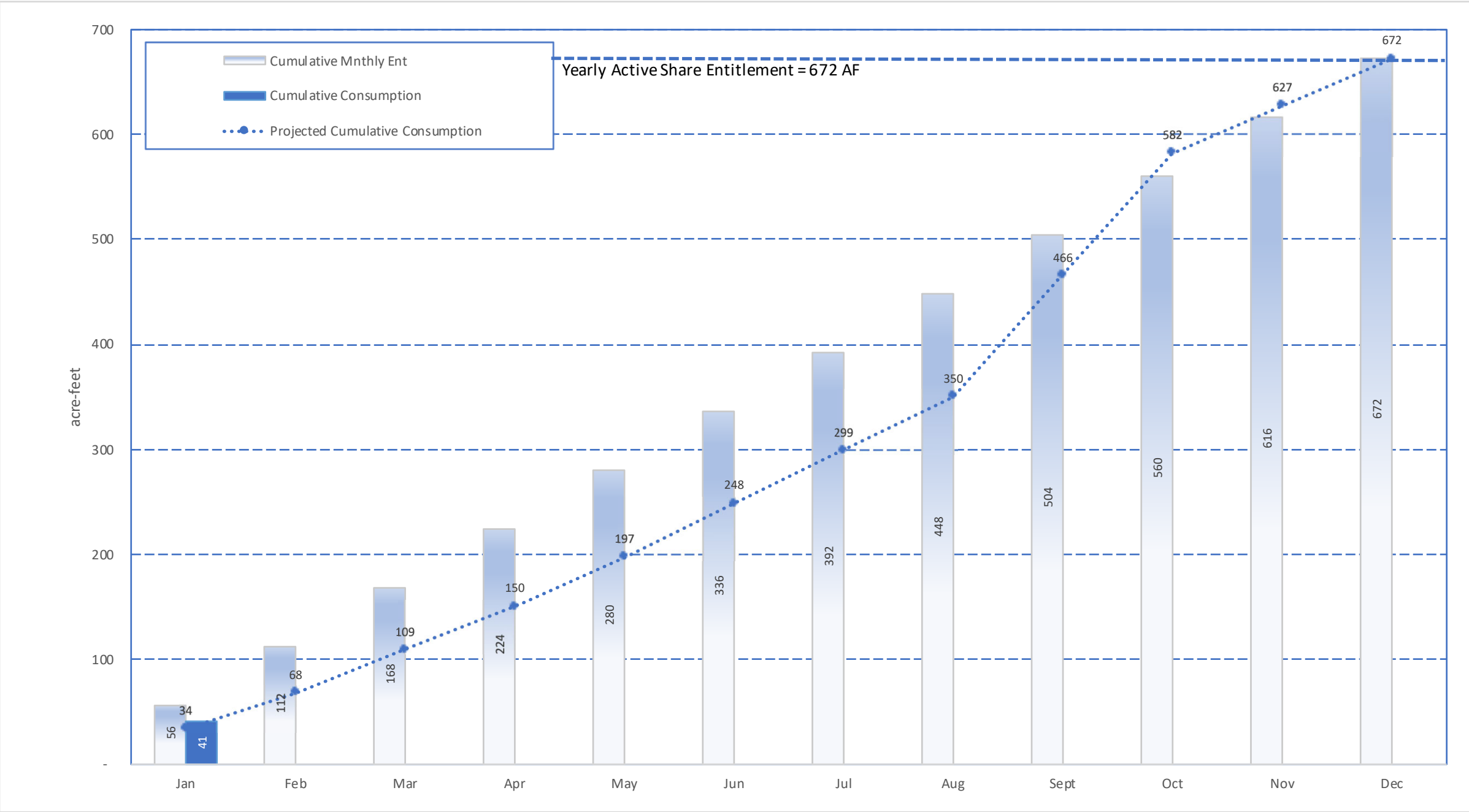
2023 Domestic Consumption



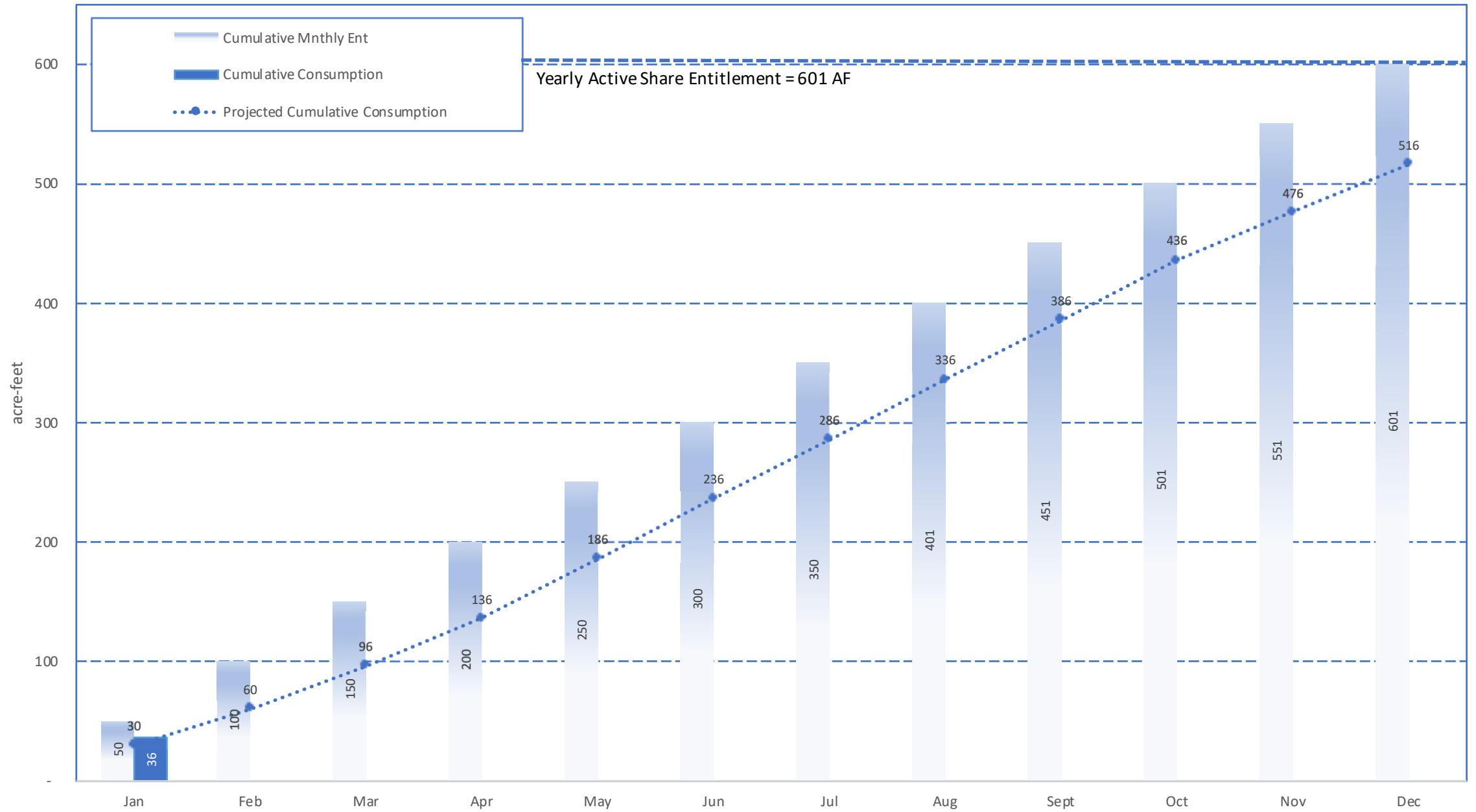
2023 Upland Consumption



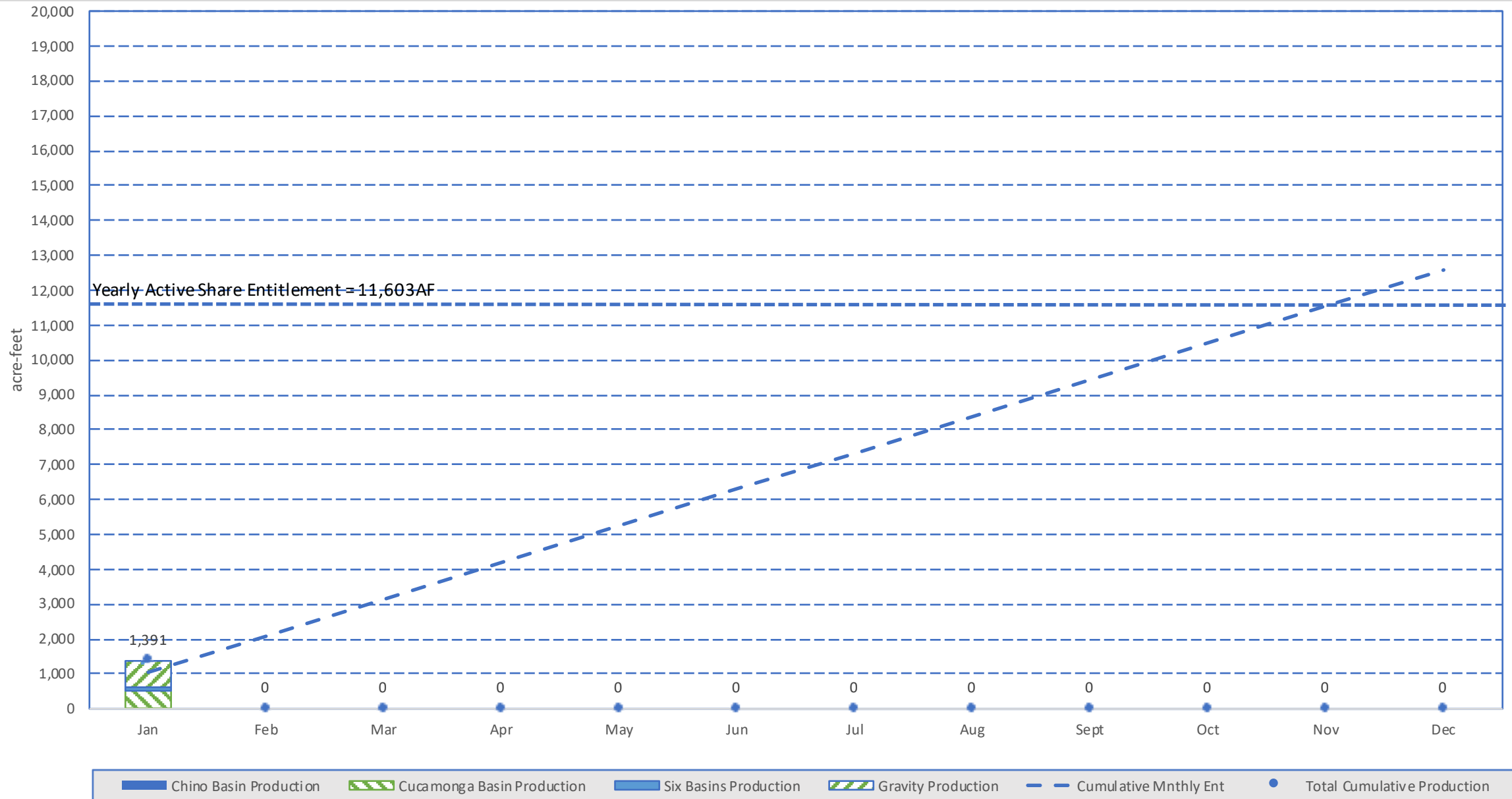
2023 Monte Vista Consumption



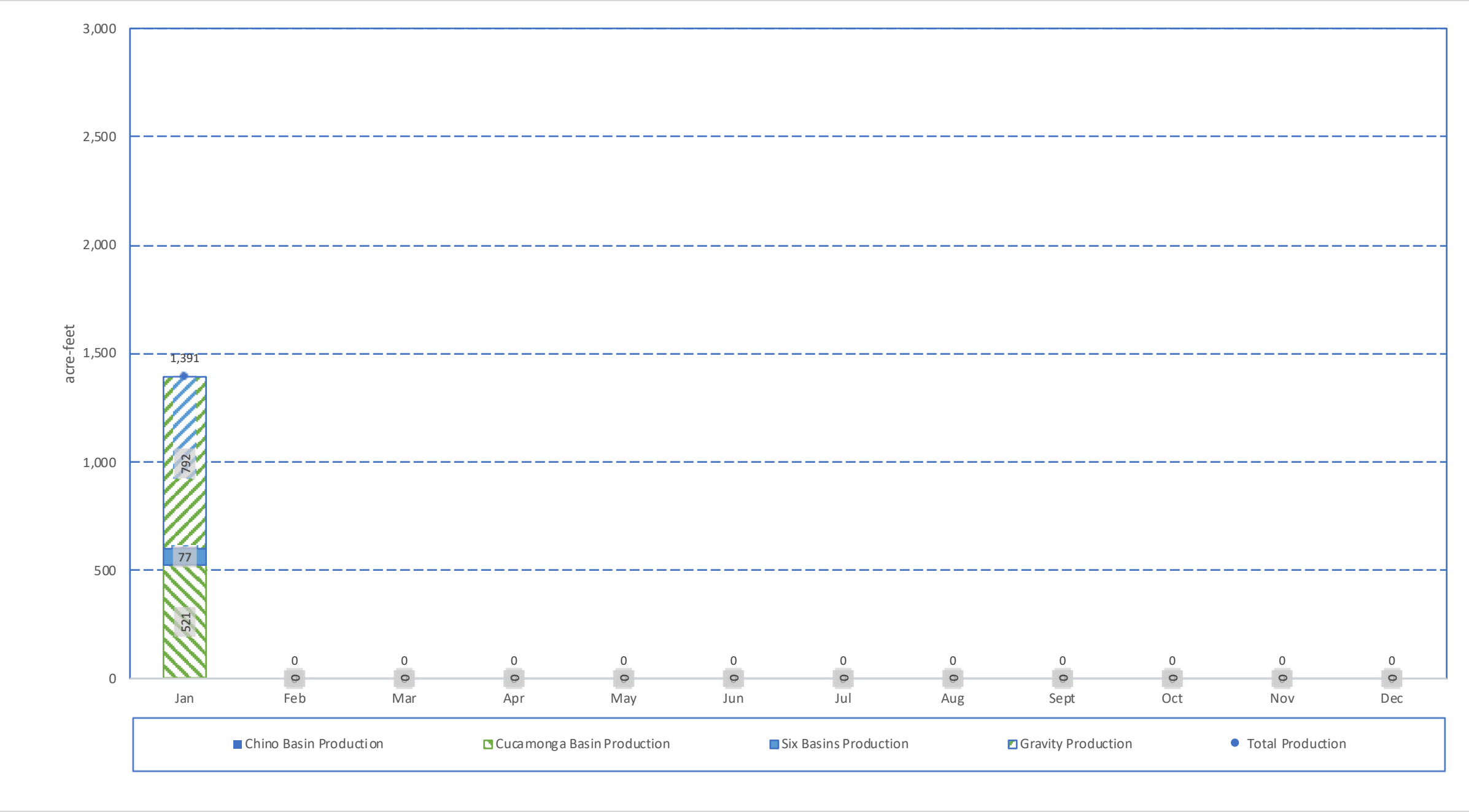
2023 Ontario Consumption



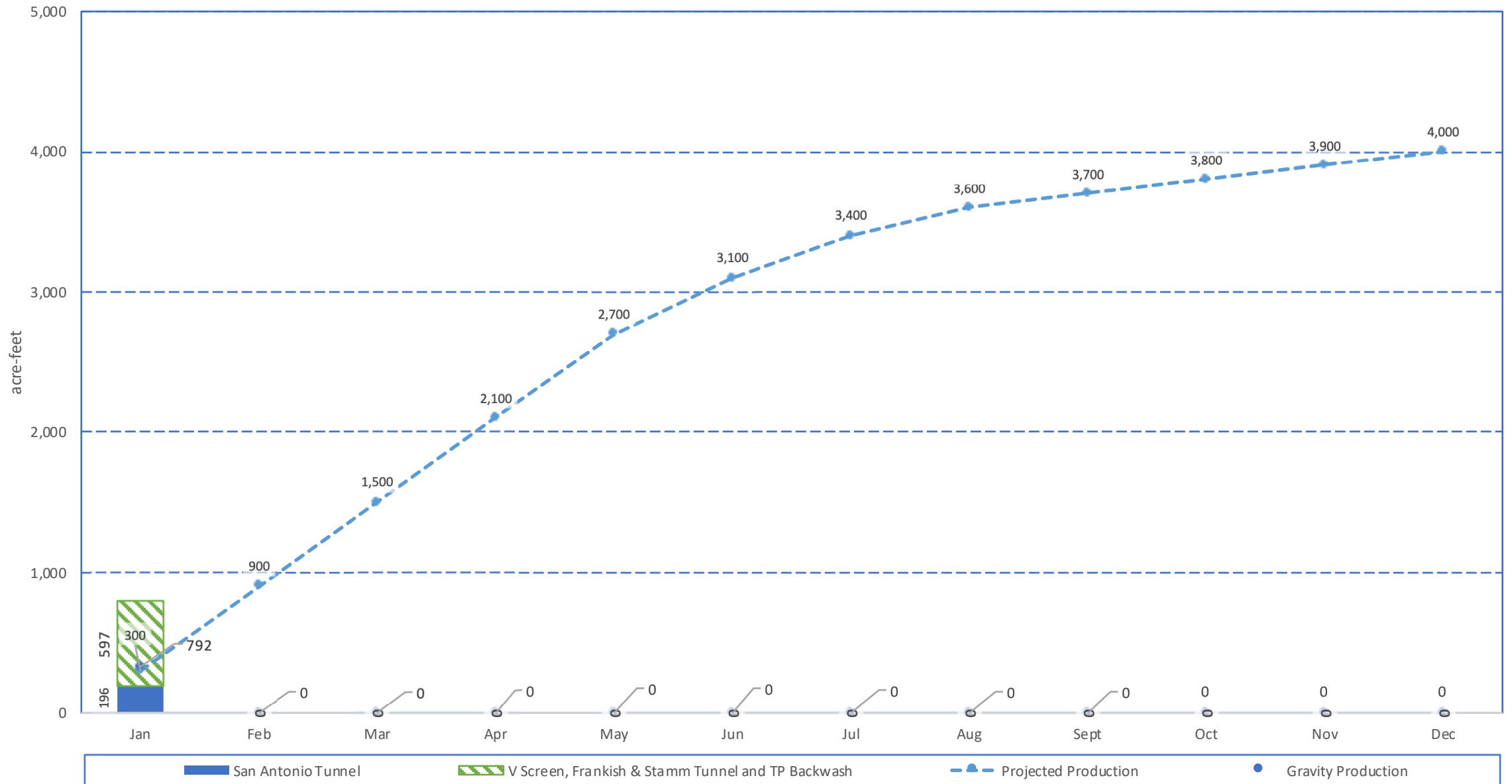
2023 Total Yearly Production



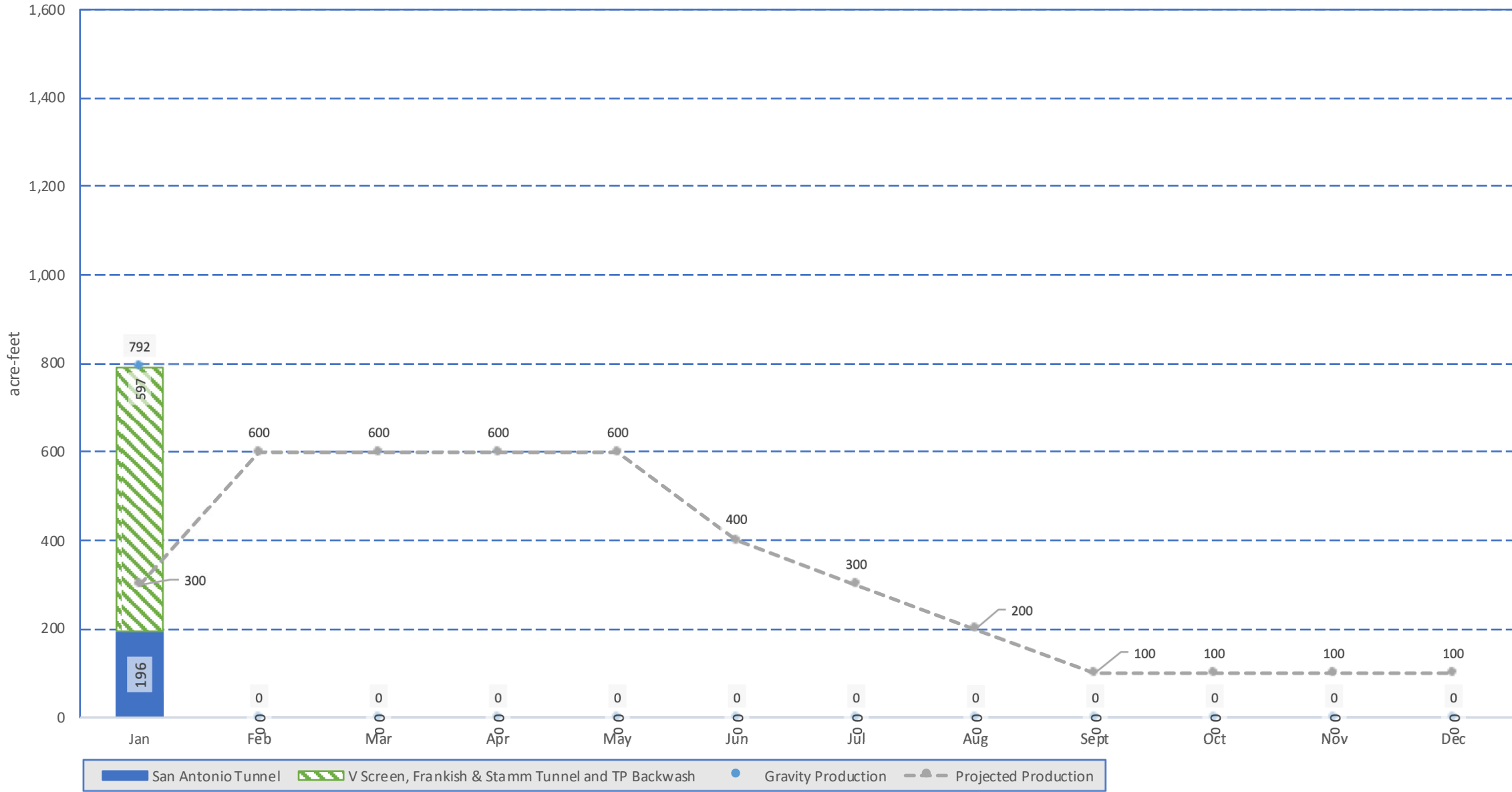
2023 Monthly Production



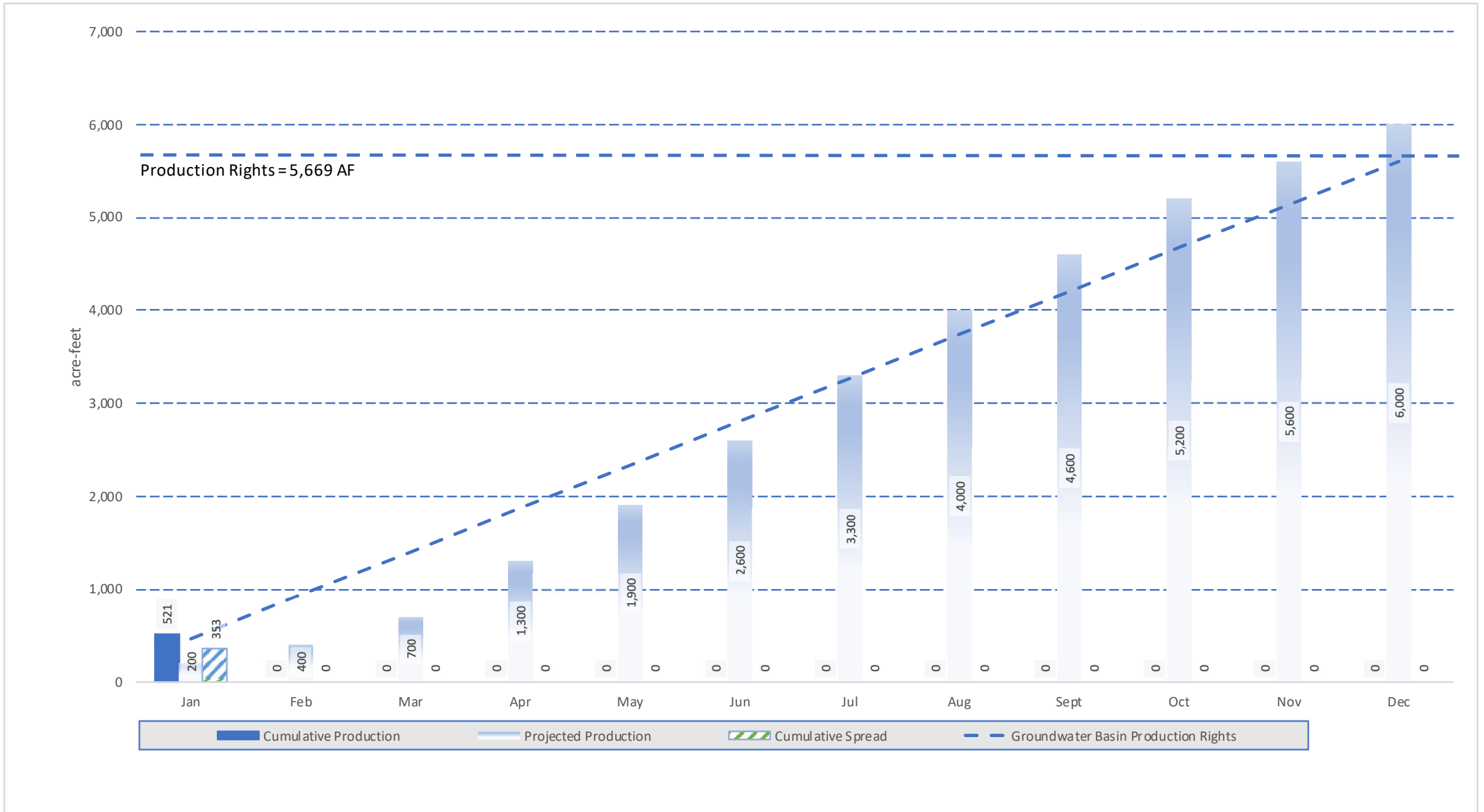
2023 Gravity Cumulative



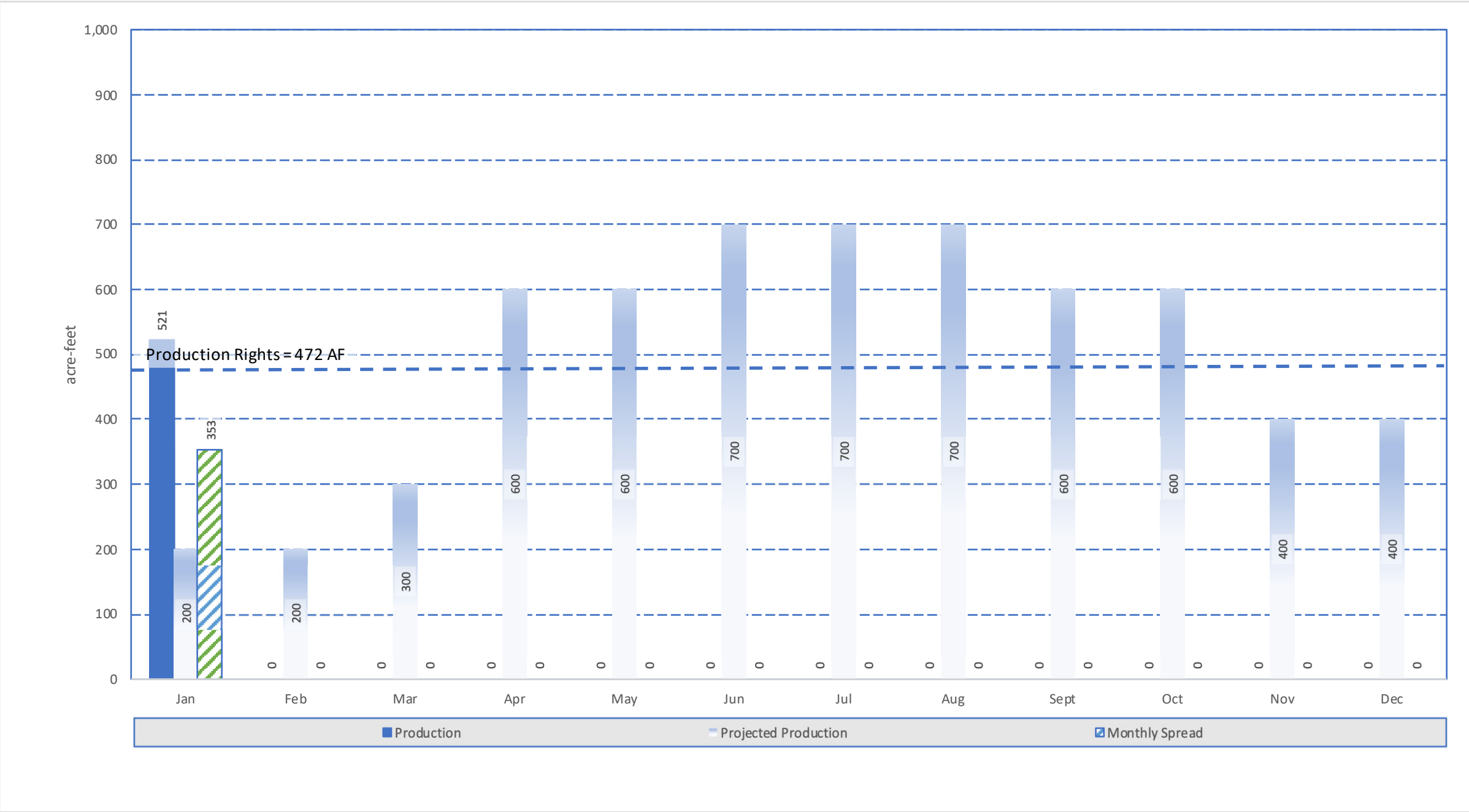
2023 Gravity Monthly



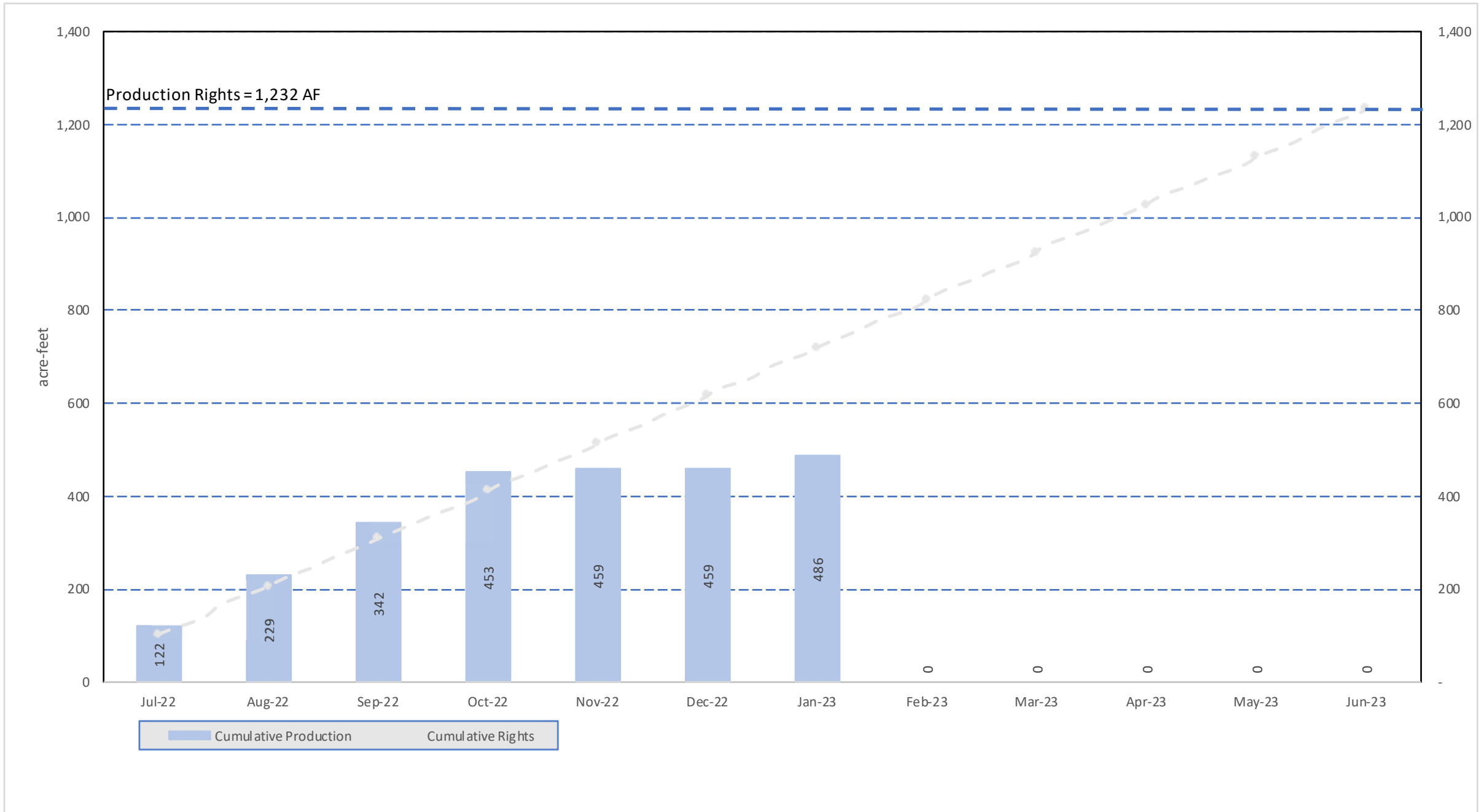
2023 Cucamonga Basin Cumulative



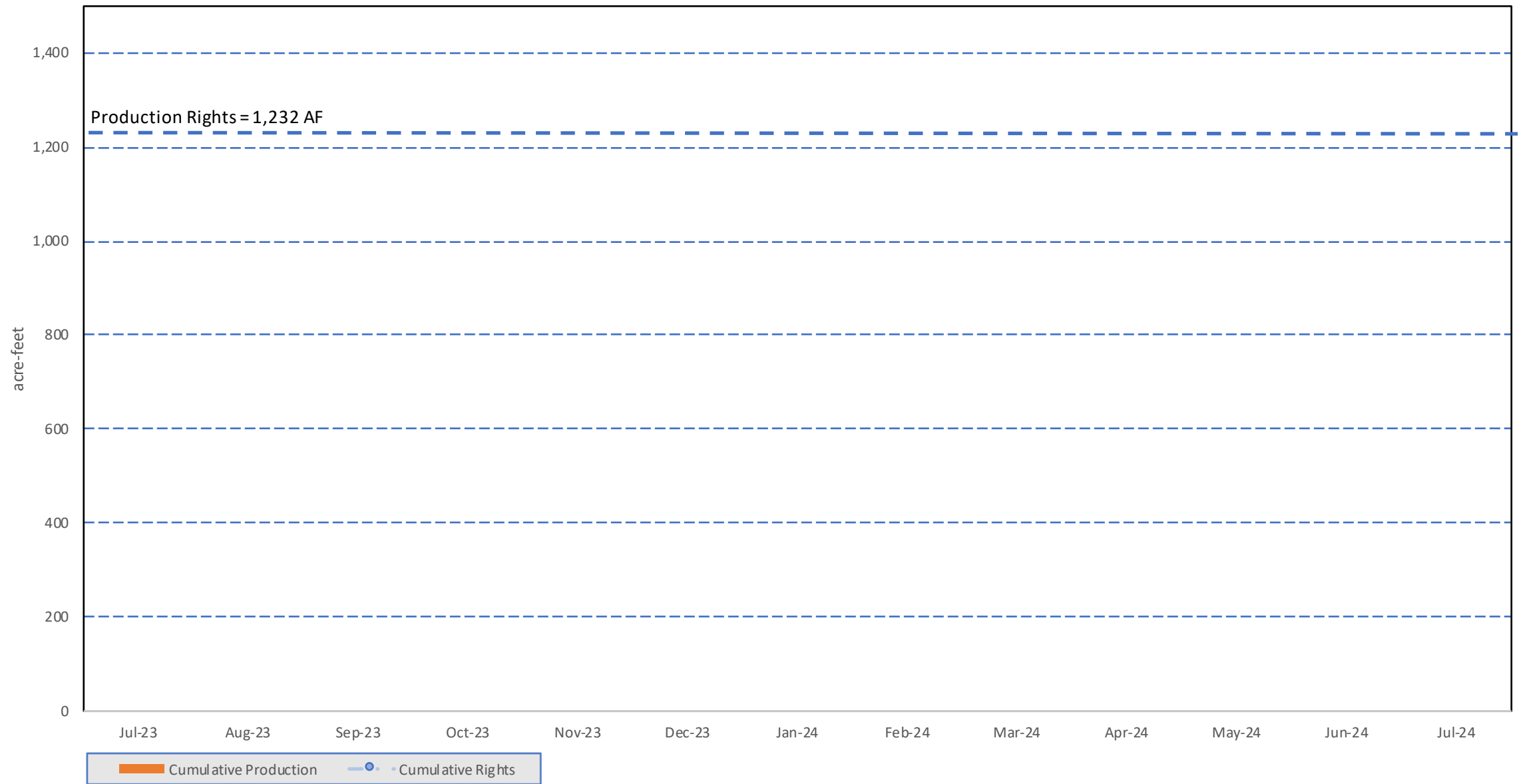
2023 Cucamonga Basin Monthly



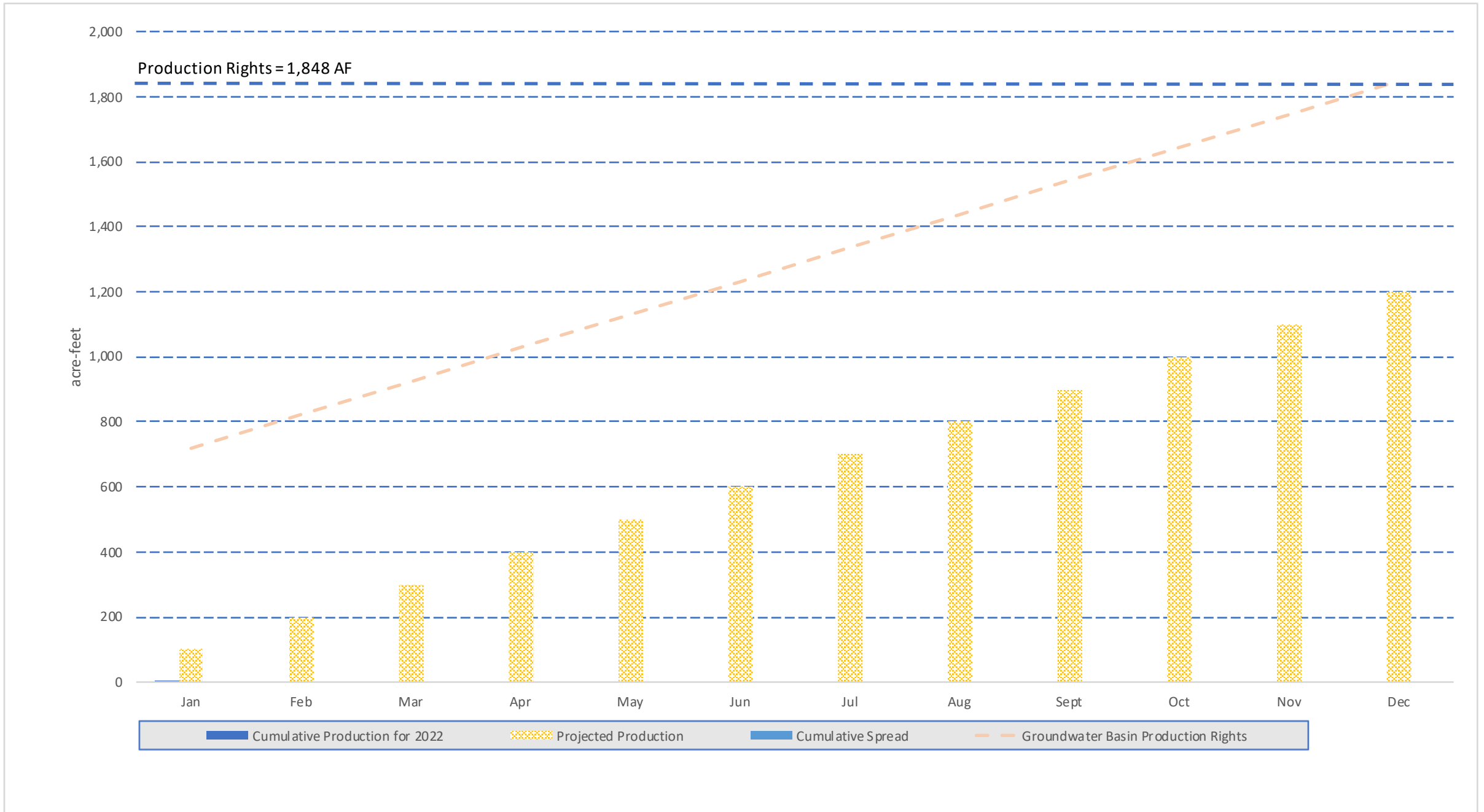
22-23 Chino Basin Cumulative



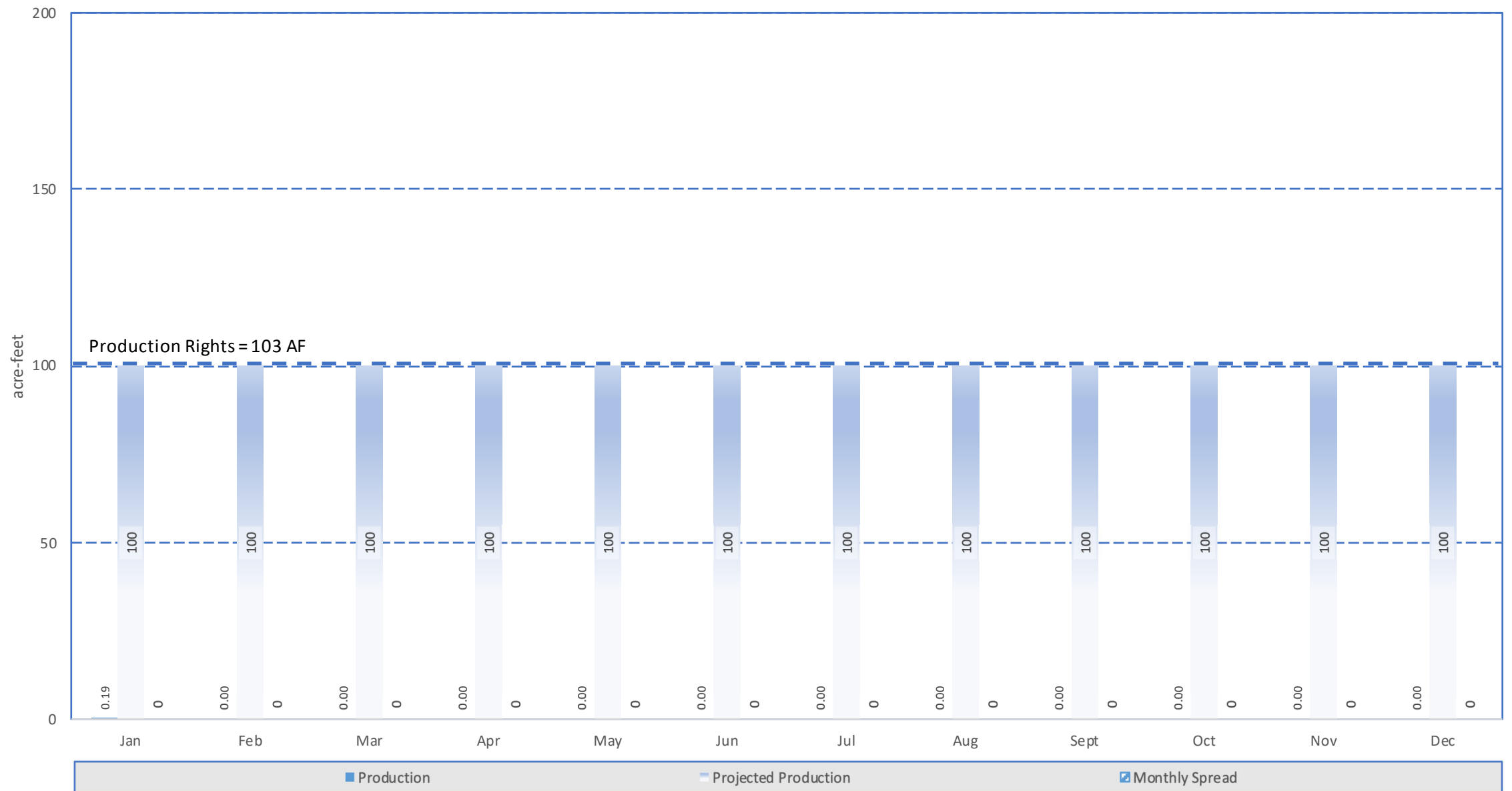
23-24 Chino Basin Cumulativ



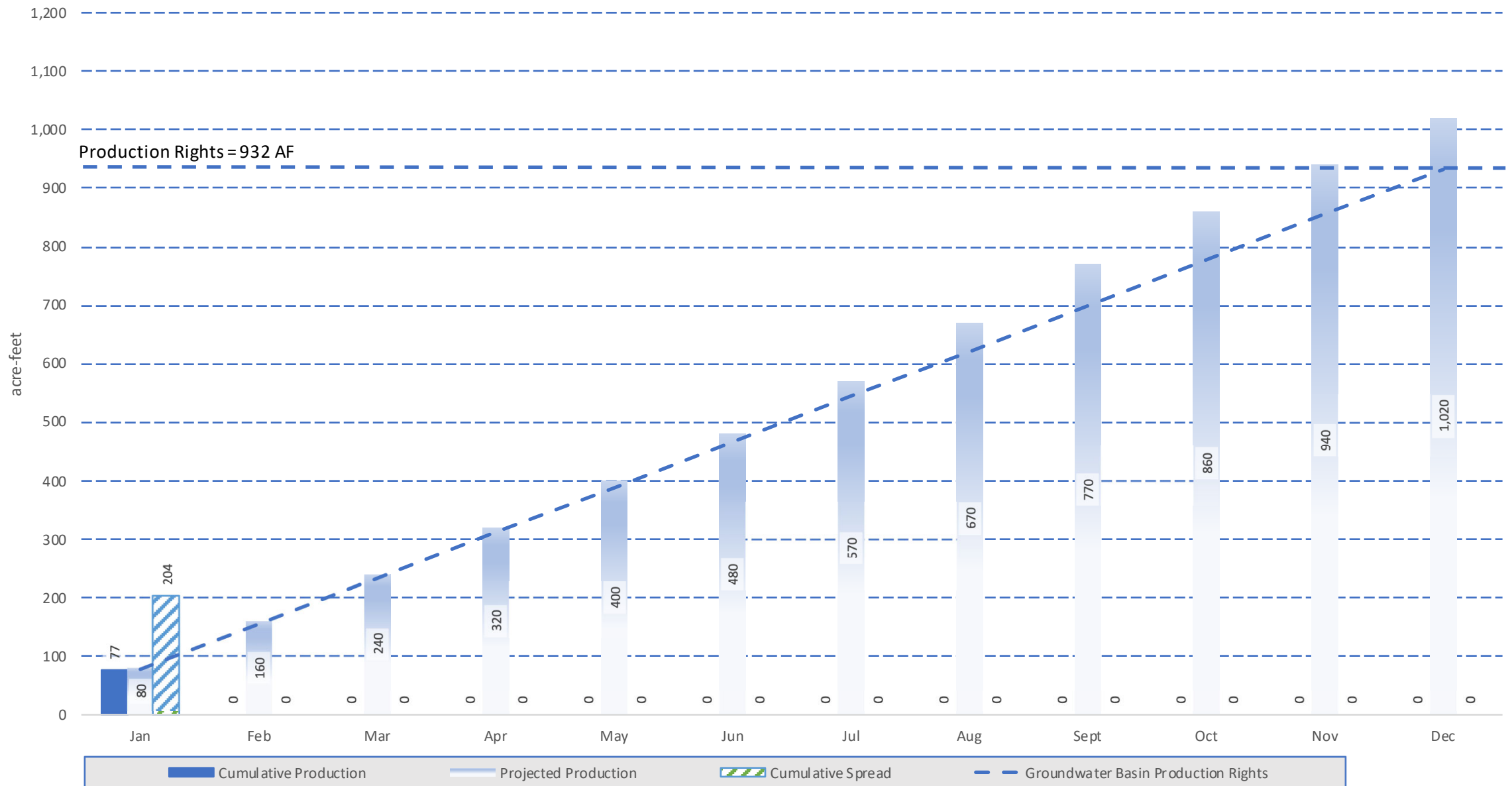
2023 Chino Basin Cumulative



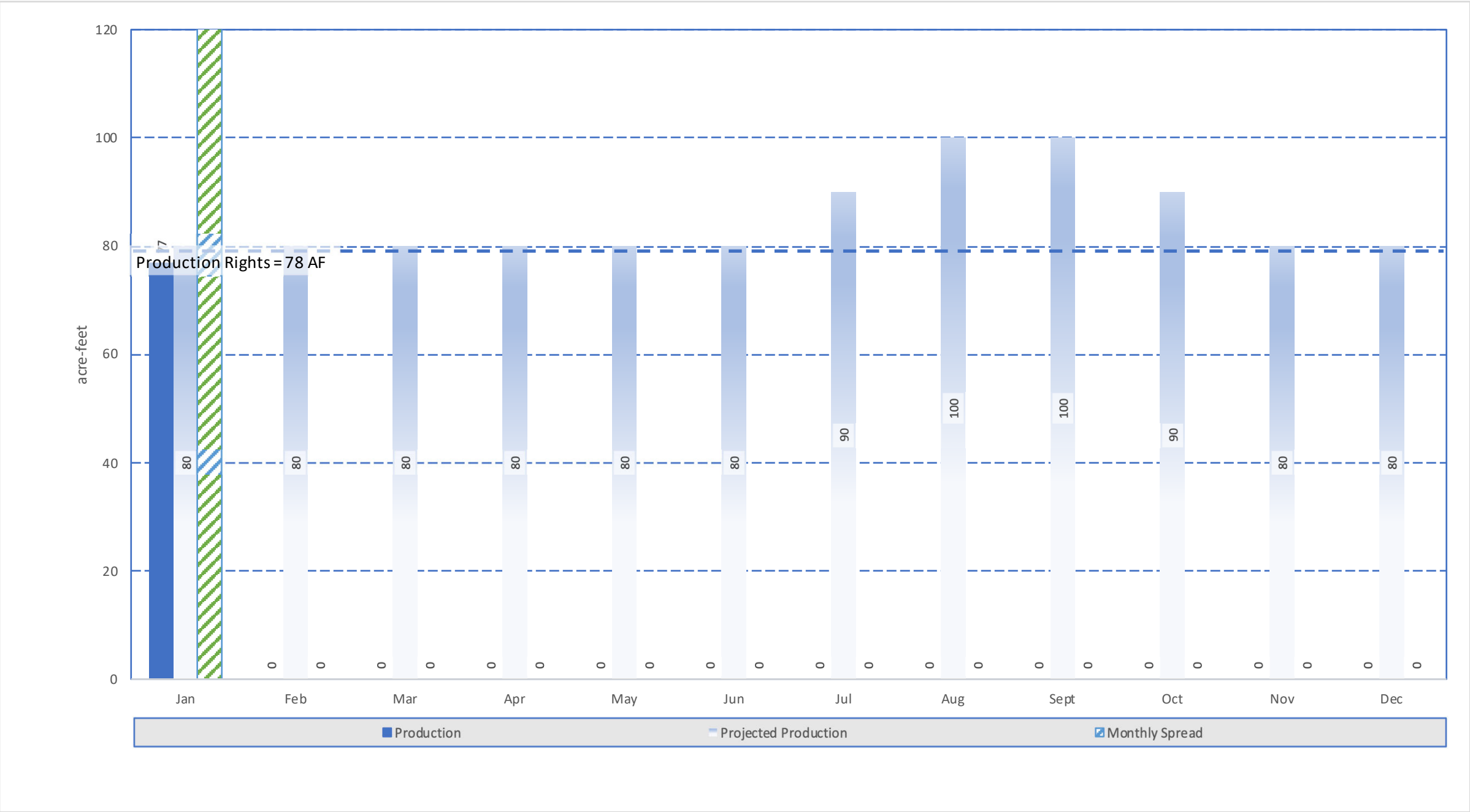
2023 Chino Basin Monthly



2023 Six Basins Cumulative



2023 Six Basins Monthly



A. Water Supply through January 2023

- Annual entitlement for CY2023 is 13,000 AF
 - Cumulative yearly production is 1,391 AF
 - Cumulative yearly consumption was 817 AF
 - Cumulative yearly spread was 556 AF
 - Cumulative unaccounted water was 17 AF

Six Basins Production for 2023

- Annual production right is 932 AF.
- Cumulative production is 77 AF.
Production is sent to the WFA treatment facility to meet City of Ontario and MVWD entitlement.
- The Company spread a total of 204 AF.

Cucamonga Basin Production for 2023

- Annual production right is 5,669 AF.
- Cumulative production was 521 AF.
- The Company spread a total of 353 AF.

Chino Basin Production for 2023

- Annual production right is 1,232 AF.
- Cumulative production was 0 AF.
- The Company spread a total of 0 AF.

Surface Water (San Antonio Creek) flow for 2023

Total flow was 511 AF.

