CITY OF FAIRFIELD
Community Facilities District No. 2023-1
(One Lake Planning Area 5)

PETITION FOR CHANGE PROCEEDINGS
(With Waivers)

City Council of the
City of Fairfield
333 Civic Center Plaza
Fairfield, CA 95376

Members of the Council:

This is a petition for change proceedings under the Mello-Roos Community Facilities Act of 1982, Section 53311 and following of the California Government Code (the "**Act**"), related to "City of Fairfield Community Facilities District No. 2023-1 (One Lake Planning Area 5)" (the "**CFD**") and "Improvement Area No. 1 of the City of Fairfield Community Facilities District No. 2023-1 (One Lake Planning Area 5)" ("**Improvement Area No. 1**"). Capitalized terms used in this Petition for Change Proceedings but not defined herein have the meaning given them in City Council Resolution No. 2023-31 adopted on February 21, 2023 (the "**Resolution of Formation**").

The Petition states the following:

1. **Petitioner; Ownership; Registered Voters**. This Petition is submitted pursuant to Section 53332 of the Act to the City of Fairfield (the "**City**") by the owner (the "**Property Owner**") of 100% of the fee simple interest in the parcels of land identified by Assessor Parcel Numbers shown in Exhibit B (the "**Property**"). The Property is located in Improvement Area No. 1 and constitutes more than 25% of the property in Improvement Area No. 1. The Property Owner warrants to the City with respect to the Property that the signatories are authorized to execute this Petition and that the submission of this Petition and participation in the City's proceedings under the Act will not constitute a violation or event of default under any existing financing arrangement in any way affecting the Property Owner and such Property, including any "due-on-encumbrance" clauses under any existing deeds of trust secured by the Property.

The Property Owner hereby represents and warrants that, to the best knowledge of the Property Owner as of the date hereof, there are no registered voters residing within the boundaries of Improvement Area No. 1.

2. **Change Proceedings Requested.** The City is hereby requested to initiate and conduct legal proceedings pursuant to Article 3 of the Act, beginning with Section 53330 thereof ("**Article 3**"), to (i) amend the rate and method of apportionment of special taxes for Improvement Area No. 1 ("**Improvement Area No. 1 Rate and Method**") to increase the special tax rates therein, (ii) increase the bonded indebtedness for Improvement Area No. 1 (the "**Improvement Area No. 1 Bonded Indebtedness Limit**") from $90,000,000 to $100,000,000, and (iii) increase the bonded indebtedness limit for those portions of the CFD that are not included in Improvement Area No. 1 (the "**Non-Improvement Area No. 1 Bonded Indebtedness Limit**") from $15,000,000 to $20,000,000 (collectively, the ("**Change Proceedings**").

3. Elections. The City is hereby requested to conduct a special election of the qualified electors in Improvement Area No. 1 in accordance with the Act to obtain authorization to (i) amend and restate the Improvement Area No. 1 Rate and Method, as shown in Exhibit A hereto (the "**Amended and Restated Improvement Area No. 1 Rate and Method**") and (ii) increase the Improvement Area No. 1 Bonded Indebtedness Limit from $90,000,000 to $100,000,000. The Property Owner hereby asks that the special election to be held under the Act be consolidated into a single election and that the election be conducted by the City and its officials, using mailed or hand-delivered ballots, and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearings under the Act or as soon thereafter as possible.

4. Waivers. The Property Owner hereby acknowledges, confirms and agrees that, pursuant to Section 53326 of the Act, any time limit specified by Section 53326 of the Act and any requirement pertaining to the conduct of the Special Election, may be waived with the unanimous consent of the qualified electors of Improvement Area No. 1 and the concurrence of the election official conducting the election. The Property Owner hereby consents to the waiver of, and hereby waives, any time limit specified by Section 53326 of the Act and any requirement pertaining to the conduct of the election (other than the right to have ballots accurately counted), including, but not limited to, all notices with respect thereto (published, mailed or otherwise to be given), any voter qualification requirements, any time limitations, all publication requirements, all pre-election, election or voting procedures (other than the right to vote) and all canvass, recount and tie vote procedures.

The Property Owner hereby acknowledges, confirms and agrees that, as the election vote is to be by the landowners of Improvement Area No. 1, any impartial analysis, arguments or rebuttals, if any, with respect to the election may, pursuant to Section 53327(b) of the Act, be waived with the unanimous consent of all the landowners of Improvement Area No. 1. The Property Owner hereby consents to the waiver of, and hereby waives, the requirements of Section 53327(a) of the Act that there be prepared and included in the ballot material provided to each voter an impartial analysis pursuant to Section 9160, 9280 or 9500 of the California Elections Code (the "Elections Code"), and arguments and rebuttals, if any, pursuant to Sections 9162 to 9167, inclusive, and Section 9190 of the Elections Code or pursuant to Sections 9281 to 9287, inclusive, and Section 9295 of the Elections Code, or pursuant to Sections 9501 to 9507, inclusive, of the Elections Code, or pursuant to other provisions of law applicable to other special districts as appropriate.

Other than the rights preserved herein, the Property Owner hereby waives any and all defects in notice or procedure in the Change Proceedings, whether known or unknown.

The Property Owner hereby waives all requirements as to the form and content of the ballot and the ballot measure for the election, including, without limitation, all requirements that the ballot measure be condensed, abbreviated or summarized in the ballot, the requirements in Section 9051 of the Elections Code and the requirements in Section 13119(b) of the Elections Code that the ballot measure include the amount of money to be raised annually from the special taxes and the rate and duration of the special taxes; provided, however, that, notwithstanding the foregoing, the Property Owner is not waiving, and does not waive, the requirement in Section 13247 of the Elections Code that the Ballot label be followed with the words "Yes" and "No" or the requirements in subsections (a), (c) or (d) of Section 13119 of the Elections Code.

The Property Owner hereby waives all requirements as to the preparation, printing and delivery of election materials for the Special Election (other than delivery of the ballot to each voter as provided in the Act) and the form and content of such election materials, including, without limitation, that a fiscal impact report or statement be prepared, delivered or referenced, that a voter information guide or pamphlet be prepared, printed, delivered or made available and that the full ballot measure be printed in materials, other than the ballot, delivered or made available to voters.

The Property Owner hereby waives its right to make any protest or complaint or to undertake any legal action challenging the validity of the Special Election.

