

EXHIBIT B

Community Facilities District No. 2015-01
(East Ridge)
El Dorado County, California

RATE AND METHOD OF APPORTIONMENT

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in the County of El Dorado (County) Community Facilities District No. 2015-01 (East Ridge) (CFD) shall be levied and collected according to the tax liability determined by the County through the application of the appropriate amount or rate, as described below.

2. Definitions

"Acre" or **"Acreage"** means the land area of a County 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 Development Plan.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"Administrative Expenses" means the actual or reasonably estimated costs related to the administration of the CFD, including these:

- a. Costs of computing Special Taxes and preparing annual Special Taxes collection schedules (whether by the County or any designee thereof or both).
- b. Costs of collecting the Special Taxes (whether by the County, or otherwise).
- c. Costs of remitting the Special Taxes to the Trustee.
- d. Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture.
- e. Costs to the County, CFD, or any designee thereof of complying with arbitrage rebate requirements.
- f. Costs to the County, CFD, or any designee thereof of complying with County, CFD, or obligated persons disclosure requirements.
- g. Costs associated with preparing Special Taxes disclosure statements.
- h. Costs incurred in responding to public inquiries regarding the Special Taxes.
- i. Costs to the County, CFD, or designee thereof related to any appeal of the Special Taxes.

- j. Costs associated with the release of funds from an escrow account, if any.
- k. Costs to the County for the issuance of Bonds authorized by the CFD that are not recovered through the Bond sale proceeds.
- l. Amounts estimated to be advanced or advanced by the County for any other administrative purposes, including attorney's fees and other costs related to collection of the special taxes and commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Administrator" means an official of the County, or designee thereof, responsible for carrying out the provisions of this RMA.

"Annual Costs" means, for any Fiscal Year, the total of these:

- a. Debt Service to be paid from Special Taxes.
- b. The amount needed to replenish the Reserve Fund for the Bonds to the level required under the Bond Indenture, to the extent not included in a computation of Annual Costs in a previous Fiscal Year.
- c. Administrative Expenses for such Fiscal Year.
- d. The amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds which is expected to occur in such Fiscal Year.
- e. Authorized Facilities Funded on a Pay-As-You-Go Basis.
- f. *Less* any Capitalized Interest.
- g. *Less* any available earnings on the Reserve Fund, Special Tax funds, or any other available revenues of the CFD or the County that may be used to fund Annual Costs.

"Anticipated Construction Proceeds" means that amount that is anticipated to be available through the CFD for acquiring or constructing Authorized Facilities. Anticipated Construction Proceeds is equal to \$40 million at formation of the CFD. Anticipated Construction Proceeds amount is increased by ENR-CCI by the average increase in the index for the prior calendar year on April 1 of the current Fiscal Year.

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

"Assessor's Parcel Number" means the Parcel and Parcel Number as assigned by the County Assessor on the equalized tax roll.

"Authorized Facilities" means those facilities to be financed as identified in the resolution forming the CFD.

"Base Year" means the Fiscal Year beginning July 1, 2016, and ending June 30, 2017.

"Benefit Share" means the Maximum Annual Special Tax for a Parcel divided by the Maximum CFD Special Tax Revenue for all Taxable Parcels.

"Board" means the Board of Supervisors of the County acting for the CFD under the Act.

"Bond(s)" means bond(s) issued or other indebtedness incurred by the County for the CFD under the Act.

"Bond Indenture" means the indenture, resolution, fiscal agent agreement, or other financing document pursuant to which any Bonds are issued.

"Bond Share" means the share of Outstanding Bonds assigned to a Parcel as specified in **Section 7** hereof.

"Building Permit" means a permit issued by the County for the construction of a Residential Use structure.

"CFD" means the County of El Dorado Community Facilities District No. 2015-01 (East Ridge).

"Capitalized Interest" means funds in any capitalized interest fund available to pay debt service on Bonds.

"County" means the County of El Dorado, California.

"County Assessor's Parcel" means a lot or Parcel with an assigned Assessor's Parcel Number used by the County Assessor in preparing the tax roll.

"Debt Service" means the total amount of Bond principal, interest, and the scheduled sinking fund payments of the Bonds.

"Designated Developed Parcel" means a Taxable Parcel that has been designated as a Developed Parcel under the terms of the RMA. In any Fiscal Year, a Developed Parcel shall also include any Parcel for which a written request has been submitted to the County prior to May 1 of the preceding Fiscal Year by the record owner of the Parcel requesting that the Parcel be designated as a Developed Parcel beginning in the following Fiscal Year even though a Building Permit has not yet been issued for construction on that Parcel.

"Developed Parcel" means, in any Fiscal Year:

- For Final Map Parcels: All Parcels for which a Building Permit during or prior to May 1 of the preceding Fiscal Year for new construction of a Residential Use structure was issued during or prior to the preceding Fiscal Year.
- For all Designated Developed Parcels. All Parcels for which a written request from the record owner has been received by the County designating a Taxable Parcel as a Developed Parcel.

Once a Taxable Parcel has been designated as a Developed Parcel it shall remain classified as a Developed Parcel.

"Development Plan" means a Residential Use development plan that identifies such information as the acreage, square footage or number of Units that are approved to be developed on a Final Map Parcel.

Final Map Parcel means a Parcel designated for development as a single-family residence, which is part of a Final Small Lot Subdivision Map. Once a Parcel is classified as a Final Map Parcel it shall remain a Final Map Parcel.

