

APPENDIX A

*COUNTY OF SACRAMENTO
PARK MEADOWS COMMUNITY FACILITIES DISTRICT NO. 1
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA*

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COUNTY OF SACRAMENTO
PARK MEADOWS COMMUNITY FACILITIES DISTRICT NO. 1
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the County of Sacramento Park Meadows Community Facilities District No. 1 (herein "CFD No. 1") shall be levied and collected according to the tax liability determined by the Board of Supervisors of the County of Sacramento, as described below. All of the property in CFD No. 1, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map, parcel map, or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees and expenses of its counsel) employed in connection with any Bonds of CFD No. 1, and the expenses of the County in carrying out its duties for such Bonds, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County Finance Director, amounts needed to rebate the federal government for arbitrage profits with respect to any of such Bonds, costs associated with complying with continuing disclosure requirements, and all other costs and expenses of the County in any way related to the establishment or administration of CFD No. 1.

"Administrator" means the Administrator of the County Public Works Agency or his/her designee.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County of Sacramento designating parcels by Assessor's Parcel Number.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by the County for CFD No. 1 under the Act.

“County” means the County of Sacramento.

“CFD No. 1 North Area” means all Taxable Property in CFD No. 1 which lies north of the future West Stockton Boulevard realignment, as identified in Attachment 1.

“CFD No. 1 South Area” means all Taxable Property in CFD No. 1 which lies south of the future West Stockton Boulevard realignment, as identified in Attachment 1.

“Developed Property” means, in any Fiscal Year, all Single Family Lots and all Parcels of Other Property in CFD No. 1 for which a Final Map has been recorded prior to June 30 of the preceding Fiscal Year.

“Estimated Units” the number of Single Family Lots expected based on reference to the Park Meadows Composite Project Map in effect when CFD No. 1 was formed, as shown in Attachment 1.

“Final Map” means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots for which building permits may be issued. The term "Final Map" shall not include any Assessor's Parcel Map, or subdivision map or portion thereof, that does not create individual lots for which building permits may be issued, including Assessor's Parcels that are designated as remainder parcels.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Laguna CFD Levy” means, in any Fiscal Year, the annual special tax that will be levied in such Fiscal Year for the Laguna Community Facilities District.

“Land Use Class” means the two land use categories that will be used for purposes of determining the Maximum Special Tax, specifically Single Family Lot and Other Property.

“Maximum Special Tax” means the maximum amount of Special Tax, determined in accordance with Section C below, that can be levied in any Fiscal Year.

“Other Property” means a Parcel in CFD No. 1 which, as indicated in Attachment 1, was originally planned for residential single family development in the Park Meadows Composite Project Map and which is ultimately developed for a use other than single family residential.

“Park Meadows Composite Project Map” means the map of the project as shown in Attachment 1.

“Proportionately” means, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels.

“Public Property” means any property within the boundaries of CFD No. 1 that is owned by the federal government, State of California or other local governments or public agencies and used for a public purpose.

“Single Family Lot” means a Parcel created by recordation of a Final Map for which a building permit may be issued for construction of a single family residential unit without further subdivision.

“Special Tax” means the tax levied in any Fiscal Year that will be used to pay the Special Tax Requirement, as defined below.

“Special Tax Requirement” means that amount of revenue necessary in any Fiscal Year to pay debt service on the Bonds that is due in the calendar year that begins in such Fiscal Year, to create or replenish reserve funds, to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected, to pay Administrative Expenses, to pay construction and/or acquisition expenses to be funded directly from Special Tax proceeds, and to pay prior or future years’ debt service or to call Bonds. The Special Tax Requirement may be reduced in any Fiscal Year by taking into account revenues available from one or more of the following sources: (i) interest earnings on or surplus balances in the bond reserve fund or other CFD funds and accounts that are available to apply against debt service pursuant to the bond indenture, bond resolution, or other legal document that sets forth these terms, and (ii) any other revenues accrued to CFD No. 1 as determined by the County.

“Taxable Property” means all of the Assessor's Parcels within the boundaries of CFD No. 1 which are not exempt from the Special Tax pursuant to law or Section F below.

“Undeveloped Property” means any Parcel of Taxable Property in CFD No. 1 not classified as Developed Property.

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, the Administrator shall determine whether each Parcel of Taxable Property is in the CFD No. 1 North Area or CFD No. 1 South Area. Each Parcel shall be further categorized as Developed Property or Undeveloped Property, and Parcels of Developed Property shall be identified as either Single Family Lots or Other Property.