Tunnel flow for 2023

San Antonio Tunnel flow was 196 AF.
Frankish and Stamm Tunnel flow was 85 AF.

B. Company Stock

1 share of water stock moved from dormant to active this transfer period.

C. Communication and Information Activities

“Facebook” - 179 friends liking our old FB page and 71 customers have liked our new FB page. No new communication posted on the new page and no new communication on the old Facebook page. Facebook is not able to merge the two Facebook pages; therefore, we are in discussion of possibly deleting the old page.

D. Administration Matters

Meetings of interest:

- Thu, Jan 12 – GM virtually attended the CBWM AP meeting and closed session.

E. Groundwater Basin Matters

Chino Basin -

Spread Water from SAWCo - Application to spread 1,500 AF per year for years 21/22 through 25/26 was approved by WM Board in July, 22. We are spreading water for the month of January.

Legal Issues-

Nov 18 - The Court denied a motion by the City of Ontario, Monte Vista and City of Chino regarding budget approval and funding of the Optimum Basin Management Program (OBMP)

Implementation Plan (IP) California Environmental Quality Act (CEQA) efforts.

There are currently two appeals in the works:

1. Ontario, Monte Vista and City of Chino have appealed the ruling that AP works under 'majority rule'.
2. Ontario has appealed the ruling that the current Dry Year Yield (DYY) program is operating under a legal contract.

Six Basins –

A Watermaster Board meeting was held on January 25, 2023.

The following were elected as Officers for 2023

- Chris Diggs – President [City of Pomona]
- Ben Lewis – Vice President [Golden State Water Company]
- Jennifer Stark – Secretary [City of Claremont]
- John Robles – Treasurer [City of Upland]

Next meeting is scheduled for February 22, 2023.

Cucamonga Basin –