5. Property Owner Fully Informed; Waivers Knowing, Intelligent and Voluntary. The Property Owner's request, pursuant to the Petition, that (i) the Improvement Area No. 1 Rate and Method be amended and restated to increase the rates as set forth in Exhibit A, (ii) the Improvement Area No. 1 Bonded Indebtedness Limit increase from $90,000,000 to $100,000,000, and (iii) the Non-Improvement Area No. 1 Bonded Indebtedness Limit increase from $15,000,000 to $20,000,000, evidences, and the Property Owner hereby represents and confirms, that the Property Owner was in possession of such information and knowledge as it deemed necessary or appropriate with respect to such matters. The Property Owner hereby represents and confirms that it is fully informed with respect to such matters and fully understands the consequences thereof.

The Property Owner hereby acknowledges, confirms and agrees that that the Property Owner and representatives thereof, including its financial advisor and legal counsel, received, reviewed, participated in discussions regarding, and provided comments and input on the documents and instruments constituting, the Change Proceedings, including, without limitation, the Petition, the Amended and Restated Improvement Area No. 1 Rate and Method and the Resolution of Formation.

The Property Owner hereby represents and confirms that, by virtue of the Property Owner and representatives thereof, including its financial advisor and legal counsel, having received, reviewed, participated in discussions regarding and provided comments and input on the documents and instruments constituting the Change Proceedings, and the Property Owner's and such representatives' independent inquiries, investigations and research with respect thereto, the Property Owner is in possession of such information and knowledge with respect to such matters as it has deemed necessary or appropriate. The Property Owner hereby represents and confirms that it is fully informed with respect to such matters and fully understands the consequences thereof.

The Property Owner hereby acknowledges, confirms and agrees (a) that the Amended and Restated Improvement Area No. 1 Rate and Method is set forth in Exhibit A hereto, and (b) that the Amended and Restated Improvement Area No. 1 Rate and Method contains detailed provisions specifying (i) the type of the special taxes (a special tax) and the amount or rate of the special taxes to be levied on each parcel of property in Improvement Area No. 1, (ii) the duration of the special taxes (see Section F of the Amended and Restated Improvement Area No. 1 Rate and Method), and (iii) the use of the revenue derived from the special taxes (to pay costs of Facilities, or debt service on debt issued to pay costs of Facilities, to pay costs of Services, to pay administrative costs and to pay or provide for other related costs or expenses). The Property Owner hereby acknowledges, confirms and agrees that by virtue of the ballot's reference to the Resolution of Consideration, which sets forth the Amended and Restated Improvement Area No. 1 Rate and Method, and by virtue of the Property Owner and representatives thereof, including its financial advisor and legal counsel, receiving, reviewing, participating in discussions regarding and providing comments and input on the Amended and Restated Improvement Area No. 1 Rate and Method, the Property Owner has such information and knowledge about the matters described in clause (b) of this paragraph that is at least equal to that it would have had if such matters had been set forth in the ballot.

The Property Owner hereby represents and confirms that it has obtained, and is in possession of, such information and knowledge with respect to the Property Owner's representations, warranties, acknowledgements, confirmations, agreements, consents and waivers contained in this Certificate as it has deemed necessary or appropriate. The Property Owner hereby represents and confirms that it is fully informed with respect to such representations, warranties, acknowledgements, confirmations, agreements, consents and waivers and fully understands the consequences thereof. The Property Owner hereby represents and confirms that each such waiver by the Property Owner is a knowing, intelligent and voluntary waiver.

6. Deposits. Compliance with the provisions of subsection (b) of Section 53332 of the Act shall be accomplished by a deposit of funds by the Property Owner with the City, made not later than the date of consideration by the City Council of a resolution pursuant to Section 53331 of the Act ("**Resolution of Consideration**"). Such deposit shall be governed by an Amended and Restated Deposit and Reimbursement Agreement to be executed immediately upon adoption by the City Council of the Resolution of Consideration.

7. Counterparts. This Petition may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

8. Electronic Signatures. The Property Owner hereby agrees that its electronic signatures or other electronic indication of execution on all documents related to this transaction, and the electronic signature or other electronic indication of execution of other parties related to this transaction, shall be treated the same and have the same legally binding and enforceable effect as original manual signatures.

By executing this Petition, the persons below agree to all of the above.

The property that is the subject of this Petition is identified on Exhibit B and includes 149.89 acres.

The name of the owner of record of such property and the petitioner and its mailing address is:

ONE LAKE HOLDING LLC,
a Delaware limited liability company

By: Daniel Aguilar

Name: Daniel Aguilar

Its: Co-President

Mailing Address:

2121 N. California Blvd.
Suite 1010
Walnut Creek, California 94596

EXHIBIT A

PROPOSED AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

IMPROVEMENT AREA NO. 1 OF THE
CITY OF FAIRFIELD
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(ONE LAKE PLANNING AREA 5)

AMENDED AND RESTATED
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Improvement Area No. 1 of the City of Fairfield Community Facilities District No. 2023-1 (One Lake Planning Area 5) shall be levied and collected according to the tax liability determined by the City or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 1, unless exempted by law or by the provisions of Section G 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:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"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 or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, 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 or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to the CFD and the Bonds, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its legal counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, costs associated with appeals or requests for interpretation associated with the Special Tax and this RMA, costs of the dissemination agent for the City and any party that has undertaken to provide continuing disclosure, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements with respect to the Bonds and the Special Tax, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Tax according to this RMA.

"Affordable Housing Unit" means any Residential Unit for which a deed restriction has been recorded on title of the property that ensures that the Residential Unit will be available at an affordable housing cost due to a regulatory agreement of no less than 15 years, restricting 100% of the Residential Unit(s) on the Parcel to be affordable to households that are extremely low to low income, as defined in Health and Safety Code Section 50079.5.

"Airspace Parcel" means a parcel with an assigned Assessor's Parcel number that constitutes vertical space of an underlying land Parcel.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel, including an Airspace Parcel, shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating Parcels by Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by the CFD, as identified in the list of authorized facilities and services included as Exhibit A to the Resolution of Formation adopted by the City Council when the CFD was formed.

"Authorized Services" means the public services authorized to be funded, in whole or in part, by the CFD, as identified in the list of authorized facilities and services included as Exhibit A to the Resolution of Formation adopted by the City Council when the CFD was formed.

"Bonds" means bonds or other debt (as defined in the Act), whether in one or more series, that are issued or assumed by or for Improvement Area No. 1 to finance Authorized Facilities.

"Building Permit" means a single permit or set of permits required to construct a residential or mixed-use structure. If a permit is issued for a foundation, parking, landscaping or other related facility or amenity, but a building permit has not yet been issued for the structure served by these facilities or amenities, such permit shall not be considered a "Building Permit" for purposes of application of the Special Tax herein.

"Capitalized Interest" means funds in any capitalized interest account available to pay interest on Bonds.

