



GOODWIN CONSULTING GROUP

**IMPROVEMENT AREA NO. 2 OF THE
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2016-2
(ECFD)**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2022-23**

November 1, 2022

***Improvement Area No. 2 of
Community Facilities District No. 2016-2
CFD Tax Administration Report***

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EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-2 (ECFD) (“Improvement Area No. 2”):

Fiscal Year 2022-23 Special Tax Levies

	Number of Taxed Parcels	Total Special Tax Levy
Facilities Special Tax	222	\$710,023
Services Special Tax	222	\$322,633

For further detail regarding the special tax levies, or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2022-23

Type of Property	Facilities Special Tax	Services Special Tax
Residential Units:		
Greater than 4,000 Square Feet	0 Units	0 Units
2,000 - 4,000 Square Feet	222 Units	222 Units
Less than 2,000 Square Feet	0 Units	0 Units
Undeveloped Property	0.00 Acres	0.00 Acres

For more information regarding the status of development in Improvement Area No. 2, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired	Current Amount Outstanding
Special Tax Bonds, Series 2019	\$13,055,000	\$0*	\$13,055,000*

* As of the date of this report.

I. INTRODUCTION

City of Tracy Community Facilities District No. 2016-2 (ECFD)

On February 7, 2017, the City Council of the City of Tracy (the “City”) established Community Facilities District No. 2016-2 (ECFD) (“CFD No. 2016-2” or the “CFD”), including an improvement area within the CFD designated Improvement Area No. 1. On March 26, 2019, the qualified landowners signed the Unanimous Approval requesting the formation of Improvement Area No. 2. On April 16, 2019, the City Council confirmed the annexation into Improvement Area No. 2 pursuant to Resolution No. 2019-074. The Unanimous Approval also designated the bonded indebtedness, secured by special taxes levied in Improvement Area No. 2 in an amount not to exceed \$16,000,000.

Property in Improvement Area No. 2 consists of a portion of a master-planned community known as Ellis. Ellis is located in the southwest part of the City, at the northwest intersection of Corral Hollow and Linne Roads. Proposed development within Improvement Area No. 2 includes construction of 222 residential units.

The types of facilities to be funded by facilities special tax revenues include public buildings and facilities (excluding the Aquatic or Swim Center), wastewater treatment plant improvements and facilities, wastewater collection pipeline improvements and facilities, drainage improvements and facilities, water improvements and facilities, roadway improvements and facilities, public parks and facilities, ancillary improvements and facilities, and other public infrastructure improvements for the benefit of CFD No. 2016-2. The CFD can also fund a variety of services. These include annual operation, maintenance and servicing, including repair and replacement of (i) the facilities authorized to be financed by the CFD and (ii) publicly-owned improvements, publicly-owned aquatic/swim centers within the CFD boundaries, and street cleaning for publicly-owned streets within the CFD boundaries.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment acts, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature (the “Legislature”) approved the Mello-Roos Community Facilities Act of 1982, which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose

on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

A community facilities district can also fund a broad range of services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

II. PURPOSE OF REPORT

This CFD Tax Administration Report (the “Report”) presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2022-23 special tax levy for Improvement Area No. 2. The Report is intended to provide information to interested parties regarding Improvement Area No. 2, including the current financial obligations of Improvement Area No. 2, special taxes to be levied in fiscal year 2022-23, and the development status in the district.

The remainder of the Report is organized as follows:

- **Section III** identifies financial obligations of Improvement Area No. 2 for fiscal year 2022-23.
- **Section IV** provides a summary of the methodology that is used to apportion the Facilities Special Tax and Services Special Tax among parcels in Improvement Area No. 2.
- **Section V** summarizes the status of development within Improvement Area No. 2.
- **Section VI** describes Facilities Special Tax prepayments that have occurred in the Improvement Area No. 2, if any.
- **Section VII** provides information on state reporting requirements.

III. SPECIAL TAX REQUIREMENTS

Pursuant to the Rate and Method of Apportionment of Special Taxes (the “RMA”), which was adopted as an exhibit to the Resolution of Formation for CFD No. 2016-2, the amount collected in any fiscal year will be comprised of a combination of the annual Facilities Special Tax Requirement and annual Services Special Tax Requirement. A detailed description of each annual tax requirement is provided in this section. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix C.)*

Facilities Special Tax Requirement

The Facilities Special Tax Requirement is defined as the amount that must be levied in any fiscal year to: (i) pay principal and interest on bonds, which are due in the calendar year which begins in such fiscal year; (ii) replenish reserve funds to the extent such replenishment has not been included in a computation of the Facilities Special Tax Requirement in a previous year; (iii) cure any delinquencies in the payment of principal or interest on bonds which have occurred in the prior fiscal year; (iv) pay administrative expenses; (v) pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds to the extent that paying directly for such costs does not increase the Facilities Special Tax levied on Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any fiscal year by: (a) interest earnings on or surplus balances in funds and accounts for the bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture; (b) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes; and (c) any other revenues available to pay debt service on the bonds as determined by the Administrator. For fiscal year 2022-23, the Facilities Special Tax Requirement is \$710,023. The calculation of the Facilities Special Tax Requirement is shown in the following table.

Facilities Special Tax Requirement* Fiscal Year 2022-23

Debt Service		\$605,350
March 1, 2023 Interest Payment	\$260,175	
September 1, 2023 Interest Payment	\$260,175	
September 1, 2023 Principal Payment	\$85,000	
Direct Funding of Facilities		\$65,757
Administrative Expenses		\$38,916
District Administration	\$20,000	
Fiscal Agent	\$2,750	
County Fee	\$666	
Special Tax Consultant	\$15,500	
Facilities Special Tax Requirement for Fiscal Year 2022-23		\$710,023

**Totals may not sum due to rounding.*

Services Special Tax Requirement

The Services Special Tax Requirement is defined as the amount of revenue needed in any fiscal year to pay for: (i) Authorized Services; (ii) administrative expenses; and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred in a 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 the collection of delinquent services special taxes and associated penalties and interest. The Services Special Tax Requirement for fiscal year 2022-23 is \$322,633.

IV. SPECIAL TAX LEVIES

Special Tax Categories

Special taxes within CFD No. 2016-2 are levied pursuant to the methodology set forth in the RMA. Among other things, the RMA establishes various special tax categories against which the special tax may be levied, the maximum special tax rates, and the methodology by which the special tax is applied. Each Fiscal Year, the Administrator shall: (i) categorize each Parcel of Taxable Property as Developed Property, Undeveloped Property, Taxable Owners Association Property or Taxable Public Property, (ii) for Developed Property, categorize each Parcel as Single Family Detached Residential Property or Other Property, (iii) based on Square Footage reflected on Building Permits issued by June 30 of the prior Fiscal Year, assign each Residential Unit to the appropriate Square Footage Category, (iv) determine the Facilities Special Tax Requirement and Services Special Tax Requirement for the Fiscal Year, and (v) determine if the Trigger Event occurred in the prior Fiscal Year. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix C.)*

Maximum Special Tax Rates

The maximum facilities special tax and maximum services special tax rates applicable to each category of Taxable Property in Improvement Area No. 2 are set forth in Section C of the RMA. The percentage of the maximum special tax rates that will be levied on each parcel in fiscal year 2022-23 are determined by the method of apportionment included in Section F of the RMA. The table in Appendix A identifies the fiscal year 2022-23 maximum special tax rates and actual special tax rates for taxable property in the CFD.