A meeting was held on February 7th. The hydrogeologist gave an update on the modeling effort and indicated more information is needed.

Cost sharing past invoices from SAWCo was sent to Cucamonga Valley Water District and they will be reviewing.

Next meeting is scheduled for March 7, 2023.

Agenda Item No. 41

Item Title: Projects and Operations Update

Purpose:

To update the Board and Shareholders on Company capital projects.

Updates:

1507 – Office Relocation

The option under consideration is constructing an administrative and operations campus on Company property at 20th Street, without a Board Room. At its September 2022 regular meeting the Board authorized staff to move ahead with a feasibility study of the 20th street property. Staff has contracted with CEDG, Inc. to complete said study, including ingress/egress and a conceptual site plan.

~~Conceptual Site Plan will be discussed at a scheduled Ad Hoc meeting on January 19th @ 3pm. Conceptual plans were reviewed by the AdHoc Committee. The item is up for discussion tonight with revised plans.~~

Original Budget	\$14,600
Original Contracts	\$14,600
Authorized Change Orders	NA
Current Contracts	\$14,600

1602 – Holly Drive Reservoir, Phase 3

Proposed construction of a second 120,000-gallon tank at the Holly Drive Tank site. Professional services agreement has been fully executed. ~~Board awarded a contract to Canyon Springs Enterprises at its 2022 regular December Board Meeting. Contract has been executed. Waiting on material delivery.~~

<u>Original Budget</u>	<u>\$985,260</u>
<u>Original Contracts</u>	<u>\$985,260</u>
<u>Authorized Change Orders</u>	<u>NA</u>
<u>Current Contracts</u>	<u>\$985,260</u>

1902 – Cucamonga Crosswalls Mitigation

TKE Engineering is working with staff to close out certain State and Federal Permits. Staff is also looking into long-term maintenance permits that will allow the Company yearly access to the site for clearing and grubbing.

