



**Dry Utility Assessment and Cost Opinion
Ramona Gateway Commerce Center
Ramona Expressway & Webster Avenue, Perris, CA 92571**

Prepared For:

Covus Development

By:

**Southern California Utility Solutions, Inc.
39252 Winchester Road, Suite 107-315
Murrieta, CA 92563**

June 8, 2022

Executive Summary

The following is a summary of our opinions and recommendations in relation to dry utilities for the project located at Ramona Expressway & Webster Avenue in the City of Perris. Additional underground utility lines may impact the site and are not reviewed by this report.

The attached opinion of probable cost includes dry utility fees and trenching contractor costs. It was prepared based on information provided by Covus Development, a site visit, and review of the dry utility facility maps. Additional underground utility lines may impact the site and are not reviewed by this report.

Section 1 – Site Description

The project is east of Nevada Road, south of Ramona Expressway, west of Webster Avenue and north of Val Verde High School.

The site includes eight retail buildings and one industrial building based on the DECA Overall Site Plan dated January 25th, 2022.

Section 2 – Dry Utility Providers

The dry utility providers for this site are Southern California Edison (SCE), Frontier, Charter Spectrum and Southern California Gas Company (SCG).

Section 3 – Existing Dry Utilities

Evaluation of the existing facilities is based on a site visit and review of the utility inventory maps. Recommend further confirmation of existing infrastructure by mark out/811 Dig-Alert and surveying results. Recommend potholing as required to confirm utility locations and depth to confirm existing underground utility systems will not conflict with any future improvements.

Southern California Edison (SCE) Offsite Facilities Summary

SCE is the incumbent electric utility provider in the area.

Nevada Road (Western Property Line)

There are no underground SCE facilities along Nevada Road within the project boundaries.

There are no existing utility poles or overhead wires along Nevada Road within the project boundary. Therefore, City undergrounding conditions are not applicable.

Ramona Expressway (Northern Property Line)

SCE has an underground distribution system on the north side of Ramona Expressway between Nevada Road and Webster Avenue. There are two existing vaults located within the city block.

There are no existing poles or overhead wires along Ramona Expressway within the project boundary. Therefore, City undergrounding conditions are not applicable.

Webster Avenue (Eastern Property Line)

SCE has an underground distribution system on the east side of Webster Avenue north of Ramona Expressway. The Webster Avenue distribution system connects to the Ramona Avenue distribution system via a vault on the southeast corner of Webster Avenue and Ramona Expressway (V5051352). The SCE underground system continues down the east side of Webster Avenue until approximately 170 feet south of Ramona Avenue where it crosses Webster Avenue perpendicularly and terminates at a single pad mounted transformer (P5542751) on the west side of the street. The transformer provides power to a pedestal located approximately 60 feet further to the south (3850 Webster Avenue). The transformer and pedestal are bordered by an 85'x 25' rectangle of bollards. The facilities within the bollards are to be protected in place with no scope to relocate; no associated utility fees are included in the cost opinion. There are no other underground SCE facilities on Webster Avenue within the project boundaries.

The only existing overhead facilities on Webster Avenue are on the southern end near Morgan Street. There are four poles total on the east side of Webster Avenue. The pole line branches off an SCE pole on the south side of Morgan Street and continues approximately 950 feet north where it dead ends. There is a primary riser on the last pole. The primary riser cable terminates at a pad mounted transformer located at 3701 Webster Avenue (on the east side of the street) and provides service to the commercial building on that parcel.

SCE Onsite Facilities Summary

See Southern California Edison Existing Offsite Utility Summary above regarding items to be protected in place. No active services or other conflicts found during our site investigation.

SCE Streetlights Facilities Summary

There are no existing streetlights within the project boundaries on Webster Avenue, Nevada Avenue or the south side of Ramona Expressway.

Frontier Offsite Facilities Summary

Frontier is the incumbent telephone provider in the area.

Nevada Road (Western Property Line)

Frontier has direct buried facilities along the west side of Nevada Road between Morgan Street and Ramona Expressway. These are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Ramona Expressway (Northern Property Line)

Frontier has underground facilities on the south side of Ramona Expressway heading east beginning at the intersection of Ramona Expressway and Webster Avenue. These are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

There are no Frontier facilities on Ramona Expressway between Webster Avenue and Nevada Road (northern property frontage).

