

EXHIBIT B

CITY OF FRESNO

Community Facilities District No. 15 East Copper River Ranch Maintenance District Formation

Description of Services to be Financed by Community Facilities District No. 15

The maintenance and operations for certain public improvements ("Services") that are to be financed by Community Facilities District No. 15 ("CFD No. 15") are described below and are defined by City of Fresno Special Tax Financing Law (Chapter 8, Division 1, Article 3 of the Fresno Municipal Code) and the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 commencing with Section 53311, of Part 1, Division 2, Title 5 of the California Government Code.)

The Services may include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing, without limitation, (a) landscaped areas, trees and irrigation systems, (b) public trails, hardscaping and amenities, (c) traffic calming structures, (d) decorative stamped concrete, (e) local street paving, (f) project entry features, (g) pedestrian access connections to public trails, (h) public parks, hardscaping, equipment and amenities (i) concrete curbs and gutters, valley gutters, curb ramps and sidewalks, (j) street name signage, (k) street lighting, (l) street signs, (m) monument signs (n) median island curbs, capping and maintenance band, (o) storm water management ponds, and (p) traffic signals and any special items as approved by the Public Works Department. Maintenance services and areas that are designated as part of CFD 15 are shown on the attached Exhibit B1.1 Features Map and Exhibits B1.2 to B1.5 Features Map Cross Sections.

The Services may also include all costs attributable to maintaining, servicing, cleaning, repairing and/or replacing, without limitation, the following:

1. Median island improvements and landscaping in; (a) East Copper Avenue, from North Friant Road to North Willow Avenue; and (b) North Willow Avenue, from East Copper Avenue to East Silaxo Lane.
2. Fresno Metropolitan Flood Control District Basin DE Park Area is located at the northeast corner of East Copper Avenue and North Cedar Avenue. (Boundaries are as shown on Exhibit A and Exhibit B1.1). CFD No. 15 will provide Services to maintain the Park Equipment, Surfacing, Landscaping, Irrigation, Lighting costs and any other park amenities as approved by the Public Works Department.

General maintenance will include, without limitation, mowing, edging, fertilizing, seeding, aerating, and watering grass areas; repairing and replacing irrigation systems as necessary; staking, pruning, replacing and spraying of trees and shrubs; repairing and replacing paths, walkways and trails; removing litter, debris, and garbage.

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Maintenance costs will also include a proportionate share of all other expenses that the City of Fresno ("City") may incur in administering CFD No. 15.

All Services shall be provided by the City of Fresno, with its own forces or by contract with third parties, or landowner(s)/agents thereof or any combination thereof, to be determined entirely by the City of Fresno.

Nothing in this Exhibit B or any other exhibit or provision of this Resolution shall be construed as committing the City or CFD No. 15 to provide all of the authorized Services or to provide for the payment of or reimbursement for all of the authorized incidental expenses. The provision of Services and/or payment or reimbursement of incidental expenses shall be subject to the successful formation of CFD No. 15 and the availability of sufficient proceeds of special taxes within the District.

Attachments

Exhibit B1.1: Features Map

Exhibit B1.2 to B1.5 Features Map Cross Sections

Exhibit B1.6 Features Map – Roundabout Plan View Design