Final Small Lot Subdivision Map means a recorded map designating the Final Map Parcels for individual single-family residential Parcels.

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

Full Prepayment means the complete fulfillment of a Parcel's Special Tax obligation, as determined by following the procedures in **Section 7**.

Large Lot Parcel means a Parcel created by a Large Lot Subdivision Map.

Large Lot Subdivision Map means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Final Map Parcels. A Final Small Lot Subdivision Map will create individual Final Map Parcels.

Maximum Annual Special Tax means the greatest amount of Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1 and 2**.

Maximum Annual Special Tax Rate means the Maximum Annual Special Tax Rate per Unit or Acre as shown in **Attachments 1 and 2**.

Maximum Annual Special Tax Revenue means the greatest amount of revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Special Tax in a given Fiscal Year.

Maximum CFD Special Tax Revenue means the sum of the Maximum Annual Special Tax anticipated to be levied on all Taxable Parcels in the CFD in a Fiscal Year.

Original Parcel means a Taxable Parcel identified in **Attachment 1** and shown on **Map 1** at formation of the CFD.

Outstanding Bonds means the total principal amount of Bonds that have been issued and not fully repaid or legally defeased.

Parcel means any County Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year.

Partial Prepayment means the partial fulfillment of a Parcel's Special Tax obligation, as determined by following the procedures in **Section 7**.

Pay-As-You-Go Basis means the use of annual Special Tax revenues to directly fund the construction or improvement of Authorized Facilities. Pay-As-You-Go Expenditures may be used through Fiscal Year 2035-36, or until all Authorized Facilities have been constructed or acquired.

Prepayment means the complete or partial fulfillment of a Parcel's Special Tax obligation, as determined by following the procedures in **Section 7**.

Public Parcel means any Parcel that is or is intended to be publicly owned, as designated in any final map that is normally exempt from the levy of general ad valorem property taxes under

California law, including public streets; schools; parks; and public drainage ways, landscaping, wetlands, greenbelts, and open space.

“Remainder Parcel” means a Parcel that is created as the result of the recordation of a Large Lot Subdivision Map or Final Small Lot Subdivision Map, which results in a Parcel within the boundaries of a Large Lot Parcel (defined in **Map 2**), that has not been mapped for final development approval. Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as school or park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

“Remaining Facilities Costs” means the amount of Anticipated Construction Proceeds less construction proceeds from previous CFD Bond issuances and costs of Authorized Facilities funded on a Pay-As-You-Go Basis from the levy of the Special Tax.

“Remaining Facilities Cost Share” means the Remaining Facilities Costs multiplied by the Benefit Share.

“Reserve Fund” means any debt service reserve fund established pursuant to the Bond Indenture.

“Reserve Fund Requirement” means the amount required under the Bond Indenture to be held in any Reserve Fund.

“Reserve Fund Share” means the amount on deposit in any Reserve Fund, but in any event not to exceed the Reserve Fund Requirement, multiplied by the Benefit Share for a given Parcel.

“Residential Use” means a Parcel designated for residential uses.

“RMA” means the Rate and Method of Apportionment.

“Special Tax (es)” mean(s) any tax levy under the Act in the CFD.

“Subdivision” or **“Subdivided”** means a division of a Parcel into two or more Parcels through the Subdivision Map Act process.

“Successor Parcel” means a Parcel created by the Subdivision of an Original Parcel or a Successor Parcel.

“Tax Category” means the categories of taxable land uses shown in **Attachments 1** and **2**.

“Tax Collection Schedule” means the document prepared by the Administrator for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

“Tax Escalation Factor” means a factor of 2 percent in all Fiscal Years following the Base Year by which the Maximum Annual Special Tax for the previous Fiscal Year will be increased in each Fiscal Year following the Base Year.

“Taxable Parcel” means any Parcel that is not a Tax-Exempt Parcel.

“Tax-Exempt Parcel” means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include (a) Public Parcels, (b) Parcels owned by the County, school districts, special districts, or

the state or federal government, and (c) Tract A shown on **Map 1**. A Taxable Parcel that is acquired by a public agency shall remain a Taxable Parcel as per the provisions of **Section 4.g**.

Certain privately owned Parcels also may be exempt from the levy of Annual Special Taxes, including common areas owned by homeowner's associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

"Total Facility Cost Share" means the Benefit Share for a Parcel multiplied by the Anticipated Construction Proceeds for the CFD.

"Trustee" means a national banking association organized and existing under the laws of the United States.

"Undeveloped Parcel" means a Taxable Parcel that is not a Developed Parcel, a Final Map Parcel, or a Large Lot Parcel.

"Unit" means for Taxable Parcel, a dwelling unit, or a Final Map Parcel.

3. Duration of the Special Tax

The Special Tax will be levied and collected for as long as it is needed to pay Annual Costs; however, in no event shall the Special Tax be levied on any Parcel in the CFD after Fiscal Year 2055-2056.