Apportionment of Special Taxes

Facilities Special Tax

Each fiscal year, as set forth in Section F of the RMA, the Administrator shall determine the Facilities Special Tax Requirement and shall levy the Facilities Special Tax as follows:

First, in the first fifteen (15) fiscal years in which a Facilities Special Tax is levied within Improvement Area No. 2, the Maximum Facilities Special Tax shall be levied on each parcel of Single Family Detached Residential Property and Other Property, prior to applying any capitalized interest. Beginning in the sixteenth (16th) fiscal year in which a Facilities Special Tax is levied within Improvement Area No. 2 and continuing until the Trigger Event, the Facilities Special Tax shall be levied proportionately on each parcel of Single Family Detached Residential Property and Other Property up to 100% of the Maximum Facilities Special Tax for each parcel for such fiscal year until the amount levied on Single Family Detached Residential Property and Other Property is equal to the Facilities Special Tax Requirement prior to applying any capitalized interest. If additional revenue is needed to satisfy the Facilities Special Tax Requirement after the first step

and after applying capitalized interest to reduce the Facilities Special Tax Requirement, 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. If additional revenue is needed after applying the first two steps, the Facilities Special Tax shall be levied proportionately on each parcel of Taxable Owners Association Property and Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each parcel for such fiscal year.

The special tax roll, which identifies the facilities special tax to be levied against each parcel in Improvement Area No. 2 in fiscal year 2022-23, is provided in Appendix B.

Services Special Tax

Similar to the Facilities Special Tax Requirement, the administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax as follows:

First, 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 until the amount levied is equal to the Services Special Tax Requirement. If additional revenue is needed after the first step, the Services Special Tax shall be levied proportionately on each parcel of Undeveloped Property, up to 100% of the Maximum Services Special Tax for Undeveloped Property for such fiscal year.

The special tax roll, which identifies the services special tax to be levied against each parcel in Improvement Area No. 2 in fiscal year 2022-23, is provided in Appendix B.

V. DEVELOPMENT UPDATE

As of June 30, 2022, a total of 222 parcels within Improvement Area No. 2 have had a building permit issued for new construction. Based on the current status of development in Improvement Area No. 2, the following table summarizes the allocation of parcels to the special tax categories established in the RMA:

**Improvement Area No. 2 of
Community Facilities District No. 2016-2
Allocation to Special Tax Categories
For Fiscal Year 2022-23**

Type of Property	Facilities Special Tax	Services Special Tax
Residential Units:		
Greater than 4,000 Square Feet	0 Units	0 Units
2,000 - 4,000 Square Feet	222 Units	222 Units
Less than 2,000 Square Feet	0 Units	0 Units
Undeveloped Property	0.00 Acres	0.00 Acres

VI. PREPAYMENTS

Improvement Area No. 2 allows property owners to partially payoff (i.e., prepay) up to 80% of their facilities special tax obligation if they so choose. The services special tax obligation cannot be prepaid. As of June 30, 2022, no property owner in Improvement Area No. 2 has prepaid his/her special tax obligation.

VII. STATE REPORTING REQUIREMENTS

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the “chief fiscal officer” of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code (“GC”). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency’s web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller’s Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency’s Financial Transactions Report that is prepared for the State Controller’s Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Summary of Fiscal Year 2022-23 Special Tax Levies

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)**

Fiscal Year 2022-23 Special Tax Levies Summary

Type of Property	FY 2022-23 Maximum Special Tax /1	FY 2022-23 Actual Special Tax	Number of Units/ Acres	FY 2022-23 Total Special Tax Revenues
FACILITIES SPECIAL TAX				
Residential Units				
Greater than 4,000 Square Feet	\$2,084.52 per unit	\$2,084.52 per unit	0	\$0.00
2,000 - 4,000 Square Feet	\$3,198.30 per unit	\$3,198.30 per unit	222	\$710,022.60
Less than 2,000 Square Feet	\$3,297.42 per unit	\$3,297.42 per unit	0	\$0.00
Other Property	\$33,807.38 per acre	\$33,807.38 per acre	0.0	\$0.00
Undeveloped Property	\$33,807.38 per acre	\$0.00 per acre	0.0	\$0.00
Taxable Owners Association Property	\$33,807.38 per acre	\$0.00 per acre	0.0	\$0.00
Taxable Public Property	\$33,807.38 per acre	\$0.00 per acre	0.0	\$0.00
Total Fiscal Year 2022-23 Facilities Special Tax Levy				\$710,022.60
SERVICES SPECIAL TAX				
Residential Units				
Greater than 4,000 Square Feet	\$1,089.66 per unit	\$1,089.66 per unit	0	\$0.00
2,000 - 4,000 Square Feet	\$1,453.30 per unit	\$1,453.30 per unit	222	\$322,632.60
Less than 2,000 Square Feet	\$1,816.92 per unit	\$1,816.92 per unit	0	\$0.00
Other Property	\$4,359.88 per acre	\$4,359.88 per acre	0.0	\$0.00
Undeveloped Property	\$4,359.88 per acre	\$0.00 per acre	0.0	\$0.00
Total Fiscal Year 2022-23 Services Special Tax Levy				\$322,632.60

/1 The Maximum Special Tax prior to the Trigger Event, as defined in the RMA.

Source: Goodwin Consulting Group, Inc.

APPENDIX B

*Fiscal Year 2022-23 Special Tax Levies
for Individual Assessor's Parcels*

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-760-010	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-020	Developed	3,412	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-030	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-040	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-050	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-060	Developed	3,194	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-070	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-080	Developed	3,194	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-090	Developed	3,412	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-100	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-110	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-120	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-130	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-140	Developed	3,194	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-150	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-160	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-170	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-180	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-190	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-200	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-210	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-220	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-230	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-240	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-250	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-260	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-270	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-280	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-290	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-300	Developed	3,412	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-310	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-320	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-330	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-340	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-350	Developed	3,194	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-360	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-370	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-380	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-760-390	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-400	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-410	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-420	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-430	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-440	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-450	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-460	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-470	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-480	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-490	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-500	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-510	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-520	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-530	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-540	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-550	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-560	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-570	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-580	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-590	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-600	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-610	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-620	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-630	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-640	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-650	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-660	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-670	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-680	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-690	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-700	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-710	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-720	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-730	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-740	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-750	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-760	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-760-770	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-760-780	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-010	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-020	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-030	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-040	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-050	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-060	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-070	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-080	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-090	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-100	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-110	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-120	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-130	Developed	2,727	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-140	Developed	2,945	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-150	Developed	2,377	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-160	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-170	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-180	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-190	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-200	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-210	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-220	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-230	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-240	Developed	2,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-250	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-260	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-270	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-280	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-290	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-300	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-310	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-320	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-330	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-340	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-350	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-360	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-770-370	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-380	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-390	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-400	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-410	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-420	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-430	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-440	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-450	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-460	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-470	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-480	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-490	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-500	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-510	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-520	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-530	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-540	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-550	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-560	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-570	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-580	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-590	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-600	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-610	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-620	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-630	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-640	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-650	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-660	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-670	Developed	3,129	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-680	Developed	3,613	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-690	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-700	Developed	2,865	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-710	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-770-720	Developed	2,979	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-010	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-020	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-780-030	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-040	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-050	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-060	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-070	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-080	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-090	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-100	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-110	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-120	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-130	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-140	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-150	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-160	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-170	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-180	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-190	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-200	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-210	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-220	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-230	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-240	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-250	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-260	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-270	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-280	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-290	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-300	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-310	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-320	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-330	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-340	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-350	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-360	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-370	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-380	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-390	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-400	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