C. MAXIMUM SPECIAL TAX

1. CFD No. 1 North Area, Developed Property

The Maximum Special Tax for each Single Family Lot in the CFD No. 1 North Area in any Fiscal Year shall be \$720 minus the Laguna CFD Levy on that Single Family Lot in that Fiscal Year.

2. *CFD No. 1 South Area, Developed Property*

The Maximum Special Tax for each Single Family Lot in the CFD No. 1 South Area in any Fiscal Year shall be \$317 minus the Laguna CFD Levy on that Single Family Lot in that Fiscal Year.

3. *Other Property or Undeveloped Property*

The Maximum Special Tax for a Parcel of Other Property or Undeveloped Property within CFD No. 1 shall be the Maximum Special Tax for a Single Family Lot as calculated in either Section C.1 or C.2, whichever is applicable, multiplied by the Estimated Units for such Parcel of Other Property or Undeveloped Property, as determined by the Administrator. If the Parcel includes property within both the CFD No. 1 North Area and the CFD No. 1 South Area, the Administrator shall determine how many Estimated Units on the Parcel fall within each area and the Maximum Special Tax for the Parcel shall be the sum of (1) the Estimated Units in the CFD No. 1 North Area multiplied by the Maximum Special Tax for a Single Family Lot in the CFD No. 1 North Area for such Fiscal Year, and (2) the Estimated Units in the CFD No. 1 South Area multiplied by the Maximum Special Tax for a Single Family Lot in the CFD No. 1 South Area for such Fiscal Year

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

Commencing with Fiscal Year 2000-01 and for each following Fiscal Year, the County or its designee shall determine the Special Tax Requirement for that Fiscal Year. The Special Tax shall then be levied as follows:

- Step 1:* The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Single Family Lot and each Parcel of Other Property for such Fiscal Year as determined pursuant to Section C.
- Step 2:* If additional monies are needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C.
- Step 3:* If additional monies are needed after applying the first two steps, the Special Tax shall be levied proportionately on each Assessor's Parcel of Public Property which has not been exempted from the Special Tax pursuant to Section F, up to the Maximum Special Tax for Undeveloped Property.

E. MANNER OF COLLECTION

The annual Special Tax for CFD No. 1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the County may collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 1 financial obligations. In the event of a delinquency, the County shall pursue foreclosure in a timely manner.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Tax proceeds have been completed. However, in no event shall Special Taxes be levied after Fiscal Year 2029-2030. At no time shall Special Taxes levied on property in residential use be increased by more than ten percent (10%) of the amount levied in the prior Fiscal Year due to delinquencies or defaults of other property owners in the CFD.

F. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Taxes shall be levied on Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 and 53340.1 of the Act.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and the Special Tax will be used to pay a portion of the next principal payment of the Bonds that remain outstanding, that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of **"Outstanding Bonds"** for purposes of the prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued by CFD No. 1 prior to the date of prepayment.

The Special Tax obligation applicable to such Assessor's Parcel in CFD No. 1 may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment and only if the Parcel is a Single Family Lot or a Parcel of Other Property. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the County with written notice of intent to prepay. Within 30 days of receipt of such written notice, the County shall notify such owner of the prepayment amount of such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows (capitalized terms as defined below):

Bond Redemption Amount	
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fees and Expenses
less	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

Step 1: From the Park Meadows Composite Project Map in Attachment 1, count the number of Estimated Units in the CFD No. 1 North Area and CFD No. 1 South Area. Multiply the Lot total in the CFD No. 1 South Area by a factor of 0.44 and add this to the Lot total from the CFD No. 1 North Area.

Step 2: Divide the Outstanding Bonds by the amount computed pursuant to Step 1.

For Single Family Lots

Step 3a: The dollar amount computed pursuant to Step 2 is the amount of Outstanding Bonds to be retired and prepaid for a Single Family Lot in the CFD No. 1 North Area. For a Single Family Lot in the CFD No. 1 South Area wishing to prepay, multiply the dollar amount computed pursuant to Step 2 by a factor of 0.44. (*the "Bond Redemption Amount"*).

For Parcels of Other Property

Step 3b: For Other Property, multiply the Bond Redemption Amount calculated in Step 3a for a Single Family Lot in the CFD No. 1 North Area or CFD No. 1 South Area, whichever may apply to the location of the Other Property, by the Estimated Units for the Other Property, as determined by the Administrator. (*the "Bond Redemption Amount"*).

