
Appendix F
MVWD Supply Agreement

AGREEMENT TO SUPPLY WATER

1. IDENTIFICATION

THIS AGREEMENT is made, entered into and effective this 14th day of July, 1998, by and between MONTE VISTA WATER DISTRICT, a county water district (District), and THE CITY OF CHINO HILLS, a municipal corporation (City).

2. RECITALS

2.1 District is a county water district located in San Bernardino County, California, and provides water service to the City of Montclair, as well as parts of the unincorporated area of San Bernardino County and the City of Chino.

2.2 District obtains its water supply from its wells within the District, as well as from State Water Project water obtained through the Water Facilities Authority (WFA) Agua de Lejos Water Treatment Plant.

2.3 District has determined that its sources of water, including new wells to be placed in service in the future, are more than sufficient to meet the reasonable anticipated needs of the District's residential and commercial customers at the present time, as well as at such time as undeveloped areas of the District are completely developed and water demand maximized. District has determined it has surplus water and

capacity in its system to provide to City.

2.4 District overlies a portion of the Chino Groundwater Basin (Chino Basin) and has the ability to drill new wells for production of water as District, may, from time to time, deem necessary and prudent. New wells which produce water with a nitrate level in excess of applicable regulatory standards can be blended with water from the WFA Treatment Plant or provided with well head treatment for delivery of water that meets applicable drinking water standards.

2.5 City is a California Municipal Corporation in San Bernardino County and is located to the south and west of District. City is generally dependent upon sources of water outside of City to meet its present and future needs.

2.6 District is geographically situated at an elevation which would make delivery of water to City economically feasible.

2.7 City has a large area of undeveloped land, the owners of which presently and in the future will desire to develop into residential, commercial and industrial uses. Additional sources and supplies of water will be required for such development.

2.8 City desires to enter into a long term agreement with District for District to provide water at wholesale rates to City. District desires to enter into a long term contract with City to become a wholesale water provider to the City. Such an

agreement will be beneficial to District's customers in that it will provide additional revenue to District which will allow additional development of facilities and will assist in stabilizing the water rates District will be required to charge its customers.

2.9 District presently leases 10 million gallons per day (MGD) of water capacity to City. That lease is due to expire on June 30, 2002 ("Lease").

3. AGREEMENTS

In consideration of the mutual covenants, promises and conditions contained herein, the parties agree as follows:

3.1 **Water Capacity.** District shall provide City water capacity in its system for the following specified charges:

a. A capacity charge of \$1,016,000 per MGD for the first 10 MGD. The City shall have 30 days from the effective date of this Agreement to pay the District \$6,000,000 and an additional 60 days thereafter to pay the remaining balance of \$4,160,000 for such capacity. Upon delivery by City of such capacity charge to District, the Lease shall be terminated and City shall have the right to such capacity immediately.

b. A capacity charge of \$675,000 per MGD for the next 6.22 MGD plus simple interest from the date of

execution of this Agreement at the Local Agency Investment Fund investment return rate as it may fluctuate from time to time. Upon payment therefor, the City shall have one year from the effective date of this Agreement to pay District for such capacity. City shall have the right to such capacity within one year of execution of this Agreement.

c. A capacity charge of \$561,000 adjusted annually for the ENR rate as hereinafter defined, per MGD for the next 4 MGD. The City shall have five years from the effective date of this Agreement to exercise its option to pay the District to acquire such capacity. Upon delivery by City of such capacity charge to District, the City shall have the right to draw on the capacity within one year.

In addition, District and City may agree in the future that District will provide City with additional water capacity if the circumstances at such time warrant it. The terms and conditions for such additional capacity will depend on future negotiations between the parties hereto.

3.2 Ownership of System and Facilities. Payment of the above-described capacity charges will provide City with a corresponding demand on District's system and facilities for delivery of the indicated quantity of water per day subject to the restrictions and qualifications set forth herein. District

will, except in emergency situations, maintain capacity to meet the City's demand for up to 20.22 MGD. The City shall not take more than 20.22 MGD at any time without the District's prior written approval. The charge for any amounts taken over 20.22 MGD will be decided by the parties at the time of the District's written approval. Payment of the capacity charge shall not entitle City to an ownership interest in District's system and facilities. At all times District shall remain the sole owner of its system and facilities.

