



GOODWIN CONSULTING GROUP

**CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(HILLVIEW)**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2023-24**

December 15, 2023

Community Facilities District No. 2021-1
CFD Tax Administration Report

TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
Executive Summary	i
I. Introduction.....	1
II. Purpose of Report	2
III. Special Tax Requirement.....	3
IV. Special Tax Levy	5
V. Development Update	7
VI. Prepayments.....	8
VII. State Reporting Requirements	9

Appendix A – Summary of Fiscal Year 2023-24 Special Tax Levy

Appendix B – Fiscal Year 2023-24 Special Tax Levy for Individual Assessor’s Parcels

Appendix C –Rate and Method of Apportionment of Special Taxes

Appendix D – Boundary Map of Community Facilities District No. 2021-1

Appendix E – Assessor’s Parcel Maps for Fiscal Year 2023-24

EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding the City of Tracy Community Facilities District No. 2021-1 (Hillview) (“CFD No. 2021-1”):

Fiscal Year 2023-24 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
214	\$438,388

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

Development Status for Fiscal Year 2023-24

Type of Property	Number of Units or Acres
Developed Property	214 Units
Undeveloped Property	0.0 Acres

For more information regarding the status of development in CFD No. 2021-1, please see Section V of this report.

Outstanding Bonds Summary

Bonds	Original Principal	Amount Retired*	Current Amount Outstanding*
Series 2022 Bonds	\$6,830,000	\$0	\$6,830,000

**As of the date of the report.*

I. INTRODUCTION

City of Tracy Community Facilities District No. 2021-1 (Hillview)

On November 2, 2021, the City Council of the City of Tracy (the “City”) established Community Facilities District No. 2021-1 (Hillview) (“CFD No. 2021-1” or “CFD”). In a landowner election held on the same day, the qualified landowner electors within the CFD authorized the levy of a Mello-Roos special tax on property within CFD No. 2021-1. Proposed development within the CFD includes construction of approximately 214 residential units.

The types of facilities to be funded by special tax revenues generally include roadway improvements, wastewater treatment facilities, water facilities, reclaimed water facilities, drainage improvements, landscaping, open space improvements, parks and park equipment, and other public infrastructure improvements for the benefit of residents within CFD No. 2021-1. In addition, special tax revenues can be used to directly fund the maintenance and operation of the facilities financed through CFD No. 2021-1.

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 2023-24 special tax levy for CFD No. 2021-1. The Report is intended to provide information to interested parties regarding CFD No. 2021-1, including the current financial obligations of the CFD, special taxes to be levied in fiscal year 2023-24, and the development status of the district.

The remainder of the Report is organized as follows:

- **Section III** identifies financial obligations of CFD No. 2021-1 for fiscal year 2023-24.
- **Section IV** provides a summary of the methodology that is used to apportion the Special Tax among parcels in CFD No. 2021-1.
- **Section V** summarizes the status of development within CFD No. 2021-1.
- **Section VI** describes Facilities Special Tax prepayments that have occurred in the CFD, if any.
- **Section VII** provides information on state reporting requirements.

III. SPECIAL TAX REQUIREMENT

Special taxes for CFD No. 2021-1 are levied pursuant to the methodology set forth in the Rate and Method of Apportionment of Special Tax (“RMA”). The RMA allows for either a Facilities Special Tax or a Services Special Tax in each fiscal year. Up until the Transition Event occurs, the Facilities Special Tax shall be levied. The Transition Event generally refers to the point at which (i) all bonds secured by the levy and collection of Facilities Special Taxes have been fully repaid, (ii) all administrative expenses from prior fiscal years have been paid or reimbursed to the City, and (iii) there are no other Authorized Facilities that the City intends to fund with Facilities Special Taxes. Therefore, starting in the first fiscal year after the Transition Event, the Facilities Special Tax ends and is replaced by the Services Special Tax. The amount of the Facilities Special Tax or Services Special Tax levied in any fiscal year is determined through the application of the Facilities Special Tax Requirement or Services Special Tax Requirement, respectively. *(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: (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds to the extent such replenishment has not been included in a computation of 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 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. For fiscal year 2023-24, the Facilities Special Tax Requirement is \$438,388. The calculation of the Facilities Special Tax Requirement is shown in the following table.

**CFD No. 2021-1
Fiscal Year 2023-24 Facilities Special Tax Requirement***

Debt Service – Series 2022 Bonds		\$358,800
March 1, 2024 Interest Payment	\$169,400	
September 1, 2024 Interest Payment	\$169,400	
September 1, 2024 Principal Payment	\$20,000	
Direct Funding of Facilities		\$11,097
Administrative Expenses		\$68,492
District Administration	\$51,142	
Special Tax Consultant	\$17,350	
Facilities Special Tax Requirement for Fiscal Year 2023-24		\$438,388

**Totals may not sum due to rounding.*

Services Special Tax Requirement

As mentioned previously, the RMA also includes a Services Special Tax Requirement. The Services Special Tax Requirement means the amount of revenue needed in any fiscal year after the Transition Event to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure 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. As of fiscal year 2023-24, the Transition Event has not yet occurred. Therefore, there is no Services Special Tax Requirement for fiscal year 2023-24.

