

**PETITION  
TO CREATE  
COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)  
OF THE CITY OF CHINO**

Honorable City Council  
City of Chino  
13220 Central Avenue  
Chino, CA 91710

Members of the City Council:

This is a petition to create a community facilities district, and for a waiver with respect to certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the "Act"). The undersigned hereby represents as follows:

**1. Petitioner.** This petition is submitted by KL LB BUY 3 LLC, a Delaware limited liability company ("Petitioner"), as the owner of the proposed taxable land to be included within the proposed Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the "Community Facilities District"), and Improvement Area Nos. 1, 2 and 3 therein, as described in Exhibit A hereto (the "Petitioner Property"). By submitting this petition, Petitioner represents and warrants to the City of Chino (the "City") that it is the owner of the Petitioner Property.

**2. Proceedings Requested.** Petitioner hereby requests that the City Council of the City (the "City Council") institute proceedings pursuant to the Act to establish the Community Facilities District, and Improvement Area Nos. 1, 2 and 3 therein (the "Improvement Areas") to levy special taxes in the Community Facilities District in accordance with the proposed Rate and Method of Apportionment for each Improvement Area attached as Exhibit C hereto.

**3. Boundaries of Community Facilities District.** The boundaries of the territory which is proposed for inclusion in the Community Facilities District and the Improvement Areas are described in Exhibit A attached hereto and made a part hereof.

**4. Types of Facilities, Services and Fees.** The types of facilities, services and fees to be financed by the Community Facilities District are described in Exhibit B attached hereto and made a part hereof.

**5. Elections.** Petitioner hereby requests that a special election be held under the Act to authorize the special taxes for the Community Facilities District and the Improvement Areas therein, that the election be conducted by the City and its officials using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearings on the Community Facilities District under the Act, or as soon thereafter as possible. The Petitioner hereby represents to the City that, to the best of the undersigned's knowledge, there are no registered voters within the Petitioner Property.

**6. Waiver.** To expedite the completion of the proceedings for the Community Facilities District and the Improvement Areas therein, Petitioner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the election, all ballot analysis and arguments for the election, and all requirements as to the form of the ballot.

7. **Mailing Address.** The address of Petitioner for receiving notices is:  
\_\_\_\_\_, Attention: \_\_\_\_\_.

This petition is dated \_\_\_\_\_, 2026.

KL LB BUY 3 LLC, a Delaware limited liability  
company

By: \_\_\_\_\_  
Name: Ed Hadley  
Title: Authorized Signatory

**EXHIBIT A**

**BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 2026-1 (SAGE CEDAR)  
OF THE CITY OF CHINO**

The boundaries of the territory which is proposed for inclusion in Community Facilities District No. 2026-1 (Sage Cedar) of the City of Chino are depicted in the attached map.





**PETITIONER OWNERSHIP  
WITHIN PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT AND  
IMPROVEMENT AREAS THEREIN**

Real property in the City of Chino, County of San Bernardino, State of California, included within the following assessor parcels (“APN”):

**IMPROVEMENT AREA NO. 1**

**IMPROVEMENT AREA NO. 2**

**IMPROVEMENT AREA NO. 3**

## **EXHIBIT B**

### **TYPES OF PUBLIC FACILITIES**

The types of Facilities that are proposed by CFD No. 2026-1 and each of the Improvement Areas therein and financed with the proceeds of special taxes and bonds issued by CFD No. 2026-1 on behalf of each Improvement Area therein consist of backbone infrastructure needed for new development, such as roadway, bridge, sewer, water, reclaimed water, storm drain, street and parkway landscaping, curb and gutter, medians, median landscaping, traffic signals, entry signage, parks, trails, fire facilities, law enforcement facilities, library facilities and public community facilities, and appurtenances and appurtenant work, and development impact fees that are used by the City to construct infrastructure, including any other facilities that are necessary for development of the property within the boundaries of CFD No. 2026-1.

The description of Facilities described above is general in nature. The final nature and location of the Facilities will be determined upon preparation of final plans and specifications.

### **TYPES OF SERVICES**

The services which may be funded with proceeds of the special tax of CFD No. 2026-1, as provided by Section 53313 of the Act, include the following (collectively, the “Services”):

- (i) maintenance of parks, parkways, park lighting, sidewalks, signage, landscaping in public areas, easements or right of way and open space;
- (ii) flood and storm protection services;
- (iii) the operation of storm drainage systems;
- (iv) maintenance of streets and roadways, traffic signals and street lighting;
- (v) graffiti and debris removal from public improvements;
- (vi) public safety services including police, fire protection and fire suppression;
- (vii) operation of library and recreation programs;
- (viii) operation of future museums and cultural facilities; and
- (ix) maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City of Chino.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the CFD Administrator. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2026-1 and each of the Improvement Areas therein.

**EXHIBIT C**

**RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 2026-1  
OF THE CITY OF CHINO  
(IMPROVEMENT AREA NO. 1)**

**RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 2026-1  
OF THE CITY OF CHINO  
(IMPROVEMENT AREA NO. 2)**

**RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 2026-1  
OF THE CITY OF CHINO  
(IMPROVEMENT AREA NO. 3)**