1905 – 2020 Master Plan

Board authorized a change order at the regular September 2022 meeting to address computer model issues discussed below. Computer Water Model being constructed by consultant. Staff is coordinating with consultant regarding areas of concern in the water model to improve accuracy. Revised schedule is to complete Master Plan by end of October. There remains a gap between field pressures and hydraulic model pressures indicating a restriction in our system. Staff and consultant are investigating. It may be a partially closed valve. Staff has asked consultant to separate hydraulic modeling issues from remainder of Master Plan and complete the Plan. Staff is currently reviewing draft chapters and hydraulic profiles. Confirming system pressures in the field with computer simulation model pressures. 2020 Master Plan

draft is scheduled for review at this months PROC meeting.

Original Budget	\$240,000
Original Contracts	\$204,085
Authorized Change Orders	\$20,000
Current Contracts	\$224,085

2007 Well 19

Project approved at April 2022 Board Meeting. Contract has been completed. Material being ordered and we are currently scheduling the start of work. Staff was informed this month that material deliveries (specifically the fiberglass casing) is delayed until early 2023. ~~Test well has been delayed until start of next year.~~ Tentative start of the test well has been scheduled for April 2023.

Original Budget	\$1,130,990
Original Contracts	\$1,130,990
Authorized Change Orders	NA
Current Contracts	\$1,130,990

2112 Treatment Plant

~~Technical memorandum discussing the pros and cons of a company treatment plant. Contract with TKE fully executed. Scheduling pre design meeting. Pre design meeting held and data review is ongoing. Consultant conducted a site visit in late February. Draft technical report has been received by the Company. Project has been put on hold pending City's progress with their grant.~~

Original Budget	\$27,000
Original Contracts	\$24,500
Authorized Change Orders	NA
Current Contracts	\$24,500

2201 Paloma Hydraulic Break

Technical study to review available options to modernize the facility and reduce low frequency noise during high waterflow events. Contract has been fully executed. Predesign meeting held. Options discussed. Draft technical report has been received by the Company. Project was authorized by the Board at the regular November meeting for inclusion in the 2024 budget. Professional Services proposals will be reviewed by PROC in April, 2023.

Original Predesign Budget	\$40,000
<u>Original Design/Const. Budget</u>	<u>\$1,080,000</u>
Original Contracts	\$39,750
Authorized Change Orders	NA
Current Contracts	\$39,750

2202 Glendale Road Pipeline

Replace aged pipelines within Glendale Road. Project was approved at the regular may Board Meeting. At the July Board meeting, the Board authorized the General Manager to execute a time and materials contract with Ardurra in the amount of \$70,023. Contract has been executed. Consultant completed field survey and prepared 30% design review plans. Staff has completed review and returned comments back to consultant. 90% plan set has been reviewed and returned to consultant. Bid set scheduled was sent to six select contractors in mid-December. ~~Bid opening to occur in mid-January~~ Project is on tonight's agenda. Schedule is to construct in early 2023.

Original Budget	\$276,000
Original Contracts	\$70,023
Authorized Change Orders.....	NA
Current Contracts	\$70,023

2203 Well 31 Pipeline

Project budgeted in the 2022 year. Replace approximately 1,400 linear feet of 14" pipeline from Well 31 delivering water to facilities at Golf Club Drive along backside of homes and within Upland Hills Country Club waterline easement. Abandon aged pipeline. The current steel pipeline was installed before 1976 and has exceeded its useful life. Identified by staff as a high maintenance pipeline. Professional Services proposals will be reviewed by PROC in April, 2023.

~~RFP is being prepared and may be reviewed by PROC next month.~~

Original Budget	\$420,000
Original Contracts	\$0
Authorized Change Orders.....	NA
Current Contracts	NA

2204 GIS Update

At the August Special Meeting, the Board authorized a contract with WSC to update the Company's GIS maps. Contract has been executed. Consultant working on updates.

Original Budget	\$11,110
Original Contracts	\$11,110
Authorized Change Orders.....	NA
Current Contracts	\$11,110

2206 DWR Supply Assessment

~~The State of California has implemented new laws in response to statewide water supply shortfalls. One such law requires water suppliers to submit annual audits of the Company's supply and demand the Department of Water Resources. This audit is in addition to the mandated Supply Assessment just completed. Staff requested WSC's assistance in completing this first audit. The contract was within GM's spending authority and a contract has been executed. Staff is working to put together the necessary data for consultant.~~

Original Budget	\$3,665
Original Contracts	\$3,665

Agenda Date: February 21, 2023

~~Authorized Change Orders.....NA~~
~~Current Contracts\$3,665~~

Project has been completed.

2207 Well 31 Repair

Well 31 suffered a catastrophic failure in October 2022. The Board authorized a repair contract at its special Budget workshop in December 2022. Contract has been executed and Material is being procured.

Original Budget.....\$220,000
Original Contracts\$200,000
Authorized Change Orders.....NA
Current Contracts\$3,665

Agenda Item No. 6A

Title: Quitclaim Request

Purpose:

To authorize the General Manager to issue a quitclaim for a proposed development within the City of Ontario.

Issue:

Does the Board wish to issue a quitclaim for the proposed development?

Manager's Recommendation:

Authorize the General Manger to issue a quitclaim.

Background:

Staff has received a request to issue a quitclaim for the attached development along Emporia Street and Fern Avenue. The Company has no current facilities within the area. The Company has no foreseeable plans to construct facilities in the area. Staff recommends granting the quitclaim.

Previous Actions:

None.

Impact on the Budget

\$1,500 quitclaim fee deposited into the Company's general funds.

1 PARCEL
GROSS AREA: 1.39 ACRES
NET AREA: 1.37 ACRES

PARCEL MAP NO. 20339

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 1 TO 12 BLOCK 58 OF THE TOWN OF ONTARIO AS PER MAP RECORDED IN
BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

TY E. THOMAS L.S. 9309
T&M SURVEYING DECEMBER 2022

OWNER'S STATEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP

WE HEREBY DEDICATE TO THE CITY OF ONTARIO AN EASEMENT FOR PUBLIC STREET, RIGHT OF WAY AND UTILITY PURPOSES OVER A PORTION OF TRANSIT STREET, EMPORIA STREET, PALM AVENUE, AND FERN AVENUE ALL AS SHOWN ON THIS MAP.

OWNERS:

ONTARIO HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC

PRINT NAME: SCOTT OCHOA _____ DATE _____
TITLE: EXECUTIVE DIRECTOR

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 ONTARIO HOUSING AUTHORITY ON DECEMBER 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS OR BEFORE TWO YEARS AFTER IMPROVEMENTS ARE COMPLETED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FOR REVIEW _____ 1/19/23
DATE
TY E. THOMAS _____
L.S. 9309 EXPIRATION DATE: 9/30/2024



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF ONTARIO MUNICIPAL CODE HAVE BEEN COMPLIED WITH, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THERETO.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS

SIGNATURE OMISSION NOTES

PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SAN ANTONIO WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS USED IN THE DISTRIBUTION OF WATER PURPOSES RECORDED MAY 28, 1885 IN BOOK 41 PAGE 363 OF DEEDS
(THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)

THE ONTARIO LAND & IMPROVEMENT COMPANY, A CORPORATION, HOLDERS OF AN EASEMENT FOR WATER PIPES AND OTHER CONDUITS USED IN THE DISTRIBUTION OF WATER RECORDED MAY 18, 1889 IN BOOK 100, PAGE 36 OF DEEDS, AUGUST 05, 1889 IN BOOK 101 PAGE 244 OF DEEDS, FEBRUARY 12, 1900 IN BOOK 297 PAGE 135 OF DEEDS AND IN BOOK 282, PAGE 138 OF DEEDS (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)

PLANNING COMMISSION'S STATEMENT

I DO HEREBY STATE THAT THE SUBDIVISION SHOWN ON THIS MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____.

CATHY WAHLSTROM _____ DATE _____
SECRETARY OF THE ONTARIO PLANNING COMMISSION

AUDITOR-CONTROLLER/TREASURER/TAX COLLECTORS CERTIFICATE

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

DATED: _____
ENSEN MASON, AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
SAN BERNARDINO COUNTY

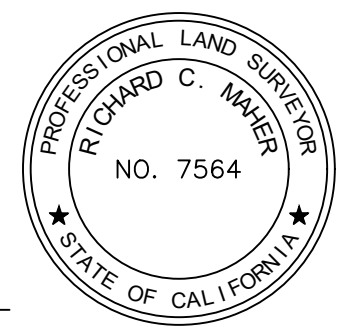
BY _____ DEPUTY

KHOI K. DO _____ DATE _____
CITY ENGINEER, R.C.E. 62809
CITY OF ONTARIO, CALIFORNIA

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

REVIEWED FOR THE CITY OF ONTARIO BY KDM MERIDIAN.

RICHARD C. MAHER, P.L.S. 7564 _____ DATE _____
KDM MERIDIAN



CITY COUNCIL'S STATEMENT

I DO HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ONTARIO, BY RESOLUTION NO. _____, DULY SECONDED, PASSED, AND APPROVED THIS MAP ON THE _____ DAY OF _____, 2023.

WE HEREBY ALSO ACCEPT THE OFFER OF DEDICATION ALONG TRANSIT STREET, EMPORIA STREET, PALM AVENUE, AND FERN AVENUE FOR PUBLIC STREET, RIGHT OF WAY AND UTILITY PURPOSES.

SHELIA MAUTZ _____ DATE _____
CITY CLERK
CITY OF ONTARIO, CALIFORNIA



SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____,
THIS _____ DAY OF _____, 20____, AT _____ .M. IN BOOK _____
OF _____ AT PAGE _____, AT THE REQUEST
OF _____

IN THE AMOUNT OF \$_____.

CHRIS WILHITE
ASSESSOR-RECORDER
SAN BERNARDINO COUNTY

BY: _____
DEPUTY RECORDER

1 PARCEL
GROSS AREA: 1.39 ACRES
NET AREA: 1.37 ACRES

PARCEL MAP NO. 20339

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 1 TO 12 BLOCK 58 OF THE TOWN OF ONTARIO AS PER MAP RECORDED IN
BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

TY E. THOMAS L.S. 9309
T&M SURVEYING DECEMBER 2022

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.

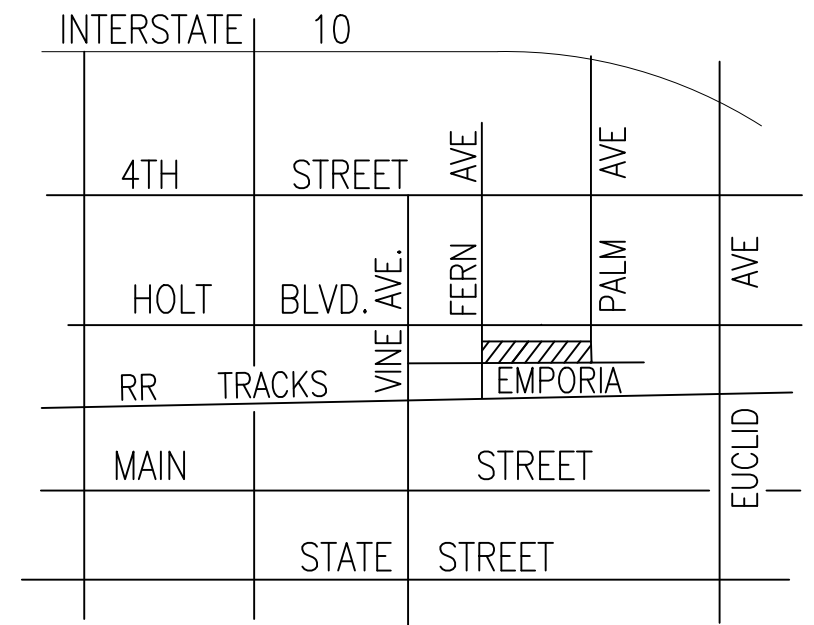
STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME,
_____, 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.

NAME PRINTED
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.



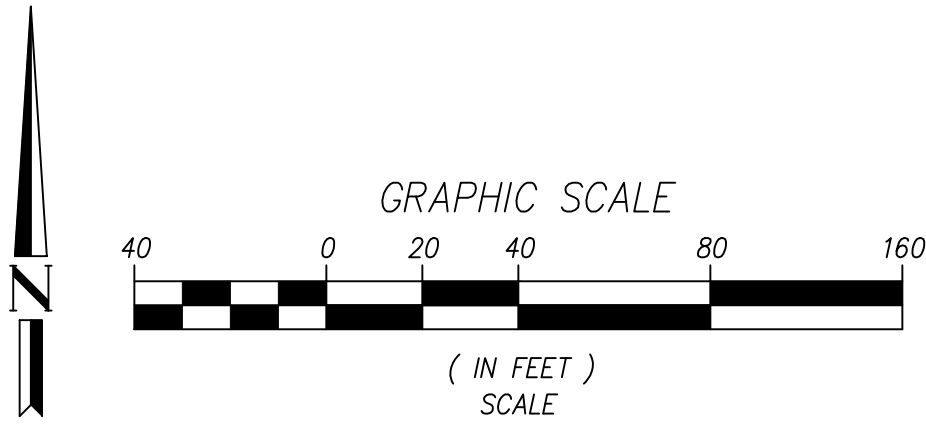
VICINITY MAP
NTS

1 PARCEL
GROSS AREA: 1.39 ACRES
NET AREA: 1.37 ACRES

PARCEL MAP NO. 20339

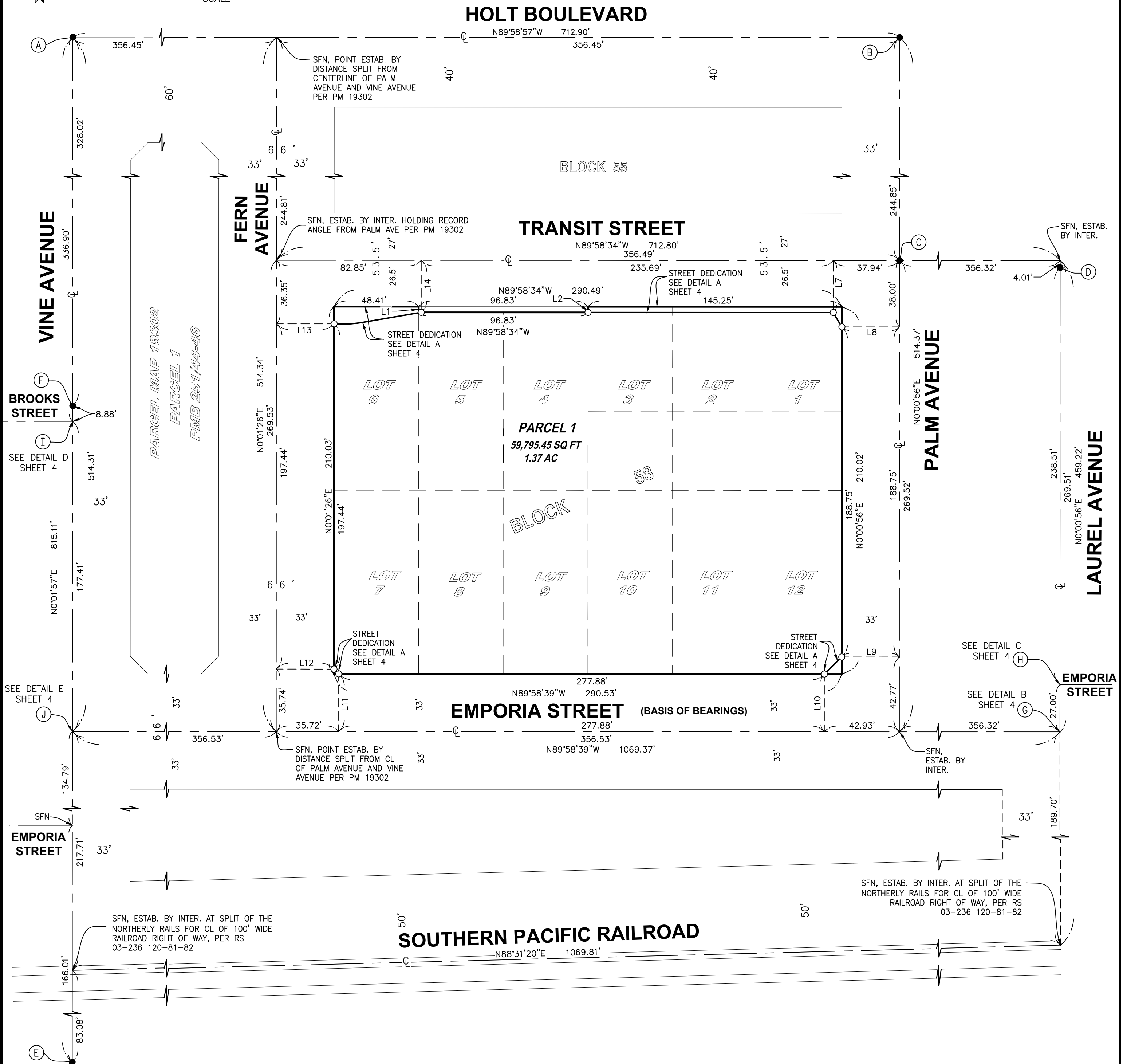
IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 1 TO 12 BLOCK 58 OF THE TOWN OF ONTARIO AS PER MAP RECORDED IN
BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY

TY E. THOMAS L.S. 9309
T&M SURVEYING DECEMBER 2022



BASIS OF BEARINGS

THE BEARING OF NORTH 89°58'39" WEST FOR THE CENTERLINE OF EMPORIA STREET AS SHOWN ON PARCEL MAP NO. 19302 BOOK 251, PAGE 44-46 WAS USED AS THE BASIS OF BEARINGS OF THIS PARCEL MAP.



MONUMENT NOTES:

- (A) FD BOAT SPIKE WITH ILLEGIBLE TAG PER PM 9753, PMB 116/26-27, FLUSH, ACCEPTED AS CL INTER. OF HOLT BOULEVARD AND VINE AVENUE AS SHOWN ON CITY TIE NO. 4529
- (B) FD S&W STAMPED "ONTARIO SURVEY", FLUSH, ACCEPTED AS CL INTER. PALM AVE, & HOLT BOULEVARD PER CITY TIE NO. 4528
- (C) FD S&W STAMPED "ONTARIO SURVEY" PER CITY TIE NO. 4207, FLUSH, ACCEPTED AS CL INTER. PALM AVE, & TRANSIT STREET
- (D) FD BRASS DISC STAMPED "L.S. 4664", FLUSH, NO. REF., 4.00' SOUTH OF INTER.
- (E) FD S&W "L.S. 4664", FLUSH, ACCEPTED AS CL INTER. MAIN STREET AND VINE AVENUE
- (F) FD S&W "L.S. 9309", FLUSH, PER PARCEL MAP 19302
- (G) SFN, ESTAB. BY '4' FOUND LEAD AND TACKS PER CITY ENGINEERS TIE NO. 4209. ACCEPTED AS CL INTER. OF EMPORIA STREET AND LAUREL AVENUE. (SEE DETAIL B)
- (H) SFN, ESTAB. BY '4' FOUND LEAD AND TACKS PER CITY ENGINEERS TIE NO. 4208. ACCEPTED AS CL INTER. OF EMPORIA STREET AND LAUREL AVENUE. (SEE DETAIL C)
- (I) SFN, ESTAB. BY '2' FOUND LEAD AND TACKS PER CITY ENGINEERS TIE NO. 276. ACCEPTED AS CL INTER. OF BROOKS STREET AND VINE AVENUE. (SEE DETAIL D)
- (J) SFN, ESTAB. BY '4' FOUND LEAD AND TACKS PER CITY ENGINEERS TIE NO. 4209. ACCEPTED AS CL INTER. OF EMPORIA STREET AND VINE AVENUE. (SEE DETAIL E)

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 2" IP TAGGED "L.S. 9309", FLUSH; OR 8" S&W STAMPED "L.S. 9309" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR LEAD, TACK AND TAG "L.S. 9309" OR NAIL AND TAGGED "L.S. 9309" TO BE SET, UNLESS OTHERWISE INDICATED.