When all Authorized Facilities and other Annual Costs incurred by the CFD have been paid, the Special Taxes shall cease to be levied. The County shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. In addition, the Notice of Cessation of Special Tax shall identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

4. Administrative Tasks

Tasks required of the Administrator are discussed below:

- a. Annual Special Tax Escalation. The Administrator shall increase the Maximum Annual Special Tax by the Tax Escalation Factor in each Fiscal Year following the Base Year.
- b. Assignment of the Maximum Annual Special Tax to Original Parcels. The Maximum Annual Special Tax is assigned to Original Parcels on a Maximum Annual Special Tax per Unit basis by Parcel. The Base Year Maximum Annual Special Tax for the Base Year for each of the three Original Parcels is shown in **Attachment 1**. **Attachment 1** shows each Original Parcel, Tax Category, total Units, the Maximum Annual Special Tax Rate per Unit, and the Maximum Annual Special Tax for the three Original Parcels. **Map 1** shows the Original Parcels. The Maximum Annual Special Tax for an Original Parcel is determined by summing the Maximum Annual Special Tax for each Tax Category as shown for the Original Parcel in question in **Attachment 1**. The Maximum Annual Special Tax for each Tax Category is determined by multiplying the number of Units assigned to each Tax Category by the

Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) for each Tax Category.

- c. Assignment of the Maximum Annual Special Tax to Successor Parcels. As Original Parcels and Successor Parcels are Subdivided, use the following steps to assign the Maximum Annual Special Tax to new Successor Parcels:
 - i. If Original or Successor Parcels are Subdivided Into Large Lot Parcels:
 - A. The proposed Large Lot Parcels for the CFD are shown in **Map 2**. The corresponding Maximum Annual Special Taxes for the Base Year for each proposed Large Lot Parcel and Tax Category are shown in **Attachment 2**. If a Large Lot Subdivision Map is recorded that reflects the boundaries of all Large Lot Parcels shown in **Map 2**, assign the Maximum Annual Special Tax shown in **Attachment 2** to each Large Lot Parcel created by the Large Lot Subdivision Map.

If the Large Lot Parcels created by the Large Lot Subdivision Map have boundaries that differ from the boundaries shown in **Map 2**, use the following procedures to assign the Maximum Annual Special Tax to Large Lot Parcels created by the Large Lot Subdivision Map:

1. All Large Lot Parcels are created but differ in shape and size from Map 2. **Map 2** and **Attachment 2** shall be updated and the correct boundaries of each Large Lot Parcel shall be reflected in **Map 2** and **Attachment 2**. If, at the same time changes are being made to **Attachment 2**, it is determined that the number of Final Map Parcels (or Units) in a Large Lot Parcel has changed, the Maximum Annual Special Tax for the Base Year for each Large Lot Parcel in **Attachment 1** may, in the County's sole discretion, also be changed, as long as the Maximum CFD Special Tax Revenues are not reduced. If the County determines that such an adjustment is needed, the adjustment shall be effective immediately after recordation of the Large Lot Subdivision Map, after which time the Maximum Annual Special Tax for each Large Lot Parcel shall be fixed for all future Fiscal Years, except as otherwise provided in **Sections 4** and **5** below. After **Attachment 2** has been updated, the Administrator shall record, or cause to be recorded, an amended Notice of Special Tax Lien that includes the revised attachments.
2. Some Large Lot Parcels are created by a Large Lot Subdivision Map with a Remainder Parcel or Parcels. If the recorded Large Lot Parcels reflect the boundaries of the corresponding Large Lot Parcels shown in **Map 2**, assign the Maximum Annual Special Tax (as increased by the Tax Escalation Factor) shown in **Attachment 2** to each Large Lot Parcel created by the Large Lot Subdivision Map.
 - a. If one or more Remainder Parcels is created by the recordation of the Large Lot Subdivision Map, assign the Maximum Annual Special Tax (as increased by the Tax Escalation Factor) to all Large Lot Parcels created using the procedures in **Section 4.c.i.A.1** above. Identify the Acreage of the Remainder Parcel. Multiply the Acreage times the Maximum Annual Special

Tax Rate per Acre (as increased by the Tax Escalation Factor) for Remainder Parcels shown in **Attachment 1** to determine the Maximum Annual Special Tax for the Remainder Parcel.

- b. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.
- ii. If Original or Successor Parcel is subdivided into Final Map Parcels. There shall be no net loss of Maximum CFD Special Tax Revenue as a result of the assignment of the Maximum Annual Special Tax to Final Map Parcels (or Units). Use the following procedures to assign the Maximum Annual Special Tax (as increased by the Tax Escalation Factor) to Final Map Parcels:
 - A. Multiply the number of Final Map Parcels (or Units) for each Tax Category assigned to the Large Lot Parcel by the Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) to determine the Maximum Annual Special Tax for each Tax Category, and then sum the Maximum Annual Special Tax for each Tax Category to determine the Maximum Annual Special Tax for the Large Lot Parcel. If the Maximum Annual Special Tax just determined for the Large Lot Parcel is equal to or greater than the Maximum Annual Special Tax for the Large Lot Parcel in **Attachment 2**, assign the Maximum Annual Special Tax Rate per Unit shown in **Attachment 2** (as increased by the Tax Escalation Factor) to each Final Map Parcel created by the Subdivision.
 - B. If the Maximum Annual Special Tax determined in **Section 4.c.ii.A** is lesser than the Maximum Annual Special Tax shown for the Large Lot Parcel in **Attachment 2**, proportionally increase the Maximum Annual Special Tax per Unit for each Tax Category as shown in **Attachment 2** (as increased by the Tax Escalation Factor) assigned to the Large Lot Parcel until the Maximum Annual Special Tax Revenue for all Final Map Parcels is equal to the Maximum Annual Special Tax determined in **Section 4.c.ii.A**.
- iii. If Original or Successor Parcel Is Subdivided Into Final Map Parcels and One or More Remainder Parcels. When an Original or Successor Parcel is Subdivided into Final Map Parcels and one or more Large Lot Parcels (or Remainder Parcels), the Maximum Annual Special Tax (as increased by the Tax Escalation Factor) is assigned to the Final Map Parcels and Large Lot Parcels created by the Subdivision in the following manner:
 - A. Multiply the number of Final Map Parcels (or Units) for each Tax Category assigned to the Large Lot Parcel by the Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) to determine the Maximum Annual Special Tax for each Tax Category, and then sum the Maximum Annual Special Tax for each Tax Category to determine the Maximum Annual Special Tax for the Large Lot Parcel. If the Maximum Annual Special Tax just determined for the Large Lot Parcel is equal to or greater than the Maximum Annual Special Tax for the Large Lot Parcel in **Attachment 2**, assign the Maximum Annual Special Tax Rate per Unit shown in **Attachment 2** (as increased by the Tax Escalation Factor) to each Final Map Parcel created by the Subdivision.