IV. SPECIAL TAX LEVY

Special Tax Categories

Special taxes within CFD No. 2021-1 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 to the appropriate Development Class, (ii) for Developed Property, categorize each Parcel as Single Family Residential Property or Other Property, (iii) determine if the Transition Event occurred in the prior Fiscal Year, (iv) for Other Property, determine the Acreage of each Parcel, and (iii) prior to the Transition Event, determine the Facilities Special Tax Requirement for the Fiscal Year or, in and after the Transition Year, determine the Services Special Tax Requirement for the 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 CFD No. 2021-1 are set forth in Section C of the RMA. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2023-24 are determined by the method of apportionment included in Section E of the RMA. The table in Appendix A identifies the fiscal year 2023-24 maximum special tax rates and actual special tax rates for Taxable Property in CFD No. 2021-1.

Apportionment of Special Taxes

Facilities Special Tax

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

- 1) In the first fifteen (15) Fiscal Years in which a Facilities Special Tax is levied within CFD No. 2021-1, the Maximum Facilities Special Tax shall be levied on all Parcels of Developed Property.

Beginning in the sixteenth (16th) Fiscal Year in which a Facilities Special Tax is levied within CFD No. 2021-1 and continuing until the Transition Event, the Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement.

- 2) If additional revenue is needed after the first step has been completed, and after applying Capitalized Interest to the 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 each Parcel of Undeveloped Property.
- 3) If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property.
- 4) If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable HOA Property.
- 5) If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property.

The special tax roll, which identifies the special tax to be levied against each parcel in CFD No. 2021-1 in fiscal year 2023-24, is provided in Appendix B.

Services Special Tax

Once the Transition Event has occurred, the administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax as follows:

- 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 of Developed Property until the amount levied is equal to the Services Special Tax Requirement.
- 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 each Parcel of Undeveloped Property.

As of fiscal year 2023-24, the Transition Event has not occurred. Therefore, there is no Services Special Tax levy for fiscal year 2023-24.

V. DEVELOPMENT UPDATE

As of June 30, 2023, a total of 214 parcels within CFD No. 2021-1 have had a building permit issued for new construction. As of June 30, 2023, no Other Property, Taxable Welfare Exemption Property, Taxable Public Property, or Taxable HOA Property exists in CFD No. 2021-1.

Based on the current status of development in CFD No. 2021-1, the following table summarizes the allocation of parcels to the special tax categories established in the RMA:

**Community Facilities District No. 2021-1
Allocation to Special Tax Categories
For Fiscal Year 2023-24**

Type of Property	Number of Units or Acres
Residential Property	214 Units
Undeveloped Property	0.0 Acres

VI. PREPAYMENTS

CFD No. 2021-1 allows property owners to partially payoff (i.e., prepay) up to 80% of their facilities special tax obligation if they so choose. As of June 30, 2023, no property owner in CFD No. 2021-1 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 2023-24 Special Tax Levy

City of Tracy
CFD No. 2021-1
(Hillview)

Special Tax Levy Summary for Fiscal Year 2023-24

Special Tax Category	Residential Units/ Acres	FY 2023-24 Maximum Special Tax Rate	FY 2023-24 Actual Special Tax Rate	FY 2023-24 Special Tax Levy
<u>Developed Property</u>				
Single Family Residential Property	214 Units	\$2,048.55	\$2,048.54	\$438,387.56
Other Property	0 Acres	\$34,423.71	\$0.00	\$0.00
Undeveloped Property	0 Acres	\$34,423.71	\$0.00	\$0.00
Taxable Welfare Exemption Property	0 Acres	\$34,423.71	\$0.00	\$0.00
Taxable HOA Property	0 Acres	\$34,423.71	\$0.00	\$0.00
Taxable Public Property	0 Acres	\$34,423.71	\$0.00	\$0.00
Total Fiscal Year 2023-24 Special Tax Levy				\$438,387.56

Goodwin Consulting Group, Inc.