"CFD" means the City of Fairfield Community Facilities District No. 2023-1 (One Lake Planning Area 5).

"CFD Update" means the date on which the Resolution of Change was adopted by the City Council.

"City" means the City of Fairfield.

"City Council" means the City Council of the City of Fairfield.

"County" means the County of Solano.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property for which a Building Permit for new construction was issued prior to June 30 of the preceding Fiscal Year. Taxable Affordable Housing Units on Parcels of Developed Property shall be taxed, if required, pursuant to Step 6, not Step 1, in Section E below.

"Development Class" means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Welfare Exemption Property, Taxable Affordable Housing Unit, and Taxable Public Property.

"Expected Land Uses" means the number of Residential Units within each Special Tax Category and Acreage of Non-Residential Property expected within Improvement Area No. 1 at the time of the CFD Update, as identified in Attachment 2 of this RMA. Pursuant to Section D below, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

"Expected Maximum Facilities Special Tax Revenues" means the amount of annual revenue for the entirety of Improvement Area No. 1 that would be available if the Maximum Facilities Special Tax was levied on the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues as of the CFD Update are shown in Attachment 2 of this RMA, and such amount may be adjusted pursuant to Section D of this RMA or if Parcels within Improvement Area No. 1 prepay all or a portion of the Special Tax obligation.

"Facilities Special Tax" means a special tax levied in any Fiscal Year to pay the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to replenish reserve funds to the extent such replenishment has not been included in a computation of the Facilities Special Tax Requirement in a previous Fiscal Year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of Authorized Facilities and Authorized Services to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Taxes levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, (ii) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates Single Family Lots. The term "Final Map" shall not include any large lot subdivision map, Assessor's Parcel Map, or subdivision map or portion thereof that does not create Single Family Lots, including Assessor's Parcels that are designated as remainder parcels.

"Final Map Property" means, in any Fiscal Year, all property for which a Final Map had recorded prior to June 30 of the preceding Fiscal Year and which has not yet become Developed Property, not including Taxable Owners Association Property, Taxable Welfare Exemption Property, or Taxable Public Property.

"First Bond Sale" means issuance of the first series of Bonds secured, in whole or in part, by Facilities Special Taxes levied and collected from Parcels in Improvement Area No. 1.

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

"Improvement Area No. 1" means Improvement Area No. 1 of the CFD.

"Indenture" means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Change" means a proposed or approved change to the Expected Land Uses after the CFD Update.

"Maximum Facilities Special Tax" means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year as determined in accordance with Sections C and D below.

"**Maximum Services Special Tax"** means the greatest amount of Services Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year after the Transition Event, as determined in accordance with Sections C and D below.

"Maximum Special Tax" means, prior to the Transition Event, the Maximum Facilities Special Tax and, after the Transition Event, the Maximum Services Special Tax.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which Building Permits were issued for construction of a residential structure with five or more Residential Units that are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Non-Residential Property" means, in any Fiscal Year, all Parcels of Developed Property that are not Single Family Attached Property, Single Family Detached Property, Multi-Family Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within Improvement Area No. 1.

"Owners Association Property" means any property within Improvement Area No. 1 that is owned in fee or by easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Proportionately" means, for each Development Class, 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 Parcels assigned to the Development Class.

"Public Property" means any property within Improvement Area No. 1 that is owned by the federal government, State of California, City, County, or other local governments or public agencies.

"Required Coverage" means the amount by which the Expected Maximum Facilities Special Tax Revenues must exceed the Bond debt service and required Administrative Expenses, as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Unit" means an individual single-family detached unit, or an individual residential unit within a duplex, triplex, fourplex, townhome, or condominium structure. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Residential Unit for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Services Special Tax" means a special tax levied in any Fiscal Year after the Transition Event to pay the Services Special Tax Requirement.

"Services Special Tax Requirement" means the amount of revenue needed in any Fiscal Year after the Transition Event to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure delinquencies in the payment of Services Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from collection of delinquent Services Special Taxes and associated penalties and interest.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for construction of a residential structure consisting of two or more Residential Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share a Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owner), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which Building Permits were issued for construction of a Residential Unit that does not share a common wall with another Residential Unit.

"Single Family Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of a single family detached unit or a structure with single family attached units without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

"Special Tax" means, prior to the Transition Event, the Facilities Special Tax and, after the Transition Event, the Services Special Tax.

"Special Tax Category" means one of the ten categories of Single Family Attached Property, Single Family Detached Property, Multi-Family Property, and Non-Residential Property set forth in Table 1 in Section C below.

"Square Footage" means the square footage of living area of a Residential Unit as reflected on a Building Permit, condominium plan, certificate of occupancy, or other source available to the Administrator.

"Target Facilities Special Tax" means the Facilities Special Tax per Residential Unit or per Acre for Non-Residential Property for each Special Tax Category, as set forth in Table 1 below, that is used to determine the Expected Maximum Facilities Special Tax Revenues.

"Taxable Owners Association Property" means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Owners Association Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Property" means all Parcels within Improvement Area No. 1 that are not exempt from the Special Tax pursuant to law or Section G below.

"Taxable Affordable Housing Unit" means in any Fiscal Year after the First Bond Sale, any Residential Unit that satisfies both of the following conditions: (i) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Residential Unit was not anticipated to be an Affordable Housing Unit based on the Expected Land Uses, as determined by the Administrator; and (ii) if the Parcel were to be exempt from the Facilities Special Tax because it has become an Affordable Housing Unit, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Public Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it has become Public Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Taxable Welfare Exemption Property" means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Special Tax because it has become Welfare Exemption Property, the Expected Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

"Tentative Map" means the Canon Station tentative map approved by the City Council in October 2016, as amended in August 2018, and as may be further amended from time to time.

"Transition Event" shall be deemed to have occurred when the Administrator determines that the following events have occurred: (i) all Bonds secured by the levy and collection of Facilities Special Taxes in the CFD have been fully repaid, or there are sufficient revenues available to fully repay the Bonds in funds and accounts that, pursuant to the Indenture, will require such revenues to be applied to repay the Bonds; (ii) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed to the City; and (iii) there are no other Authorized Facilities that the City intends to fund with Bonds and Facilities Special Taxes.

"Transition Year" means the first Fiscal Year in which the Administrator determines that the Transition Event occurred in the prior Fiscal Year.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property, Developed Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property, as defined herein.