- B. If the Maximum Annual Special Tax determined in **Section 4.c.iii.A** is less than the Maximum Annual Special Tax shown for the Large Lot Parcel in **Attachment 2**, proportionally increase the Maximum Annual Special Tax per Unit for each Tax Category as shown in **Attachment 2** (as increased by the Tax Escalation Factor) assigned to the Large Lot Parcel until the Maximum Annual Special Tax Revenue for all Final Map Parcels is equal to the Maximum Annual Special Tax determined in **Section 4.c.iii.A**.
- C. If more than one Remainder Parcel is created by recordation of the Large Lot Subdivision Map, allocate the Maximum Annual Special Tax for all Remainder Parcels on a pro rata basis to all Remainder Parcels based on the percentage share of Taxable Acreage identified for each Remainder Parcel as calculated against the total Taxable Acreage for all Remainder Parcels.

Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

- d. Assignment of the Maximum Annual Special Tax to Undeveloped Parcels. The Maximum Annual Special Tax is assigned to Undeveloped Parcels by multiplying the Acreage for the Undeveloped Parcels times the Maximum Annual Special Tax per Acre (as increased by the Tax Escalation Factor) for Undeveloped Parcels shown in **Attachment 1**.
- e. Transfer of the Assigned Maximum Special Tax from One Large Lot to Another. The Maximum Annual Special Taxes shown in **Attachment 2** were determined based on the expected land uses for each Large Lot Parcel shown in **Map 2**. If the number of planned residential units or nonresidential acreage is transferred from one Large Lot Parcel to another before recordation of a Final Small Lot Subdivision Map in any portion of the Large Lot Parcel, the County may, in its sole discretion, allow for a transfer of the Maximum Annual Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Administrator, and (2) there is no reduction in the Maximum CFD Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to **Attachment 2** of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to effect the transfer in the CFD records and prepare the required amendments to the Notice of Special Tax Lien and **Attachment 2**. The Administrator shall apply the following steps to redistribute the Maximum Annual Special Tax among the Parcels:

Step 4.d.1: Determine the Maximum Annual Special Tax associated with the Tax Categories that will be transferred by multiplying the number of residential Units by the Maximum Annual Special Tax Rate per Unit identified for the Units in **Attachment 2** (escalated by the Tax Escalation Factor to the then-current Fiscal Year).

Step 4.d.2: Subtract the amount determined in *Step 4.d.1* from the Maximum Annual Special Tax for the Large Lot Parcel from which the Units or Acreage will be transferred to determine the new Maximum Annual Special Tax for the Large Lot Parcel.

Step 4.d.3: Add the amount determined in *Step 4.d.1* to the Maximum Annual Special Tax for the Large Lot Parcel to which the Units or Acreage is being transferred to determine the new Maximum Annual Special Tax for the Large Lot Parcel.

- f. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Special Tax. The Maximum Annual Special Tax for the newly assigned Tax Category for such a Parcel is determined using the provisions of **Sections 4 and 5** of the RMA.
- g. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a school site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Maximum Annual Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum CFD Special Tax Revenue and the transfer is agreed to by the owners of the Parcels involved in the transfer and the Administrator.

5. Assignment of the Maximum Annual Special Tax

- a. Classification of Parcels. Each Fiscal Year, using the Definitions in **Section 2**, the Parcel records of the Assessor's Secured Tax Roll as of January 1, and other County development approval records, the Administrator shall cause:
 - 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.
 - 2. Each Taxable Parcel to be classified as a Developed Parcel, a Final Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- b. Assignment of the Maximum Annual Special Tax to Taxable Parcels. The Maximum Annual Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Section 4**.

6. Calculating Annual Special Taxes

The Administrator will compute the Annual Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in **Sections 4 and 5**. The Administrator then will determine the tax levy for each Taxable Parcel using the following process:

- a. Compute the Annual Costs using the definition of Annual Costs in **Section 2**.
- b. Compute 100 percent of the Maximum Annual Special Tax Revenue for all Developed Parcels and levy the Maximum Annual Special Tax upon all Developed Parcels. If all Authorized Facilities of the CFD have been funded as determined by the County, the Board may authorize an annual Special Tax levy proportionally applied to all Developed Parcels equal to the Annual Costs computed in **Section 6.a**.