**Improvement Area No. 2 of the
City of Tracy
CFD No. 2016-2 (ECFD)
Fiscal Year 2022-23 Special Tax Levies**

Assessor's Parcel Number	Development Status	Living Area	FY 2022-23 Maximum Facilities Special Tax	FY 2022-23 Actual Facilities Special Tax	FY 2022-23 Maximum Services Special Tax	FY 2022-23 Actual Services Special Tax	FY 2022-23 Total Special Tax Levy
240-780-410	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-420	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-780-430	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-010	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-020	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-030	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-040	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-050	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-060	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-070	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-080	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-090	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-100	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-110	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-120	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-130	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-140	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-150	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-160	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-170	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-180	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-190	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-200	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-210	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-220	Developed	2,594	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-230	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-240	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-250	Developed	2,510	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-260	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-270	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-280	Developed	2,197	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652
240-790-290	Developed	2,002	\$3,198	\$3,198	\$1,453	\$1,453	\$4,652

Total Special Tax Levy			\$710,023	\$710,023	\$322,633	\$322,633	\$1,032,655
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APPENDIX C

Rate and Method of Apportionment of Special Taxes

**IMPROVEMENT AREA NO. 2 OF THE
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2016-2
(ECFD)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor's Parcel in Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-2 (ECFD) shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 2, unless exempted by law or by the provisions of Section H below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed into Improvement Area No. 2.

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.

“Acquisition Agreement” means the Master Acquisition Agreement executed by the City and Surland Communities, LLC in connection with the CFD.

“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 Special Taxes, 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 Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes 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 Taxes, 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 Taxes according to this RMA.

“Assessor’s Parcel” or **“Parcel”** means a lot or 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.

“Authorized Services” means the public services authorized to be funded, in whole or in part, by the CFD.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Facilities Special Tax and issued or assumed by Improvement Area No. 2 to fund Authorized Facilities.

“Building Permit” means a single permit or set of permits required to construct a residential or non-residential 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 Taxes herein.

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

“CFD” means the City of Tracy Community Facilities District No. 2016-2 (ECFD).

“CFD Formation” means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

“City” means the City of Tracy.

“City Council” means the City Council of the City of Tracy.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property or Taxable Public Property for which a Building Permit was issued prior to June 30 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Undeveloped Property, Taxable Owners Association Property, and Taxable Public Property.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the percentage increase from the prior Fiscal Year, if any, in the Index, or (ii) four percent (4%). The Index used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2018 to April 2019.

“Expected Land Uses” means the number of SFD Lots, the number of Residential Units within each Square Footage Category, and the acreage of the Other Property expected within Improvement Area No. 2 on the IA No. 2 Lien Date, as identified in Attachments 1 and 2 of this RMA. Pursuant to Sections D and E below, the Administrator shall update Attachment 2 each time there is a Land Use Change or property annexes into Improvement Area No. 2. For annexations, the Expected Land Uses will be identified in the Unanimous Approval Form.

“Expected Maximum Facilities Special Tax Revenues” means the amount of annual revenue that would be available in Improvement Area No. 2 if the Maximum Facilities Special Tax was levied on the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues on the IA No. 2 Lien Date are shown in Attachment 2 of this RMA, and such amount may be adjusted pursuant to Sections D and E of this RMA or if Parcels within Improvement Area No. 2 prepay a portion of the Facilities 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 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 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 Bond Sale” means, at any point in time, the last series of Bonds issued for Improvement Area No. 2, which issuance uses up virtually all of the remaining capacity available from the Expected Maximum Facilities Special Tax Revenues that can be generated within Improvement Area No. 2, as determined by the City.

“Final Map” means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD 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 SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

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

“Future Annexation Area” means that geographic area that, at the time of CFD Formation, was considered potential annexation area for the CFD and which was, therefore, identified as “Future Annexation Area” on the recorded CFD boundary map. Such designation does not mean that any or all of the Future Annexation Area will annex into the CFD or Improvement Area No. 2, but should property designated as Future Annexation Area choose to annex, the annexation may be processed pursuant to the streamlined annexation procedures provided in the Act. Nothing shall prevent property identified as Future Annexation Area from annexing under the non-streamlined provisions of the Act.

“IA No. 2 Lien Date” means the date that the Notice of Special Tax Lien affecting the Parcels was recorded in the Official Records of San Joaquin County.

“Improvement Area No 2” means Improvement Area No. 2 of the City of Tracy Community Facilities District No. 2016-2 (ECFD).

“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.

“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.

“Index” means the Consumer Price Index of the San Francisco-Oakland-San Jose area for all urban consumers.

“Land Use Change” means a proposed or approved change to the Expected Land Uses within Improvement Area No. 2 after the IA No. 2 Lien Date, which shall include approval of Final Maps that reflect a different number of SFD Lots than expected and issuance of Building Permits for more Residential Units than expected in a particular Square Footage Category.

“Maximum Facilities Special Tax” means the greatest amount of Facilities Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year as determined in accordance with Sections C, D, and E 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 as determined in accordance with Sections C.2 and E below.

“Maximum Special Taxes” means, as the context requires, either or both of the Maximum Facilities Special Tax and Maximum Services Special Tax.

“Other Property” means, in any Fiscal Year, all Parcels of Developed Property within Improvement Area No. 2 that are not Single Family Detached Residential 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. 2.

“Owners Association Property” means any property within the boundaries of Improvement Area No. 2 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 (separately for the Facilities Special Tax and Services Special Tax), for Developed Property, that the ratio of the actual Special Taxes levied in any Fiscal Year to the Maximum Special Taxes authorized to be levied in that Fiscal Year is equal for all Parcels of Developed Property. For Undeveloped Property, “Proportionately” means that the ratio of the actual Special Taxes levied to the Maximum Special Taxes is equal for all Parcels of Undeveloped Property. For Taxable Owners Association Property and Taxable Public Property, “Proportionately” means that the ratio of the actual Special Taxes levied to the Maximum Special Taxes is equal for all Parcels of Taxable Owners Association Property and Taxable Public Property.

“Public Property” means any property within the boundaries of Improvement Area No. 2 that is owned by the federal government, State of California or other local governments or public agencies.