ABBREVIATIONS

- CL CENTERLINE
- ESTAB ESTABLISHED
- FD FOUND
- INTER. INTERSECTION
- REF. REFERENCE
- SFN SEARCHED, FOUND NOTHING
- S&W SPIKE AND WASHER

- — — — — CENTERLINE
- — — — — PARCEL BOUNDARY
- — — — — STREET DEDICATION
- — — — — POINT TIE
- — — — — RIGHT OF WAY
- — — — — LOT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N0°01'21"E	3.25'
L2	N0°01'12"E	3.25'
L3	N89°58'34"W	1.44'
L4	N44°44'46"W	3.86'
L5	N89°58'39"W	2.72'
L6	N0°01'26"E	2.74'
L7	N0°01'26"E	29.75'
L8	N89°59'04"W	33.00'
L9	N89°59'04"W	33.00'
L10	N0°01'21"E	33.00'
L11	N0°01'21"E	33.00'
L12	N89°58'34"W	33.00'
L13	N89°58'34"W	33.00'
L14	N0°01'26"E	29.75'

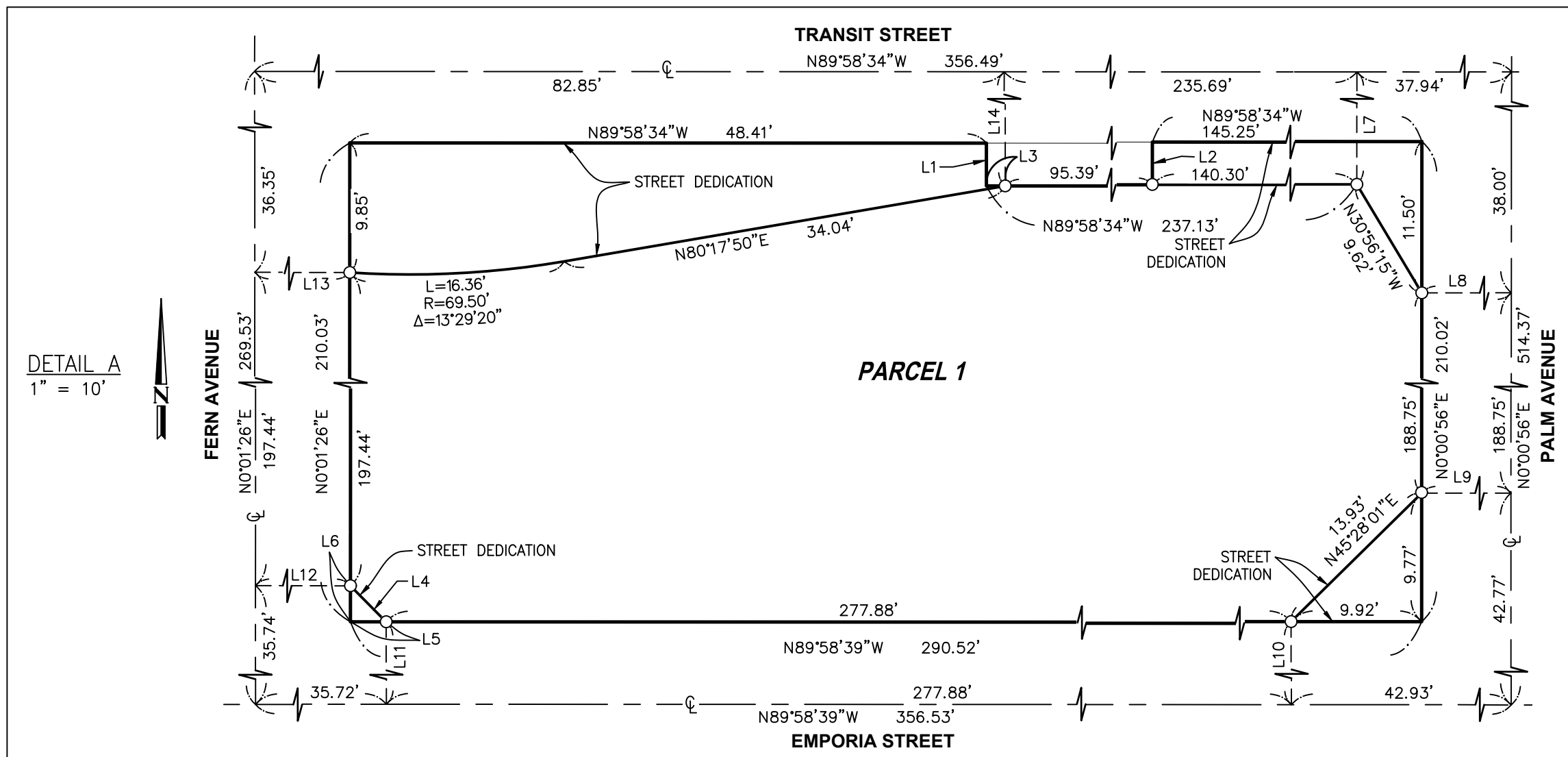
1 PARCEL
 GROSS AREA: 1.39 ACRES
 NET AREA: 1.37 ACRES

PARCEL MAP NO. 20339

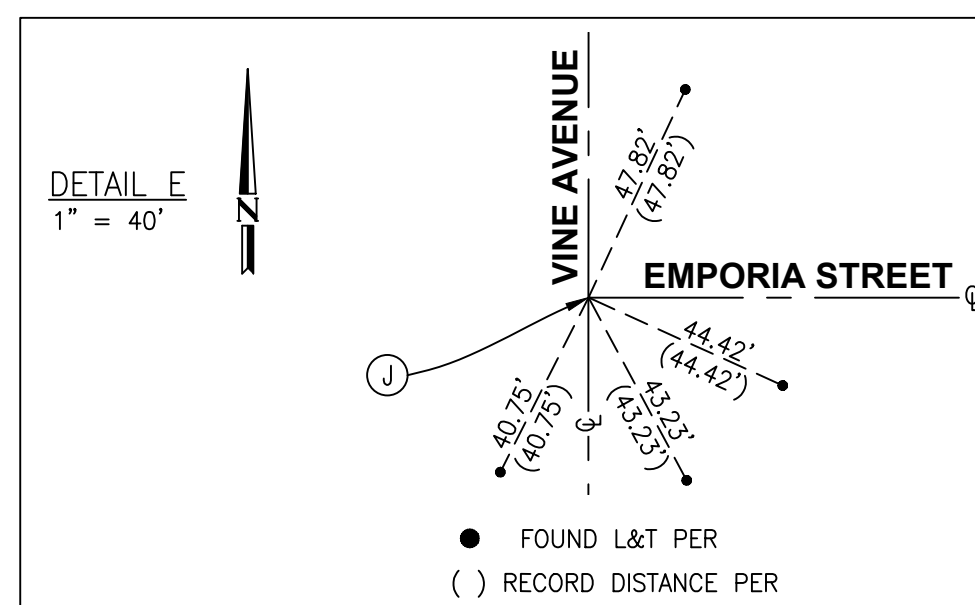
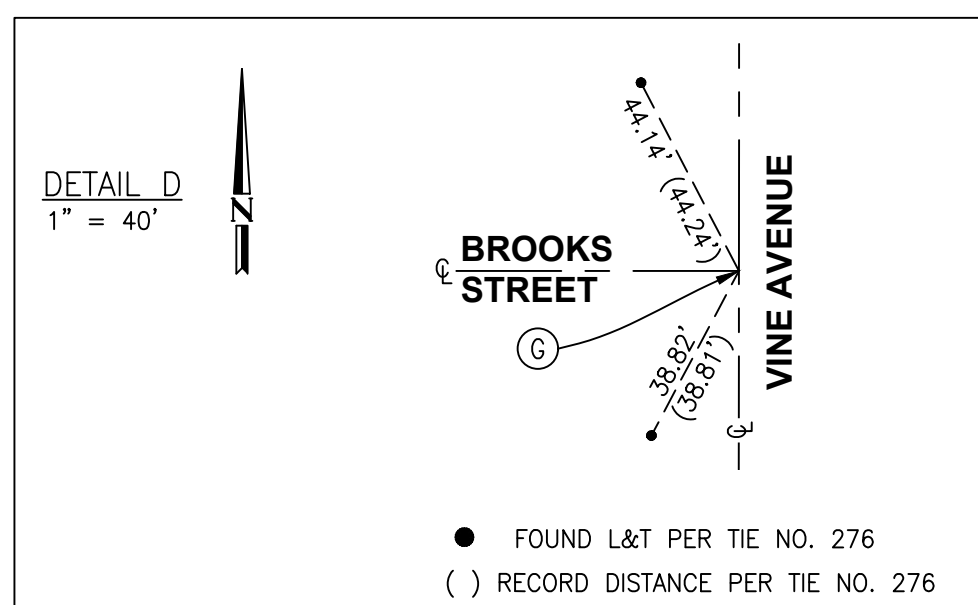
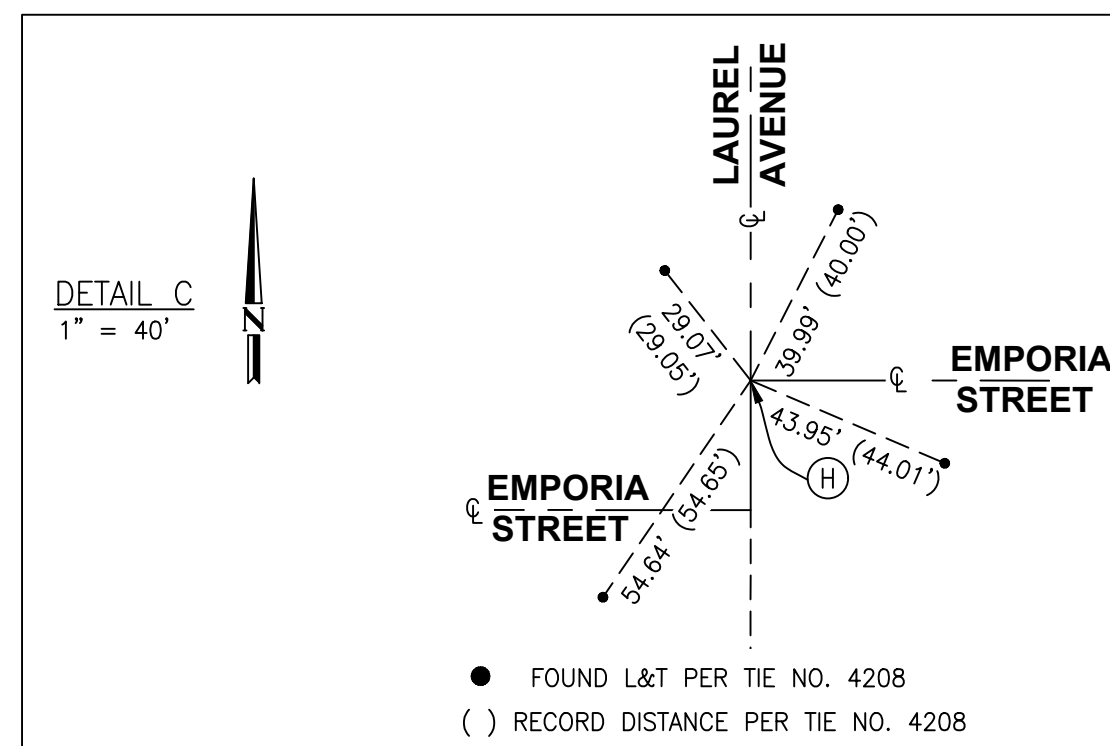
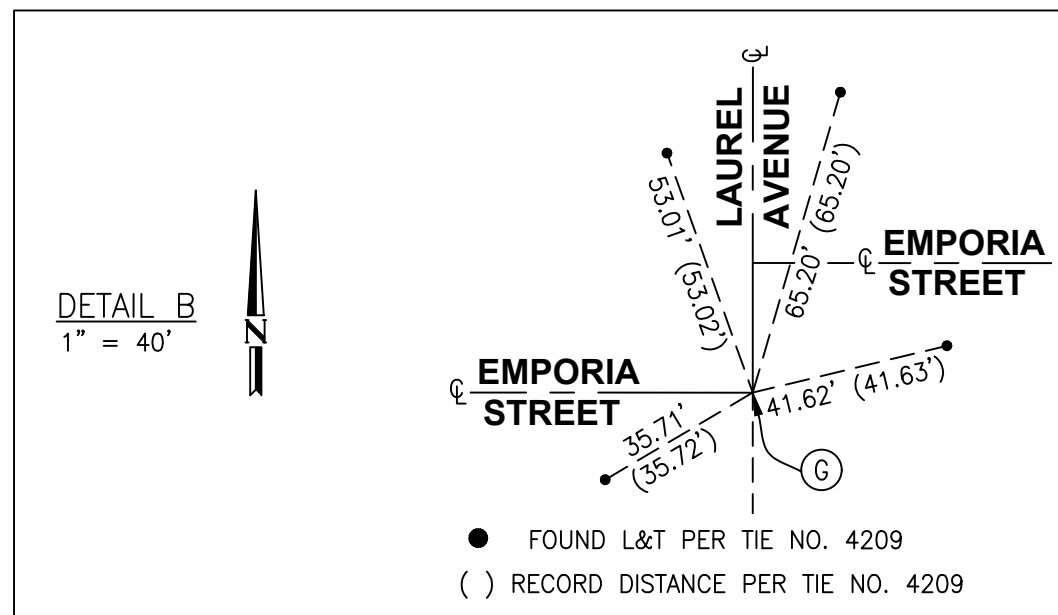
IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOTS 1 TO 12 BLOCK 58 OF THE TOWN OF ONTARIO AS PER MAP RECORDED IN
 BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY

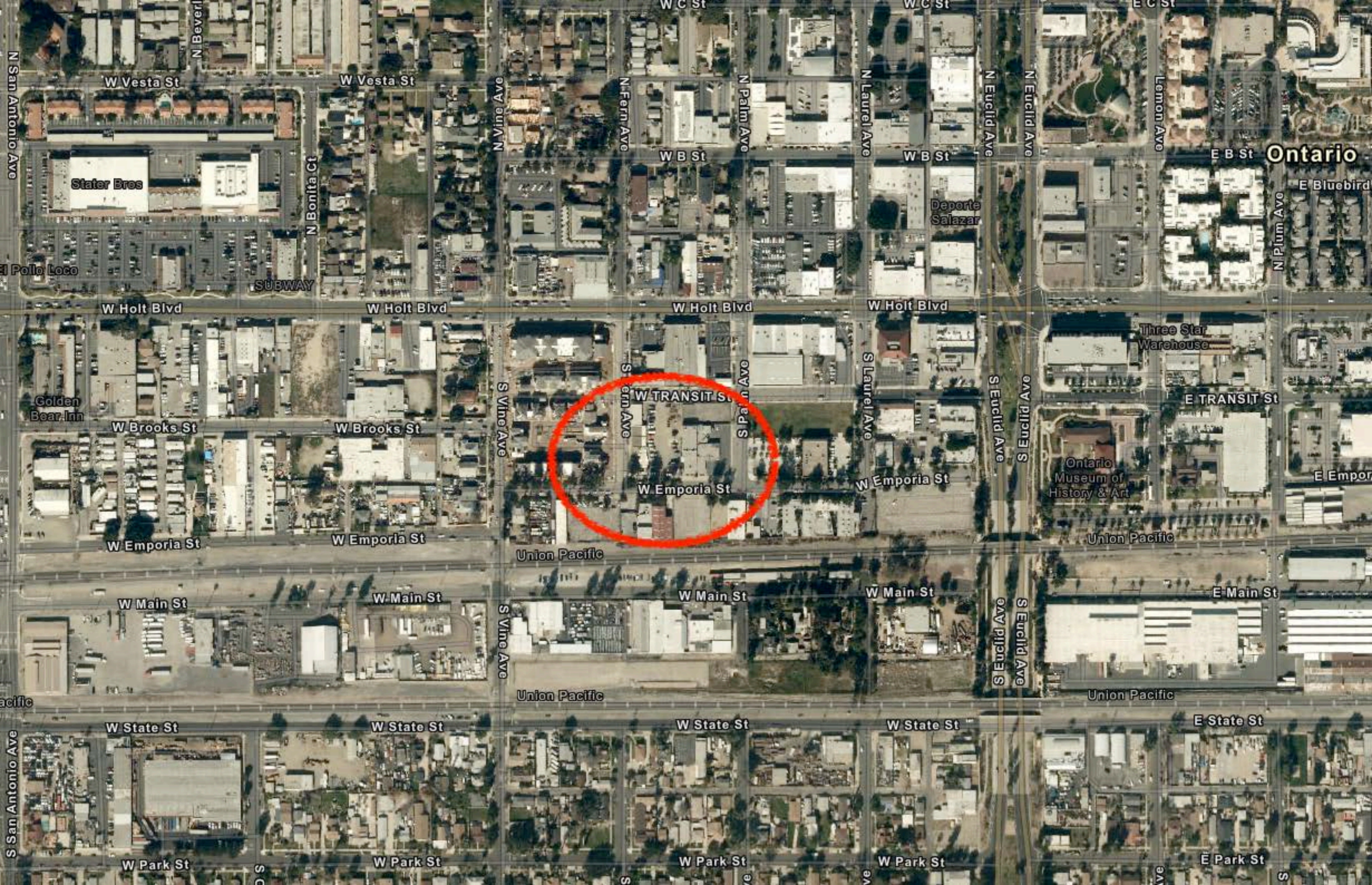
TY E. THOMAS L.S. 9309
 T&M SURVEYING DECEMBER 2022

SEE SHEET 2 FOR BASIS OF BEARINGS,
 MONUMENT NOTES, ESTABLISHMENT
 NOTES, LEGEND, AND ABBREVIATIONS



LINE	BEARING	DISTANCE
L1	N00°01'21\"E	3.25'
L2	N00°01'12\"E	3.25'
L3	N89°58'34\"W	1.44'
L4	N44°44'46\"W	3.86'
L5	N89°58'39\"W	2.72'
L6	N00°01'26\"E	2.74'
L7	N00°1'26\"E	29.75'
L8	N89°59'04\"W	33.00'
L9	N89°59'04\"W	33.00'
L10	N00°1'21\"E	33.00'
L11	N00°1'21\"E	33.00'
L12	N89°58'34\"W	33.00'
L13	N89°58'34\"W	33.00'
L14	N00°1'26\"E	29.75'





Agenda Item No. 6B

Title: Quitclaim Request

Purpose:

To authorize the General Manager to issue a quitclaim for a proposed development within the City of Upland.

Issue:

Does the Board wish to issue a quitclaim for the proposed development?

Manager's Recommendation:

Authorize the General Manger to issue a quitclaim.

Background:

Staff has received a request to issue a quitclaim for the attached development along Euclid Avenue and Foothill Boulevard. The Company has no current facilities within the area. The Company has no foreseeable plans to construct facilities in the area. Staff recommends granting the quitclaim.