- c. For all Taxable Parcels calculate the Special Tax levy for each Taxable Parcel by the following steps:
- Step 6.c.1: Compare the Annual Costs calculated in **Section 6.a** with the Maximum Annual Special Tax Revenue computed in **Section 6.b**.
- Step 6.c.2: If the Annual Costs are greater than the amount calculated in **Section 6.b**, increase proportionately the Maximum Annual Special Tax levy for each Final Map Parcel until the revenue from the Special Tax levy, when added to the levy amount computed in **Section 6.b**, equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Final Map Parcels, if needed to fund Annual Costs.
- Step 6.c.3: If the Annual Costs are greater than the amount calculated in **Section 6.b** and *Step 6.c.2*, increase proportionately the Maximum Annual Special Tax levy, when added to the levy amounts determined in **Section 6.b** and *Step 6.c.2* above, for each Large Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Large Lot Parcels, if needed to fund Annual Costs.
- Step 6.c.4: If the Annual Costs are greater than the amount calculated in **Section 6.b**, *Step 6.c.2*, and *Step 6.c.3*, increase proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel until the revenue from the Special Tax levy, when added to the levy amounts determined in **Section 6.b**, *Step 6.c.2*, and *Step 6.c.3* above, equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels, if needed to fund Annual Costs.
- d. Levy on each Taxable Parcel the amount calculated above.
- e. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to **Section 9**, send it to the County Auditor-Controller requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will not be sent later than the date required by the Auditor for such inclusion.

7. Prepayment of the Special Tax Obligation

A property owner may permanently or partially satisfy the Maximum Annual Special Tax for a Taxable Parcel by a Full or Partial Prepayment as permitted under Government Code Section 53344. Prepayment is permitted only under the following conditions:

- The County determines that the Prepayment of the Special Tax does not jeopardize its ability to make timely payments of Debt Service on Outstanding Bonds.
 - The landowner prepaying the Special Tax on a Parcel has paid any delinquent Special Tax and penalties on that Parcel before Prepayment.
- a. The Full Prepayment amount before the issuance of CFD Bonds shall be calculated using following procedures:
- Step 7.a.1: Determine the Maximum Annual Special Tax for the Parcel for which the Special Tax is to be prepaid using the provisions of **Sections 4** and **5**.

- Step 7.a.2: Divide the amount from *Step 7.a.1* by the Maximum CFD Special Tax Revenue to determine the Benefit Share for the Prepayment Parcel.
- Step 7.a.3: Multiply the Remaining Facilities Costs, as increased by ENR-CCI from the Base Year, times the Benefit Share to determine the Prepayment amount.
- Step 7.a.4: Add to the amount determined in *Step 7.a.3* any costs to the County associated with the preparation of the Prepayment calculation
- b. The Full Prepayment amount after the issuance of CFD Bonds shall be calculated using the following procedures:
- Step 7.b.1: Determine the Maximum Annual Special Tax for the Parcel for which the Special Tax is to be prepaid using the provisions of **Sections 4** and **5**.
- Step 7.b.2: Divide the amount from *Step 7.b.1* by the Maximum CFD Special Tax Revenue to determine the Benefit Share for the Prepayment Parcel.
- Step 7.b.3: Multiply the Benefit Share by the total amount of Outstanding Bonds to determine the Bond Share for the Prepayment Parcel.
- Step 7.b.4: Multiply the amount calculated in *Step 7.b.3* by the call premium for the next available call date. Add this amount to the Bond Share determined in *Step 7.b.3*.
- Step 7.b.5: Determine the total amount of Bonds to be called by rounding the amount summed in *Step 7.b.4* down to the nearest \$5,000.
- Step 7.b.6: Multiply the Benefit Share by the Remaining Facilities Costs to determine the Remaining Facilities Cost Share for the Prepayment Parcel.
- Step 7.b.7: Sum the rounded amount from *Step 7.b.5* and Remaining Facilities Cost Share from *Step 7.b.6*.
- Step 7.b.8: Determine the Reserve Fund Share for the Prepayment Parcel by multiplying the Reserve Fund Requirement by the Benefit Share.
- Step 7.b.9: Reduce the amount calculated in *Step 7.b.7* by the amount of the Reserve Fund Share in *Step 7.b.8*, provided the Reserve Fund is equal to or not less than the Reserve Fund Requirement after reduction.
- Step 7.b.10: Determine the Full Prepayment amount by adding to the amount calculated in *Step 7.b.9* any fees, call premiums, and interest to the next Bond call date not covered by Special Taxes already levied, and expenses incurred by the CFD in connection with the Prepayment calculation or the application of the proceeds of the Prepayment to the call of Outstanding Bonds. If the Special Taxes have already been levied, but not collected, the Parcel shall not become a Prepayment Parcel until the owner of the Parcel has paid the Special Taxes included on the current property tax bill in addition to the Prepayment amount.
- c. The Partial Prepayment amount shall be established by following the procedure below:

The amount of any Partial Prepayment must be a minimum of 25 percent of the Full Prepayment amount. A Partial Prepayment may be made in an amount equal to at least 25 percent of the Full Prepayment desired by the party making a Partial Prepayment, except that the full amount of administrative fees and expenses determined in *Step 7.a.4* shall be included in the Partial Prepayment. The Maximum Annual Special Tax that can be levied on a Parcel after a Partial Prepayment is made is equal to the Maximum Annual Special Tax that could have been levied before the Prepayment, reduced by the percentage of the Full Prepayment that the Partial Prepayment represents, all as determined by or at the direction of the Administrator.

8. Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Administrator appealing the levy of the Special Tax. The Administrator then will promptly review the appeal and, if necessary, meet with the applicant. If the Administrator verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted. The appeal must be filed not later than one year after having paid the Special Tax that is disputed.

Interpretations may be made by the County, by Resolution or Ordinance of the Board, for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to the CFD.

Without Board approval, the Administrator may make minor, non-substantive administrative and technical changes to the provisions of this Exhibit that do not materially affect the rate, method of apportionment, and manner of collection of the Special Tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

The County, upon request of an owner of land in the CFD that is not a Developed Parcel, also may amend this RMA in any manner acceptable to the County, by Resolution or Ordinance of the Board, and in accordance with the law, provided such amendment does not reduce the total Maximum Annual Special Tax Revenue for the CFD.

9. Manner of Collection

The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the County's financial obligations.

Attachment 1
 CFD No. 2015-1 (East Ridge)
 Maximum Annual Special Tax by Original Parcel

Original Parcel	Tax Category	Acres	Units	Maximum Annual Special Tax per Unit	Maximum Annual Special Tax per Original Parcel
				[1]	[1]
Parcel 1					
	ER -1 & 2 (Small Lots)	-	-	\$2,750	\$0
	ER -2 (Large Lots)	-	41	\$3,000	\$123,000
	ER -1 and ER - LL	-	136	\$3,250	<u>\$442,000</u>
	Parcel 1 Totals	-	177		\$565,000
Parcel 2					
	ER -1 & 2 (Small Lots)	-	276	\$2,750	\$759,000
	ER -2 (Large Lots)	-	-	\$3,000	\$0
	ER -1 and ER - LL	-	-	\$3,250	<u>\$0</u>
	Parcel 2 Totals	-	276		\$759,000
Parcel 3					
	ER -1 & 2 (Small Lots)	-	11	\$2,750	\$30,250
	ER -2 (Large Lots)	-	216	\$3,000	\$648,000
	ER -1 and ER - LL	-	21	\$3,250	<u>\$68,250</u>
	Parcel 3 Totals	-	248		\$746,500
Tract A [2]					
	ER -1 & 2 (Small Lots)	-	-	\$2,750	\$0
	ER -2 (Large Lots)	-	-	\$3,000	\$0
	ER -1 and ER - LL	-	-	\$3,250	<u>\$0</u>
	Tract A	-	-		\$0
	CFD Totals	-	701		\$2,070,500
	Undeveloped Parcels				<i>per acre</i> \$3,800.00

"att1"

[1] The Maximum Annual Special Tax is increased by the Tax Escalation Factor each Fiscal Year following the Base Year.

[2] This Parcel shown on Map 1 is not a part of the development project and is intended to be a Tax-Exempt Parcel.

Attachment 2
 CFD No. 2015-1 (East Ridge)
 Maximum Annual Special Tax for Large Lot Parcels

Large Lot Parcel	Tax Category	Units	Maximum Annual Special Tax Per Unit	Maximum Annual Special Tax Per Large Lot Parcel
			[1]	[1]
7	ER-1 and ER-LL	2	\$3,250	\$6,500
9	ER-1 and ER-LL	1	\$3,250	\$3,250
12	ER-1 and ER-LL	15	\$3,250	\$48,750
13	ER-1 (Large Lot)	5	\$3,000	\$15,000
	ER-1 and ER-LL	<u>4</u>	\$3,250	<u>\$13,000</u>
	Totals for 13	9		\$28,000
14	ER-1 (Large Lot)	9	\$3,000	\$27,000
	ER-1 and ER-LL	<u>7</u>	\$3,250	<u>\$22,750</u>
	Totals for 14	16		\$49,750
15	ER-1 and ER-LL	7	\$3,250	\$22,750
16	ER-1 and ER-LL	6	\$3,250	\$19,500
19	ER-1 and ER-LL	1	\$3,250	\$3,250
20	ER-1 and ER-LL	1	\$3,250	\$3,250
22	ER-1 and ER-LL	3	\$3,250	\$9,750
23	ER-1 and ER-LL	19	\$3,250	\$61,750
25	ER-1 and ER-LL	6	\$3,250	\$19,500
26	ER-1 and ER-LL	4	\$3,250	\$13,000
27	ER-1 and ER-LL	8	\$3,250	\$26,000
28	ER-1 and ER-LL	4	\$3,250	\$13,000
29	ER-1 (Large Lot)	15	\$3,000	\$45,000

	ER-1 and ER-LL	<u>1</u>	\$3,250	<u>\$3,250</u>
	Totals for 29	16		\$48,250
30	ER-1 (Large Lot)	15	\$3,000	\$45,000
31	ER-1 and ER-LL	16	\$3,250	\$52,000
32	ER-1 and ER-LL	14	\$3,250	\$45,500
33	ER-1 (Large Lot)	2	\$3,000	\$6,000
	ER-1 and ER-LL	<u>15</u>	\$3,250	<u>\$48,750</u>
	Totals for 33	17		\$54,750
34	ER-1 (Large Lot)	27	\$3,000	\$81,000
	ER-1 and ER-LL	<u>2</u>	\$3,250	<u>\$6,500</u>
	Totals for 34	29		\$87,500
35	ER-1 (Small Lot)	11	\$2,750	\$30,250
36	ER-1 (Large Lot)	8	\$3,000	\$24,000
	ER-1 and ER-LL	<u>6</u>	\$3,250	<u>\$19,500</u>
	Totals for 36	14		\$43,500
37	ER-1 (Large Lot)	10	\$3,000	\$30,000
38	ER-1 (Large Lot)	30	\$3,000	\$90,000
39	ER-1 (Large Lot)	22	\$3,000	\$66,000
43	ER-1 and ER-LL	14	\$3,250	\$45,500
48	ER-1 (Large Lot)	9	\$3,000	\$27,000
49	ER-1 (Large Lot)	10	\$3,000	\$30,000
50	ER-1 and ER-LL	1	\$3,250	\$3,250
52	ER-1 (Large Lot)	21	\$3,000	\$63,000
53	ER-1 (Large Lot)	34	\$3,000	\$102,000