“Remainder Taxes” means, after September 1st and before December 31st of any Fiscal Year, any Facilities Special Tax revenues that were levied and collected in the prior Fiscal Year and were not needed to (1) pay debt service on the Bonds that was due in the calendar year in which the Remainder Taxes are being calculated, (ii) replenish Bond reserves, (iii) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, or (iv) pay Administrative Expenses that have been incurred, or are expected to be incurred, by the City prior to the receipt of additional Facilities Special Tax proceeds.

“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 unit that does not share a common wall with another residential unit. 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 and shall not be taxed under 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 to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to

cure any 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 the collection of delinquent Services Special Taxes and associated penalties and interest.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Detached Residential Property” means, in any Fiscal Year, all Parcels for which a Building Permit was issued for construction of a Residential Unit.

“Special Taxes” means, as the context requires, either or both of the Facilities Special Tax and the Services Special Tax.

“Square Foot” or **“Square Footage”** means the square footage of living area of a Residential Unit as reflected on a Building Permit.

“Square Footage Category” means one of the three different categories of Single Family Detached Property set forth in Table 1 in Section C below.

“Target Facilities Special Tax” means the Facilities Special Tax per Residential Unit for each Square Footage Category, as set forth in Table 1 below, that was used to determine the Expected Maximum Facilities Special Tax Revenues shown in Attachment 2.

“Taxable Owners Association Property” means, in any Fiscal Year after the first series of Bonds is issued, 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 issuance of the first series of Bonds, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Sections D and E 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 had 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 the boundaries of Improvement Area No. 2 that are not exempt from the Special Taxes pursuant to law or Section H below.

“Taxable Public Property” means in any Fiscal Year after the first series of Bonds is issued, 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 series of Bonds, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Sections D and E 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

revenues 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.

“Trigger Event” means that (i) all Bonds secured by the levy and collection of Facilities Special Taxes in Improvement Area No. 2 have been fully repaid, (ii) all Administrative Expenses from prior Fiscal Years have been paid, funded, and/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. In the first Fiscal Year in which the Administrator determines that the Trigger Event occurred in the prior Fiscal Year, and in each Fiscal Year thereafter, the Facilities Special Tax shall cease to be levied, and the Maximum Services Special Tax for each Parcel shall be adjusted pursuant to Section C.2 below.

“Unanimous Approval Form” means the form executed by the record owner of fee title to a Parcel or Parcels included within the Future Annexation Area and annexed into Improvement Area No. 2 that constitutes the property owner’s approval and unanimous vote in favor of annexing the property into Improvement Area No. 2 and authorized the levy of Special Taxes against his/her Parcel of Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Taxable Owners Association Property, or Taxable Public Property.

B. DATA FOR ADMINISTRATION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall: (i) categorize each Parcel of Taxable Property as Developed Property, Undeveloped Property, Taxable Owners Association Property or Taxable Public Property, (ii) for Developed Property, categorize each Parcel as Single Family Detached Residential Property or Other Property, (iii) based on Square Footage reflected on Building Permits issued by June 30 of the prior Fiscal Year, assign each Residential Unit to the appropriate Square Footage Category, (iv) determine the Facilities Special Tax Requirement and Services Special Tax Requirement for the Fiscal Year, and (v) determine if the Trigger Event occurred in the prior Fiscal Year. In addition, the Administrator shall, *on an ongoing basis*, monitor Final Maps and track the Square Footage on all Building Permits that have been issued to determine if there are any proposed Land Use Changes that would change 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. 2 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 Taxes 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 TAXES

1. Facilities Special Tax

a. Single Family Detached Residential Property

The Maximum Facilities Special Tax for Parcels of Single Family Detached Residential Property shall be the greater of (i) the Target Facilities Special Taxes set forth in Table 1 below, or, (ii) if there are Land Use Changes that would reduce debt service coverage on outstanding Bonds below the Required Coverage, the Maximum Facilities Special Tax determined pursuant to Section D below.

**TABLE 1
IMPROVEMENT AREA NO. 2
TARGET FACILITIES SPECIAL TAX
SINGLE FAMILY DETACHED RESIDENTIAL PROPERTY**

<i>Square Footage Category</i>	<i>Target Facilities Special Tax Prior to Trigger Event (Fiscal Year 2018-19)*</i>	<i>Target Facilities Special Tax After Trigger Event (Fiscal Year 2018-19)</i>
Residential Units Greater than 4,000 Square Feet	\$3,046.30 per Residential Unit	\$0 per Residential Unit
Residential Units 2,000 – 4,000 Square Feet	\$2,954.74 per Residential Unit	\$0 per Residential Unit
Residential Units Less than 2,000 Square Feet	\$1,925.78 per Residential Unit	\$0 per Residential Unit

*** On July 1, 2019 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

b. Other Property

The Maximum Facilities Special Tax for Other Property prior to the Trigger Event is \$31,232.80 per Acre for Fiscal Year 2018-19, which amount shall increase on July 1, 2019 and each July 1 thereafter by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year. After the Trigger Event the Maximum Facilities Special Tax for Other Property is \$0 per Acre. If Other Property is developed with condominium or townhome units, the Administrator shall apply the following steps to allocate the Maximum Facilities Special Tax to the Parcels within the condominium or townhome buildings:

- Step 1:** Determine the Acreage of the underlying land Parcel on which the building(s) is located.
- Step 2:** Multiply the Acreage from Step 1 by the Maximum Facilities Special Tax for Other Property in the current Fiscal Year.
- Step 3:** Divide the product from Step 2 by the total number of townhomes or condominium units built or expected to be built on the underlying land Parcel to determine the Maximum Facilities Special Tax for each condominium or townhome unit, which amount shall escalate by 2.0% in the next Fiscal Year and each following Fiscal Year.

Once a Facilities Special Tax has been levied on a Parcel of Developed Property, the Maximum Facilities Special Taxes 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 I, and (ii) pursuant to Section D. Notwithstanding the foregoing, (i) if Bonds have yet to be issued for Improvement Area No. 2, the Parcels can be assigned to the appropriate Square Footage 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 Sections F.1 below.

c. Undeveloped Property, Taxable Owners Association Property, and Taxable Public Property

The Maximum Facilities Special Tax for Undeveloped Property, Taxable Owners Association Property, and Taxable Public Property prior to the Trigger Event is \$31,232.80 per Acre for Fiscal Year 2018-19, which amount shall increase on July 1, 2019 and each July 1 thereafter by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year. After the Trigger Event the Maximum Facilities Special Tax for Undeveloped Property, Taxable Owners Association Property, and Taxable Public Property is \$0 per Acre. In addition, any amount levied on a landowner's Parcel(s) of Undeveloped Property due to such landowner's failure to make a prepayment pursuant to Section D below shall be added to the amount determined in the prior sentence to calculate the total Maximum Facilities Special Tax for the landowner's Parcel(s).

2. *Services Special Tax*

Table 2 below identifies the Maximum Services Special Tax before and after the Trigger Event for Taxable Property in Improvement Area No. 2.