Webster Avenue (Eastern Property Line)

Frontier has underground facilities on the east side of Webster Avenue heading north beginning at the intersection of Ramona Expressway and Webster Avenue. These are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

There are no Frontier facilities on Webster Avenue between Ramona Expressway and the southern property line (eastern property frontage).

Frontier has underground facilities on the west side of Webster Avenue between the southern property line and Morgan Avenue. We recommend verifying that the offsite civil improvements do not conflict with the existing Frontier offsite system, as the exact location of their facilities is unknown. No costs are included for relocation of any offsite Frontier lines.

Frontier Onsite Facilities Summary

See Frontier Existing Utility Summary above. No active services or other conflicts found during our site investigation.

Charter Spectrum (Charter) Offsite Facilities Summary

Charter is the incumbent Cable TV provider in the area.

Nevada Road (Western Property Line)

There are no Charter facilities on Nevada Road between Morgan Street and Ramona Expressway (western property frontage).

Ramona Expressway (Northern Property Line)

There are no Charter facilities on Ramona Expressway between Nevada Road and Webster Avenue (northern property frontage).

Webster Avenue (Eastern Property Line)

Charter has existing underground infrastructure on the eastside of Webster Avenue beginning north of Ramona Expressway and continuing south until it reaches the SCE pole line.

The remainder of the Charter facilities on Webster Avenue are overhead and are attached to the SCE pole line running north/south along the eastern side of Webster Avenue (see SCE Webster Avenue comments).

Charter Onsite Facilities Summary

See Charter Spectrum Existing Utility Summary above. No active services or other conflicts found during our site investigation.

Southern California Gas (SCG) Offsite Facilities Summary

SCG is the incumbent natural gas provider in the area.

Nevada Road (Western Property Line)

There are no SCG facilities on Nevada Road between Morgan Street and Ramona Expressway (western property frontage).

Ramona Expressway (Northern Property Line)

There are no SCG facilities on Ramona Expressway between Nevada Road and Webster Avenue (northern property frontage). However, there is a low pressure 4" gas line on Ramona expressway one block east of Webster Avenue at the intersection of Ramona Expressway and Brennan Avenue.

Webster Avenue (Eastern Property Line)

Gas mark outs were observed running north/south on Webster Avenue near the centerline of the street. The SCG facility map depicts an 8" high pressure gas line running the length of Webster Avenue between Ramona Expressway and Morgan Street.

SCG Onsite Facilities Summary

See Southern California Gas Existing Utility Summary above. No active services or other conflicts found during our site investigation.

Section 4 - New Service Design

Retail Buildings (North Campus)

SCE New Service

The conceptual site plan does not show electrical room locations. However, the site plan suggests that the north side of the property would be the most conducive location for electrical infrastructure. The assumed point of connection to the buildings will be an existing vault located in the sidewalk near the southeast corner of Ramona Expressway and Webster Avenue. Lead times for obtaining a design are currently ranging between 7 and 10 months. Recommend early submittal to minimize impact on project schedule.

The total load for all eight retail buildings is assumed to be less than 1500KVA based on historical data for similar business types, in which case a single switch will be sufficient for the site. The enclosed new business cost opinion assumes SCE will require the installation of a transformer per building all to be served from the same switch; conduit stubs and pulling structures were placed accordingly.

The cost opinion does not include the installation of transformer structures for the buildings, nor does it include services to the panels. Recommended early coordination with the development team to coordinate locations for utility structures that meet utility required access and separation requirements. Cost opinion should be updated once meter location and panel sizes are confirmed.

Per the SCE Rule 15 Tariff, SCE may apply allowances to the line extension costs based on the estimated demand provided on the electrical plans once submitted assuming that there is a tenant lease in place. Included in the cost opinion is an estimated SCE advance amount without any allowances assuming the discount option (50% discount).

No costs are included for the installation of any new streetlights as it is expected that the city will require LS2 (city owned) or LS3 (private metered lights). We have included in the cost opinion SCE fees for the installation of a single-phase transformer that will serve a new meter pedestal on Ramona Expressway for city owned or metered lights. Any new city owned streetlights along Ramona Expressway, Nevada Avenue or Webster Avenue are assumed to be served from a single lighting pedestal. Recommend obtaining confirmation of streetlight requirements from the city and update cost opinion if needed from a qualified street light engineer. A second pedestal was included in the cost opinion to service a potential landscape maintenance district.