3.3 Water Delivery Limitations. District cannot guarantee City that in the event of an "emergency" it will be able to deliver the quantity of water that is equivalent to the capacity charges paid by City. An emergency shall be deemed to exist when a natural or other disaster, drought or regulatory decision makes it impossible for the District to provide the quantity of water demanded by City within the amount provided by this agreement. If an emergency arises District will reduce the City's water supply by no more than the least proportionate reduction imposed by the District on any wholesale or retail customer of the District. In the event of an emergency District and City promise and agree to implement reasonable and appropriate restrictions, limitations and regulations on water use by their retail customers to accordingly reduce their demand for water from District. District shall use reasonable judgment

in determining whether an emergency exists which necessitates water delivery to City be curtailed. District shall provide City with written notice of such curtailment and upon receipt of such notice City shall implement the above-referenced reasonable and appropriate procedures within City to limit the demand of District for water.

3.4 **Source and Quality of Water.** District, in its sole discretion, shall determine whether well water, treatment plant water or a combination of both shall be delivered to City pursuant to this Agreement. District represents and warrants that such water will be potable, that District will use its best management practices to deliver water containing an acceptable low level of nitrates by utilizing a blend of groundwater and WFA water. District will provide City with water of no lesser quality than it serves to any retail or wholesale customer of the District. Such water shall meet or exceed all applicable health and regulatory standards. Nothing herein shall be construed to create a responsibility and/or liability for District for water quality problems that are caused by the WFA Treatment Plant Facilities or City's facilities. District will use its best efforts to monitor the quality of water received from the WFA facilities and to immediately notify City of any deficiencies in quality. City shall take all necessary and reasonable steps to maintain an acceptable quality of water in

its system that is delivered by District pursuant to this agreement. For example, City, at appropriate intervals, shall flush its storage tanks to avoid trihalomethanes in its system. District pledges its best efforts to assist City in maintaining the quality and integrity of the water delivered by District to City.

3.5 Location of Water Delivery. District shall deliver the first 10 MGD of water to City pursuant to this Agreement, at the present connection to the Ramona Feeder near the intersection of Philadelphia and Ramona Avenue in the City of Chino. For delivery of capacity in excess of 10 MGD from District City will be required to construct a pipeline of sufficient size to accommodate the anticipated additional delivery of water by District to City. Such pipeline shall parallel, and may replace, the Ramona Feeder or such other route as is determined by City to a point that allows for connection to District's facilities near the intersection of State Street and Ramona Avenue in the unincorporated area of San Bernardino County. The District will construct all necessary system improvements and metering facilities to convey production water to said intersection, including connection to proposed Ramona Feeder parallel pipeline.

3.6 Capacity Maintenance Charge. City shall pay a sum to District to maintain the facilities and system proportionate

to the capacity City acquired from District. Said sum shall be equivalent to 1/50 of the initial capacity charge per year and the funds received by District shall be used for the maintenance of City's proportionate capacity interest in the District's facilities and system. Such sum shall be adjusted on an annual basis by the percent change reflected in the publication "Engineering News Record" (EN/20 City Construction Cost Index currently at 5895.11). District shall bill City on a quarterly basis for such additional capacity maintenance charges and shall maintain a separate interest bearing account for such funds and provide an accounting for such funds to City within 30 days of each anniversary of this Agreement. City shall pay District within 25 days of receipt of such bill. Funds in this account in excess of those needed for maintenance or replacement shall be returned annually (within 30 days following the anniversary date of this Agreement) to the City to the extent they exceed 25% of the initial capacity charge as adjusted for inflation per ENR as set forth above. In the event that insufficient funds are available for the City's proportionate share of the cost of replacing infrastructure, the City shall pay to District its proportionate shortfall amount within 30 days of District's billing therefor.

3.7 **Supplemental Pipeline.** City and District have had some preliminary discussion relative to construction of the new

pipeline described in Section 3.5 to connect to District's facilities. District shall participate in a proportionate ownership interest in the pipeline to the extent of 10 MGD capacity in the pipeline. District shall pay a proportionate share of the expense for construction, installation and maintenance of the pipeline. In addition, City may determine that it is in its best interest to have District supervise the engineering, planning and construction of the pipeline. In the event that District undertakes the supervision of the construction of such pipeline City and District shall, by separate agreement, determine and provide for the fair compensation for District for its services. District will have an ownership interest in the pipeline commensurate to its capacity interest therein.