**TABLE 2
IMPROVEMENT AREA NO. 2
MAXIMUM SERVICES SPECIAL TAX**

<i>Type of Property</i>	<i>Maximum Services Special Tax Before Trigger Event (Fiscal Year 2018-19)*</i>	<i>Maximum Services Special Tax After Trigger Event (Fiscal Year 2018-19)*</i>
Single Family Detached <u>Residential Property</u>		
Residential Units Greater than 4,000 Square Feet	\$1,600.48 per Residential Unit	\$2,227.18 per Residential Unit
Residential Units 2,000 – 4,000 Square Feet	\$1,280.18 per Residential Unit	\$1,888.66 per Residential Unit
Residential Units Less than 2,000 Square Feet	\$959.86 per Residential Unit	\$1,356.24 per Residential Unit
Other Property	\$3,840.52 per Acre	\$3,840.52 per Acre
Undeveloped Property	\$3,840.52 per Acre	\$3,840.52 per Acre

*** On July 1, 2019 and on each July 1 thereafter, all figures shown in Table 2 above shall be increased by the Escalation Factor.**

a. Other Property

If Other Property is developed with condominium or townhome units, the Administrator shall apply the following steps to allocate the Maximum Services Special Tax to the Parcels within the condominium or townhome buildings:

- Step 1:** Determine the Acreage of the underlying land Parcel on which the building(s) is located.
- Step 2:** Multiply the Acreage from Step 1 by the Maximum Services Special Tax for Other Property in the current Fiscal Year.
- Step 3:** Divide the product from Step 2 by the total number of townhomes or condominium units built or expected to be built on the underlying land Parcel to determine the Maximum Services Special Tax for each condominium or townhome unit, which amount shall be increased by the Escalation Factor in the next Fiscal Year and each following Fiscal Year.

D. CHANGES TO MAXIMUM FACILITIES SPECIAL TAX

The Expected Maximum Facilities Special Tax Revenues shown in Attachment 2 were calculated based on the Expected Land Uses on the IA No. 2 Lien Date. As set forth in Section E herein, Attachment 2 shall be modified to reflect the Expected Land Uses and Expected Maximum Facilities Special Tax Revenues for Improvement Area No. 2 if property is annexed to Improvement Area No. 2. Attachment 2 is also 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.

If, prior to the issuance of the first series of Bonds, 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.

If, *prior to Final Bond Sale*, 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 as long as the change in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below the Required Coverage. Upon approval or identification of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues, which shall then be the amount used to size future Bond sales.

If a Land Use Change would reduce debt service coverage on outstanding Bonds below the Required Coverage, either: (i) a prepayment of Facilities Special Taxes must be made by the landowner requesting the Land Use Change to retire Bonds in the amount necessary to maintain Required Coverage, or (ii) Step 3 below must be applied to maintain the Expected Maximum Facilities Special Tax Revenues.

If, *after the Final Bond Sale*, 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 for Improvement Area No. 2.
- Step 2:** The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in Improvement Area No. 2 if the Land Use Change occurs.
- Step 3:** If the amount calculated in Step 2 is higher than that determined in Step 1, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

If the revenues calculated in Step 2 are less than those calculated in Step 1, no action will be needed if the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below the Required Coverage, and the Administrator shall update Attachment 2 to show the reduced Expected Maximum Facilities Special Tax Revenues.

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 will have the option to prepay Facilities Special Taxes (pursuant to Section I) in an amount that will ensure that the reduced Expected Maximum Facilities Special Tax Revenues are sufficient to provide Required Coverage. If the landowner notifies the Administrator that he/she would like to remedy such 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 or (ii) prior to close of escrow on the first Residential Unit for which the Building Permit was issued that resulted in more Residential Units in a Square Footage Category than was anticipated in the Expected Land Uses. If any prepayment is not received by the City prior to the earlier of clauses (i) and (ii) of the preceding sentence, the Administrator shall levy the required prepayment amount on any Parcel(s) of Taxable Property still owned by the landowner within Improvement Area No. 2,

***or,** if there are no more Parcels of Taxable Property owned by the landowner who had been expected to prepay, or if a landowner opts not to make a prepayment to mitigate the reduction in the Expected Maximum Facilities Special Tax Revenues, the following Step 3.b shall apply:*

3.b. The Maximum Facilities Special Taxes for Parcels owned by the landowner requesting the Land Use Change shall be determined by increasing the Target Facilities Special Taxes shown in Table 1 above proportionately until the amount that could be collected from all SFD Lots that are subject to the Land Use Change (as determined by the Administrator) will be sufficient to maintain Required Coverage. After the Administrator has prepared such calculation for a particular landowner, the Administrator shall closely monitor future Final Maps and Building Permits to determine if a similar increase in the Target Facilities Special Tax must be applied for subsequent Parcels of Single Family Detached Residential Property. On July 1 of each Fiscal Year, all Maximum Facilities Special Taxes determined pursuant to this Section 3.b shall be increased by 2.0% of the amount in effect in the prior Fiscal Year.

The duties imposed on the Administrator to review Land Use Changes, Final Maps, and Building Permits and to make the calculations set forth above, are intended only to facilitate the 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 the CFD shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property.**

E. ANNEXATIONS

If, in any Fiscal Year, a property owner within the Future Annexation Area wants to annex property into Improvement Area No. 2, the Administrator shall apply the following steps as part of the annexation proceedings:

- Step 1:** Working with City staff and the landowner, the Administrator shall determine the Maximum Special Taxes that will apply to all Parcels that are expected to be within the area to be annexed. Once determined, the Maximum Special Taxes for the annexing area shall be identified on the Unanimous Approval Form which will be signed by the property owner as part of the annexation process.
- Step 2:** The Administrator shall ensure that a Notice of Special Tax Lien is recorded against all Parcels that are annexed to Improvement Area No. 2.
- Step 3:** The Administrator shall prepare and keep on file an updated Attachment 2 that adds the annexed property and identifies the Expected Land Uses and revised Expected Maximum Facilities Special Tax Revenues for Improvement Area No. 2. After the annexation is complete, the application of Sections D, F, and I of this RMA shall be based on the adjusted Expected Land Uses and Expected Maximum Facilities Special Tax Revenues including the newly annexed property.
- Step 4:** The Administrator shall recalculate the Public Facilities Requirement used in the prepayment calculation in Section I below to include the estimated net proceeds that can be generated to fund Authorized Facilities based on the Maximum Facilities Special Tax capacity from the annexed area. The adjusted Public Facilities Requirement shall be calculated by (i) dividing the increased Expected Maximum Facilities Special Tax Revenues that can be collected after the annexation by the Expected Maximum Facilities Special Tax Revenues that were in place prior to the annexation, and (ii) multiplying the quotient by the Public Facilities Requirement that was in place prior to the annexation.

If an owner of a Parcel or Parcels outside the Future Annexation Area wants to annex into the CFD and the City agrees to such annexation, the procedures set forth in Section 53339 *et seq.* of

the Act shall be used to process the annexation. The Administrator shall apply the steps set forth above, using, for Step 1, the Maximum Special Taxes identified in the Rate and Method of Apportionment of Special Tax adopted as part of the annexing proceedings instead of the Unanimous Approval Form.

