

TIN MINE RANCH PARTNERS II
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AUGUST 19, 1995

HONORABLE BOARD OF DIRECTORS
METROPOLITAN WATER DISTRICT
350 SOUTH GRAND AVENUE
LOS ANGELES, CALIFORNIA 90071

RE: CENTRAL POOL AUGMENTATION
PROJECT IN EAGLE VALLEY

AS THIS HONORABLE BOARD MAY BE AWARE, WE ARE OWNERS OF 72 ACRES IN THE HEART OF EAGLE VALLEY, THE LOCATION OF METROPOLITAN WATER DISTRICT'S CENTRAL POOL AUGMENTATION (C.P.A.) PROJECT. ALMOST 15 YEARS AGO WE PURCHASED THIS PROPERTY WITH INTENTIONS OF OBTAINING ENTITLEMENTS TO SUBDIVIDE. OUR ENTITLEMENT PROCESSING BEGAN IN MAY OF 1989 TO ANNEX TO THE CITY OF CORONA WITH THEIR ASSISTANCE. THIS PROCESSING HAS SINCE BEEN INTERRUPTED BY YOUR C.P.A. PROJECT.

WE ARE WRITING IN ORDER TO INSURE THAT THIS HONORABLE BOARD OF DIRECTORS IS AWARE THAT AN APPROVAL OF THE CENTRAL POOL AUGMENTATION PROJECT WILL CREATE UNSOLVABLE DEVELOPMENTAL AND ENVIRONMENTAL PROBLEMS TO THE OWNERS OF TIN MINE RANCH PROPERTY AND THE ENTIRE EAGLE VALLEY. WE HOPE IT IS UNDERSTOOD THAT ENTITLEMENT PROCESSING WAS INTERRUPTED BY M.W.D.'S STRATEGIC ACQUISITION PROGRAM PURCHASE OF THE 1100 ACRE EAGLE VALLEY WEST SITE IN DECEMBER 1993. THIS IS ALMOST FIVE YEARS AFTER OUR ENTITLEMENT PROGRAM COMMENCED. THIS PROPOSED C.P.A. PROJECT LOCATION BLOCKS ANY FUTURE DEVELOPMENT THAT HAS BEEN PROPOSED BY TIN MINE RANCH IN EAGLE VALLEY EAST (SEE ACCOMPANYING MAPS). CONSIDERABLE TIME, MONEY, AND EFFORT HAS BEEN COMMITTED BY OUR PARTNERSHIP AND OTHERS, INCLUDING THE CITY OF CORONA TO OBTAIN THESE SUBDIVISION ENTITLEMENTS.

IN MAY 1995 A PRESENTATION WAS MADE TO YOUR LAND COMMITTEE MEETING OF POTENTIAL DEVELOPMENT PROBLEMS THIS C.P.A. PROJECT CREATES FOR TIN MINE RANCH. THE LAND COMMITTEE DECLINED TO DISCUSS ANY INFORMATION REGARDING THIS PRESENTATION BECAUSE OF CONCERN OF FUTURE LITIGATION PROBLEMS METROPOLITAN MIGHT ENCOUNTER. WE HAVE INCLUDED THESE PRESENTATIONS FOR YOUR REVIEW. IN THAT OUR PROPERTY IS COMPLETELY SURROUNDED BY MOUNTAINOUS TERRAIN, EXCEPT ADJACENT TO YOUR PROJECT (SEE ACCOMPANYING AERIAL PHOTOS). ONLY ONE DIRECTION IS AVAILABLE FOR US TO PROVIDE GRAVITY SEWER OR STORM DRAIN FACILITIES TO OUR PROPERTY. THIS IS THROUGH THE AREA OF THE PROPOSED C.P.A. PROJECT. WE HOPE OUR ACCOMPANYING ILLUSTRATIONS WILL CLARIFY OUR POSITION.

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METROPOLITAN WATER DISTRICT
BOARD OF DIRECTORS

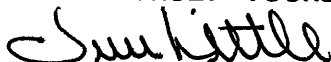
PROPOSED M.W.D. DEANNEXING OF EAGLE VALLEY WEST FROM THE CITY OF CORONA DOES NOT ALLOW HIGHEST AND BEST USE DEVELOPMENT OF OUR PROPERTY, OR ANY IN EAGLE VALLEY. THE CITY OF CORONA, L.A.F.C.O. AND SURROUNDING COMMUNITIES HAVE APPROVED THE ANNEXATION OF EAGLE VALLEY TO THE CITY OF CORONA. M.W.D. IS PROPOSING TO IGNORE THE DESIRES OF AGENCIES AND THE PUBLIC REGARDING THE PROCESSING OF EAGLE VALLEY ANNEXATIONS. M.W.D. PROPOSING PRIVATE SECURITY SERVICES FOR YOUR C.P.A. SITE WOULD PLACE TIN MINE RANCH AT UNDO RISK IN EMERGENCY SITUATIONS. A GREATER DISTANCE AND LONGER RESPONSE TIMES FOR THESE EMERGENCY SITUATIONS WILL EXPOSE OUR CROPS AND PROPERTY TO THIS RISK. A RECENT LARGE BRUSH FIRE THE FIRST WEEK IN JULY 1995 NEAR YOUR LAKE MATHEWS FACILITY IS A GOOD EXAMPLE OF THIS POSSIBLE EMERGENCY. THIS FIRE CAME DANGEROUSLY CLOSE TO OUR PROPERTY. FOR THE MOST PART THIS FIRE WAS ON PROPERTY OWNED AND PATROLLED BY M.W.D.