Frontier New Service

Assumed point of connection is the direct buried cable on the west side of Nevada Avenue. Assume 2-4" conduit to be extended into the site, with pull boxes, and 1-4" service conduit to stubbed out for each respective building's communication closet.

Recommend a full submittal to Frontier to confirm point of connection as early as possible and update opinion of probable cost.

Charter New Service

Assumed point of connection is the underground system on the east side of Webster Avenue via a new pull box that will intercept the existing conduit and cable. Assume 2-4" conduit to be extended into the site, with pull boxes, and 1-4" service conduit to stubbed out for each respective building's communication closet.

Recommend a full submittal to Charter to confirm point of connection as early as possible and update opinion of probable cost.

SCG New Service

Assumed point of connection is the 4" gas line near the intersection of Ramona Expressway and Brennan Avenue. The 8" high pressure line on Webster Avenue cannot be used for service to the parcel. Assume gas will be extended across the entire northern property frontage and enter at the northeast corner of the parcel.

Recommend a full submittal to SCG to confirm point of connection as early as possible and update opinion of probable cost.

Industrial Building (South Campus)

SCE New Service

The conceptual site plan does not show an electrical room location. However, the site plan suggests that the southeast corner of the property would be the most conducive location for electrical infrastructure. The assumed point of connection to the building will be the pole line on the east side of Webster Avenue. A riser may be installed on an existing pole located on the eastern side of Webster Avenue roughly perpendicular to the southern property line. Lead times for obtaining a design are currently ranging between 7 and 10 months. Recommend early submittal to minimize impact on project schedule.

The assumed panel size that will be required is a 4000-amp 277/480 three phase panel. The enclosed new business cost opinion assumes SCE will require the installation of the following structures to service a 400amp house meter

1. 5'x10'6"x7' PME
2. 10'x12' Slab Box Transformer
3. 66"x72" Capacitor Pad

Depending on the prospective tenant loads additional structures that SCE may also require are

1. 6'x8'6" VFI
2. 8'x10' bypass switch

Recommended early coordination with the development team to coordinate locations for utility structures that meet utility required access and separation requirements. Note that existing site plan does not provide adequate space adjacent to the building for the transformer and or cable trench. Cost opinion should be updated once meter location and panel size are confirmed.

Per the SCE Rule 15 Tariff, SCE may apply allowances to the line extension costs based on the estimated demand provided on the electrical plans once submitted assuming that there is a tenant lease in place. Included in the cost opinion is an estimated SCE advance amount without any allowances assuming the discount option (50% discount).

No costs are included for the installation of any new streetlights as it is expected that the city will require LS2 (city owned) or LS3 (private metered lights). The cost opinion does not include SCE streetlights. It is assumed that the pedestal to be installed near the north end of the property can power the lights installed near the south end as well (see North Campus summary above). Recommend obtaining confirmation of streetlight requirements from the city and update cost opinion if needed from a qualified street light engineer.

Frontier New Service

The assumed point of connection is the underground system on the west side of Webster Avenue. Assume existing system will be intercepted and 2-4" conduit will be extended into the site, with pull boxes, and 1-4" service conduit to terminate at the building's communication closet.

Recommend a full submittal to Frontier to confirm point of connection as early as possible and update opinion of probable cost.

Included in the cost opinion are Frontier fees for Secondary Minimum Points of Entry (SMPOE). If Frontier can provide service off their fiber network these fees should not be applicable. However, if traditional copper terminals are the only service option available then the SMPOE fees would be applicable based on Frontier tariffs.

Charter New Service

The assumed point of connection to the building will be the pole line on the east side of Webster Avenue. A riser may be installed on an existing pole located on the eastern side of Webster Avenue roughly perpendicular to the southern property line. Anticipate 2-4" conduit to be extended into the site, with pull boxes, and 1-4" service conduit to terminate at the building's communication closet.

Recommend a full submittal to Frontier to confirm point of connection as early as possible and update opinion of probable cost.

SCG New Service

Assumed point of connection is the future 4" gas line near the southwest corner of Ramona Expressway and Webster Avenue that will be installed to feed the retail buildings at the north end of the property (see Retail

Buildings (North Campus) SCG Summary above). Assumed that gas will be extended to the northeast corner of the industrial building.