F. METHOD OF LEVY OF THE SPECIAL TAXES

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: In the first fifteen (15) Fiscal Years in which a Facilities Special Tax is levied within Improvement Area No. 2, the Maximum Facilities Special Tax shall be levied on each Parcel of Single Family Detached Residential Property and Other Property, prior to applying any Capitalized Interest that is available in the CFD accounts. Any Facilities Special Tax proceeds collected that are determined by the Administrator to be Remainder Taxes shall be deposited into the Improvement Fund to pay costs associated with the acquisition of Authorized Facilities eligible to be financed by the Remainder Taxes under the Acquisition Agreement and that were not paid with Bond proceeds or Facilities Special Taxes levied in prior Fiscal Years.

Beginning in the sixteenth (16th) Fiscal Year in which a Facilities Special Tax is levied within Improvement Area No. 2 and continuing until the Trigger Event, the Facilities Special Tax shall be levied Proportionately on each Parcel of Single Family Detached Residential Property and Other Property up to 100% of the Maximum Facilities Special Tax for each Parcel for such Fiscal Year until the amount levied on Single Family Detached Residential Property and Other Property is equal to the Facilities Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

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 Undeveloped Property up to 100% of the Maximum Facilities Special Tax for Undeveloped Property for such Fiscal Year.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property and Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Owners Association Property and Taxable Public Property, as applicable, for such Fiscal Year.

2. *Services Special Tax*

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

- Step 1:** 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 for such Fiscal Year until the amount levied is equal to the Services Special Tax Requirement.
- Step 2:** If additional revenue is needed after Step 1, the Services Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property, up to 100% of the Maximum Services Special Tax for Undeveloped Property for such Fiscal Year.

G. MANNER OF COLLECTION OF SPECIAL TAXES

Each of the Facilities Special Taxes and the Services Special Taxes shall be identified and collected separately. Facilities Special Taxes collected shall be used only to satisfy the Facilities Special Tax Requirement or to finance Authorized Facilities. Services Special Taxes collected shall be used only to satisfy the Services Special Tax Requirement.

Each of the Special Taxes 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 I below and provided further that the City may directly bill each of the Special Taxes, may collect each of the Special Taxes 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 until the earlier of (i) the Trigger Event, or (ii) Fiscal Year 2059-60. Under no circumstances may the Facilities Special Tax on a Parcel in 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.

H. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Facilities Special Tax may be levied on the following: (i) Public Property, except Taxable Public Property, and (ii) Owners Association Property, except Taxable Owners Association Property. No Services Special Tax shall be levied on the following: (i) Public Property, including Taxable Public Property, and (ii) Owners Association Property, including Taxable Owners Association Property. In addition, no Special Taxes shall be levied on: (i) Parcels that are designated as permanent open space or common

space on which no structure is permitted to be constructed, (ii) Parcels owned by a public utility for an unmanned facility, and (iii) Parcels subject to an easement that precludes any use on the Parcel other than that permitted by the easement. Notwithstanding the foregoing, if a Facilities Special Tax has been levied on a Parcel in any Fiscal Year, and the entire Parcel subsequently becomes open space, an unmanned utility facility, or subject to an easement that precludes a residential or non-residential use, the Parcel shall remain subject to the Facilities Special Tax levy, unless: (i) the first series of Bonds has yet to be issued for Improvement Area No. 2, or (ii) 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.

I. PARTIAL PREPAYMENT OF FACILITIES SPECIAL TAX

The following definitions apply to this Section I:

“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 Requirements” means: (i) \$9,600,000 in fiscal year 2018-19 dollars, which amount shall, on July 1, 2019 and on each July 1 thereafter, be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year, or (ii) such lower 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. 2.

“Remaining Facilities Costs” means the Public Facilities Requirements (as defined above), minus public facility costs funded by Previously Issued Bonds (as defined above), Facilities Special Taxes, or prior prepayments.

A property owner may prepay up to 80% of the Facilities Special Tax obligation applicable to a Parcel in Improvement Area No. 2, thereby reducing the Maximum Facilities Special Tax applicable to the Parcel, provided that a prepayment may be made only if there are no delinquent 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

written notice of intent to prepay, which shall identify the percentage of the Maximum Facilities Special Tax that is to be prepaid. 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 above or below):

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

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

- Step 1.** Determine the Maximum Facilities Special Tax that could be levied on the Parcel based on Expected Land Uses at the time the prepayment is calculated.
- Step 2.** Divide the Maximum Facilities Special Tax computed pursuant to Step 1 by the Expected Maximum Facilities Special Tax Revenues for Improvement Area No. 2 in that Fiscal Year.
- 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 80%.
- 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 Special Tax Lien shall be recorded against the Parcel to reflect the reduced Facilities 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 Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected. The prepayment of a portion of the Facilities Special Tax shall not affect the perpetual obligation to pay the Services Special Tax.

J. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and revise this RMA to correct any inconsistency, vagueness, or ambiguity, by resolution and/or ordinance, that does not create a material adverse effect on the levy and collection of the Special Taxes and any security for any Bonds.

ATTACHMENT 1

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-2
(ECFD)**

**Identification of SFD Lots and Other Property in
Improvement Area No. 2**

ATTACHMENT 1
IMPROVEMENT AREA No. 2
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT No. 2016-2
(ECFD)

IMPROVEMENT AREA NO. 2			
TRACT NO.	APN NO.	AREA(ACRES)	NO. OF LOTS
3877	240-140-44	13.7	51
3906	240-140-45	25.9	99
3907	240-140-46	15.5	72
TOTAL		55.1	222

REMAINDER
FUTURE ANNEXATION
APN 240-140-44

IMPROVEMENT AREA 1
PREVIOUSLY ANNEXED

IMPROVEMENT AREA 2

TRACT 3877
APN 240-140-44

TRACT 3906
APN 240-140-45

TRACT 3907
APN 240-140-46

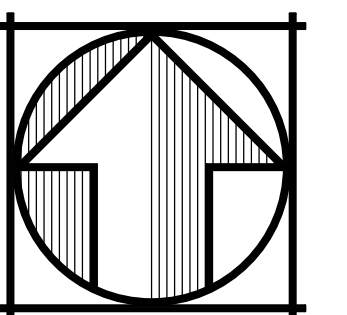
DELTA MENDOTA CANAL

UNION PACIFIC RAILROAD LINE

ELVIS TOWN DRIVE

SUMMIT DRIVE

CORRAL HOLLOW ROAD



ATTACHMENT 2

**Improvement Area No. 2 of the
City of Tracy
Community Facilities District No. 2016-2
(ECFD)**

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

Square Footage Category	Number of Units	Target Facilities Special Tax (FY 2018-19) *	Expected Maximum Facilities Special Tax Revenues (FY 2018-19) *
Residential Units Greater than 4,000 Square Feet	0 units	\$3,046.30 per Residential Unit	\$0
Residential Units 2,000 – 4,000 Square Feet	222 units	\$2,954.74 per Residential Unit	\$655,952
Residential Units Less than 2,000 Square Feet	0 units	\$1,925.78 per Residential Unit	\$0
Total Expected Maximum Facilities Special Tax Revenues			\$655,952