APPENDIX B

*Fiscal Year 2023-24 Special Tax Levy
for Individual Assessor's Parcels*

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-100-240-000	Exempt	\$0.00	\$0.00
253-100-250-000	Exempt	\$0.00	\$0.00
253-630-010-000	Developed Property	\$2,048.54	\$2,048.54
253-630-020-000	Developed Property	\$2,048.54	\$2,048.54
253-630-030-000	Developed Property	\$2,048.54	\$2,048.54
253-630-040-000	Developed Property	\$2,048.54	\$2,048.54
253-630-050-000	Developed Property	\$2,048.54	\$2,048.54
253-630-060-000	Developed Property	\$2,048.54	\$2,048.54
253-630-070-000	Developed Property	\$2,048.54	\$2,048.54
253-630-080-000	Developed Property	\$2,048.54	\$2,048.54
253-630-090-000	Developed Property	\$2,048.54	\$2,048.54
253-630-100-000	Developed Property	\$2,048.54	\$2,048.54
253-630-110-000	Developed Property	\$2,048.54	\$2,048.54
253-630-120-000	Developed Property	\$2,048.54	\$2,048.54
253-630-130-000	Developed Property	\$2,048.54	\$2,048.54
253-630-140-000	Developed Property	\$2,048.54	\$2,048.54
253-630-150-000	Developed Property	\$2,048.54	\$2,048.54
253-630-160-000	Developed Property	\$2,048.54	\$2,048.54
253-630-170-000	Developed Property	\$2,048.54	\$2,048.54
253-630-180-000	Developed Property	\$2,048.54	\$2,048.54
253-630-190-000	Developed Property	\$2,048.54	\$2,048.54
253-630-200-000	Developed Property	\$2,048.54	\$2,048.54
253-630-210-000	Developed Property	\$2,048.54	\$2,048.54
253-630-220-000	Developed Property	\$2,048.54	\$2,048.54
253-630-230-000	Developed Property	\$2,048.54	\$2,048.54
253-630-240-000	Developed Property	\$2,048.54	\$2,048.54
253-630-250-000	Developed Property	\$2,048.54	\$2,048.54
253-630-260-000	Developed Property	\$2,048.54	\$2,048.54
253-630-270-000	Developed Property	\$2,048.54	\$2,048.54
253-630-280-000	Developed Property	\$2,048.54	\$2,048.54
253-630-290-000	Developed Property	\$2,048.54	\$2,048.54
253-630-300-000	Developed Property	\$2,048.54	\$2,048.54
253-630-310-000	Developed Property	\$2,048.54	\$2,048.54
253-630-320-000	Developed Property	\$2,048.54	\$2,048.54
253-630-330-000	Developed Property	\$2,048.54	\$2,048.54
253-630-340-000	Developed Property	\$2,048.54	\$2,048.54
253-630-350-000	Developed Property	\$2,048.54	\$2,048.54

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-630-360-000	Developed Property	\$2,048.54	\$2,048.54
253-630-370-000	Developed Property	\$2,048.54	\$2,048.54
253-630-380-000	Developed Property	\$2,048.54	\$2,048.54
253-630-390-000	Developed Property	\$2,048.54	\$2,048.54
253-630-400-000	Developed Property	\$2,048.54	\$2,048.54
253-630-410-000	Developed Property	\$2,048.54	\$2,048.54
253-630-420-000	Developed Property	\$2,048.54	\$2,048.54
253-630-430-000	Developed Property	\$2,048.54	\$2,048.54
253-630-440-000	Developed Property	\$2,048.54	\$2,048.54
253-630-450-000	Developed Property	\$2,048.54	\$2,048.54
253-630-460-000	Developed Property	\$2,048.54	\$2,048.54
253-630-470-000	Developed Property	\$2,048.54	\$2,048.54
253-630-480-000	Developed Property	\$2,048.54	\$2,048.54
253-630-490-000	Developed Property	\$2,048.54	\$2,048.54
253-630-500-000	Developed Property	\$2,048.54	\$2,048.54
253-630-510-000	Exempt	\$0.00	\$0.00
253-630-520-000	Exempt	\$0.00	\$0.00
253-630-530-000	Exempt	\$0.00	\$0.00
253-630-540-000	Exempt	\$0.00	\$0.00
253-630-550-000	Exempt	\$0.00	\$0.00
253-630-560-000	Exempt	\$0.00	\$0.00
253-630-570-000	Exempt	\$0.00	\$0.00
253-630-580-000	Exempt	\$0.00	\$0.00
253-630-590-000	Exempt	\$0.00	\$0.00
253-630-600-000	Exempt	\$0.00	\$0.00
253-640-010-000	Developed Property	\$2,048.54	\$2,048.54
253-640-020-000	Developed Property	\$2,048.54	\$2,048.54
253-640-030-000	Developed Property	\$2,048.54	\$2,048.54
253-640-040-000	Developed Property	\$2,048.54	\$2,048.54
253-640-050-000	Developed Property	\$2,048.54	\$2,048.54
253-640-060-000	Developed Property	\$2,048.54	\$2,048.54
253-640-070-000	Developed Property	\$2,048.54	\$2,048.54
253-640-080-000	Developed Property	\$2,048.54	\$2,048.54
253-640-090-000	Developed Property	\$2,048.54	\$2,048.54
253-640-100-000	Developed Property	\$2,048.54	\$2,048.54
253-640-110-000	Developed Property	\$2,048.54	\$2,048.54
253-640-120-000	Developed Property	\$2,048.54	\$2,048.54