Recommend a full submittal to SCG to confirm point of connection as early as possible and update opinion of probable cost.

Section 5 – Potential New Backbone System on Webster Avenue

Based on a site visit and review of the utility inventory maps, neither SCE nor Frontier have facilities along much of the Webster Avenue project frontage. Therefore, there is potential that one or both utilities will require the extension of a backbone system to connect the facilities on Morgan Street to the facilities on Ramona Expressway.

SCE Line Extension

A new SCE backbone system would connect the switch to be installed for the industrial building with the switch to be installed for the retail buildings. Assume a conduit system of 4-4" ducts and two 7'x14' vaults on the west side of Webster Avenue.

Frontier Line Extension

A new Frontier backbone system would connect the underground infrastructure for the industrial building with the underground infrastructure for the retail buildings. Assume a conduit system of 2-4" ducts and two additional 3'x5' pull boxes on the west side of Webster Avenue.

CD		
BID		
FC		
DD		
SD	1/25/22	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RG PROJECT NO:	21021.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21021-00-A1-0P
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	SITE PLAN

OVERALL PROJECT AREA

TOTAL GROSS SITE AREA:	2,176,883 SF / 49.97 AC
TOTAL STREET DEDICATION SITE AREA:	35,238 SF / .80 AC
RETAIL GROSS SITE AREA:	329,012 SF / 7.55 AC
RETAIL NET SITE AREA:	302,667 SF / 6.95 AC
INDUSTRIAL GROSS SITE AREA:	1,847,873 SF / 42.42 AC
INDUSTRIAL NET SITE AREA:	1,638,978 SF / 42.22 AC

AUTO PARKING REQUIRED:

INDUSTRIAL REQUIRED STALLS	212 STALLS
RETAIL REQUIRED STALLS	187 STALLS
TOTAL REQUIRED STALLS	399 STALLS

AUTO PARKING PROVIDED:

INDUSTRIAL PROVIDED STALLS	348 STALLS
RETAIL PROVIDED STALLS	220 STALLS
TOTAL PROVIDED STALLS	568 STALLS

LANDSCAPE PROVIDED:

INDUSTRIAL LANDSCAPE	236,011 SF / 13.00 %
RETAIL LANDSCAPE	55,557 SF / 18.50 %
TOTAL LANDSCAPE	294,762 SF / 13.76 %

ASSESSOR'S PARCEL NUMBERS

317-120-021, 317-130-048, 317-130-025, 317-130-017, 317-130-021

APPLICATION TYPE

DEVELOPMENT PLAN REVIEW: 00-00-0000
CONDITIONAL USE PERMIT: 00-00-0000
SPECIFIC PLAN AMENDMENT: 00-00-0000
TENTATIVE PARCEL MAP: 00-00-0000
ZONING: LIGHT INDUSTRIAL - P/OCZ-SP - PERRIS VALLEY COMMERCE CENTER
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

LAND OWNER

PERRIS LANDCO, LLC
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
DANIEL SACHS

APPLICANT

PERRIS LANDCO, LLC
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
DANIEL SACHS

PLAN PREPARER

INDUSTRIAL ARCHITECT:
RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

RETAIL ARCHITECT:

BICKEL GROUP ARCHITECTURAL
3600 BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: JESSICA STEINER

CIVIL ENGINEER:

PBLA ENGINEERING, INC.
1803 E OYER ROAD, SUITE 301
SANTA ANA, CA 92705
CONTACT: STEVE LEVISEE

LANDSCAPE ARCHITECT:

CUMMINGS CURLEY AND ASSOCIATES
1700 PACIFIC COAST HIGHWAY, SUITE C
SEAL BEACH, CA 90740
CONTACT: ROBERT CURLEY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
A PTN OF LOT 20 PERRY'S SUBDIVISION, BK 7 PG 25 OF MAPS, TOGETHER WITH LOT 1, BK 9 VAL VERDE TRACT, BK 1 PG 6 OF MAPS, TOGETHER WITH A PTNS OF LOT 22 PERRY'S RE-SUBDIVISION, BK 7 PG 45 OF MAPS, ALL OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