"Welfare Exemption Property" means, in any Fiscal Year, any Parcels in Improvement Area No. 1 that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall: (i) categorize each Parcel of Taxable Property as Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, Taxable Affordable Housing Unit, or Taxable Welfare Exemption Property; (ii) for Developed Property, categorize each Parcel as Single Family Attached Property, Single Family Detached Property, Multi-Family Property, or Non-Residential Property; (iii) assign each Residential Unit to the appropriate Special Tax Category; (iv) determine if any of the Residential Units are Affordable Housing Units; (v) determine if the Transition Event occurred in the prior Fiscal Year; and (vi) determine the Facilities Special Tax Requirement or Services Special Tax Requirement for the Fiscal Year, as applicable. In addition, the Administrator shall, on an ongoing basis, monitor changes to the Tentative Map, track all Building Permits that have been issued, and review all condominium plans that have been recorded to determine if there are any proposed Land Use Changes that would affect the Expected Maximum Facilities Special Tax Revenues. If the Expected Maximum Facilities Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in Improvement Area No. 1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels is in a different Development Class than other Parcels created by the subdivision, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Facilities Special Tax: Developed Property

The Maximum Facilities Special Tax for Parcels of Single Family Attached Property, Single Family Detached Property, Multi-Family Property, and Non-Residential Property shall be the greater of (i) the Target Facilities Special Tax set forth in Table 1 below, or (ii) the Maximum Facilities Special Tax determined pursuant to Section D.

TABLE 1
Target Facilities Special Tax
Developed Property

Special Tax Category	Target Facilities Special Tax Before Transition Year (Fiscal Year 2023-24)*	Target Facilities Special Tax In and After Transition Year (Fiscal Year 2023-24)*
Single Family Detached Property		
Greater than or equal to 3,000 Square Feet	$5,623 per Residential Unit	$0 per Residential Unit
2,800 – 2,999 Square Feet	$5,136 per Residential Unit	$0 per Residential Unit
2,600 – 2,799 Square Feet	$4,718 per Residential Unit	$0 per Residential Unit
2,400 – 2,599 Square Feet	$4,475 per Residential Unit	$0 per Residential Unit
2,200 – 2,399 Square Feet	$4,301 per Residential Unit	$0 per Residential Unit
Less than 2,200 Square Feet	$3,988 per Residential Unit	$0 per Residential Unit
Single Family Attached Property		
Greater than or Equal to 1,800 Square Feet	$3,936 per Residential Unit	$0 per Residential Unit
Less than 1,800 Square Feet	$3,762 per Residential Unit	$0 per Residential Unit
Multi-Family Property	$62,681 per Acre	$0 per Acre
Non-Residential Property	$62,681 per Acre	$0 per Acre

*** On July 1, 2024 and on each July 1 thereafter, each Target Facilities Special Tax shown in Table 1 shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

Once a Facilities Special Tax has been levied on a Parcel of Developed Property, the Maximum Facilities Special Tax applicable to that Parcel shall not be reduced in future Fiscal Years regardless of changes in land use on the Parcel, except (i) in the event of a partial prepayment pursuant to Section H, and (ii) pursuant to Section D below. Notwithstanding the foregoing, (i) if Bonds have yet to be issued, the Parcels can be assigned to the appropriate Special Tax Category, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues based on the corresponding changes in revenues, and (ii) the actual Facilities Special Tax levied on the Parcel in any Fiscal Year may be less than the Maximum Facilities Special Tax if a lower Facilities Special Tax is calculated pursuant to Step 1 in Section E below.

2. *Facilities Special Tax: Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property*

Prior to the Transition Year, the Maximum Facilities Special Tax for Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property is $62,681 per Acre for Fiscal Year 2023-24. On July 1, 2024 and on each July 1 thereafter, the Maximum Facilities Special Tax for Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year. In the Transition Year and each Fiscal Year thereafter, no Facilities Special Tax shall be levied on Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property unless there are delinquent Facilities Special Taxes on a Parcel, in which case such delinquent Facilities Special Taxes can continue to be levied against the Parcel until they are collected.

3. *Services Special Tax: Developed Property*

Table 2 below identifies the Maximum Services Special Tax for Single Family Attached Property, Single Family Detached Property, Multi-Family Property, and Non-Residential Property.

TABLE 2
Maximum Services Special Tax
Developed Property

Special Tax Category	**Maximum Services Special Tax Before Transition Year (Fiscal Year 2023-24)***	**Maximum Services Special Tax In and After Transition Year (Fiscal Year 2023-24)***
Single Family Detached Property		
Greater than or Equal to 3,000 Square Feet	$0 per Residential Unit	$1,406 per Residential Unit
2,800 – 2,999 Square Feet	$0 per Residential Unit	$1,284 per Residential Unit
2,600 – 2,799 Square Feet	$0 per Residential Unit	$1,180 per Residential Unit
2,400 – 2,599 Square Feet	$0 per Residential Unit	$1,119 per Residential Unit
2,200 – 2,399 Square Feet	$0 per Residential Unit	$1,075 per Residential Unit
Less than 2,200 Square Feet	$0 per Residential Unit	$997 per Residential Unit
Single Family Attached Property		
Greater than or Equal to 1,800 Square Feet	$0 per Residential Unit	$984 per Residential Unit
Less than 1,800 Square Feet	$0 per Residential Unit	$940 per Residential Unit
Multi-Family Property	$0 per Acre	$15,670 per Acre
Non-Residential Property	$0 per Acre	$15,670 per Acre

*** Beginning July 1, 2024 and each July 1 thereafter until the Transition Year, the Services Special Taxes in Table 2 shall be increased by 2.0% of the amount in effect in the prior Fiscal Year. On July 1 of the Transition Year and each July 1 thereafter, the Services Special Taxes and the Maximum Services Special Tax assigned to each Parcel shall be escalated by 4.0% of the amount in effect in the prior Fiscal Year.**

4. *Services Special Tax: Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, Taxable Welfare Exemption Property, and Taxable Affordable Housing Units*

No Services Special Tax shall be levied on Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, Taxable Welfare Exemption Property, or Taxable Affordable Housing Units.

D. CHANGES TO MAXIMUM FACILITIES SPECIAL TAX

1. Land Use Changes

The Expected Maximum Facilities Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at the CFD Update. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Facilities Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Facilities Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 must be applied:

Step 1: By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues prior to the Land Use Change.

Step 2: The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in Improvement Area No. 1 if the Land Use Change occurs.

Step 3: If the revenues calculated in Step 2 are (i) higher than that determined in Step 1 or (ii) less than those calculated in Step 1, but the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues as calculated in Step 2.