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-640-130-000	Developed Property	\$2,048.54	\$2,048.54
253-640-140-000	Developed Property	\$2,048.54	\$2,048.54
253-640-150-000	Developed Property	\$2,048.54	\$2,048.54
253-640-160-000	Developed Property	\$2,048.54	\$2,048.54
253-640-170-000	Developed Property	\$2,048.54	\$2,048.54
253-640-180-000	Developed Property	\$2,048.54	\$2,048.54
253-640-190-000	Developed Property	\$2,048.54	\$2,048.54
253-640-200-000	Developed Property	\$2,048.54	\$2,048.54
253-640-210-000	Developed Property	\$2,048.54	\$2,048.54
253-640-220-000	Developed Property	\$2,048.54	\$2,048.54
253-640-230-000	Developed Property	\$2,048.54	\$2,048.54
253-640-240-000	Developed Property	\$2,048.54	\$2,048.54
253-640-250-000	Developed Property	\$2,048.54	\$2,048.54
253-640-260-000	Developed Property	\$2,048.54	\$2,048.54
253-640-270-000	Developed Property	\$2,048.54	\$2,048.54
253-640-280-000	Developed Property	\$2,048.54	\$2,048.54
253-640-290-000	Developed Property	\$2,048.54	\$2,048.54
253-640-300-000	Developed Property	\$2,048.54	\$2,048.54
253-640-310-000	Developed Property	\$2,048.54	\$2,048.54
253-640-320-000	Developed Property	\$2,048.54	\$2,048.54
253-640-330-000	Developed Property	\$2,048.54	\$2,048.54
253-640-340-000	Developed Property	\$2,048.54	\$2,048.54
253-640-350-000	Developed Property	\$2,048.54	\$2,048.54
253-640-360-000	Developed Property	\$2,048.54	\$2,048.54
253-640-370-000	Developed Property	\$2,048.54	\$2,048.54
253-640-380-000	Developed Property	\$2,048.54	\$2,048.54
253-640-390-000	Developed Property	\$2,048.54	\$2,048.54
253-640-400-000	Developed Property	\$2,048.54	\$2,048.54
253-640-410-000	Developed Property	\$2,048.54	\$2,048.54
253-640-420-000	Developed Property	\$2,048.54	\$2,048.54
253-640-430-000	Developed Property	\$2,048.54	\$2,048.54
253-640-440-000	Developed Property	\$2,048.54	\$2,048.54
253-640-450-000	Developed Property	\$2,048.54	\$2,048.54
253-640-460-000	Developed Property	\$2,048.54	\$2,048.54
253-640-470-000	Developed Property	\$2,048.54	\$2,048.54
253-640-480-000	Developed Property	\$2,048.54	\$2,048.54
253-640-490-000	Developed Property	\$2,048.54	\$2,048.54

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-640-500-000	Developed Property	\$2,048.54	\$2,048.54
253-640-510-000	Developed Property	\$2,048.54	\$2,048.54
253-640-520-000	Developed Property	\$2,048.54	\$2,048.54
253-640-530-000	Developed Property	\$2,048.54	\$2,048.54
253-640-540-000	Developed Property	\$2,048.54	\$2,048.54
253-640-550-000	Developed Property	\$2,048.54	\$2,048.54
253-640-560-000	Developed Property	\$2,048.54	\$2,048.54
253-640-570-000	Developed Property	\$2,048.54	\$2,048.54
253-640-580-000	Developed Property	\$2,048.54	\$2,048.54
253-640-590-000	Developed Property	\$2,048.54	\$2,048.54
253-640-600-000	Developed Property	\$2,048.54	\$2,048.54
253-640-610-000	Developed Property	\$2,048.54	\$2,048.54
253-640-620-000	Developed Property	\$2,048.54	\$2,048.54
253-640-630-000	Developed Property	\$2,048.54	\$2,048.54
253-640-640-000	Exempt	\$0.00	\$0.00
253-640-650-000	Exempt	\$0.00	\$0.00
253-640-660-000	Exempt	\$0.00	\$0.00
253-640-670-000	Exempt	\$0.00	\$0.00
253-640-680-000	Exempt	\$0.00	\$0.00
253-650-010-000	Developed Property	\$2,048.54	\$2,048.54
253-650-020-000	Developed Property	\$2,048.54	\$2,048.54
253-650-030-000	Developed Property	\$2,048.54	\$2,048.54
253-650-040-000	Developed Property	\$2,048.54	\$2,048.54
253-650-050-000	Developed Property	\$2,048.54	\$2,048.54
253-650-060-000	Developed Property	\$2,048.54	\$2,048.54
253-650-070-000	Developed Property	\$2,048.54	\$2,048.54
253-650-080-000	Developed Property	\$2,048.54	\$2,048.54
253-650-090-000	Developed Property	\$2,048.54	\$2,048.54
253-650-100-000	Developed Property	\$2,048.54	\$2,048.54
253-650-110-000	Developed Property	\$2,048.54	\$2,048.54
253-650-120-000	Developed Property	\$2,048.54	\$2,048.54
253-650-130-000	Developed Property	\$2,048.54	\$2,048.54
253-650-140-000	Developed Property	\$2,048.54	\$2,048.54
253-650-150-000	Developed Property	\$2,048.54	\$2,048.54
253-650-160-000	Developed Property	\$2,048.54	\$2,048.54
253-650-170-000	Developed Property	\$2,048.54	\$2,048.54
253-650-180-000	Developed Property	\$2,048.54	\$2,048.54