Of note, a SAWCO partial quitclaim exists for the subject property but developer was unable to determine the adequacy of existing quitclaim.

Previous Actions:

None.

Impact on the Budget

\$1,500 quitclaim fee deposited into the Company's general funds.

2 PARCELS
6.10 ACRES GROSS
5.03 ACRES NET

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 20395

FOR FINANCING AND CONVEYANCE PURPOSE ONLY

IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO.
LA-02-02 AS EVIDENCED BY DOCUMENT RECORDED JANUARY 12,
2004 AS INSTRUMENT NO. 2004-0018553 OF OFFICIAL RECORDS, RECORDS OF
SAID COUNTY

SITETECH, INC.

APRIL, 2022

SIGNATURE OMISSIONS

THE SIGNATURE OF THE FOLLOWING PARTIES BEING THE OWNERS OF EASEMENTS FOR THE NATURE AS DENOTED BELOW AND DISCLOSURE BY THESE DOCUMENTS, RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

- 1) SAN ANTONIO WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES RECORDED MAY 07, 1887 IN BOOK 57, PAGE 174 OF DEEDS. SAID EASEMENT WAS QUITCLAIMED TO UPLANDER MOTOR HOTEL, A CALIFORNIA GENERAL PARTNERSHIP VIA QUITCLAIM DEED RECORDED MARCH 18, 1994 AS INSTRUMENT NO. 94134469 OF OFFICIAL RECORDS.
- 2) SAN ANTONIO WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES, OTHER CONDUITS AND INCIDENTAL PURPOSES RECORDED MARCH 08, 1889 IN BOOK 94, PAGE 121 OF DEEDS.
- 3) GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1958 IN BOOK 4558, PAGE 528 OF DEEDS.
- 4) SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2002 AS INSTRUMENT NO. 2002-0505926 OF OFFICIAL RECORDS.
- 5) VERIZON CALIFORNIA INC, A CORPORATION, HOLDER OF AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 09, 2002 AS INSTRUMENT NO. 2002-0668129 OF OFFICIAL RECORDS.

OWNER'S STATEMENT

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

ACI REAL ESTATE SPE 165, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BRADLEY BECKSTROM
ITS: GROUP VICE PRESIDENT

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF UPLAND MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

DATED: _____ BY: ROBERT CRITCHFIELD
CITY ENGINEER
CITY OF UPLAND, CALIFORNIA
R.C.E. 65272 EXP. 09/30/23

I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____
ALAN DARYL FRENCH, L.S. 7240
CITY SURVEYOR, CITY OF UPLAND, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF UPLAND BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ATTACHED MAP ON THE _____ DAY OF _____, 20____ AND FOUND THIS MAP TO BE CONSISTENT WITH APPLICABLE GENERAL OR SPECIFIC PLANS OF THE CITY OF UPLAND.

DATED: _____ BY: KERI JOHNSON
CITY CLERK, CITY OF UPLAND, CALIFORNIA

CITY PLANNING COMMISSION CERTIFICATE

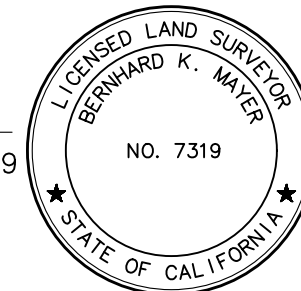
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THE ANNEXED MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP REVIEWED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE _____ DAY OF _____, 20____

DATED: _____ BY: _____
SECRETARY OF PLANNING COMMISSION
CITY CLERK, CITY OF UPLAND, CALIFORNIA

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 ACI REAL ESTATE SPE 165, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON FEBRUARY 1ST, 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: NOVEMBER 11, 2022
BERNHARD K. MAYER, L.S. 7319



AUDITOR'S CERTIFICATE

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

DATED: _____
ENSEN MASON, COUNTY AUDITOR
COUNTY OF SAN BERNARDINO
BY: _____ DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE

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

DATED: _____
LYNNA MONELL
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
BY: _____ DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____,
THIS _____ DAY OF _____, 20____, AT _____M IN BOOK _____
OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST
OF _____,
IN THE AMOUNT OF \$_____

ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO
BY: _____
DEPUTY RECORDER

SURVEYOR'S NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF PARCEL 1 AND 2 OF PER PARCEL MAP 15713, P.M.B. 196/75-78. BEARING BEING N 89°59'28" E.
- 2) —●— INDICATES FOUND MONUMENT AS NOTED.
- 3) —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 7319 OR NAIL AND TAG LS 7319 IF POINT FALLS ON CURB OR ON CONCRETE PAVEMENT
- 4) < > INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 15713, P.M.B. 196/75-78.
- 5) [] INDICATES RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT LA-02-02, RECORDED JANUARY 12, 2004 AS INSTRUMENT NO. 2004-0018553 O.R.
- 6) THIS PARCEL MAP CONTAINS 2 NUMBERED PARCELS.

PARCEL MAP NO. 20395

FOR FINANCING AND CONVEYANCE PURPOSE ONLY

IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO.
 LA-02-02 AS EVIDENCED BY DOCUMENT RECORDED JANUARY 12,
 2004 AS INSTRUMENT NO. 2004-0018553 OF OFFICIAL RECORDS, RECORDS OF
 SAID COUNTY

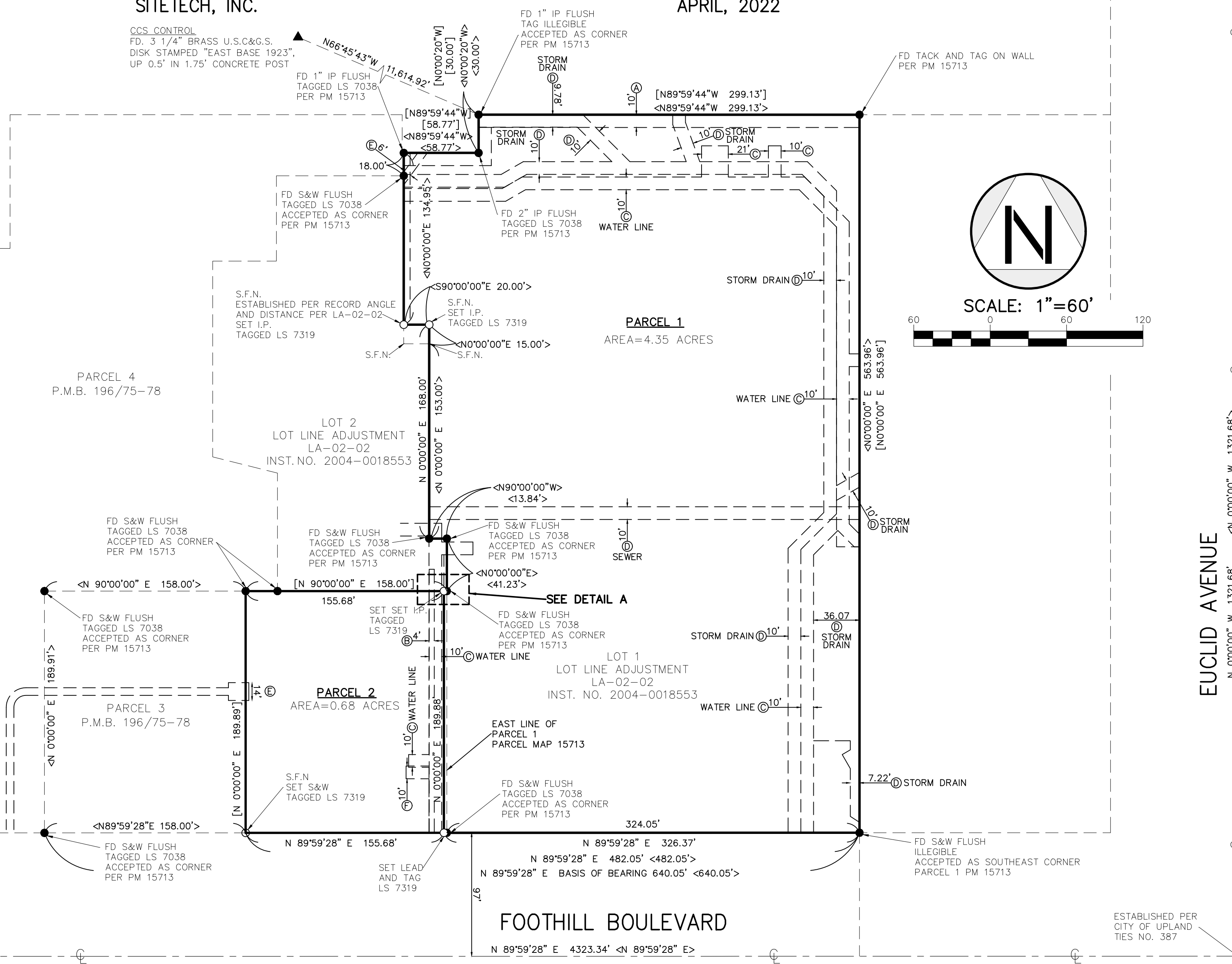
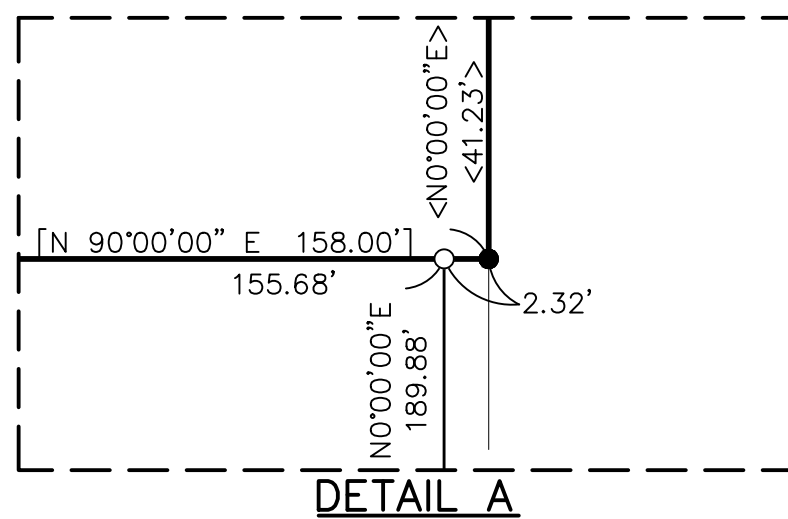
SITETECH, INC.

APRIL, 2022

CALIFORNIA COORDINATE SYSTEM INFO (ZONE 5)				
DESIGNATION	PID	LATITUDE	LONGITUDE	
PASADENA EAST BASE	EV3083	34° 07' 16.65386"(N)	117° 41' 18.53043"(W)	
NORTHING (FEET)	NORTHING (FEET)	CONVERGENCE	SCALE FACTOR	COMB. FACTOR
1,866,669.03	6,655,951.64	0° 10' 39.3"	0.99998210	0.99991302

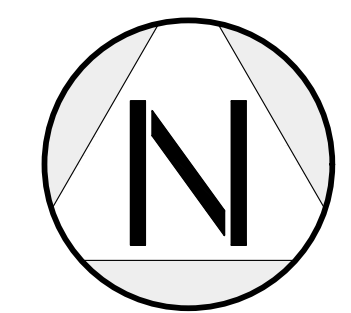
EASEMENT NOTES:

- (A) AN EASEMENT IN FAVOR OF THE CITY OF UPLAND FOR UNDERGROUND PIPES OR CONDUITS FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1956 AS BOOK 4038, PAGE 203 OF OFFICIAL RECORDS.
- (B) AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1958 AS BOOK 4558, PAGE 528 OF OFFICIAL RECORDS.
- (C) AN EASEMENT IN FAVOR OF THE CITY OF UPLAND FOR WATER LINE AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED SEPTEMBER 05, 2002 AND ON FILE IN BOOK 196, PAGE 75, OF PARCEL MAPS.
- (D) AN EASEMENT FOR PRIVATE SEWER, PRIVATE STORM DRAIN AND TEMPORARY PRIVATE STORM DRAIN AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED SEPTEMBER 05, 2002 AND ON FILE IN BOOK 196, PAGE 75, OF PARCEL MAPS.
- (E) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2002 AS INSTRUMENT NO. 2002-0505926 OF OFFICIAL RECORDS.
- (F) AN EASEMENT IN FAVOR OF THE CITY OF UPLAND, A MUNICIPAL CORPORATION FOR WATER UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 2004 AS INSTRUMENT NO. 2004-0037221 OF OFFICIAL RECORDS.
- (G) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION RE: COVENANT FOR AGREEING TO ESTABLISH FUTURE RECIPROCAL VEHICLE AND PEDESTRIAN ACCESS RIGHTS" RECORDED SEPTEMBER 05, 2002 AS INSTRUMENT NO. 2002-466242 OF OFFICIAL RECORDS. ITEM IS A BLANKET EASEMENT OVER THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (H) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING STORMWATER SYSTEM" RECORDED SEPTEMBER 05, 2002 AS INSTRUMENT NO. 2002-0466243 OF OFFICIAL RECORDS. ITEM IS A BLANKET EASEMENT OVER THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (I) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 08, 2002 AS INSTRUMENT NO. 2002-0536181 OF OFFICIAL RECORDS. ITEM IS A BLANKET EASEMENT OVER THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
- (J) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR RECIPROCAL VEHICLE AND PEDESTRIAN ACCESS DECLARATION" RECORDED FEBRUARY 09, 1990 AS INSTRUMENT NO. 1990-053430 OF OFFICIAL RECORDS. ITEM IS A BLANKET EASEMENT OVER THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.



13TH STREET

FD S&W
 LS 5411 FLUSH
 NO REFERENCE
 ACCEPTED AS
 INTERSECTION OF
 EUCLID AVENUE AND
 13TH STREET



SCALE: 1"=60'

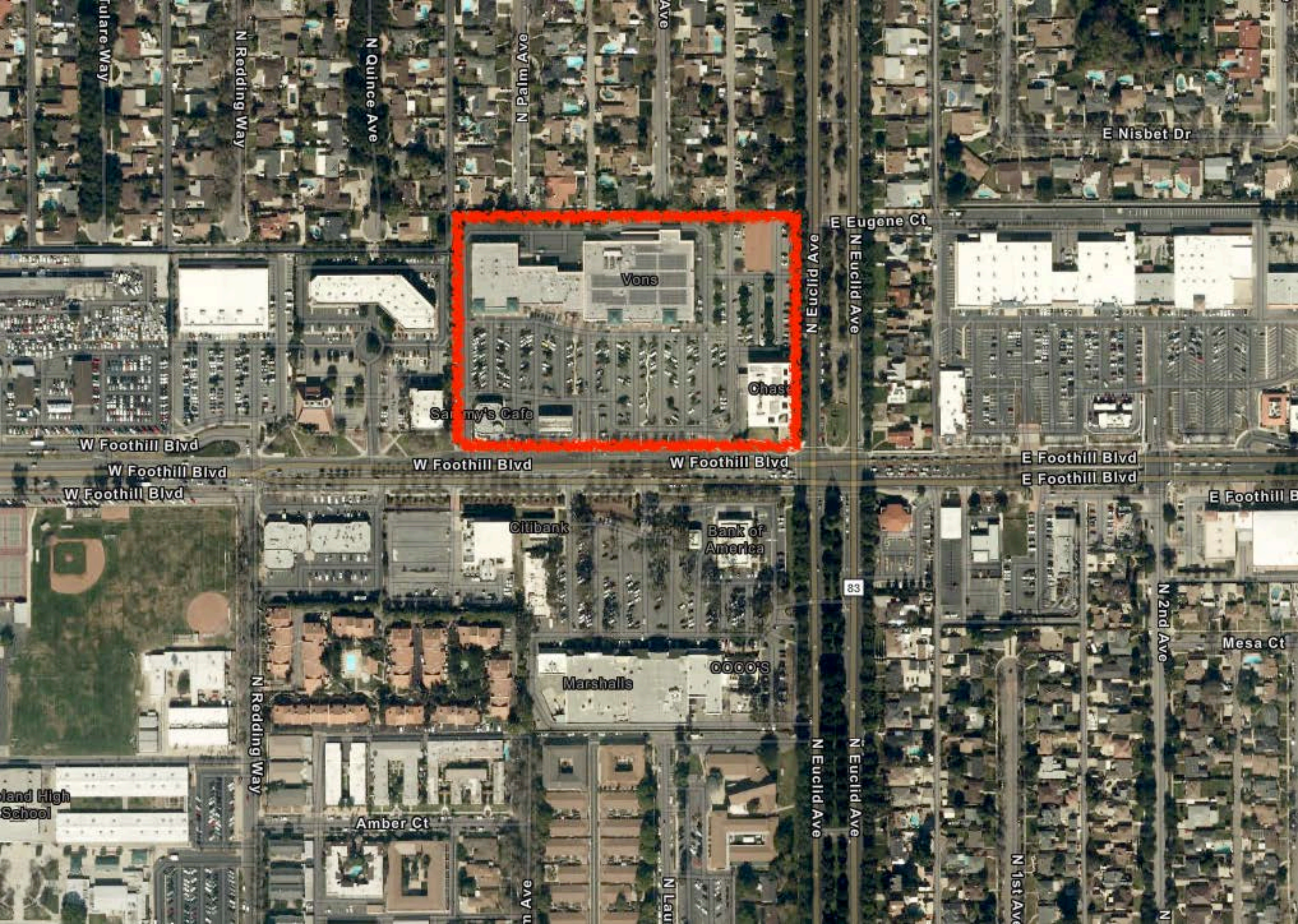


EUCLID AVENUE

MULBERRY AVENUE

FOOTHILL BOULEVARD

ESTABLISHED PER
 CITY OF UPLAND
 TIES NO. 387



A red-outlined rectangular area containing a Vons grocery store, a Chase bank, and Sammy's Cafe. The Vons store is the largest building in the area, with a parking lot full of cars. The Chase bank is a smaller, white building to the right of the Vons store. Sammy's Cafe is a small building to the left of the Vons store.