ACCESS TO OUR PROPERTY WILL BE LIMITED WITH THE APPROVAL AND CONSTRUCTION OF THE C.P.A. PROJECT. OUR INTERIM CITRUS AND AVOCADO BUSINESS OPERATIONS WILL BE IMPAIRED DURING CONSTRUCTION AND OPERATION OF THIS PROPOSED C.P.A. FACILITY. OUR INTERIOR WATER SYSTEMS AND ACCESS WILL ALSO BE CRITICALLY AFFECTED. THIS IS THOROUGHLY EXPLAINED IN OUR E.I.R. RESPONSE.

THIS BOARD MAY NOT HAVE KNOWLEDGE THAT THIS PRESENT E.I.R. IS TERRIBLY DEFECTIVE AND FLAWED AND WILL PLACE METROPOLITAN WATER DISTRICT AT RISK TO SPEND MORE TIME AND MONEY UNNECESSARILY. IN LIGHT OF THE RESULTS OF THE DOMENIGONI LITIGATION AND AWARD, OUR PARTNERSHIP AND EVIDENTLY THE PUBLIC IS OUTRAGED THAT MORE M.W.D. FUNDS WOULD BE CONSIDERED TO BE COMMITTED IN THIS FASHION. IN THE DOMENIGONI CASE A LARGE AMOUNT OF PRIVATE AND PUBLIC M.W.D. FUNDS WERE SPENT IN DEFENSE OF A POOR LEGAL POSITION TAKEN BY M.W.D. THIS EAGLE VALLEY SITE PROJECT WILL PLACE M.W.D. IN A POTENTIAL SIMILAR CONSEQUENTIAL POSITION.

WE HOPE THAT THIS BOARD WILL HONOR OUR REQUEST NOT TO APPROVE THE CURRENT ENVIRONMENTAL IMPACT REPORT WITH ANY EAGLE VALLEY PROJECT LOCATION.

VERY TRULY YOURS,

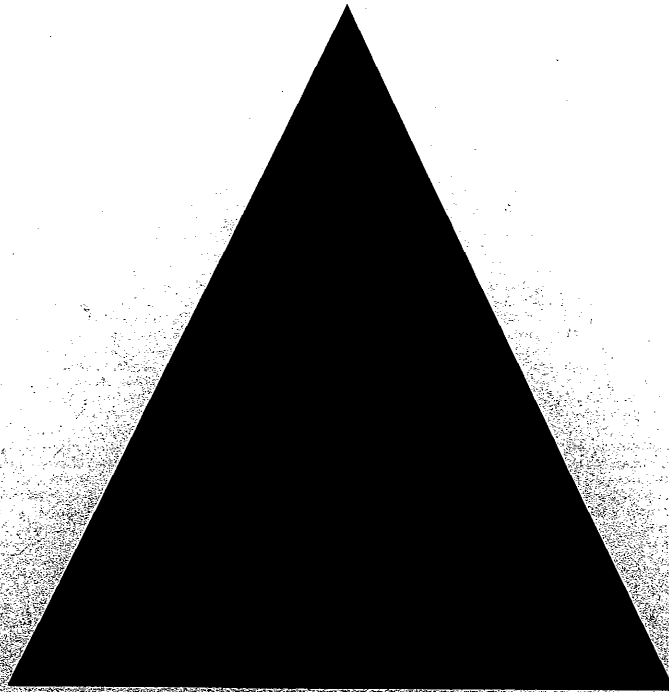


JIM LITTLE
MANAGING PARTNER

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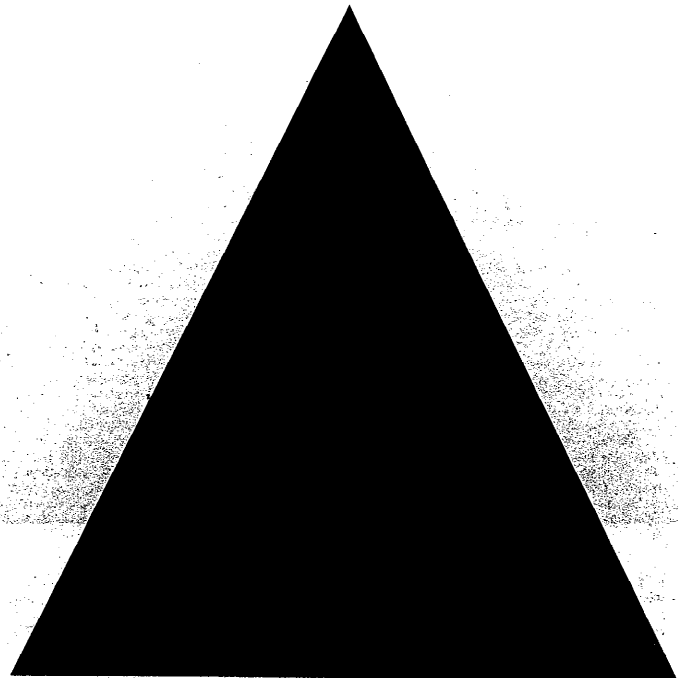
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