3.8 **Water Rate.** Through and including June 30, 2003, City shall pay to District a fee for water delivered by District pursuant to this agreement that is equivalent to 98% of the WFA rate per acre foot for water it delivers to its constituents as determined from time to time. Beginning July 1, 2003 the following formula will be used annually to determine the fee for the water delivered by District to City:

Cost of Production

Percentage of Source

WFA Treated (Imported Rate) x	49%
Average Groundwater Production And Treatment x	31%
Average Groundwater Production And Treatment x	20%
Total Combined Water Rate:	100%

Water costs explicitly include a prorata share of associated labor, management, and administrative costs such as insurance, PERS, etc. On an annual basis, the District will prepare and submit to the City an analysis of production costs, including treatment and associated costs as described above. The analysis will include an accounting of allocation of appropriate costs for delivery of water to the City pursuant to this Agreement in proportion to the costs for water sold to District customers. District shall bill City monthly for delivery of water and City shall pay such within 25 days.

3.9 Term of Agreement. The term of this Agreement shall be from year to year and shall automatically renew each succeeding year on the anniversary of this Agreement, without limitation, unless otherwise terminated upon 60 days prior written notice by City or as otherwise provided in this Agreement.

3.10 **New Demand Charges.** In the event that Metropolitan Water District (MWD) imposes a new demand charge, or other charge, based upon increased water usage by District resulting from the additional water provided to City over and above District's base years, such additional new demand charges shall be passed through by District to City for payment. The term "base years" shall have the same meaning as is used by the Metropolitan Water District in its rules and regulations for the assessment of such charges.

3.11 **Privatization, Right of First Refusal.** In the event that City subsequently determines that it desires to privatize its water facilities and system it shall give District the right of first refusal to operate and manage its water facilities at the cost and terms equal to or better than competitive privatization proposals received by City.

3.12 **Possible Merger/Consolidation.** After City and District have operated for a period of three years under the terms and provisions of this Agreement, they shall discuss and study the possible merger and consolidation of City's water system with District's facilities. This provision does not require that any such merger occur.

3.13 **CEQA Compliance.** In the event that it is determined that any activity contemplate herein is required to comply with the California Environment Quality Act, as amended, either

party, as is determined between them, will undertake the roll of lead agency in connection with all actions, applications, and proceedings necessary to comply with such act as they may determine between them.

3.14 Damage From Disaster. District will maintain insurance on all of its facilities to the extent that such facilities are presently insured. In the event of damage to District's facilities from a natural disaster City can either (1) pay a proportionate share of the repair costs that exceed the applicable insurance coverage and the amount of reserves in the Capacity Maintenance Charge set forth in Section 3.6 or (2) terminate the Agreement and any liability or obligation for such repairs. The proportionate share shall be determined by the ratio of City's capacity interest over District's total system capacity. District shall promptly provide City with all appropriate documentation to support the City's proportionate share. City shall pay its proportionate share within 90 days of the date notice of the amount of repairs is presented to City.

3.15 Section Headings, Severability. The paragraph headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.

3.16 Default or Breach. In the event of a default or breach by either party to this Agreement which is not cured

within sixty (60) days following written notice thereof from the other party, the nondefaulting party may give written notice to the other party of the intention to terminate the Agreement. If the defaulting party is the City, the City may accept the notice of termination or elect to submit the alleged default to mandatory arbitration and, if applicable, pay under protest any amount demanded by District pursuant to this Agreement. If the City does not notify the District in writing of its election to submit to mandatory arbitration within 30 days, the Agreement shall be terminated upon the expiration of such 30 day period. The purpose of this arbitration election for the City is to allow the City to cure any default which the arbitrator deems to exist and allow the City to continue to draw upon its capacity granted herein.

3.17 Termination. This Agreement may also be terminated by City in the event of the insolvency of District. In the event of its dissolution, consolidation or merger, the surviving entity or successor shall be bound by all of the terms and conditions of this agreement. In the event of termination of this Agreement, except termination arising from a breach by District, City shall pay to District all fees for water previously delivered to City as of the date of termination of this agreement. In the event of termination of this Agreement, except arising from a breach by City or a termination by City of

the Agreement without cause, District shall return to City all unencumbered funds received by District pursuant to Section 3.6 and a pro-rata share of the funds paid pursuant to Section 3.1 based upon a fifty year period.