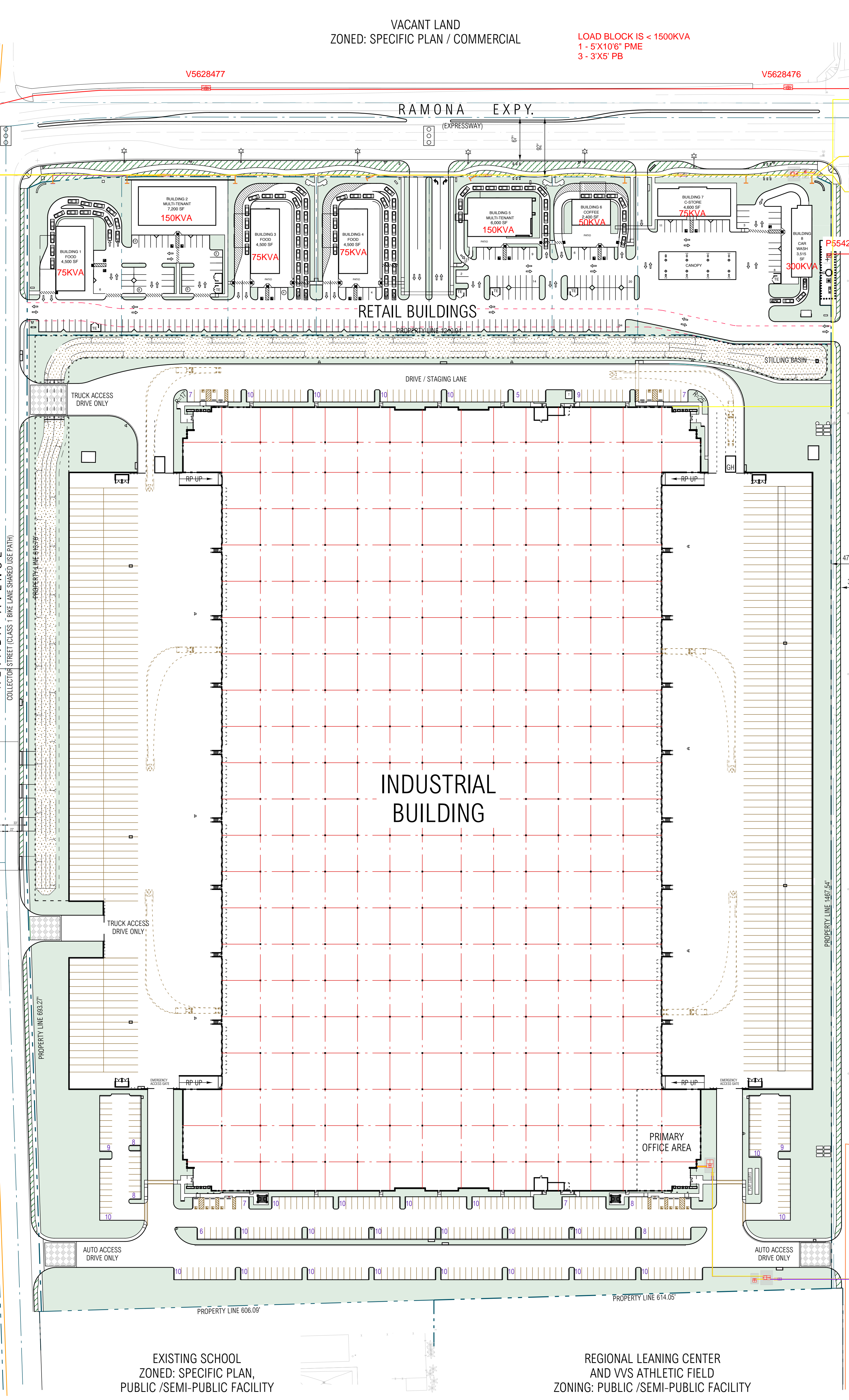
SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTERLINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