If the revenues calculated in Step 2 are less than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Facilities Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the "Requesting Landowner") may make a prepayment in an amount that will ensure that the reduced Expected Maximum Facilities Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to, and as otherwise limited by, Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not requested or received, the Administrator shall:

i. Identify all remaining Parcels of Final Map Property and Undeveloped Property in Improvement Area No. 1 that are owned by the Requesting Landowner for which Building Permits have not yet been issued (collectively, the **"Adjustment Property"**) as determined by the Administrator;

ii. Determine the number of Residential Units within each Special Tax Category that are expected on the Adjustment Property after the Land Use Change as determined by the Administrator;

iii. Increase the Target Facilities Special Tax proportionately for each Special Tax Category applicable to property owned by the Requesting Landowner (as determined by the Administrator) until, when applied to the Expected Land Uses on the Adjustment Property, the Maximum Facilities Special Tax revenues that can be collected within Improvement Area No. 1 are sufficient to maintain Required Coverage. The amount calculated shall thereafter be the Maximum Facilities Special Tax for each Residential Unit when the Adjustment Property becomes Developed Property, which amount shall increase by 2.0% beginning the following July 1 and each July 1 thereafter. The Administrator shall update Attachment 2 to reflect the Expected Land Uses, Maximum Facilities Special Taxes, and Expected Maximum Facilities Special Tax Revenues for the Adjustment Property.

Pursuant to this Section D, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Facilities Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

The duties imposed on the Administrator to review Land Use Changes and to make the calculations set forth above, are intended only to facilitate administration of the Facilities Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property any right to receive notice of the potential impact of Land Use Changes on the Facilities Special Tax applicable to a

Parcel; and **each developer, subdivider, or owner of property in Improvement Area No. 1 shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property**.

2. Increase in the Number of Affordable Housing Units

If, prior to the First Bond Sale, the Administrator determines that there is an increase in the number of Affordable Housing Units expected within Improvement Area No. 1, the Administrator shall update the Expected Land Uses and Expected Maximum Facilities Special Tax Revenues in Attachment 2, and the additional Affordable Housing Units will be exempt from the levy of Special Taxes.

If, at any time after the First Bond Sale, additional Affordable Housing Units are proposed and, if exemption of the new Affordable Housing Units would decrease the Expected Maximum Facilities Special Tax Revenues to a point at which Required Coverage cannot be maintained, such Affordable Housing Units shall be categorized as Taxable Affordable Housing Units and taxed pursuant to Section E below. In any Fiscal Year, the Maximum Facilities Special Tax assigned to a Taxable Affordable Housing Unit will be equal to the Maximum Facilities Special Tax that applies in that Fiscal Year to a market-rate Residential Unit of the same square footage on Single Family Detached Property or Single Family Attached Property, as applicable. Such Maximum Facilities Special Tax will escalate each Fiscal Year by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

E. METHOD OF LEVY OF THE SPECIAL TAX

1. Facilities Special Tax

Each Fiscal Year, the Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax on all Parcels of Taxable Property as follows:

Step 1: The Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement prior to applying any available Capitalized Interest.

Step 2: If additional revenue is needed after Step 1 and after applying Capitalized Interest to the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Final Map Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax for Undeveloped Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 4: If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 5: If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Owners Association Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 6: If additional revenue is needed after Step 5, the Facilities Special Tax shall be levied Proportionately on each Taxable Affordable Housing Unit, up to 100% of the Maximum Facilities Special Tax for each Taxable Affordable Housing Unit for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

Step 7: If additional revenue is needed after Step 6, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property for such Fiscal Year until the amount levied is equal to the Facilities Special Tax Requirement.

2. Services Special Tax

Beginning in the Transition Year and each Fiscal Year thereafter, the Administrator shall determine the Services Special Tax Requirement and the Services Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Services Special Tax for each Parcel of Developed Property for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that partial prepayments of the Facilities Special Tax are permitted as set forth in Section H below and provided further that the City may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied and collected through and including the earlier of (i) the Fiscal Year prior to the Transition Year or (ii) Fiscal Year 2073-74. Under no circumstances may the Facilities Special Tax on a Parcel in private residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity commencing in the Transition Year.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on the following: (i) Owners Association Property, Public Property, or Welfare Exemption Property except Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property, as defined herein; (ii) Affordable Housing Units except Taxable Affordable Housing Units; and (iii) Parcels that are: (a) designated as permanent open space or common space on which no structure is permitted to be constructed, (b) owned by a public utility for an unmanned facility, or (c) subject to an easement that precludes any other use on the Parcels. Notwithstanding the foregoing, if a Maximum Facilities Special Tax was assigned to a Parcel, and the entire Parcel meets the criteria in (a), (b) or (c) above, the Parcel shall remain subject to the levy of the Facilities Special Tax, unless the First Bond Sale has not occurred, or the Administrator determines that, if such Parcel becomes exempt from the Facilities Special Tax, the corresponding reduction in the Expected Maximum Facilities Special Tax Revenues would not reduce debt service coverage on outstanding Bonds below the Required Coverage. In either case, such property shall be categorized as Public Property, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues to reflect the corresponding loss in revenues.

H. PARTIAL PREPAYMENT OF FACILITIES SPECIAL TAX

The following definitions apply to this Section H:

"Improvement Fund" means the account (regardless of its name) identified in the Indenture to hold funds which are available to acquire or construct Authorized Facilities.

"Outstanding Bonds" means all Previously Issued Bonds which remain outstanding, with the following exception: if a Facilities Special Tax has been levied against, or already paid by, an Assessor's Parcel making a prepayment, and a portion of the Facilities Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), 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 this prepayment formula.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

"Public Facilities Requirement" means $70 million or such other number as shall be determined by the City to be an appropriate estimate of the net construction proceeds that will be generated from all Bonds that have been or are expected to be issued on behalf of Improvement Area No. 1.

"Remaining Facilities Costs" means the Public Facilities Requirements, minus public facility costs funded by Previously Issued Bonds, Facilities Special Taxes, or prior prepayments.

A property owner may prepay up to 75% of the Facilities Special Tax obligation applicable to a Parcel, provided that a prepayment may be made only if there are no delinquent Facilities Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay a portion of the Facilities Special Tax obligation shall provide the City with (i) written notice of intent to prepay, which shall identify the percentage of the Maximum Facilities Special Tax that is to be prepaid, (ii) payment of fees established by the City to process the prepayment request, and (iii) written evidence that there are no delinquent Special Taxes against the Parcel. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 50 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Facilities Special Taxes. Under no circumstance shall a prepayment be allowed that would reduce debt service coverage below the Required Coverage.

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

Bond Redemption Amount	
Plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
equals	Prepayment Amount

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

Step 1. Determine the Maximum Facilities Special Tax for the Parcel based on Expected Land Uses for the Parcel at the time the prepayment is calculated or, in the event of a prepayment pursuant to Step 3.a. in Section D, compute the amount by which the Expected Maximum Facilities Special Tax Revenues associated with a proposed Land Use Change would be reduced below the amount needed to maintain Required Coverage, and use this amount as the figure for purposes of this Step 1.

