

EXHIBIT C

MAXIMUM SPECIAL TAX RATE

1. Developed Property

**Maximum Special Tax for Developed Property
Community Facilities District No. 2012-2
Fiscal Year 2020-2021**

Land Use Class	Description	Maximum Special Tax
1	Single-Family Residential	\$922.77 per Dwelling Unit
2	Multi-Family Residential	\$630.34 per Dwelling Unit
3	Mixed-Use Property	Sum of applicable Land Uses, Maximum Special Tax Rate
4	High Density Residential	\$613.30 per Dwelling Unit
5	Commercial	\$0.263 per gross square foot of building floor area
6	Office	\$0.088 per gross square foot of building floor area
7	Industrial	\$0.025 per net square foot of lot area

On each July 1st following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased in accordance with the Annual Escalation Factor as defined in the Rate and Method of Apportionment.

Exempt Property

No Special Tax shall be levied on Exempt Property as defined in the Rate and Method of Apportionment (RMA).