54	ER-1 (Large Lot)	21	\$3,000	\$63,000
55	ER-1 (Large Lot)	19	\$3,000	\$57,000
56	ER-2 (Small Lot)	30	\$2,750	\$82,500
57	ER-2 (Small Lot)	55	\$2,750	\$151,250
60	ER-2 (Small Lot)	44	\$2,750	\$121,000
63	ER-2 (Small Lot)	65	\$2,750	\$178,750
64	ER-2 (Small Lot)	43	\$2,750	\$118,250
65	ER-2 (Small Lot)	39	\$2,750	\$107,250
	CFD Totals	701		\$2,070,500

"att_2"

[1] The Maximum Annual Special Tax is increased by the Tax Escalation Factor each Fiscal Year following the Base Year.

EAST RIDGE VILLAGE

Map 1

COUNTY OF EL DORADO

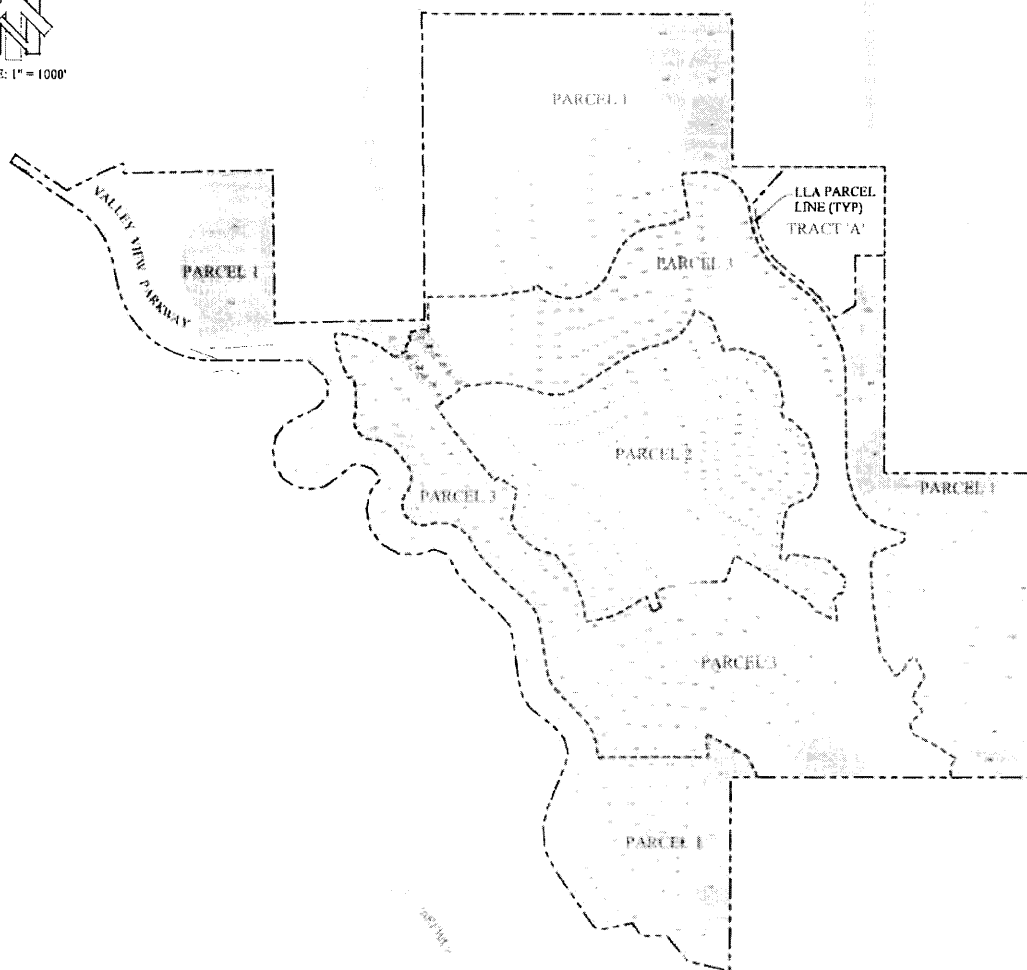
CFD FACILITIES
RATE MAP PER LOT LINE ADJUSTMENT (LLA)
MAY, 2015

STATE OF CALIFORNIA

LEGEND		
PARCEL 1: 177 UNITS	PARCEL 2: 276 UNITS	PARCEL 3: 248 UNITS
RATE 2 (ER-1 LARGE LOTS)	RATE 1 (ER-2 SMALL LOTS)	RATE 1 (ER-1 SMALL LOTS)
RATE 2 (ER-2 LARGE LOTS)		RATE 2 (ER-1 LARGE LOTS)
RATE 3 (ER-1)		RATE 2 (ER-2 LARGE LOTS)
RATE 3 (ER-LL)		RATE 3 (ER-1)
		RATE 3 (ER-LL)