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-650-190-000	Developed Property	\$2,048.54	\$2,048.54
253-650-200-000	Developed Property	\$2,048.54	\$2,048.54
253-650-210-000	Developed Property	\$2,048.54	\$2,048.54
253-650-220-000	Developed Property	\$2,048.54	\$2,048.54
253-650-230-000	Developed Property	\$2,048.54	\$2,048.54
253-650-240-000	Developed Property	\$2,048.54	\$2,048.54
253-650-250-000	Developed Property	\$2,048.54	\$2,048.54
253-650-260-000	Developed Property	\$2,048.54	\$2,048.54
253-650-270-000	Developed Property	\$2,048.54	\$2,048.54
253-650-280-000	Developed Property	\$2,048.54	\$2,048.54
253-650-290-000	Developed Property	\$2,048.54	\$2,048.54
253-650-300-000	Developed Property	\$2,048.54	\$2,048.54
253-650-310-000	Developed Property	\$2,048.54	\$2,048.54
253-650-320-000	Developed Property	\$2,048.54	\$2,048.54
253-650-330-000	Developed Property	\$2,048.54	\$2,048.54
253-650-340-000	Developed Property	\$2,048.54	\$2,048.54
253-650-350-000	Developed Property	\$2,048.54	\$2,048.54
253-650-360-000	Developed Property	\$2,048.54	\$2,048.54
253-650-370-000	Developed Property	\$2,048.54	\$2,048.54
253-650-380-000	Developed Property	\$2,048.54	\$2,048.54
253-650-390-000	Developed Property	\$2,048.54	\$2,048.54
253-650-400-000	Developed Property	\$2,048.54	\$2,048.54
253-650-410-000	Developed Property	\$2,048.54	\$2,048.54
253-650-420-000	Developed Property	\$2,048.54	\$2,048.54
253-650-430-000	Developed Property	\$2,048.54	\$2,048.54
253-650-440-000	Developed Property	\$2,048.54	\$2,048.54
253-650-450-000	Developed Property	\$2,048.54	\$2,048.54
253-650-460-000	Developed Property	\$2,048.54	\$2,048.54
253-650-470-000	Developed Property	\$2,048.54	\$2,048.54
253-650-480-000	Developed Property	\$2,048.54	\$2,048.54
253-650-490-000	Developed Property	\$2,048.54	\$2,048.54
253-650-500-000	Developed Property	\$2,048.54	\$2,048.54
253-650-510-000	Exempt	\$0.00	\$0.00
253-650-520-000	Exempt	\$0.00	\$0.00
253-650-530-000	Exempt	\$0.00	\$0.00
253-650-540-000	Exempt	\$0.00	\$0.00
253-650-550-000	Exempt	\$0.00	\$0.00

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-650-560-000	Exempt	\$0.00	\$0.00
253-650-570-000	Exempt	\$0.00	\$0.00
253-650-580-000	Exempt	\$0.00	\$0.00
253-660-010-000	Developed Property	\$2,048.54	\$2,048.54
253-660-020-000	Developed Property	\$2,048.54	\$2,048.54
253-660-030-000	Developed Property	\$2,048.54	\$2,048.54
253-660-040-000	Developed Property	\$2,048.54	\$2,048.54
253-660-050-000	Developed Property	\$2,048.54	\$2,048.54
253-660-060-000	Developed Property	\$2,048.54	\$2,048.54
253-660-070-000	Developed Property	\$2,048.54	\$2,048.54
253-660-080-000	Developed Property	\$2,048.54	\$2,048.54
253-660-090-000	Developed Property	\$2,048.54	\$2,048.54
253-660-100-000	Developed Property	\$2,048.54	\$2,048.54
253-660-110-000	Developed Property	\$2,048.54	\$2,048.54
253-660-120-000	Developed Property	\$2,048.54	\$2,048.54
253-660-130-000	Developed Property	\$2,048.54	\$2,048.54
253-660-140-000	Developed Property	\$2,048.54	\$2,048.54
253-660-150-000	Developed Property	\$2,048.54	\$2,048.54
253-660-160-000	Developed Property	\$2,048.54	\$2,048.54
253-660-170-000	Developed Property	\$2,048.54	\$2,048.54
253-660-180-000	Developed Property	\$2,048.54	\$2,048.54
253-660-190-000	Developed Property	\$2,048.54	\$2,048.54
253-660-200-000	Developed Property	\$2,048.54	\$2,048.54
253-660-210-000	Developed Property	\$2,048.54	\$2,048.54
253-660-220-000	Developed Property	\$2,048.54	\$2,048.54
253-660-230-000	Developed Property	\$2,048.54	\$2,048.54
253-660-240-000	Developed Property	\$2,048.54	\$2,048.54
253-660-250-000	Developed Property	\$2,048.54	\$2,048.54
253-660-260-000	Developed Property	\$2,048.54	\$2,048.54
253-660-270-000	Developed Property	\$2,048.54	\$2,048.54
253-660-280-000	Developed Property	\$2,048.54	\$2,048.54
253-660-290-000	Developed Property	\$2,048.54	\$2,048.54
253-660-300-000	Developed Property	\$2,048.54	\$2,048.54
253-660-310-000	Developed Property	\$2,048.54	\$2,048.54
253-660-320-000	Developed Property	\$2,048.54	\$2,048.54
253-660-330-000	Developed Property	\$2,048.54	\$2,048.54
253-660-340-000	Developed Property	\$2,048.54	\$2,048.54