Vons

Chase

Sammy's Cafe

W Foothill Blvd

W Foothill Blvd

W Foothill Blvd

W Foothill Blvd

W Foothill Blvd

E Foothill Blvd

E Foothill Blvd

E Foothill Blvd

Clitbank

Bank of America

Marshalls

COCCO'S

83

Mesa Ct

land High School

Amber Ct

ulare Way

N Redding Way

N Quince Ave

N Palm Ave

Ave

N Euclid Ave

N Euclid Ave

E Eugene Ct

E Nisbet Dr

N Redding Way

m Ave

N Lau

N Euclid Ave

N Euclid Ave

N 1st Ave

N 2nd Ave

N



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 3020-999838C145

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 3020-999838C145

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Commitment No.: 3020-999838C145

Property Address: 81 West Foothill Boulevard, Upland, CA 91786

Revision No.: 04

Issuing Office: 666 Third Avenue, 5th Floor, New York, NY 10017

Issuing Office File No.: 3020-999838C145

Escrow Officer/Assistant: Ilya Soybelman/Errol Jones

Phone: (212)922-9700/

Email: X_ soybelman@firstam.com/ejones@firstam.com

Title Officer/Assistant: Ilya Soybelman/Sherri Doulin

Phone: (212)922-9700/(212)551-9422

Email: X_ soybelman@firstam.com/sdoulin@firstam.com

SCHEDULE A

1. Commitment Date: December 22, 2022 at 8:00 AM
2. Policy to be issued:
 - (a) 2006 ALTA® Standard Owner Policy
Proposed Insured: To Be Determined
Proposed Policy Amount: \$ To Be Determined
 - (b) 2006 ALTA® Standard Loan Policy
Proposed Insured: To Be Determined
Proposed Policy Amount: \$ To Be Determined
 - (c) 2006 ALTA® Policy
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is

A Fee as to Parcel 1 and Easement as to Parcels 2, 3 and 4.
4. The Title is, at the Commitment Date, vested in:

Safeway Realty LLC, a Delaware limited liability company
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 3020-999838C145

Commitment No.: 3020-999838C145

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amount for the estate or interest to be insured.
- C. Pay the premiums, fees, and charges for the Policy to the Company.
- D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- E. Releases(s) or Reconveyance(s) of Item(s): 37
- F. Other: None
- G. You must give us the following information:
 - a. Any off record leases, surveys, etc.
 - b. Statement(s) of Identity, all parties.
 - c. Other: None

The following additional requirements, as indicated by "X", must be met:

- H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

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- J. The following LLC documentation is required from:
- (i) a copy of the Articles of Organization
 - (ii) a copy of the Operating Agreement, if applicable
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Company Consent to the current transaction
- K. The following partnership documentation is required :
- (i) a copy of the partnership agreement, including all applicable amendments thereto
 - (ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iii) express Partnership Consent to the current transaction
- L. The following corporation documentation is required:
- (i) a copy of the Articles of Incorporation
 - (ii) a copy of the Bylaws, including all applicable Amendments thereto
 - (iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
 - (iv) express Corporate Resolution consenting to the current transaction
- M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met: Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

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- R. Financial statements from the appropriate parties must be submitted to the Company for review.
- S. A copy of the construction contract must be submitted to the Company for review.
- T. An inspection of the Land must be performed by the Company for verification of the phase of construction.
- U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 3020-999838C145

Commitment No.: 3020-999838C145

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
8. General and special taxes and assessments for the fiscal year 2022-2023.
First Installment: \$51,056.57, PAID

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Penalty: \$0.00
Second Installment: \$51,056.54, OPEN
Penalty: \$0.00
Tax Rate Area: 008035
A. P. No.: 1045-611-08-0-000

9. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

10. An easement for water pipes and incidental purposes, recorded May 07, 1887 in Book 57 of Deeds, Page 174.

In Favor of: San Antonio Water Company
Affects: as described therein

Said easement was quitclaimed to Uplander Motor Hotel, a California general partnership via quitclaim deed recorded March 18, 1994 as Instrument No. 94134469 of Official Records.

The location of the easement cannot be determined from record information.

11. Liquor covenant as disclosed in a document recorded March 8, 1889, in Book 94, Page 121, of Deeds.

An easement in favor of San Antonio Water Company as contained in the above document.
For: water pipes, other conduits and incidental purposes.

The location of the easement cannot be determined from record information.

12. An easement for underground pipes or conduits for storm drain and incidental purposes, recorded September 14, 1956 as Book 4038, Page 203 of Official Records.

In Favor of: The City of Upland
Affects: as described therein

13. An easement for either or both pole lines, conduits and incidental purposes, recorded as Book 4558, Page 528 of Official Records.

In Favor of: General Telephone Company of California
Affects: as described therein

14. The terms and provisions contained in the document entitled "Unilateral Agreement to Provide Parking" recorded August 23, 1977 as Book 9247, Page 1136 of Official Records.

15. The terms, provisions and easement(s) contained in the document entitled "Covenant for Reciprocal Vehicle and Pedestrian Access Declaration" recorded February 09, 1990 as Instrument No. 1990-053430 of Official Records.

16. The terms and provisions contained in the document entitled "Indemnity Agreement" recorded February 09, 1990 as Instrument No. 1990-053431 of Official Records.

17. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded August 07, 2002 as Instrument No. 2002-0414636 of Official Records.

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18. An easement shown or dedicated on the map of Parcel map recorded September 05, 2002 and on file in Book 196, Page 75, of Parcel Maps.
For: water line, private sewer, private storm drain and temporary private storm drain and incidental purposes.
19. The terms, provisions and easement(s) contained in the document entitled "Declaration re: Covenant for Agreeing to Establish Future Reciprocal Vehicle and Pedestrian Access Rights" recorded September 05, 2002 as Instrument No. 2002-466242 of Official Records.
20. The terms and provisions contained in the document entitled "Agreement Regarding Stormwater System" recorded September 05, 2002 as Instrument No. 2002-0466243 of Official Records.
21. An easement for underground electrical supply systems and communication systems and incidental purposes, recorded September 25, 2002 as Instrument No. 2002-0505926 of Official Records.
In Favor of: Southern California Edison Company, a corporation, its successors and assigns
Affects: As described therein
22. Covenants, conditions, restrictions and easements in the document recorded October 08, 2002 as Instrument No. 2002-0536181 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
23. The terms and provisions contained in the document entitled "Memorandum of Development Agreement" recorded October 08, 2002 as Instrument No. 2002-0536183 of Official Records.
24. The terms and provisions contained in the document entitled "Encroachment License Agreement" recorded November 12, 2002 as Instrument No. 2002-0610115 of Official Records.
25. The terms and provisions contained in the document entitled "Encroachment License Agreement" recorded November 12, 2002 as Instrument No. 2002-0610116 of Official Records.
26. An easement for telecommunication facilities and incidental purposes, recorded December 09, 2002 as Instrument No. 2002-0668129 of Official Records.
In Favor of: Verizon California Inc., a Corporation
Affects: As described therein

The location of the easement cannot be determined from record information.

27. An easement for water utility and incidental purposes, recorded January 14, 2004 as Instrument No. 2004-0037221 of Official Records.
In Favor of: The City of Upland, a Municipal Corporation
Affects: As described therein

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28. The fact that the land lies within the boundaries of the Upland Community Redevelopment Project Area, as disclosed by the document recorded December 17, 2007 as Instrument No. 2007-0698893 of Official Records.
29. An unrecorded lease dated December 10, 2007, executed by The Vons Companies, Inc., a Michigan corporation and Safeway, Inc., a Delaware corporation as lessor and SPP OpCo, LLC, a Delaware limited liability company as lessee, as disclosed by a Amended and Restated Memorandum of Building and Rooftop Lease Agreement recorded May 15, 2009 as Instrument No. 2009-0211857 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

30. This item has been intentionally deleted.
31. This item has been intentionally deleted.
32. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

33. Water rights, claims or title to water, whether or not shown by the public records.
34. Rights of parties in possession.
35. Terms and provisions of an unrecorded lease dated June 09, 2020, by and between ACI Real Estate SPE 165, LLC, a Delaware limited liability company as lessor and ACI Real Estate Company LLC, a Delaware limited liability company as lessee, as disclosed by a Memorandum of Unitary Master Lease recorded July 07, 2020 as Instrument No. 2020-0226276 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

36. A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of San Bernardino County, recorded August 25, 2020, as Instrument No. 2020-0306181 of Official Records.
 Debtor: Vons Companies Inc
 Year & No.: 2019/635216
 Amount: \$96,470.57, and any other amounts due thereunder.

37. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

38. This item has been intentionally deleted.
39. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

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ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 81 West Foothill Boulevard, Upland, CA.
2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded November 14, 2022 as Instrument No. 2022-0372302 of Official Records.

From: ACI Real Estate SPE 165, LLC, a Delaware limited liability company

To: Safeway Realty LLC, a Delaware limited liability company

3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

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First American

ISSUED BY

First American Title Insurance Company

File No: 3020-999838C145

Exhibit A

File No.: 3020-999838C145

The Land referred to herein below is situated in the City of Upland, County of San Bernardino, State of California, and is described as follows:

PARCEL NO. 1:

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LA-02-02 AS EVIDENCED BY DOCUMENT RECORDED JANUARY 12, 2004 AS INSTRUMENT NO. 2004-0018553 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF MERGED PARCELS OF LOT MERGER LM02-01, IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED NOVEMBER 6, 2002 AS DOCUMENT NO. 2002-0600350, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID MERGED PARCEL; THENCE ALONG THE GENERALLY WEST LINE OF SAID MERGED PARCEL THE FOLLOWING FIVE COURSES:

NORTH 00°00'00" EAST, 189.89 FEET;

SOUTH 90°00'00" EAST, 158.00 FEET;

NORTH 00°00'00" EAST, 41.23 FEET;

NORTH 90°00'00" WEST, 13.84 FEET;

NORTH 00°00'00" EAST, 153.00 FEET;

THENCE LEAVING SAID GENERALLY WEST LINE NORTH 00°00'00" EAST, 15.00 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET TO SAID GENERALLY WEST LINE; THENCE ALONG SAID GENERALLY WEST LINE THE FOLLOWING THREE COURSES:

NORTH 00°00'00" EAST, 134.95 FEET;

SOUTH 89°59'44" EAST, 58.77 FEET;

NORTH 00°00'20" WEST, 30.00 FEET TO THE NORTH LINE OF SAID MERGED PARCEL; THENCE LEAVING SAID GENERALLY WEST LINE AND ALONG SAID NORTH LINE SOUTH 89°59'44" EAST, 299.13 FEET TO THE EAST LINE OF SAID MERGED PARCEL; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE SOUTH 00°00'00" WEST, 563.96 FEET TO THE SOUTH LINE OF SAID MERGED PARCEL; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE SOUTH 89°59'28" WEST, 482.05 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING OF AUTOMOBILES, AND FOR CONSTRUCTING, MAINTAINING AND CONNECTION TO SEWER LINES AT GRANTEE'S EXPENSE, TO BE USED IN COMMON WITH GRANTOR AND OTHERS, OVER THE WEST 30 FEET OF THE EAST 197 FEET OF LOT 514, ONTARIO COLONY LANDS, IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE(S) 6, RECORDS OF SAID COUNTY.

EXCEPT THE SOUTH 64 FEET THEREOF; ALSO EXCEPT THEREFROM THE NORTH 165 FEET THEREOF.

PARCEL NO. 3:

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A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND VEHICLE PARKING PURPOSES OVER AND UPON THE SOUTHERLY 20 FEET OF THE NORTHERLY 175 FEET OF THE EASTERLY 197 FEET OF LOT 514, ONTARIO COLONY LANDS, IN THE CITY OF UPLAND, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE(S) 6, RECORDS OF SAID COUNTY.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT ROADWAYS, WALKWAYS, INGRESS AND EGRESS, THE PARKING OF MOTOR VEHICLES AND USE OF FACILITIES INSTALLED FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES AND EMPLOYEES, AS DEFINED, DESCRIBED AND PROVIDED UNDER THE DECLARATION OF RESTRICTIONS RECORDED OCTOBER 8, 2002, INSTRUMENT NO. 20020536181, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

For conveyancing purposes only: APN 1045-611-08-0-000

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RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE INSURANCE CO.

AND WHEN RECORDED MAIL TO

NAME Covington & Crowe
ADDRESS 1121 W. 6th Street #300
CITY & STATE Ontario, Ca. 91762
Attn: Stephen R. Wade, Esq.

1 FEE	6	7 01/46
2 MSYS		
3 7000	20	8 NO FEE
4 LNNT		9 ST FEE
5 SVY		
6		

DOCUMENT #
94134469
RECORDED IN THE
OFFICIAL RECORDS OF
SAN BERNARDINO COUNTY
ERROL J HACKZUM
RECORDER
Mar/18/1994
3:30:00:PM

Title Order No. _____ Escrow No. _____

DISPACE ABOVE THIS LINE FOR _____

MAIL TAX STATEMENTS TO

NAME Same as above
STREET ADDRESS
CITY & STATE

Quitclaim Deed

AP#1045-561-35

15642258

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 0
 _____ unincorporated area City of _____
Parcel No. _____
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
San Antonio Water Company, a Corporation organized under the laws of
the State of California does

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
UPLANDER MOTOR HOTEL, a California general partnership

the following described real property in the City of Upland
county of San Bernardino, state of California:

All right, title and interest in a reservation of right-of-way over and
through land for water pipes and other conduits used in the distribution
of water as described in

that certain document dated November 11, 1886, and recorded May 7,
1887, in Book 57, page 174 of Deeds in the Office of the County
Recorder of said County,
but only insofar as the foregoing affects the following described real
property:

Lot 514, Ontario Colony Lands, in the City of Upland, County
of San Bernardino, State of California, as per plat recorded
in book 11 of maps, page 6, records of said County.

Except therefrom the westerly 140 feet and the east 197 feet;
also except the therefrom the east 60 feet of the west 200
feet of the north 30 feet thereof; also excepting therefrom
the south 64 feet. (approximately 4.72 acres).

Excepting therefrom that portion of the reservation which lies within any
dedicated street, highway or public right-of-way

Dated March 3, 1994

STATE OF CALIFORNIA }
COUNTY OF San Bernardino } s.s.

On March 3, 1994 before me,
Leslie E. Barnes

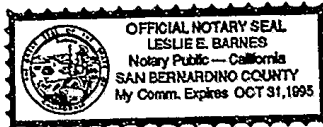
a Notary Public in and for said County and State, personally appeared
Theo Davis
& Thomas McGalloway

personally known to me (or 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.

WITNESS my hand and official seal

Signature Leslie E. Barnes

Tom McGalloway President
Theo Davis Secretary



(This area for official notarial seal)

Item Title: Glendale Road Pipeline Replacement

Purpose:

To discuss a pipeline replacement/upgrade project within Glendale Road.

Issues:

Should the Board award a construction contract for Glendale Road Pipeline?

Manager’s Recommendation:

Recommend awarding a construction contract to CP Construction for a time and material not-to-exceed contract amount of \$437,931.

Background:

Glendale Road is currently supplied water by two pipelines: a 6” diameter pipeline located within the landscaping of homes on the southern side of the street and a 2” diameter pipeline located on the northern edge of the pavement. Both pipelines have reached the end of their service life.

The Board added this project to the 2022 budget mid-year at staff’s request. A professional services agreement was awarded to Ardurra Engineering in July of 2022. The design plans were release and the Company received three bids:

Budget.....	\$230,000
Eng. Est.....	\$457,000
CP Construction.....	\$437,931
Norstar	\$613,488
Brkich	\$622,160

Staff originally budgeted \$300 per linear foot for this project based on prior construction contracts and an informal construction quote the Company received before design started. The project did increase in complexity and scope after setting a budget, but not significantly (additional footage of pipeline and additional customer services). Current economic conditions have changed dramatically. The peripheral equipment and material such as valves and fittings are experiencing dramatic price increases. Staff asked CP Construction if they had any concern regarding ‘over-engineering’ of the project or other factors that impacted their bid. They responded that ‘No, this is just the new reality.’

After bid opening the Company was contacted by the County regarding the paving job soon to start in the Heights. Staff is coordinating with the County to complete our work prior to the County paving Glendale Road. Currently it looks like we won’t have to repave, which will result in savings that are unknown at this time. We are working to understand what condition the County wants us to leave the road in and how that will impact construction costs.

Agenda Date: February 21, 2023

Previous Action:

None

Impact on Budget:

\$437,931 from the Depreciation and Obsolescence Fund

San Antonio Water Company
GLENDALE ROAD
PIPELINE REPLACEMENT
Final OPCC



ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL
1	Mobilization, Demobilization, Bonds, and Permits ⁽¹⁾	LS	-	1	\$20,790
2	Temporary Stormwater Management	LS	\$5,000	1	\$5,000
3	Construction Surveying and Staking	LS	\$10,000	1	\$10,000
4	Traffic Control	LS	\$15,000	1	\$15,000
5	Utility Potholing	LS	\$10,000	1	\$10,000
6	Pipeline Connections	EA	\$7,500	3	\$22,500
7	Abandon existing 2-inch diameter pipe	LF	\$15	557	\$8,355
8	Abandon (and fill?) existing 6-inch diameter pipe	LF	\$40	598	\$23,920
9	8-inch diameter AWWA C900 PVC Pipe & DI Fittings, STA 100+00 TO STA 106+26 AND STA 60+00 TO 60+58 ⁽²⁾	LF	\$300	684	\$205,200
10	Relocate Residential Meters and Boxes	EA	\$1,000	2	\$2,000
11	Reconnect Service Laterals	EA	\$200	12	\$2,400
12	8-inch Resilient Seated Gate Valve ⁽³⁾	EA	\$3,000	6	\$18,000
13	Air Release and Vacuum Valve (2-inch) ⁽⁴⁾	EA	\$4,000	1	\$4,000
14	Blow Off Assembly (4-inch) ⁽⁵⁾	EA	\$9,000	1	\$9,000
15	Fire Hydrants	EA	\$15,000	2	\$30,000
16	Asphalt Concrete Cold Mill (2-inch thick) ⁽⁶⁾	SF	\$3	3,174	\$9,522
17	Asphalt Concrete Pavement ⁽⁷⁾	Ton	\$130	95	\$12,350
18	Aggregate Base	Ton	\$80	66	\$5,280
19	Striping (Glendale and Park)	LS	\$2,500	1	\$2,500
SUBTOTAL:					\$415,800
CONTINGENCY:					\$41,600
TOTAL COST:					\$457,000

Notes:

- (1) 5% of Subtotal Cost
- (2) Based on Bid results from similar project, project bid in 2021, \$300 per LF
- (3) Based on Bid results from similar project, project bid in 2021, \$3,000 each
- (4) Based on Bid results from similar project, project bid in 2021, \$4,000 each
- (5) Based on Bid results from similar project, project bid in 2021, \$9,000 each
- (6) Based on Bid results from similar project, project bid in 2022 \$3 per square feet
- (7) Based on Bid results from similar project, project bid in 2022, \$130 per Ton

PROJECT: SAWCO Glendale Rd PL Replacement
RECAPITULATION OF BIDS
BID DATE: January 19, 2023