Step 2. Divide the Maximum Facilities Special Tax computed pursuant to Step 1 by the Expected Maximum Facilities Special Tax Revenues at the time of the prepayment calculation.

Step 3. Multiply the quotient computed in Step 2 by the percentage of the Maximum Facilities Special Tax that the property owner wants to prepay, which percentage shall not exceed 75%.

Step 4. Multiply the quotient computed pursuant to Step 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the **"Bond Redemption Amount"***).

Step 5. Compute the current Remaining Facilities Costs (if any).

Step 6. Multiply the quotient computed pursuant to Step 3 by the amount determined pursuant to Step 5 to compute the amount of Remaining Facilities Costs to be prepaid (*the* ***"Remaining Facilities Amount"***).

Step 7. Multiply the Bond Redemption Amount computed pursuant to Step 4 by the applicable redemption premium as shown in the Indenture, if any, on the Outstanding Bonds to be redeemed (*the* ***"Redemption Premium"***).

Step 8. Compute the amount needed to pay interest on the Bond Redemption Amount starting with the last Bond interest payment date on which interest has been or will be paid by Facilities Special Taxes already levied until the earliest redemption date for the Outstanding Bonds. If Bonds are callable at, or prior to, the last Bond interest payment date on which interest has been or will be paid by Facilities Special Taxes already levied, Steps 8, 9 and 10 of this prepayment formula will not apply.

Step 9. Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.

Step 10. Subtract the amount computed pursuant to Step 9 from the amount computed pursuant to Step 8 (the ***"Defeasance Requirement"***).

Step 11. The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (the ***"Administrative Fees and Expenses"***).

Step 12. If, at the time the prepayment is calculated, the reserve fund is greater than or equal to the reserve requirement, and to the extent so provided in the Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the ***"Reserve Fund Credit"***).

Step 13. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 4, 6, 7, 10, and 11, less the amount computed pursuant to Step 12 (the ***"Prepayment Amount"***).

Step 14. From the Prepayment Amount, the amounts computed pursuant to Steps 4, 7, and 10 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds (including the payment of any accrued interest). The amount computed pursuant to Step 6 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 11 shall be retained in the account or fund that is established to pay Administrative Expenses of the CFD.

Once a partial prepayment has been received, an Amendment to Notice of Special Tax Lien shall be recorded against the Parcel to reflect the reduced Special Tax lien for the Parcel, which shall be equal to the portion of the Maximum Facilities Special Tax that was not prepaid, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues. However, an Amendment to Notice of Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Facilities Special Tax revenue that could be collected from Taxable Property that remains subject to the Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

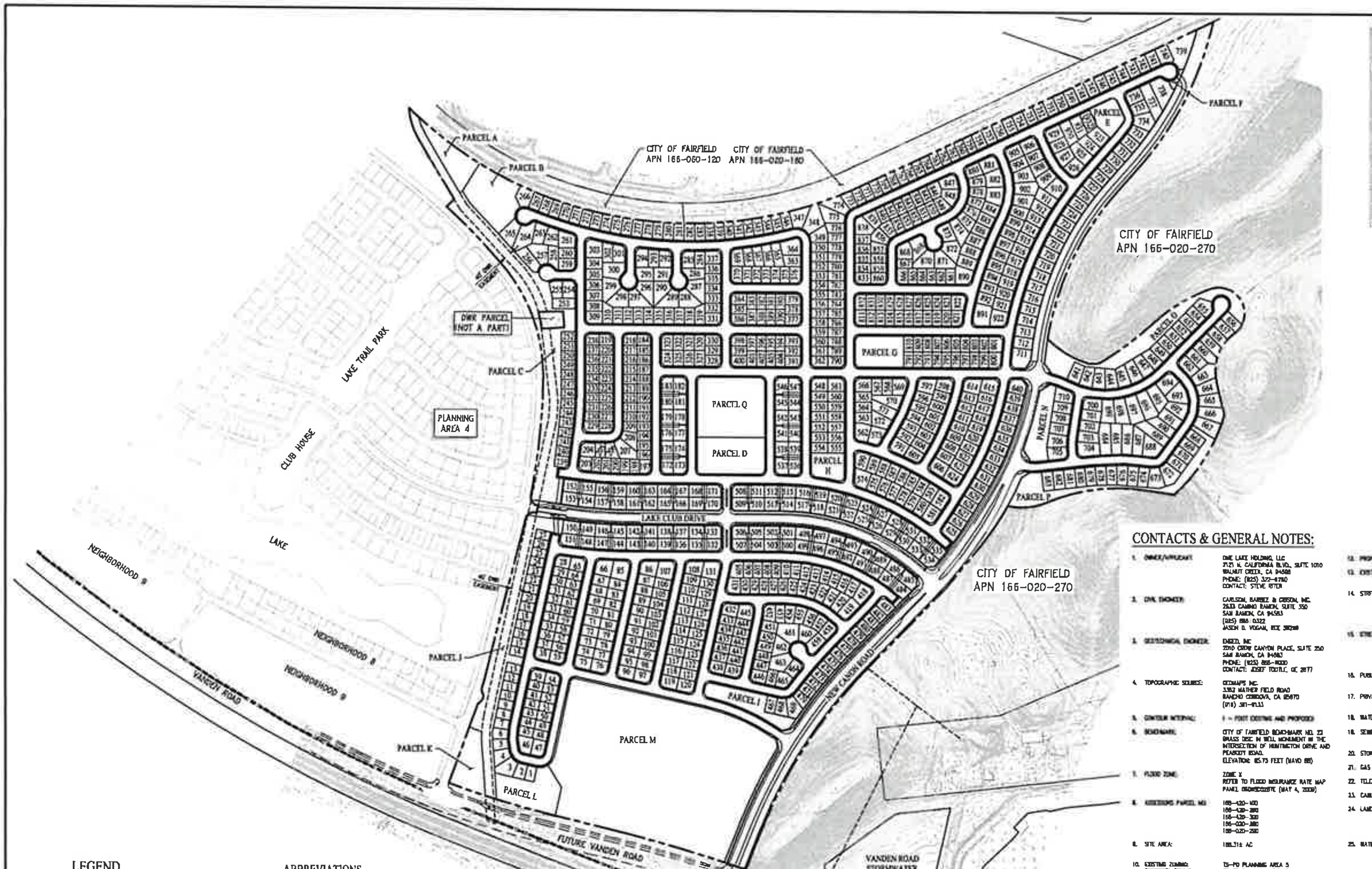
I. APPEALS AND INTERPRETATIONS

For purposes of clarifying any vagueness or ambiguity in this RMA interpretations may be made by the City by ordinance or resolution without going through change proceedings and without voter approval.