City of Tracy
CFD No. 2021-1
(Hillview)
Fiscal Year 2023-24 Special Tax Levy

Assessor's Parcel Number	Development Class	FY 2023-24 Maximum Special Tax	FY 2023-24 Special Tax Levy
253-660-350-000	Developed Property	\$2,048.54	\$2,048.54
253-660-360-000	Developed Property	\$2,048.54	\$2,048.54
253-660-370-000	Developed Property	\$2,048.54	\$2,048.54
253-660-380-000	Developed Property	\$2,048.54	\$2,048.54
253-660-390-000	Developed Property	\$2,048.54	\$2,048.54
253-660-400-000	Developed Property	\$2,048.54	\$2,048.54
253-660-410-000	Developed Property	\$2,048.54	\$2,048.54
253-660-420-000	Developed Property	\$2,048.54	\$2,048.54
253-660-430-000	Developed Property	\$2,048.54	\$2,048.54
253-660-440-000	Developed Property	\$2,048.54	\$2,048.54
253-660-450-000	Developed Property	\$2,048.54	\$2,048.54
253-660-460-000	Developed Property	\$2,048.54	\$2,048.54
253-660-470-000	Developed Property	\$2,048.54	\$2,048.54
253-660-480-000	Developed Property	\$2,048.54	\$2,048.54
253-660-490-000	Developed Property	\$2,048.54	\$2,048.54
253-660-500-000	Developed Property	\$2,048.54	\$2,048.54
253-660-510-000	Developed Property	\$2,048.54	\$2,048.54
253-660-520-000	Exempt	\$0.00	\$0.00
253-660-530-000	Exempt	\$0.00	\$0.00
253-660-540-000	Exempt	\$0.00	\$0.00
253-660-550-000	Exempt	\$0.00	\$0.00
253-660-560-000	Exempt	\$0.00	\$0.00
253-660-570-000	Exempt	\$0.00	\$0.00

Total Fiscal Year 2023-24 Special Tax Levy	\$438,387.56	\$438,387.56
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Goodwin Consulting Group, Inc.

APPENDIX C

Rate and Method of Apportionment of Special Taxes

CITY OF TRACY
COMMUNITY FACILITIES DISTRICT NO. 2021-1
(HILLVIEW)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

Special Taxes applicable to each Assessor’s Parcel in the City of Tracy Community Facilities District No. 2021-1 (Hillview) 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 the CFD, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

“**Acre**” or “**Acreage**” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder’s Office.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), 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, whether for the City or another 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, issued or assumed by the CFD 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. 2021-1 (Hillview).

“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 HOA Property, Taxable Public Property, or Taxable Welfare Exemption Property for which a Building Permit for new construction was issued prior to June 30 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Undeveloped Property, Taxable HOA Property, Taxable Welfare Exemption 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 2021 to April 2022.

“Expected Land Uses” means the number of Residential Units and the acreage of Other Property expected within the CFD at CFD Formation, as identified in Attachments 1 and 2 of

this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

“Expected Maximum Facilities Special Tax Revenues” means the amount of annual revenue that would be available in the CFD if the Maximum Facilities Special Tax was levied on the Expected Land Uses. The Expected Maximum Facilities Special Tax Revenues are shown in Attachment 2 of this RMA and may be may be revised pursuant to Section D and H below.

“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 create or replenish reserve funds to the extent such replenishment has not been included in a computation of 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 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 Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates lots that do not need to be further subdivided prior to issuance of a Building Permit for a residential structure. The term “Final Map” shall not include any Assessor’s Parcel map or subdivision map, or portion thereof, that does not create lots that are in their final configuration, including Assessor’s Parcels that are designated as remainder parcels.

“First Bond Sale” means issuance of the first series of Bonds secured, in whole or in part, by Special Taxes levied and collected from Parcels of Taxable Property in the CFD.

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

“HOA Property” means any property within the boundaries of the CFD that is owned in fee or by easement by the Homeowners Association, not including any such property that is located directly under a residential structure.

“Homeowners Association” or **“HOA”** means the homeowners association that provides services to, and collects dues, fees, or charges from, property within the CFD.

“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 after CFD Formation.

“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.1 and D below.

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

“Maximum Special Taxes” means, collectively, the Maximum Facilities Special Tax and Maximum Services Special Tax.

“Other Property” means, in any Fiscal Year, all Parcels of Developed Property within the CFD that are not Single Family Residential Property, Taxable HOA Property, Taxable Public Property, or Taxable Welfare Exemption Property.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

“Public Property” means any property within the boundaries of the CFD that is owned by the federal government, State of California, the City, 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 (i) 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, or (iii) 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 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, or an individual residential unit within a duplex, halfplex, triplex,

fourplex, townhome, live/work or condominium structure. An Accessory Unit shall not be considered a Residential Unit for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Services Special Tax” means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year in and after the Transition 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.

“Single Family Residential Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for construction of one or more Residential Units.

“Special Taxes” means, collectively, the Facilities Special Tax and the Services Special Tax.

“Taxable HOA Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of HOA Property that satisfies all three of the following conditions: (i) the Parcel had not been HOA Property on the date of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be HOA Property as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Facilities Special Tax because it is HOA 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 the CFD that are not exempt from the Special Tax pursuant to law or Section G below.

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

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

Maximum Facilities Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Tentative Map” means a tentative map or substantial conformance exhibit for property in the CFD, including any adjustments or amendments thereto.