3.18 Mandatory Arbitration. In the event of any conflict or dispute between the parties in connection with the performance of either party of an obligation or duty imposed upon it by this Agreement, or if there is a conflict or dispute between the parties with respect to the interpretation or construction of any term or condition of this Agreement, it is agreed that the parties shall submit such conflicts or disputes to binding arbitration by the Judicial Arbitration and Mediation Service (JAMS) in accordance with its rules and procedures. Either party may give notice of submission of conflict or dispute to arbitration. If JAMS is no longer in existence or declines to arbitrate a dispute the parties shall select another similar arbitration service.

3.19 Amendment, Modification & Waiver.

a. No provision of this Agreement may be waived, modified or amended except by a writing signed by the party against whom enforcement of the waiver, modification or amendment is sought.

b. Any waiver of any provision or waiver of a default under or breach of any provision of this Agreement, must

be in writing and signed by the party against whom the waiver is asserted. Any such waiver of a breach of or default under this Agreement shall not operate as or be construed to be a waiver of any other breach of or default under this Agreement. The failure of any party to insist on strict adherence to any term of this Agreement on one or more occasions shall not be construed as or deemed to be a waiver of any provision or of any breach of any provision of this Agreement, or deprive that party of the right thereafter to insist upon strict adherence to that term or provision of or any other term or provision of this Agreement. Any delay, failure or omission on the part of either party in exercising any right under this Agreement shall not constitute a waiver of any such right or of any other right under this Agreement.

3.20 Governing Law. This Agreement is governed by, and is construed and interpreted in accordance with, the laws of the State of California.

3.21 Severability. If any provision of this Agreement is invalid, illegal or unenforceable, such provision shall be deemed to be severed and deleted from this Agreement, and the balance of the Agreement shall remain in full force and effect notwithstanding such invalidity, illegality or unenforceability.

3.22 Enforcement Rights. Except for assignments permitted under this Agreement, or by law, and except as provided under

paragraph 3.17 above, this Agreement does not create rights enforceable by any person or organization or any kind that is not a party to this Agreement.

3.23 Notices. For purposes of all notices and payments applicable under the provisions of this Agreement, certified mail shall be sent to City of Chino Hills, 2001 Grand Avenue, Chino Hills, California, 91709, attention City Clerk, and to Monte Vista Water District, P.O. Box 71, Montclair, California, 91763-0071, attention General Manager.

Any notice or other communication required or permitted to be given in connection with this Agreement shall be in writing. The notice shall be personally served, or sent by facsimile or telegram, or sent prepaid by registered or certified mail with return receipt requested, or sent by a reputable courier or delivery service. Notice shall be deemed given and complete: (a) If personally served, upon delivery to the party to whom the notice is addressed; (b) If given by facsimile or telegram, when sent; (c) If given by prepaid or certified mail with return receipt requested, on the date of the execution of the return receipt; and (d) If sent by reputable delivery service or courier, when received. Notices addressed to the parties shall be given at the parties' address set forth above or at such address as such party shall hereafter otherwise direct in writing to the other party.

3.24 **Attorneys Fees.** Should any party commence proceeding for arbitration to enforce the provisions of or claims or actions arising out of this Agreement, then such party that prevails in that arbitration proceeding shall be entitled to recover reasonable attorneys' fees, costs, expert witness fees, consultants' fees and testing fees in connection therewith, including such fees for prosecuting, defending any appeal, or incurred in any supplemental proceeding as may be fixed by the arbitrator.

3.25 **Execution of Duplicate Originals.** This Agreement shall be executed by all parties in duplicate, each of which shall be considered an original agreement. The agreements with each of the other parties shall be the same as this Agreement, and each agreement may not be altered or changed without the consent of all of the remaining parties.

3.26 **Refund to District.** City agrees to refund to District the amount of overpaid interest that resulted from the Revised Lease Payment Schedule to the Lease Purchase Agreement between Monte Vista Water District and San Bernardino County Waterworks No. 8, effective October 16, 1989, for the acquisition of District Annexation No. 21. City further agrees to accept the Revised Lease Payment schedule for lease payments after December 1, 1997. District agrees to revise the amount due from City for lease payments for the Water Facilities Authority Treatment

Plant Capacity to recognize District's decrease in debt service payments to the Water Facilities Authority.