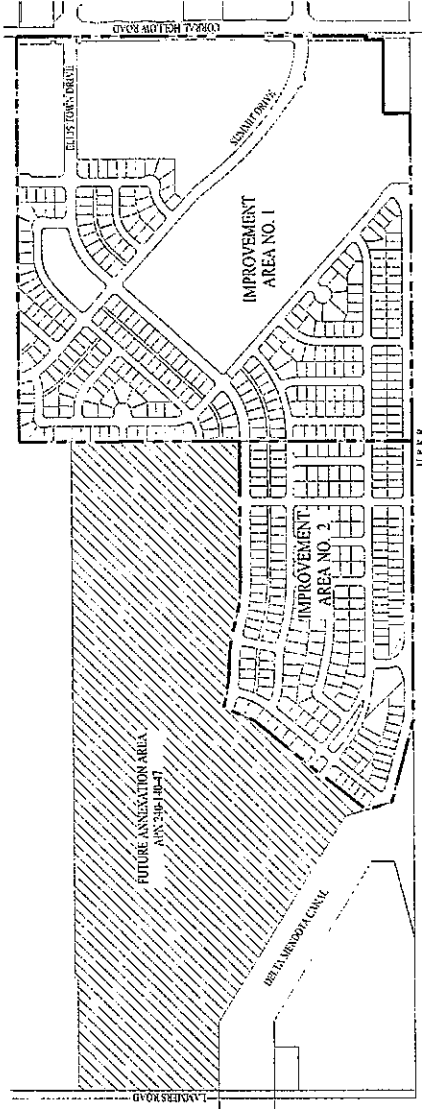
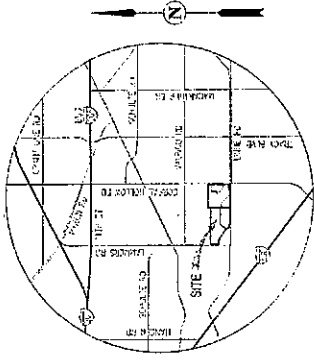
*** On July 1, 2019 and on each July 1 thereafter, all figures shown above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

APPENDIX D

***Boundary Map of
Community Facilities District No. 2016-2***

6 153

**CONSOLIDATED MAP OF THE BOUNDARIES OF
CITY OF TRACY**
COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD)
CITY OF TRACY
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA



LEGEND:
 --- CD NO. 2016-2 (ECFD) BOUNDARY
 // FUTURE ANNEXATION AREA

RECORDER'S STATEMENT

THIS MAP REFLECTS THE ANNEXATION INTO THE CITY OF TRACY OF CERTAIN PARCELS IN THE FUTURE ANNEXATION AREA AS "IMPROVEMENT AREA NO. 2 OF THE CITY OF TRACY" COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD). THIS MAP SUPERSEDES THE MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF TRACY COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD)" CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DATED AND RECORDED IN THE COUNTY OF SAN JOAQUIN, CALIFORNIA, RECORDERS' OFFICE, DISTRICT 10, ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 32 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA (THE "BOUNDARY MAP").

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF TRACY, STATE OF CALIFORNIA, THIS 14TH DAY OF MAY, 2019.



[Signature]
 CITY CLERK
 CITY OF TRACY
 STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN CONSOLIDATED MAP OF THE BOUNDARIES OF CITY OF TRACY COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD), CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS FILED IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND WAS THEREBY HELD ON THE 14TH DAY OF MAY, 2019, BY HIS RESOLUTION NO. 2019-001.

[Signature]
 CITY CLERK
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA

FILED THIS 24TH DAY OF MAY, 2019, AT THE HOUR OF 11:44 O'CLOCK AM IN BOOK 6 OF COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD), CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

[Signature]
 COUNTY RECORDER
 COUNTY OF SAN JOAQUIN

05/24/2019 11:44:34 AM
 State of California
 County of San Joaquin
 Recorder's Office

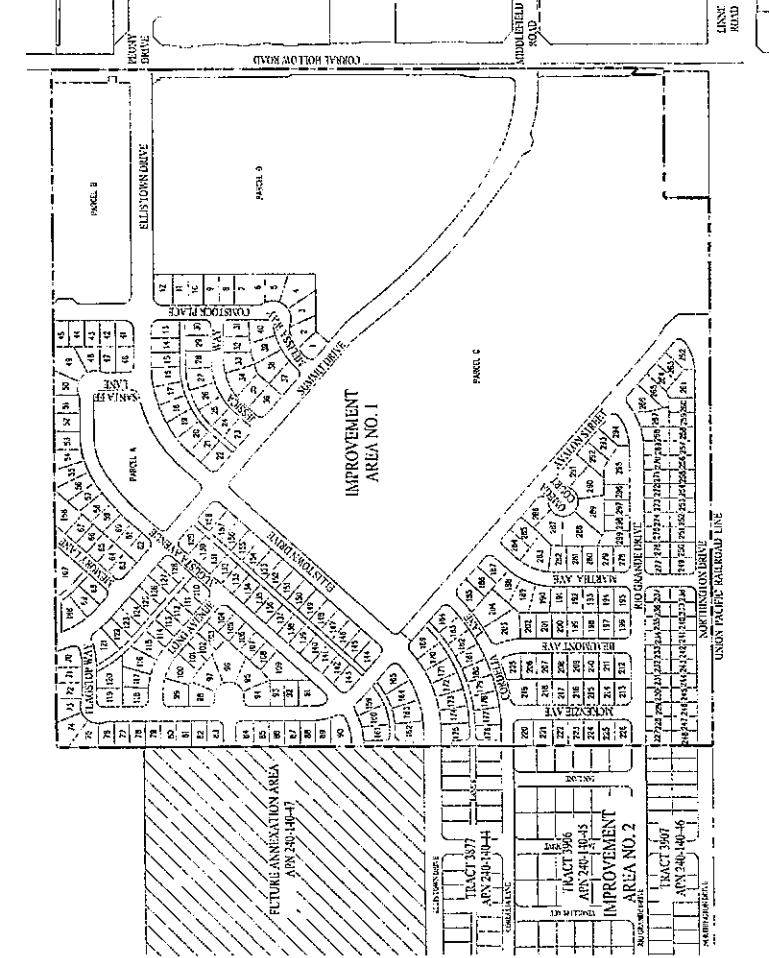


6 153

6 153A

**CONSOLIDATED MAP OF THE BOUNDARIES OF
CITY OF TRACY**
COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD)
CITY OF TRACY
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

IMPROVEMENT AREA NO. 1 DETAIL



LEGEND:

IMPROVEMENT AREA NO. 1 OF CFD No. 2016-2 (ECFD)