“Transition Event” means, in any Fiscal Year, that, on or before June 30 of the prior Fiscal Year, the Administrator made a finding that (i) all Bonds secured by the levy and collection of Facilities Special Taxes in the CFD have been fully repaid, (ii) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed to the City, and (iii) there are no other Authorized Facilities that the City intends to fund with Facilities Special Taxes.

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

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Taxable HOA Property, Taxable Public Property, or Taxable Welfare Exemption Property as defined herein.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall (i) assign each Parcel of Taxable Property to the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Residential Property or Other Property; (iii) determine if a Transition Event occurred in the prior Fiscal Year; (iv) for Other Property, determine the Acreage of each Parcel; and (v) prior to the Transition Year, determine the Facilities Special Tax Requirement for the Fiscal Year or, in and after the Transition Year, determine the Services Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, *on an ongoing basis*, monitor Final Maps and condominium plans to determine if there are any proposed changes to the Expected Land Uses 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 the CFD 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

Table 1 below identifies the Maximum Facilities Special Tax for Taxable Property in the CFD, subject to potential adjustments that may occur pursuant to Section D below.

**Table 1
Maximum Facilities Special Tax**

Land Use	Maximum Facilities Special Tax Before Transition Year (in Fiscal Year 2021-22 \$)*	Maximum Facilities Special Tax In and After Transition Year
Single Family Residential Property	\$1,969 per Residential Unit	\$0 per Residential Unit
Other Property	\$33,087 per Acre	\$0 per Acre
Taxable Public Property Taxable HOA Property Taxable Welfare Exemption Property	\$33,087 per Acre	\$0 per Acre
Undeveloped Property	\$33,087 per Acre	\$0 per Acre

* On July 1, 2022 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.

2. Services Special Tax

Table 2 below identifies the Maximum Services Special Tax for Taxable Property in the CFD.

**Table 2
Maximum Services Special Tax**

Land Use	Maximum Services Special Tax Before Transition Year	Maximum Services Special Tax In and After Transition Year (in Fiscal Year 2021-22 \$)*
Single Family Residential Property	\$0 per Residential Unit	\$394 per Residential Unit
Other Property	\$0 per Acre	\$1,127 per Acre
Undeveloped Property	\$0 per Acre	\$1,127 per Acre

* Beginning July 1, 2022 and each July 1 thereafter until the Transition Year, the Services Special Taxes in Table 2 shall be increased by 2.0% of the amount in effect in the prior Fiscal Year. On July 1 of the Transition Year and each July 1 thereafter, the Services Special Taxes and the Maximum Services Special Tax assigned to each Parcel shall be adjusted by the Escalation Factor.

Once a Facilities Special Tax has been levied on a Parcel of Developed Property, the Maximum Facilities Special Tax applicable to that Parcel shall not be reduced in future Fiscal Years regardless of changes in land use on the Parcel, except (i) in the event of a partial prepayment pursuant to Section H, and (ii) pursuant to Section D. Notwithstanding the foregoing: (i) prior to the First Bond Sale, Parcels can be assigned to the appropriate Facilities Special Tax category based on a Land Use Change, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues based on the corresponding change in revenues, and (ii) the actual Facilities Special Taxes levied on a Parcel of Developed Property in any Fiscal Year may be less than the Maximum Facilities Special Taxes if lower Facilities Special Taxes are calculated pursuant to Step 1 in Section E.1 below.

D. CHANGES TO MAXIMUM SPECIAL TAXES

1. Land Use Changes

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

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

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 below 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 or a partial prepayment has been made), the Administrator shall identify the Expected Maximum Facilities Special Tax Revenues prior to the Land Use Change.
- Step 2:** The Administrator shall calculate the Expected Maximum Facilities Special Tax Revenues that could be collected from Taxable Property in the CFD after the Land Use Change based on application of the Maximum Facilities Special Taxes from Table 1.
- Step 3:** If the revenues calculated in Step 2 are (i) higher than those determined in Step 1 or (ii) less than those calculated in Step 1, but the reduction in Expected Maximum Facilities Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Facilities Special Tax Revenues.

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

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

3.b. If a prepayment is not received by the due date specified above, the Maximum Facilities Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Facilities Special Tax Revenues are sufficient to maintain Required Coverage.

Pursuant to this Section D.3, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Facilities Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected Maximum Facilities Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Maximum Facilities Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Facilities Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, 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 the right to receive notice of the potential impact of Land Use Changes on the Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Facilities Special Tax applicable to such property.

2. *Partial Prepayments*

If a Parcel makes a partial prepayment, the Administrator shall recalculate the Maximum Facilities Special Tax for the Parcel pursuant to Section H below. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Facilities Special Tax Revenues. After the prepayment has been received, the application of Sections D, E, and H of this RMA shall be based on the adjusted Expected Maximum Facilities Special Tax Revenues after the prepayment.

3. *Conversion of a Parcel of Public Property to Private Use*

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, such Parcel shall be subject to the levy of the Special Tax. The Maximum Special Tax for each such Parcel shall be determined by the Administrator.

E. METHOD OF LEVY OF THE SPECIAL TAXES

1. *Facilities Special Tax*

Each Fiscal Year until the Transition 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 the CFD, the Maximum Facilities Special Tax shall be levied on all Parcels of Developed Property. 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 any costs associated with the acquisition of Authorized Facilities 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 the CFD and continuing until the Transition Year, the Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Facilities Special Tax for each Parcel of Developed Property until the amount levied is equal to the Facilities Special Tax Requirement.