Dated: 7/20/98

CITY OF CHINO HILLS

By Gwenn Norton-Perry
Gwenn Norton-Perry, Mayor

Attest:

By Linda D. Ruth
Linda D. Ruth, City Clerk

Approved as to Form:

By Mark D. Hensley
Mark D. Hensley
Attorney for City of Chino Hills

Dated: 7-20-98

MONTE VISTA WATER DISTRICT

By Robb D. Quincey
Robb D. Quincey
Its President, Board of Directors

By Calvin W. Gook, Jr.
Calvin W. Gook, Jr.
Its Acting General Manager

Approved as to Form:

By [Signature]
Attorney for Monte Vista Water District



CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 590-1511 • (909) 590-5646 FAX

CITY COUNCIL:

ED M. GRAHAM
GARY G. LARSON
GWENN E. NORTON-PERRY
JAMES S. THALMAN
MICHAEL G. WICKMAN

June 29, 1998

Mr. Joe Grindstaff
General Manager
Monte Vista Water District
10575 Central Avenue
Montclair, CA 91763

Subject: Letter Agreement for the Clarification of the
Interest Rate Calculation for Lease-Purchase
Agreement for Sale of Water Facilities to
Monte Vista Water District

Dear Mr. Grindstaff:

As a result of the recent negotiations between the City of Chino Hills (City) and the Monte Vista Water District (District) for the City's offer to acquire water sources from the District, it was agreed that the City and District should clarify the interest calculation provision of the existing agreement between the Water Works District #8 (WW#8, now the City) and the District for the acquisition by the District of water facilities from WW#8. Also agreed was that the City would refund to the District the amount of any interest payment that was over-collected from the District as a result of clarifying the interest calculation provision.

In 1989, WW#8 entered into a lease-purchase agreement (Agreement) with the District for the sale of water facilities to the District by WW#8. Sections 304 and 305 of the Agreement describe the lease payments to be made and the interest component of the lease payments; both sections refer to a table contained in Exhibit B of the Agreement for the actual calculation of the payments and interest component. Neither the Agreement sections nor the exhibit disclose the interest rate to be used to calculate the interest component portion of the payment; just the dollar amounts of the interest and principal components are shown.

Since the interest rate used to calculate the interest rate component was not specifically stated and, in order to provide specific guidance in the administration of the Agreement by the City and District, the interest rate for the Agreement needs to be clarified. The clarification is as follows:

It is understood by the City and the District that the interest rate used to calculate the interest component of the lease payments is equal to the interest rate on the WW#8 Certificates of Participation or on any C.O.P.'s issued to refund the 1988 C.O.P.'s and its refunding C.O.P.'s.

Mr. Joe Grindstaff
June 29, 1998
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Based on the above clarification, a revised lease payment schedule has been prepared and is attached to this letter agreement. The revised payment schedule discloses that the City is to refund to the District an amount of \$344,584.07 for overpayments of interest made by the District from June 1990 through December 1997. The reason for the overpayments is that the lease payment interest rate was not lowered when the 1988 C.O.P. interest rate was lowered as a result of refunding of the C.O.P.'s in 1990 and again in 1996. The total interest paid by the District through December 1997 was \$1,301,862.37 whereas the revised payment schedule shows that it should have been only \$957,278.30.

If you agree to the above clarification and refund due to the District by the City, please acknowledge your agreement by signing below and returning an original signed copy to me.

This clarification and agreement is subject to City Council approval at their July 14, 1998 meeting.

Thank you for your assistance in resolving the clarification and refund issues.

Sincerely,



Douglas N. La Belle
City Manager

Acknowledgment:

P. Joseph Grindstaff
General Manager
Monte Vista Water District

DLB:SMC:ssr

Enc.

cc: Mark Hensley, City Attorney
Stan McCartney, Finance Director
Calvin W. Good, Jr., Administrative Services Manager MVWD