IMPROVEMENT AREA NO. 1

REFERENCE PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER	REFERENCE PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER	REFERENCE PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER	REFERENCE PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER
1	240-690-01	52	240-690-52	103	240-710-04	154	240-710-47
2	240-690-02	53	240-690-53	104	240-710-05	155	240-710-48
3	240-690-03	54	240-690-54	105	240-710-06	156	240-710-49
4	240-690-04	55	240-690-55	106	240-710-07	157	240-710-50
5	240-690-05	56	240-690-56	107	240-710-08	158	240-710-51
6	240-690-06	57	240-690-57	108	240-710-09	159	240-710-52
7	240-690-07	58	240-690-58	109	240-710-10	160	240-710-53
8	240-690-08	59	240-690-59	110	240-710-11	161	240-710-54
9	240-690-09	60	240-690-60	111	240-710-12	162	240-710-55
10	240-690-10	61	240-690-61	112	240-710-13	163	240-710-56
11	240-690-11	62	240-690-62	113	240-710-14	164	240-710-57
12	240-690-12	63	240-690-63	114	240-710-15	165	240-710-58
13	240-690-13	64	240-690-64	115	240-710-16	166	240-710-59
14	240-690-14	65	240-690-65	116	240-710-17	167	240-710-60
15	240-690-15	66	240-690-66	117	240-710-18	168	240-710-61
16	240-690-16	67	240-690-67	118	240-710-19	169	240-710-62
17	240-690-17	68	240-690-68	119	240-710-20	170	240-710-63
18	240-690-18	69	240-690-69	120	240-710-21	171	240-710-64
19	240-690-19	70	240-690-70	121	240-710-22	172	240-710-65
20	240-690-20	71	240-690-71	122	240-710-23	173	240-710-66
21	240-690-21	72	240-690-72	123	240-710-24	174	240-710-67
22	240-690-22	73	240-690-73	124	240-710-25	175	240-710-68
23	240-690-23	74	240-690-74	125	240-710-26	176	240-710-69
24	240-690-24	75	240-690-75	126	240-710-27	177	240-710-70
25	240-690-25	76	240-690-76	127	240-710-28	178	240-710-71
26	240-690-26	77	240-690-77	128	240-710-29	179	240-710-72
27	240-690-27	78	240-690-78	129	240-710-30	180	240-710-73
28	240-690-28	79	240-690-79	130	240-710-31	181	240-710-74
29	240-690-29	80	240-690-80	131	240-710-32	182	240-710-75
30	240-690-30	81	240-690-81	132	240-710-33	183	240-710-76
31	240-690-31	82	240-690-82	133	240-710-34	184	240-710-77
32	240-690-32	83	240-690-83	134	240-710-35	185	240-710-78
33	240-690-33	84	240-690-84	135	240-710-36	186	240-710-79
34	240-690-34	85	240-690-85	136	240-710-37	187	240-710-80
35	240-690-35	86	240-690-86	137	240-710-38	188	240-710-81
36	240-690-36	87	240-690-87	138	240-710-39	189	240-710-82
37	240-690-37	88	240-690-88	139	240-710-40	190	240-710-83
38	240-690-38	89	240-690-89	140	240-710-41	191	240-710-84
39	240-690-39	90	240-690-90	141	240-710-42	192	240-710-85
40	240-690-40	91	240-690-91	142	240-710-43	193	240-710-86
41	240-690-41	92	240-690-92	143	240-710-44	194	240-710-87
42	240-690-42	93	240-690-93	144	240-710-45	195	240-710-88
43	240-690-43	94	240-690-94	145	240-710-46	196	240-710-89
44	240-690-44	95	240-690-95	146	240-710-47	197	240-710-90
45	240-690-45	96	240-690-96	147	240-710-48	198	240-710-91
46	240-690-46	97	240-690-97	148	240-710-49	199	240-710-92
47	240-690-47	98	240-690-98	149	240-710-50	200	240-710-93
48	240-690-48	99	240-690-99	150	240-710-51	201	240-710-94
49	240-690-49	100	240-690-100	151	240-710-52	202	240-710-95
50	240-690-50	101	240-690-101	152	240-710-53	203	240-710-96
51	240-690-51	102	240-690-102	153	240-710-54	204	240-710-97

6 153A

6 153B

CONSOLIDATED MAP OF THE BOUNDARIES OF

CITY OF TRACY

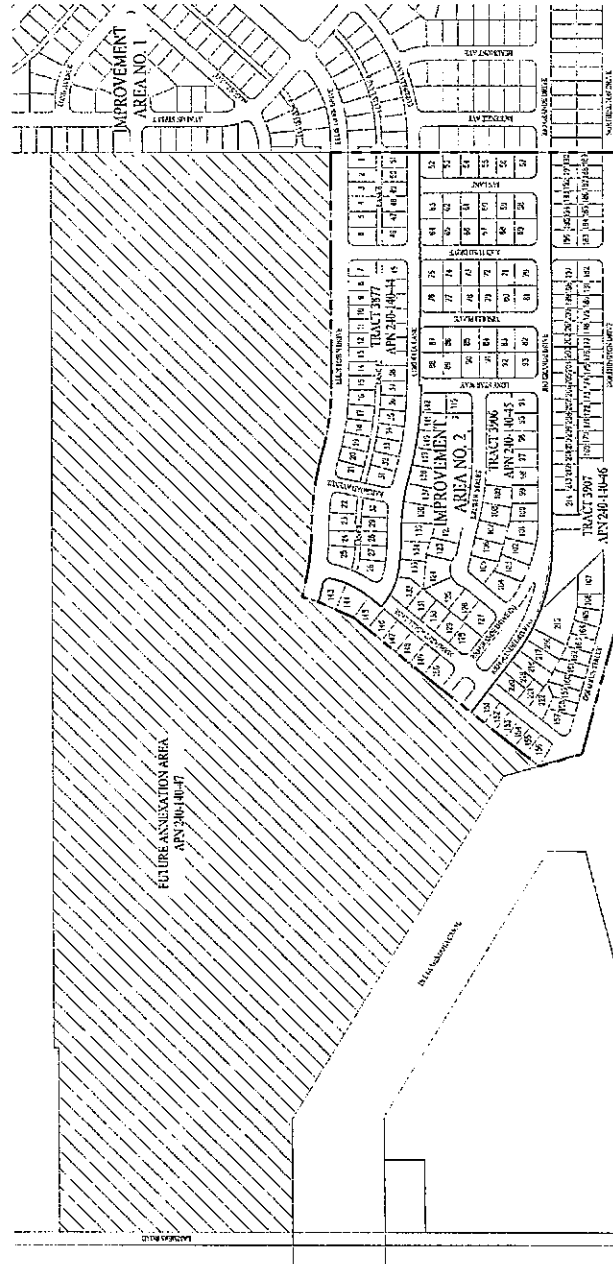
COMMUNITY FACILITIES DISTRICT NO. 2016-2 (ECFD)

CITY OF TRACY

COUNTY OF SAN JOAQUIN

STATE OF CALIFORNIA

IMPROVEMENT AREA NO. 2 DETAIL



TRACT NO.	APN NO.	IMPROVEMENT AREA NO. 2	TOTAL AREA (ACRES)
3877	240-140-44		11.7
3906	240-140-45		25.9
3907	240-140-46		15.5
	TOTAL		55.1

- LEGEND:**
- — — — — IMPROVEMENT AREA NO. 2 OF CPD No. 2016-2 (ECFD)
 - ▨ FUTURE ANNEXATION AREA
 - — — — — TRACT BOUNDARY

6 153B

APPENDIX E

*Assessor's Parcel Maps for
Fiscal Year 2022-23*