				ENGINEER'S ESTIMATE		1. C.P. Construction Company, Inc.		2. Norstar Plumbing & Engineering, Inc.		3. Robert Brkich Construction Corp.		4. Merlin Johnson Construction, Inc.	
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE \$	TOTAL AMOUNT \$	UNIT PRICE \$	TOTAL AMOUNT \$	UNIT PRICE \$	TOTAL AMOUNT \$	UNIT PRICE \$	TOTAL AMOUNT \$	<i>BID NOT ACCEPTED</i> Arrived 3 minutes late to bid. Stated that prepared bid was slightly higher than C.P.	
1	Mobilization/Demobilization - No more than 4% of contract value ⁽¹⁾	1	LS	\$20,790	\$20,790	\$15,000	\$15,000	\$10,000	\$10,000	\$5,000	\$5,000	NO BID 5. El-Co Contractors, Inc. 6. McKinney Construction 7. W. A. Rasic Construction	
2	Temporary Stormwater Management	1	LS	\$5,000	\$5,000	\$8,000	\$8,000	\$1,500	\$1,500	\$1,000	\$1,000		
3	Construction Surveying and Staking	1	LS	\$10,000	\$10,000	\$8,000	\$8,000	\$2,500	\$2,500	\$3,500	\$3,500		
4	Traffic Control per County of San Bernardino	1	LS	\$15,000	\$15,000	\$8,000	\$8,000	\$3,000	\$3,000	\$2,500	\$2,500		
5	Utility Potholing	1	LS	\$10,000	\$10,000	\$15,000	\$15,000	\$10,000	\$10,000	\$6,000	\$6,000		
6	Pipeline Connections	3	EA	\$7,500	\$22,500	\$15,000	\$45,000	\$12,000	\$36,000	\$15,000	\$45,000		
7	Abandon existing 2-inch diameter pipe ⁽²⁾	557	LF	\$15	\$8,355	LS	\$3,000	LS	\$500	LS	\$500		
8	Abandon and fill existing 6-inch diameter pipe	598	LF	\$40	\$23,920	\$15	\$8,970	\$1	\$598	\$75	\$44,850		
9	8-inch diameter AWWA C900 PVC Pipe & DI Fittings, STA 100+00 TO STA 106+26 AND STA 60+00 TO 60+58	684	LF	\$300	\$205,200	\$95	\$64,980	\$415	\$283,860	\$485	\$331,740		
10	Relocate Residential Meters and Boxes	2	EA	\$1,000	\$2,000	\$3,000	\$6,000	\$8,500	\$17,000	\$1,800	\$3,600		
11	Reconnect Service Laterals	12	EA	\$200	\$2,400	\$8,000	\$96,000	\$7,500	\$90,000	\$2,500	\$30,000		
12	8-inch Resilient Seated Gate Valve	6	EA	\$3,000	\$18,000	\$6,000	\$36,000	\$9,000	\$54,000	\$2,200	\$13,200		
13	Air Release and Vacuum Valve (2-inch)	1	EA	\$4,000	\$4,000	\$8,000	\$8,000	\$10,000	\$10,000	\$7,500	\$7,500		
14	Blow Off Assembly (4-inch)	1	EA	\$9,000	\$9,000	\$10,000	\$10,000	\$15,000	\$15,000	\$9,000	\$9,000		
15	Fire Hydrants	2	EA	\$15,000	\$30,000	\$21,000	\$42,000	\$17,000	\$34,000	\$15,000	\$30,000		
16	Asphalt Concrete Cold Mill (2-inch thick)	3,174	SF	\$3	\$9,522	\$4	\$12,696	\$5	\$15,870	\$15	\$47,610		
17	Asphalt Concrete Pavement	95	TON	\$130	\$12,350	\$285	\$27,075	\$180	\$17,100	\$400	\$38,000		
18	Aggregate Base	66	TON	\$80	\$5,280	\$185	\$12,210	\$160	\$10,560	\$10	\$660		
19	Striping (Glendale and Park)	1	LS	\$2,500	\$2,500	\$12,000	\$12,000	\$2,000	\$2,000	\$2,500	\$2,500		
SUBTOTAL					\$415,800								
CONTINGENCY 10%					\$41,600								
BID TOTAL					\$457,000		\$437,931		\$613,488		\$622,160		

⁽¹⁾ Engineer's Estimate 5%, Final Bid Schedule revised to 4%

⁽²⁾ Engineer's Estimate LF, Final Bid Schedule revised to LS

Project Title: **Glendale Road Pipeline Replacement**

Total Budget: **\$276,000**

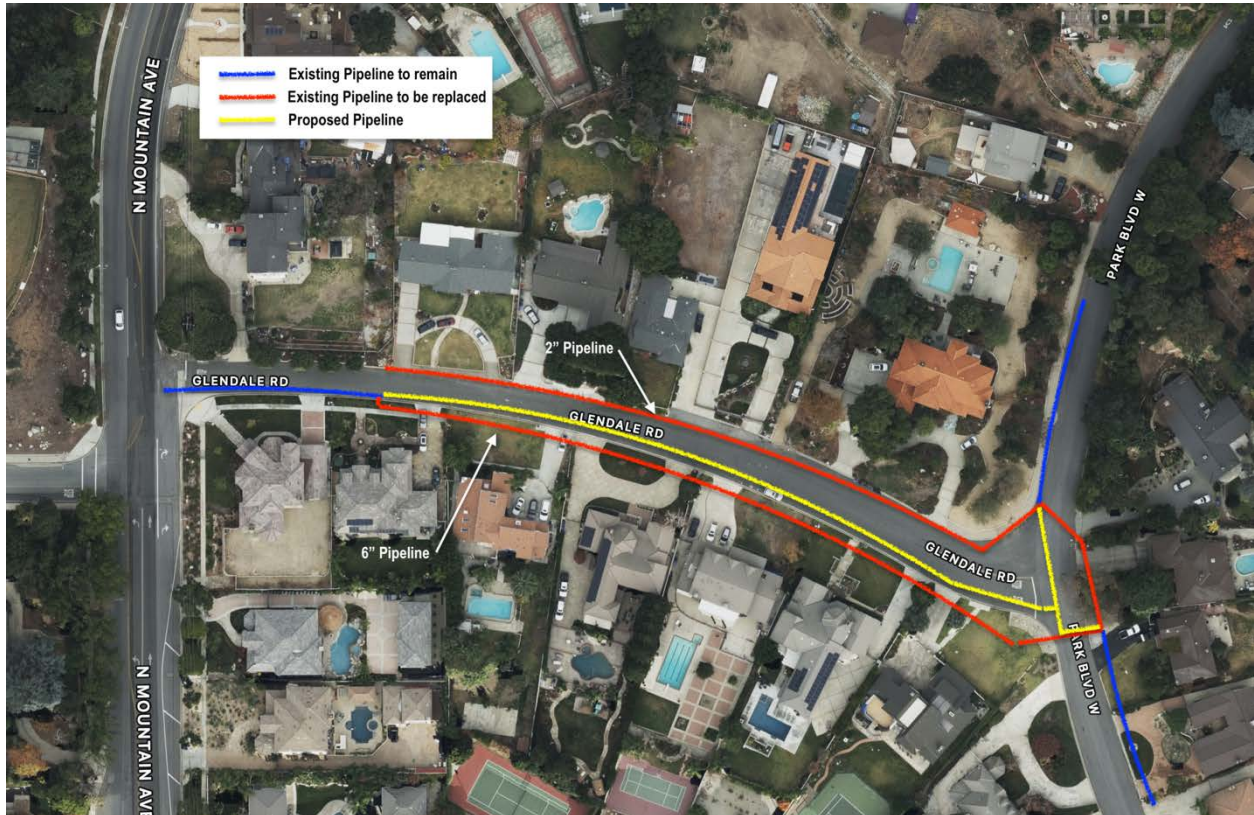
Engineering: \$46,000

Construction: \$230,000

Schedule:

Construction: March 2023 - May 2023

Location:



Justification: Glendale Road is currently supplied water by two pipelines: a 6" diameter pipeline located within the landscaping of homes on the southern side of the street and a 2" diameter pipeline located on the northern edge of the pavement. Both pipelines have reached the end of their service life.

The project would install approximately 770 LF of new 8" diameter pipeline within Glendale Road, along with appurtenances (valving, service laterals and hydrants).

This project was added to the Company CIP list mid-year 2022. Design is completed and bidding will begin in December/January.

Item Title: Company Administration and Operation Facilities

Purpose:

Discussion and Possible Action regarding relocation of the Administration and Operation functions of the Company to the 20th Street property.

Issues:

Should the Company consider relocating administrative and operational functions to the 20th Street property?

Manager's Recommendation:

None

Background:

For several years, the Company has been considering options to consolidate administrative and operational functions onto a single parcel. The most recent concept is for the Company's 20th Street parcel.

CEDG has prepared the attached concept plans at Board direction. The plans were presented to the Office and Yard Relocation Ad Hoc Committee. The Committee agreed unanimously to present the concept plans to the full Board for further consideration. CEDG is making changes to the plans based on committee direction. The attached plans do not yet incorporate those changes.

Previous Action:

At its regular September 2022 meeting the Board authorized the preparation of conceptual plans and a review of the 20th Street property.

Impact on Budget:

Staff does not have a construction estimate for the current plan. The buildings have changed significantly (smaller admin and larger ops building) and the construction market costs have risen due to hyper-inflation. Staff proposes a budget of \$4 million, which includes a sizable contingency of \$700k due to unknowns.

The cost of construction and relocation is planned to come from the sale of property. Specifically the Admin Building, the Operations Building and the remaining North Benson Ave Property. Dependent on market conditions staff estimates property sale revenue of approximately \$4.4M.

Previous Sale of Benson South Property to City of Upland	\$ 1,720,000
Sale of Administration Office	\$ 500,000
Sale of Operations Property	\$ 500,000
Sale of Benson North Property	\$ 1,720,000
	<hr/>
	\$ 4,440,000

Agenda Date: February 21, 2023

The construction funds would be drawn from the Company's Depreciation and Obsolescence (D&O) fund. Revenue from the sale of property would backfill the D&O funds.

Given the above, this project is expense-neutral at worst. It may actually provide a slight one-time increase in D&O funds once complete. This project will not impact current rates and charges.

SAN ANTONIO WATER COMPANY MASTER PLAN

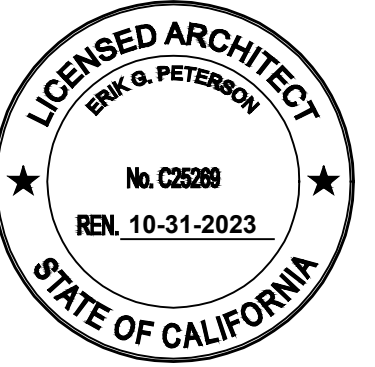
400 E. 20TH STREET, UPLAND, CALIFORNIA

cedg

ARCHITECTURE
BUILD/
LANDSCAPE/

401 e. columbia ave.
pomona, ca 91767
909.625.3916
cedgarchitects.com
info@cedgarchitects.com

STAMP:



CONSULTANTS:

OWNER:

SAN ANTONIO WATER
COMPANY

KEY PLAN

PROJECT:

concept:
SAN ANTONIO WATER
COMPANY HEADQUARTERS
AND MAINTENANCE YARD

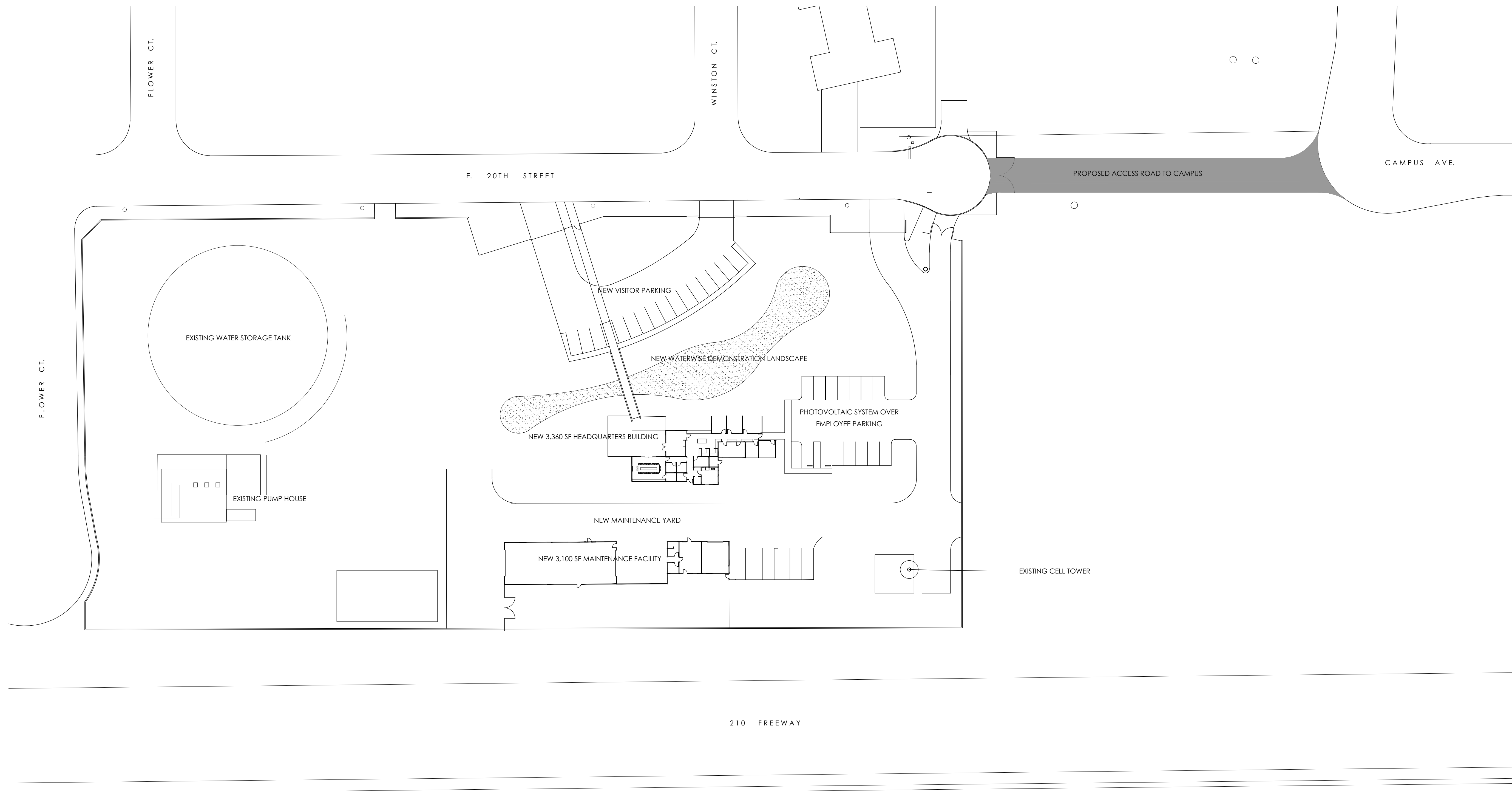
COVER
SHEET AND
SITE PLAN

SUBMITTALS

DATE: 12 / 30 / 2022
SCALE: AS NOTED
JOB NO: 1603
DWN BY: EGP, CCW
CHK BY: EGP

SHEET NO.

A-0.1



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STAMP:



CONSULTANTS:

OWNER:

SAN ANTONIO WATER
COMPANY

KEY PLAN

PROJECT:

concept:
SAN ANTONIO WATER
COMPANY HEADQUARTERS
AND MAINTENANCE YARD

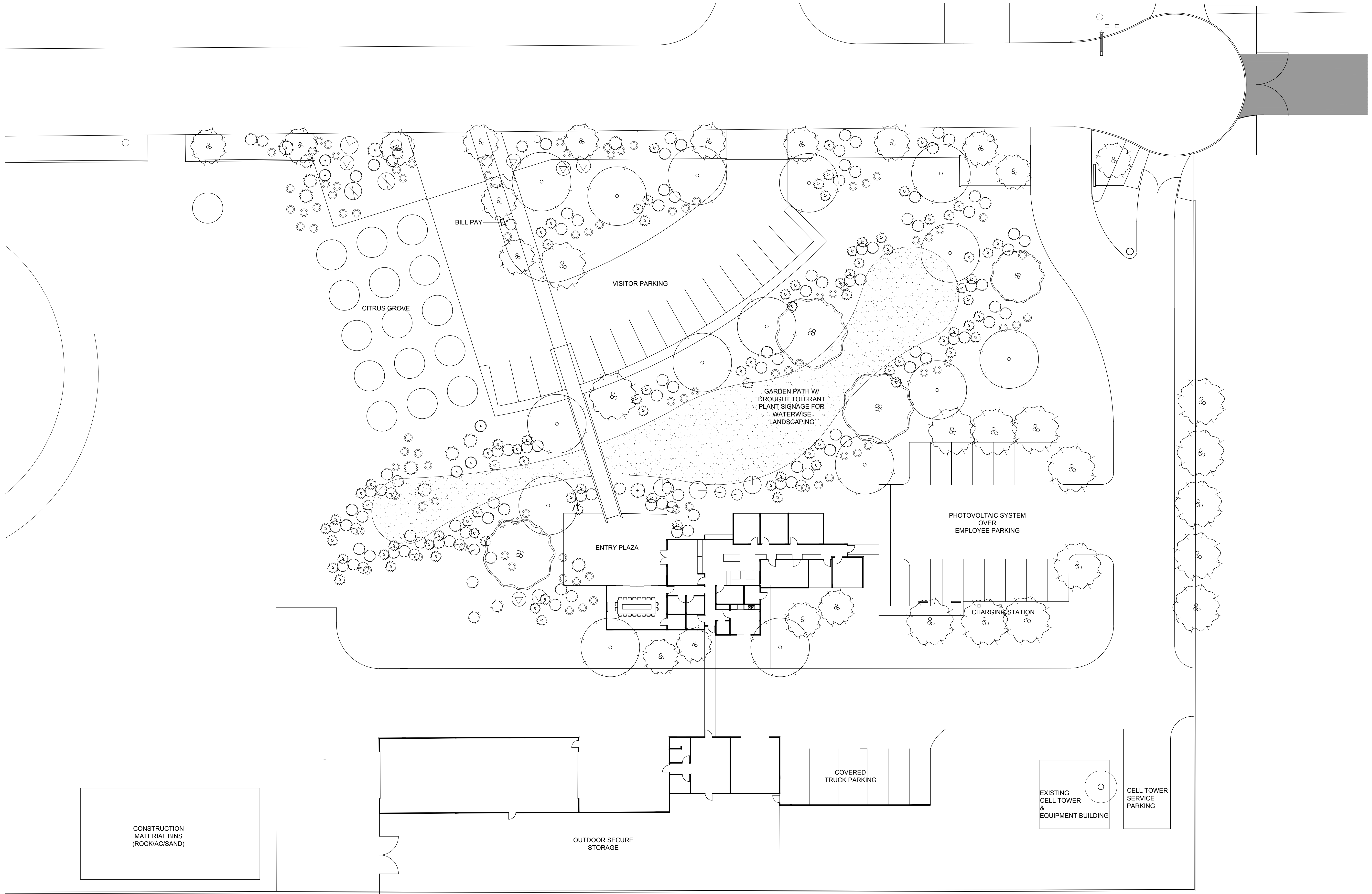
PARTIAL SITE
PLAN
CONCEPT
LANDSCAPE

SUBMITTALS

DATE: 12 / 30 / 2022
SCALE: AS NOTED
JOB NO: 1403
DWN BY: EGP, CCW
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1 PARTIAL SITE PLAN W/ CONCEPT LANDSCAPE

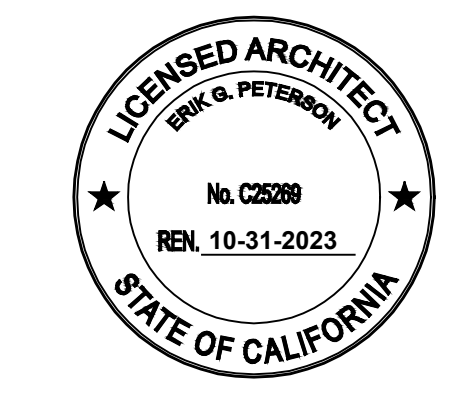
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COMPANY**

KEY PLAN

PROJECT:

concept:
**SAN ANTONIO WATER
COMPANY HEADQUARTERS
AND MAINTENANCE YARD**

**HEADQUARTERS
&
MAINTENANCE
BUILDING
FLOOR
PLANS**

SUBMITTALS

DATE: 12 / 30 / 2022
SCALE: AS NOTED
JOB NO: 1403
DWN BY: EGP, CCW
CHK BY: EGP

SHEET NO.

A-2.0