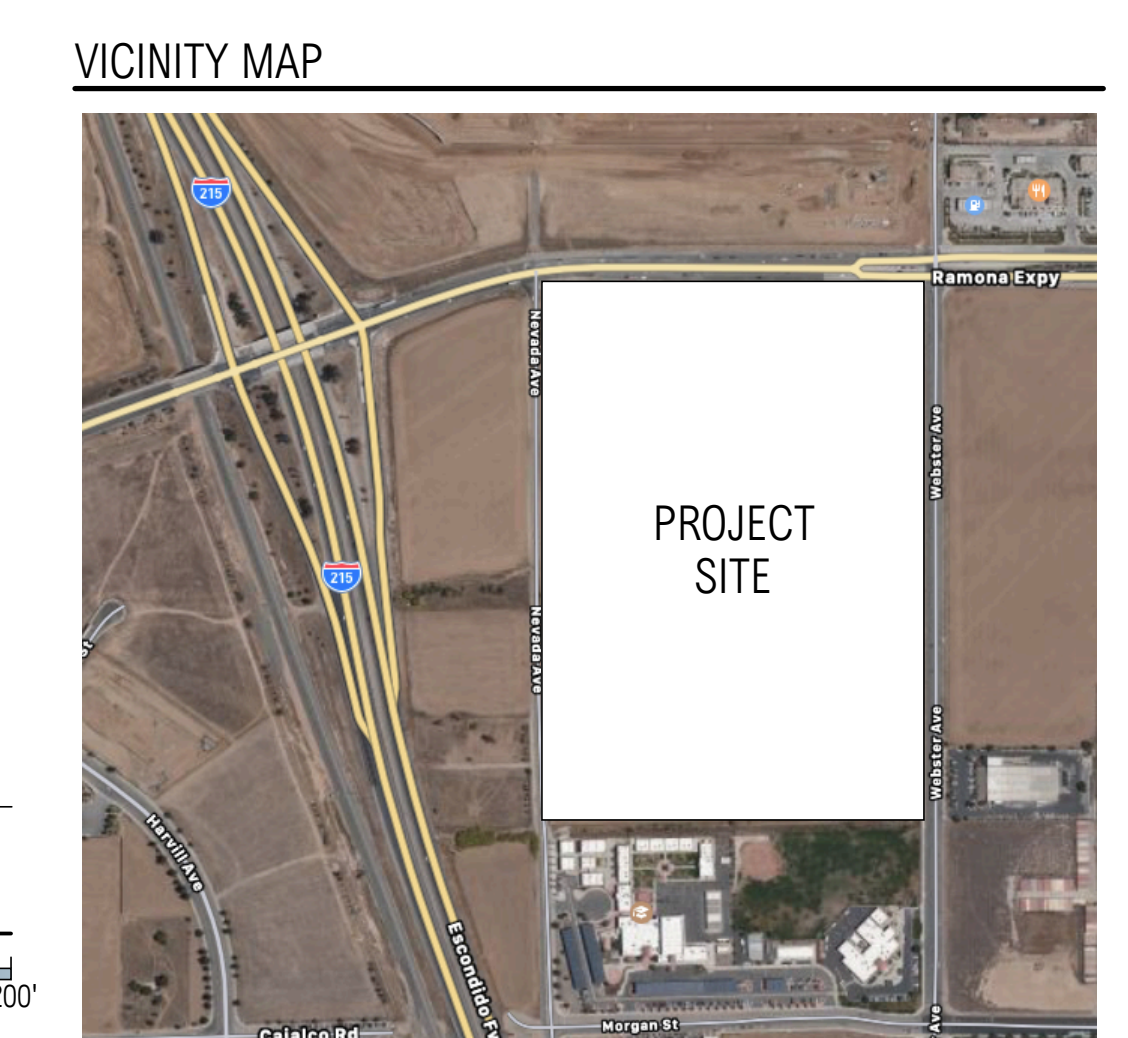
EXISTING RETAIL ZONED: SPECIFIC PLAN / COMMERCIAL