ATTACHMENT 1

Improvement Area No. 1
City of Fairfield
Community Facilities District No. 2023-1
(One Lake Planning Area 5)

Tentative Map
(Initial Approved and First Amendment)



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET & GENERAL NOTES
2	TYPICAL STREET SECTIONS & DETAILS
3	DIMENSIONED SITE PLAN
4	DIMENSIONED SITE PLAN
5	DIMENSIONED SITE PLAN
6	DIMENSIONED SITE PLAN
7	DIMENSIONED SITE PLAN
8	DIMENSIONED SITE PLAN
9	DIMENSIONED SITE PLAN
10	DIMENSIONED SITE PLAN
11	PRELIMINARY GRADING & UTILITY PLAN
12	PRELIMINARY GRADING & UTILITY PLAN
13	PRELIMINARY GRADING & UTILITY PLAN
14	PRELIMINARY GRADING & UTILITY PLAN
15	PRELIMINARY GRADING & UTILITY PLAN
16	PRELIMINARY GRADING & UTILITY PLAN
17	PRELIMINARY GRADING & UTILITY PLAN
18	PRELIMINARY GRADING & UTILITY PLAN
19	STORMWATER CONTROL PLAN
20	CONTEXTUAL MAP

CONTACTS & GENERAL NOTES:

1. OWNER/APPLICANT: ONE LAKE HOLDING, LLC, 2121 N. CALIFORNIA BLVD., SUITE 1010, WALNUT CREEK, CA 94596, PHONE: (925) 372-8780, CONTACT: STEVE RITER
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, JASON D. VOGAN, RCE 58289
3. GEOTECHNICAL ENGINEER: ENGEO, INC, 2010 CROW CANYON PLACE, SUITE 250, SAN RAMON, CA 94583, PHONE: (925) 866-9000, CONTACT: JOSEF TOOTLE, GE 2877
4. TOPOGRAPHIC SOURCE: GEOMAPS INC., 3352 MATHER FIELD ROAD, RANCHO CORDOVA, CA 95670, (916) 381-9133
5. CONTOUR INTERVAL: 1 - FOOT EXISTING AND PROPOSED
6. BENCHMARK: CITY OF FAIRFIELD BENCHMARK NO. 23, BRASS DISC IN WELL MONUMENT IN THE INTERSECTION OF HUNTINGTON DRIVE AND PEABODY ROAD. ELEVATION: 85.73 FEET (NAVD 88)
7. FLOOD ZONE: ZONE X, REFER TO FLOOD INSURANCE RATE MAP PANEL 06095C0285E (MAY 4, 2009)
8. ASSESSORS PARCEL NO: 166-420-100, 166-420-200, 166-420-300, 166-020-180, 166-020-280
9. SITE AREA: 188.31± AC
10. EXISTING ZONING: TS-PD PLANNING AREA 5; PROPOSED ZONING: TS-PD PLANNING AREA 5
11. EXISTING LAND USE: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY, PARK AND POTENTIAL WATER TREATMENT FACILITIES; PROPOSED LAND USE: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL & PARK
12. PROPOSED UNITS: THE TOTAL NUMBER OF UNITS SHALL BE NO MORE THAN 1,104.
13. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY SHALL REMAIN UNLESS OTHERWISE NOTED.
14. STREET/DRIVE AISLE: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC AND WILL BE PUBLICLY MAINTAINED BY THE CITY. ALL DRIVE AISLES OR COURTS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE ONE LAKE HOA. THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS, DRIVE AISLES OR COURTS SHALL BE 0.50%.
15. STREET LIGHTS: ALL STREET LIGHTS WITHIN THE PEDESTRIAN REALM WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ONE LAKE HOA, BUT POWERED BY THE CITY OF FAIRFIELD. ALL STREET LIGHTS WITHIN THE PUBLIC RIGHT OF WAY ALONG NEW CANON ROAD WILL BE PUBLICLY OWNED AND PUBLICLY MAINTAINED BY THE CITY.
16. PUBLIC UTILITIES: PROPOSED UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE PUBLIC AND PUBLICLY OWNED AND MAINTAINED BY THE CITY/FSSD.
17. PRIVATE UTILITIES: PROPOSED UTILITIES WITHIN PRIVATE DRIVE AISLES OR COURTS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE ONE LAKE HOA.
18. WATER: CITY OF FAIRFIELD
19. SEWER: CITY OF FAIRFIELD (10" AND SMALLER); FAIRFIELD-SUISUN SEWER DISTRICT (12" AND LARGER)
20. STORM DRAIN: CITY OF FAIRFIELD
21. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
22. TELEPHONE: AT&T
23. CABLE TV: COMCAST
24. LANDSCAPE: ALL LANDSCAPE WITHIN THE PEDESTRIAN REALM AND ALL FRONT YARD LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE ONE LAKE HOA. ALL LANDSCAPING WITHIN THE FENCED SIDE OR REAR YARD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT/HOME OWNER.
25. WATER QUALITY: ALL BIORETENTION WATER QUALITY FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA OR THE LLMD.

DENSITY CALCULATION

THEMATIC STREETS & MAJOR ARTERIAL=	13.80 AC
PARKS & OPEN SPACE=	5.80 AC
CITY LINEAR PARK=	8.85 AC
RESIDENTIAL, LOW=	120.75 AC
RESIDENTIAL, MEDIUM=	17.37 AC
FUTURE DEVELOPMENT=	15.02 AC
GROSS AREA=	188.31 AC
ADJUSTED GROSS AREA=	158.84 AC
TOTAL UNITS=	1,104 UNITS
DENSITY=	6.8 DU/AC

PARCEL SUMMARY

PARCEL / LOT	LAND USE	AREA	OWNER
LOTS 1-932	RESIDENTIAL	84.34 AC	PRIVATE
PARCEL A	DOG PARK	0.84 AC	HOA
PARCEL C & J	CITY LINEAR PARK	8.84 AC	CITY
PARCEL D	RECREATION COMPLEX	3.56 AC	HOA
PARCEL Q	PUBLIC PARK	2.49 AC	CITY
PARCEL E & K	POCKET PARKS	1.34 AC	CITY
PARCEL B, F, G, H, I, L, N, O & P	OPEN SPACE & WATER QUALITY	8.14 AC	HOA
PARCEL 1-40	PEDESTRIAN REALM	14.84 AC	HOA
PARCEL M	FUTURE DEVELOPMENT	15.02± AC	PRIVATE
N/A	PUBLIC STREET RIGHT-OF-WAY	41.22± AC	CITY