Monte Vista Water District
Revised Lease Payments
Annexation #21

DATE	RATE	PRINCIPLE	INTEREST	TOTAL	BALANCE
					\$2,134,338.38
1-Dec-89			\$24,306.04	\$24,306.04	\$2,134,338.38
1-Jun-90	1/2 Old 1/2 new rate 6.7	\$53,849.78	\$84,362.24	\$150,873.53	\$2,080,689.00
1-Dec-90	6.7		\$89,703.08	\$89,703.08	\$1,988,805.00
1-Jan-91	6.7	\$91,844.00	\$89,703.08	\$185,674.59	
1-Dec-91	6.7		\$86,624.97	\$86,624.97	\$1,889,667.00
1-Jun-92	6.7	\$99,138.00	\$86,624.97	\$185,762.97	
1-Dec-92	6.7		\$83,303.85	\$83,303.85	\$1,782,066.00
1-Jun-93	6.7	\$107,601.00	\$83,303.85	\$170,904.85	
1-Dec-93	6.7		\$59,699.21	\$59,699.21	\$1,684,793.00
1-Jun-94	6.7	\$117,273.00	\$59,699.21	\$178,972.21	
1-Dec-94	6.7		\$56,770.57	\$56,770.57	\$15,388.39
1-Jun-95	6.7	\$128,154.00	\$56,770.57	\$183,924.57	
1-Dec-95	6.7		\$51,477.41	\$51,477.41	\$1,397,604.00
1-Jun-96	6.7	\$139,036.00	\$51,477.41	\$190,512.41	
1-Dec-96	5.713052		\$39,922.92	\$39,922.92	\$1,246,479.00
1-Jun-97	5.713052	\$151,125.00	\$39,922.92	\$191,047.92	
1-Dec-97	5.713052		\$35,608.00	\$35,608.00	
			\$967,278.39		
Total Revised Interest					
				\$200,030.00	\$1,062,055.00
1-Jun-98	5.713052	\$164,424.00	\$35,608.00	\$200,030.00	
1-Dec-98			\$30,909.18	\$30,909.18	\$901,914.00
1-Jun-99		\$180,141.00	\$30,909.18	\$211,060.18	
1-Dec-99			\$25,783.41	\$25,783.41	\$706,056.00
1-Jun-00		\$196,858.00	\$25,783.41	\$221,621.41	
1-Dec-00			\$20,168.68	\$20,168.68	\$492,063.00
1-Jun-01		\$213,993.00	\$20,168.68	\$234,161.68	
1-Dec-01			\$14,055.91	\$14,055.91	\$257,517.00
1-Jun-02		\$234,546.00	\$14,055.91	\$248,601.91	
1-Dec-02			\$7,356.04	\$7,356.04	
1-Jun-03		\$257,517.00	\$7,356.04	\$264,873.04	
			\$1,189,390.74		

CITY OF CHINO HILLS
Service Level Growth Indicators

Description	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	2003/04
Population	42,691	45,612	47,249	49,201	49,763	51,418	54,667	70,000
Streets (curb miles)	277	281	306	326	328	341	354	436
Sewers (miles)	171	178	186	194	202	210	218	269
Water (miles)	242	252	263	274	285	297	309	380
Public Facilities (square Feet)	33,270	33,900	36,320	37,480	44,242	45,922	71,132	87,132
Public Facilities (# of buildings)	8	9	11	13	17	18	28	30
Storm Drains (miles)	65	67	70	73	76	79	83	101
Catch Basins	822	856	891	926	963	1,001	1,041	1,281
Water Customers	14,476	14,921	15,459	15,864	16,540	17,094	18,225	23,140

COMPARATIVE ANALYSIS

	Demographics				Fiscal			
	Incorporation	Population	Total Area (Sq. Mi.)	Full-Time Employees	General Fund Budget	Property Tax Revenues	Sales Tax Revenues	Motor Vehicle In-Lieu Fees
	Date							
Corona	7/13/1896	111,500	30.0	399	45,412,589	8,024,798	11,970,000	3,792,500
Laguna Niguel	12/1/89	57,800	13.8	45	9,780,658	1,291,532	4,700,000	2,828,170
Mission Viejo	03/31/88	94,700	16.3	60	28,478,016	8,600,000	10,100,000	3,731,800
Thousand Oaks	09/29/64	115,700	56.0	412	40,676,027	2,800,000	16,230,000	4,487,700
Santa Clarita	12/15/87	143,800	40.0	247	38,824,275	4,550,000	15,500,000	6,200,000
Lake Forest	12/20/91	58,600	15.0	25	12,924,300	3,879,900	4,834,000	3,377,300
Laguna Hills	12/20/91	30,400	8.3	18	26,246,271	4,086,007	5,989,139	1,281,819
Rancho Cucamonga	11/30/77	118,400	36.0	270	33,274,900	1,725,300	10,443,800	5,127,000
Temecula	12/1/89	46,550	26.0	109	25,042,795	1,232,000	9,850,000	1,800,700
Chino Hills	12/1/91	54,700	46.0	102	15,533,500	1,550,500	1,604,000	2,078,100