Step 4: Multiply the Bond Redemption Amount computed pursuant to Step 3a or 3b, as appropriate, by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "Redemption Premium"*).

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- Step 5:* Compute the amount needed to pay interest on the Bond Redemption Amount from the last interest payment date on the Outstanding Bonds until the earliest redemption date for the Outstanding Bonds.
- Step 6:* Compute the minimum amount the County reasonably expects to derive from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the redemption date for the Outstanding Bonds that the County expects to be redeemed with the prepayment.
- Step 7:* Take the amount computed pursuant to Step 5 and subtract the amount computed pursuant to Step 6 (*the "Defeasance"*).
- Step 8:* The administrative fees and expenses of CFD No. 1 are as calculated by the County and include the costs of computation of the prepayment, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (*the "Administrative Fees and Expenses"*).
- Step 9:* If and to the extent so provided in the documents pursuant to which the Outstanding Bonds to be redeemed were issued, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund, if any, for the Outstanding Bonds to be redeemed pursuant to the prepayment (*the "Reserve Fund Credit"*).
- Step 10:* The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3a or 3b, 4, 7, and 8, and less the amount computed pursuant to Step 9 (*the "Prepayment Amount"*).

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ATTACHMENT 1

PARK MEADOWS COMPOSITE PROJECT MAP

PARK MEADOWS COMPOSITE PROJECT MAP

DECEMBER 1999

22 23

SHELDON

ROAD

27 26

LEWIS STEIN ROAD

COMMERCIAL
(SC)

36.8± AC. GROSS
35.2± AC. NET

FUTURE
INTERCHANGE



0 100 200 400
SCALE: 1" = 200'

RD-20
MULTI-FAMILY
9.06± AC. GROSS
7.81± AC. NET

FUTURE
PARK MEADOWS NORTH
UNIT NO. 3

N.A.P.O.T.S.

PARK MEADOWS NORTH
UNIT NO. 1
265 BM 4

PARK
5.08± AC. NET

PARK MEADOWS NORTH
UNIT NO. 2
265 BM 2

HIGHWAY 99

OPEN
SPACE

LOWER

STOCKTON

LAGUNA

CREEK

27 26

PARK
4.16± AC. NET

OPEN
SPACE

PARK MEADOWS
UNIT NO. 1A
286 BM 10

PARK MEADOWS
UNIT NO. 1B
267 BM 1

FUTURE
PARK MEADOWS
UNIT NO. 2A

FUTURE
PARK MEADOWS
UNIT NO. 2B

DUNESCH ROAD

City of...
...
WOOD-RODGERS INC.
1210 S. STREET, SUITE 200, SAN ANTONIO, TEXAS 78204
PHONE: 512.341.1111

APPENDIX B

*COUNTY OF SACRAMENTO
PARK MEADOWS COMMUNITY FACILITIES DISTRICT NO. 1
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA*

CFD BOUNDARY MAP

CLERK'S MAP STATEMENT:

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 1 OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO AT A REGULAR MEETING THEREOF HELD ON THE 17TH DAY OF JANUARY 2000, BY ITS RESOLUTION NO. 2000-0004.

Cindy A. Thomas
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SACRAMENTO

CLERK'S MAP FILING STATEMENT:

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO, THIS 17TH DAY OF JANUARY 2000.

Cindy A. Thomas
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT:

FILED THIS 21ST DAY OF JANUARY 2000, AT THE HOUR OF 1:42 O' CLOCK P.M. IN BOOK 91 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 31 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

MARK MORRIS
 COUNTY RECORDER OF THE
 COUNTY OF SACRAMENTO

BY *Debra J. [Signature]*
 DEPUTY

NOTES:

- ALL CURVES ARE DIMENSIONED WITH RADII, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- TOTAL AREA FOR THE TWO TRACTS IS 64,701.8 ACRES.

PROPOSED BOUNDARY OF
 COUNTY OF SACRAMENTO
PARK MEADOWS
 COMMUNITY FACILITIES DISTRICT NO. 1
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

DECEMBER 1999

WOOD-RODGERS INC.

114 S. STREET, SUITE 200
 SACRAMENTO, CA 95811
 PHONE: (916) 341-1798
 FAX: (916) 341-1798

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 ACT 004