UNIT SUMMARY

SINGLE FAMILY DETACHED	LR, 40' x 65'	69 UNITS
SINGLE FAMILY DETACHED	LR, 45' x 70'	65 UNITS
SINGLE FAMILY DETACHED	LR, 48' x 75'	289 UNITS
SINGLE FAMILY DETACHED	LR, 50' x 80'	229 UNITS
SINGLE FAMILY DETACHED	LR, 55' x 80'	100 UNITS
SINGLE FAMILY DETACHED	LR, 54' x 90'	70 UNITS
COURTYARD CLUSTERS	MR, 56' x 75'	110 UNITS
FUTURE DEVELOPMENT	MR, TBD	172 UNITS
TOTAL		1,104 UNITS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		LOT LINE
		TOP OF CURB
		CENTERLINE
		RETAINING WALL
		SIDEWALK (PROPOSED/FUTURE)
		AC PAVEMENT
		STORM DRAIN PIPE
		SANITARY SEWER PIPE
		WATER PIPE
		MONUMENT
		CATCH BASIN TYPE 1
		CATCH BASIN TYPE 2
		FIELD INLET
		STORM DRAIN MANHOLE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		AIR RELEASE VALVE
		BLOW OFF
		WATER VALVE
		FIRE HYDRANT
35	36	LOT NUMBER

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BBC	BACK OF BEVELED CURB
BC	BEGINNING OF CURVE
BCT	BEGIN CURB TRANSITION
BO	BLOW OFF VALVE
BW	BACK OF WALK
CL	CENTERLINE
CB	CATCH BASIN
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
ECT	END CURB TRANSITION
EL	ELECTROLIER
EM	EASEMENT
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
FG	FINISHED GRADE
FI	FIELD INLET
GB	GRADE BREAK
GR	GRATE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
IRR	IRRIGATION
LAT	LATERAL
LF	LINEAR FEET
LG	LIP OF GUTTER
LS	LANDSCAPING
LT	LEFT
LP	LOW POINT
OB	OVERBUILD
P	PAD
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
PCC	POINT OF CONCENTRIC CURVATURE
PR	PEDESTRIAN REALM
PRC	POINT OF REVERSE CURVATURE
PRUE	PRIVATE UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
RW	RIGHT OF WAY
RET	CURB RETURN
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TBC	TOP OF BEVELED CURB
TC	TOP OF CURB
TI	TRAFFIC INDEX
TYP	TYPICAL
W	WATER
WV	WATER VALVE

COVER SHEET & GENERAL NOTES
TENTATIVE MAP
ONE LAKE - PLANNING AREA 5

CITY OF FAIRFIELD SOLANO COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: MAY 21, 2021

0 200 400 600

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456

SHEET NO. 1 OF 20 SHEETS

ATTACHMENT 2

Improvement Area No. 1
City of Fairfield
Community Facilities District No. 2023-1
(One Lake Planning Area 5)
Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

Land Use Category	Square Footage	Number of Units or Acreage	Target Facilities Special Tax (FY 2023-24) *	Expected Maximum Facilities Special Tax Revenues (FY 2023-24) *
Single Family Detached Property	≥ 3,000 square feet	170 units	$5,623 per Residential Unit	$955,910
Single Family Detached Property	2,800 to 2,999 square feet	226 units	$5,136 per Residential Unit	$1,160,736
Single Family Detached Property	2,600 to 2,799 square feet	0 units	$4,718 per Residential Unit	$0
Single Family Detached Property	2,400 to 2,599 square feet	116 units	$4,475 per Residential Unit	$519,100
Single Family Detached Property	2,200 to 2,399 square feet	286 units	$4,301 per Residential Unit	$1,230,086
Single Family Detached Property	< 2,200 square feet	134 units	$3,988 per Residential Unit	$534,392
Single Family Attached Property	≥ 1,800 square feet	0 units	$3,936 per Residential Unit	$0
Single Family Attached Property	< 1,800 square feet	0 units	$3,762 per Residential Unit	$0
Affordable Housing Units	N/A	0 units	$0 per Residential Unit	$0
Multi-Family Property	N/A	0 acres	$62,681 per Acre	$0
Non-Residential Property	N/A	0 acres	$62,681 per Acre	$0
Expected Maximum Facilities Special Tax Revenues (FY 2023-24) *				**$4,400,224**

***** *On July 1, 2024 and on each July 1 thereafter, the Target Facilities Special Tax and Expected Maximum Facilities Special Tax Revenues shown above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.*

EXHIBIT B

LIST OF PARCELS CONSTITUTING THE PROPERTY

City of Fairfield
Community Facilities District No. 2023-1
(One Lake Planning Area 5)

ASSESSOR'S PARCEL NUMBERS FOR ONE LAKE HOLDING LLC				
166-020-320	166-420-510	166-420-520	166-420-530	166-420-540
166-530-010	166-530-020	166-530-030	166-530-040	166-530-050
166-530-060	166-530-070	166-530-080	166-530-090	166-530-100
166-530-110	166-530-120	166-530-130	166-530-140	166-530-150
166-530-160	166-530-170	166-530-180	166-530-190	166-530-200
166-530-210	166-530-220	166-530-230	166-530-240	166-530-250
166-530-260	166-530-270	166-530-280	166-530-290	166-530-300
166-530-310	166-530-320	166-530-330	166-530-340	166-530-350
166-530-360	166-530-370	166-530-380	166-530-390	166-530-400
166-530-410	166-530-420	166-530-430	166-530-440	166-530-450
166-530-460	166-530-470	166-530-480	166-530-490	166-530-500
166-530-510	166-530-520	166-530-530	166-530-540	166-530-550
166-530-560	166-530-570	166-530-580	166-530-590	166-530-600
166-530-610	166-530-620	166-530-630	166-530-640	166-530-650
166-541-110	166-541-120	166-541-130	166-542-230	166-542-240
166-542-250	166-542-260	166-542-270	166-542-280	166-543-170
166-543-180	166-543-190	166-543-200	166-544-280	166-544-290
166-544-300	166-544-310	166-544-320	166-544-330	166-544-340

ASSESSOR'S PARCEL NUMBERS FOR ONE LAKE HOLDING LLC				
166-544-350	166-551-010	166-552-010	166-552-020	166-552-030
166-552-040	166-552-050	166-552-060	166-552-070	166-552-080
166-552-090	166-553-010	166-554-250	166-554-260	166-554-270
166-554-280	166-554-290	166-554-300	166-555-230	166-555-240
166-555-250	166-555-260	166-555-270	166-555-280	166-556-110
166-556-120	166-556-130			