SHEET NO.	SHEET NAME	1ST P/CS SUBMITTAL	2ND P/CS SUBMITTAL	1/25/22
INDUSTRIAL ARCHITECTURAL DESIGN				
A0-1P	OVERALL SITE PLAN			
A1-1P	SITE PLAN			
A1-2P	FIRE ACCESS PLAN			
A1-3P	FIRE ACCESS DETAILS			
A2-1P	BUILDING FLOOR PLAN			
A2-2P	POSSIBLE OFFICE FLOOR PLANS			
A2-3P	GUARDSHACK PLAN AND ELEVATIONS			
A3-1P	EXTERIOR ELEVATIONS			
A4-1P	MISC. DETAILS			
RETAIL ARCHITECTURAL DESIGN				
1	OVERALL RETAIL SITE PLAN			
2	CONCEPT RETAIL ELEVATIONS AND MATERIALS			
3	RETAIL FIRE ACCESS PLAN			
CIVIL ENGINEERING				
1 OF 7	RETAIL CONCEPT GRADING PLAN			
2 OF 7	INDUSTRIAL CONCEPT GRADING PLAN			
3 OF 7	INDUSTRIAL CONCEPT GRADING PLAN			
4 OF 7	RETAIL CONCEPT UTILITY PLAN			
5 OF 7	INDUSTRIAL CONCEPT UTILITY PLAN			
6 OF 7	INDUSTRIAL CONCEPT UTILITY PLAN			
7 OF 7	STREET SECTIONS			
1 OF 3	CONCEPT BYPASS PLAN			
2 OF 3	CONCEPT BYPASS PLAN			
3 OF 3	CONCEPT BYPASS PLAN			
1 OF 2	TENTATIVE PARCEL MAP			
2 OF 2	TENTATIVE PARCEL MAP			
LANDSCAPE DESIGN				
L-1	OVERALL LANDSCAPE PLAN - COLOR			
L-2	OVERALL LANDSCAPE PLAN - INDUSTRIAL			
L-3	LANDSCAPE VIGNETTE - INDUSTRIAL			
L-4	OVERALL LANDSCAPE PLAN - RETAIL			
L-5	LANDSCAPE VIGNETTE - RETAIL			
L-6	LANDSCAPE VIGNETTE - RETAIL			
L-7	PLANTING IMAGERY			
ELECTRICAL DESIGN				
E-1	SITE PHOTOMETRIC			

VACANT LAND ZONED: SPECIFIC PLAN / LIGHT INDUSTRIAL



OVERALL SITE PLAN
SCALE: 1" = 80'-0"



Will Serve Letter Only



Date: 4/22/22

Company Name: Perris Landco, LLC c/o Covus Development, Attn: Travis Agle

Address: Ramona Expressway & Webster Avenue – Perris, CA 92571 – Riverside County

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at 951-529-9455.

Sincerely,

Larry Patrick Jr

SCE Design Representative

Enclosure: Appendix B, where applicable



May 9, 2022

Travis Agle
Utility Solutions
39252 Winchester Road, Suite 107-315 | Murrieta CA 92563
Office: (951) 319-7153

Reference: Perris Landco, LLC - Ramona Expressway & Webster Avenue – Perris

The land for the above-mentioned addresses is in the Frontier Communications serving area. In accordance with California PUC Rules and Tariffs, Frontier's current plan for this project is to provide telephone, video and data services.

This commitment however is contingent upon the owner/developer fulfilling the terms and conditions of our tariff rule schedules. Such requirements include but are not limited to Rule Number 27 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at 661 949 8604

Very truly yours ,

Alfred Fasano

Alfred Fasano for Greg Bown
Frontier Communications
Network Engineering-West District
762 W Kettering Ave,
Lancaster, CA 93534
Tel: 661 949 8604
E-mail: alfred.fasano@ftr.com



Will Serve Letter

4/26/2022

Daniel Sachs
Perris Landco, LLC
201 Spear Street, #1100
San Francisco, CA 94105

Project Name: WLS - Ramona Expressway & Webster Avenue Perris, CA 92571
LOCATION: Ramona Expressway & Webster Avenue Perris, CA 92571

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements

Please forward this information to the construction manager listed below. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Construction Manager Contact:

Claudia Payne
South Region Specialist, Business Development
7337 Central Ave
Riverside, CA 92504
951-406-1613
claudia.payne@charter.com

Sincerely,



Southern California Gas Company
1981 West Lugonia Avenue
Redlands, CA 92374
Mailing Address:
PO Box 3003
Redlands, CA 92373-0306



5/31/2022

Perris Landco, LLC c/o Covus Development
201 Spear Street, #1100
San Francisco, CA 94105

RE: Will Serve Letter Request for Job I.D.#41-2022-05-00106
Location: AREA AT RAMONA EXPRESSWAY & N WEBSTER AVE, CITY OF PERRIS

Dear *Perris Landco, LLC c/o Covus Development*:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Randolph Darnell

Randolph Darnell
Technical GIS Supervisor

RD/SV
enc.