SCALE: 1" = 1000'



EAST RIDGE VILLAGE

Map 2

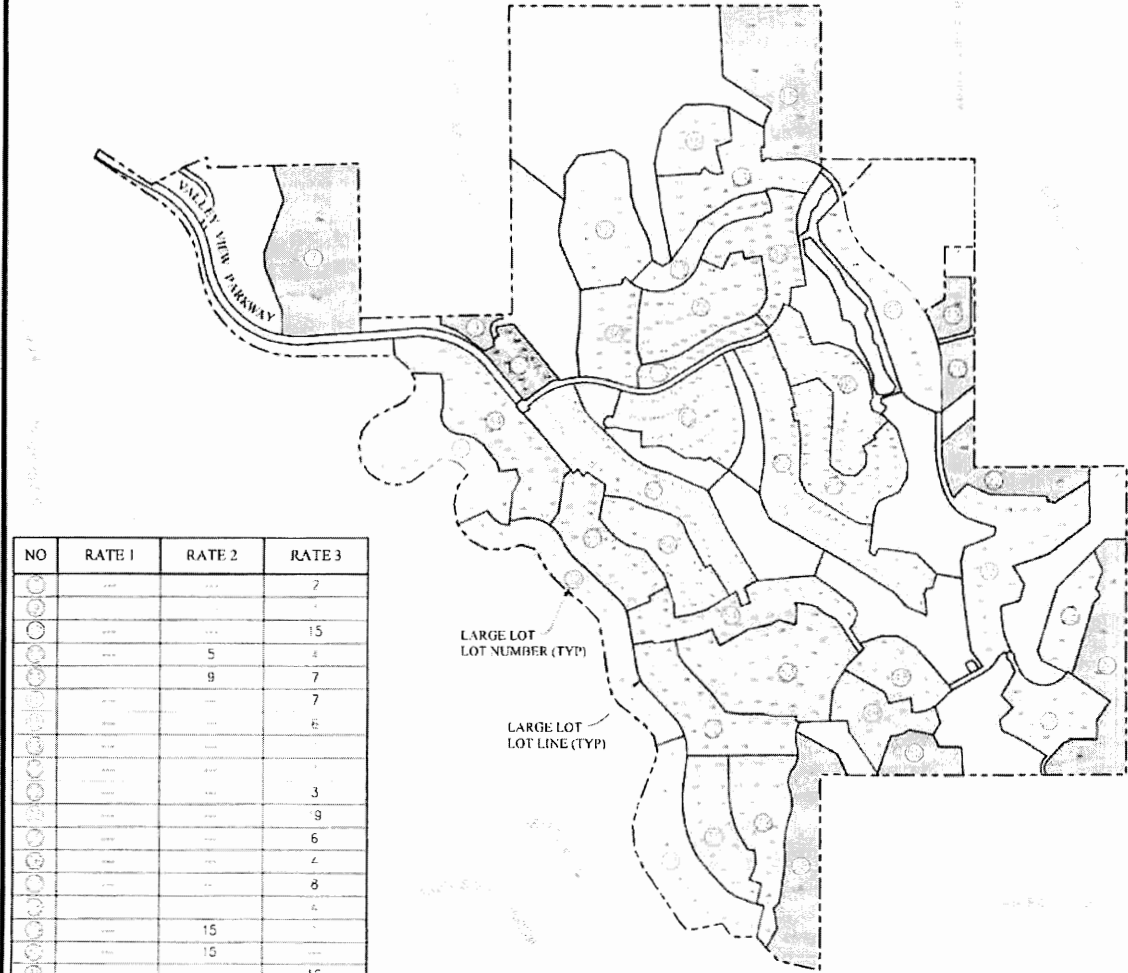
COUNTY OF EL DORADO

CFD FACILITIES
RATE MAP PER LARGE LOTS
MAY, 2015

STATE OF CALIFORNIA



SCALE: 1" = 1000'



NO	RATE 1	RATE 2	RATE 3
1	---	---	2
2	---	---	15
3	---	5	4
4	---	9	7
5	---	---	7
6	---	---	6
7	---	---	---
8	---	---	3
9	---	---	9
10	---	---	6
11	---	---	4
12	---	---	8
13	---	---	4
14	---	15	---
15	---	15	---
16	---	---	16
17	---	---	14
18	---	2	15
19	---	27	2
20	11	---	---
21	---	8	6
22	---	19	---
23	---	30	---
24	---	22	---
25	---	---	14
26	---	9	---
27	---	10	---
28	---	21	---
29	---	34	---
30	---	21	---
31	---	19	---
32	39	---	---
33	55	---	---
34	44	---	---
35	65	---	---
36	53	---	---
37	39	---	---
TOTAL UNITS	287	257	157

LARGE LOT
LOT NUMBER (TYP)

LARGE LOT
LOT LINE (TYP)

LEGEND		
RATE 1	RATE 2	RATE 3
ER-1 SMALL LOTS (11 UNITS)	ER-1 LARGE LOTS (15 UNITS)	ER-LL (23 UNITS)
ER-2 SMALL LOTS (276 UNITS)	ER-2 LARGE LOTS (242 UNITS)	ER-1 (134 UNITS)

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