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 each Parcel of Undeveloped Property.

Step 3: If additional revenue is needed after Step 2, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Welfare Exemption Property.

Step 4: If additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable HOA Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable HOA Property.

Step 5: If additional revenue is needed after Step 4, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel of Taxable Public Property.

2. *Services Special Tax*

Beginning in the Transition Year and each Fiscal Year thereafter, 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 of Developed Property 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 each Parcel of Undeveloped Property.

F. MANNER OF COLLECTION OF SPECIAL TAXES

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 are permitted as set forth in Section H below and provided further that the City may directly bill the Special Taxes, may collect 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 Transition Year, or (ii) Fiscal Year 2061-62. 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. After the Transition Year, the Services Special Tax may be levied and collected in perpetuity.

G. EXEMPTIONS

Any Parcel that is or is expected to be Public Property, HOA Property, or Welfare Exemption Property prior to the First Bond Sale shall be exempt from both the Services Special Tax and the Facilities Special Tax. The Administrator shall reduce the Expected Maximum Facilities Special Tax Revenues to reflect any such exemptions that were not expected at the time of CFD Formation, and the First Bond Sale shall be sized based on the reduced Expected Maximum Facilities Special Tax Revenues. Any Parcel that becomes Public Property, HOA Property, or Welfare Exemption Property after the First Bond Sale shall be exempt from: (i) the Services Special Tax, and (ii) the Facilities Special Tax provided such Parcel is not Taxable Public Property, Taxable HOA Property, or Taxable Welfare Exemption 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 meets the criteria in (i), (ii) or (iii) above, the Parcel shall remain subject to the Facilities Special Tax levy, unless the First Bond Sale hasn't occurred, in which case such property shall be categorized as Public Property, and the Administrator shall recalculate the Expected Maximum Facilities Special Tax Revenues based on the corresponding loss in revenues.

H. PARTIAL PREPAYMENT OF FACILITIES SPECIAL TAX

The following definitions apply to this Section H:

“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) \$7.5 million in fiscal year 2021-22 dollars, which amount shall, on July 1, 2022 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 other

number as shall be determined by the City to be an appropriate estimate of the net construction proceeds that will be generated from all Bonds that have been or are expected to be issued on behalf of the CFD.

“Remaining Facilities Costs” means the Public Facilities Requirements (as defined above), minus public facility costs funded by Previously Issued Bonds (as defined above), Remainder Taxes, or prepayments. Notwithstanding the foregoing, the Remaining Facilities Costs shall never be less than zero.

A property owner may prepay up to 80% of the Facilities Special Tax obligation applicable to a Parcel in the CFD, 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.

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

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

As of the proposed date of prepayment, the Prepayment Amount for a Parcel 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 the Expected Land Uses for the Parcel 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 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, 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.
- 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 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 or make debt service payments. 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.

Once a partial prepayment of a Facilities Special Tax 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. However, an Amendment to Special Tax Lien shall not be recorded until all Facilities Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected. The prepayment of a portion of the Facilities Special Tax shall not affect the perpetual obligation to pay the Services Special Tax.

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

I. 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

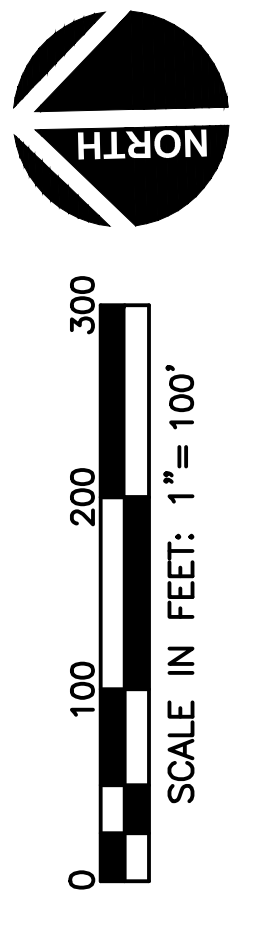
**City of Tracy
Community Facilities District No. 2021-1
(Hillview)**

Expected Lot Layout



ATTACHMENT 1
HILL VIEW
EXPECTED LOT LAYOUT

TRACY, CALIFORNIA
 11/06/2021
 JOB #185023



ATTACHMENT 2

**City of Tracy
Community Facilities District No. 2021-1
(Hillview)**

Expected Land Uses and Expected Maximum Facilities Special Tax Revenues

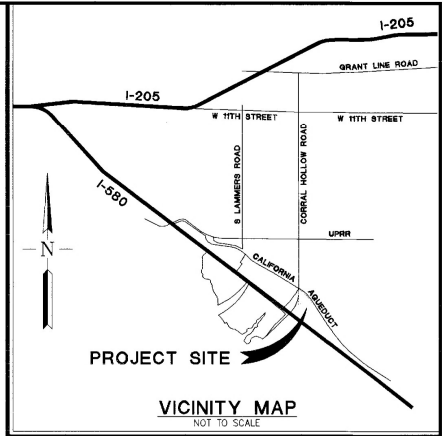
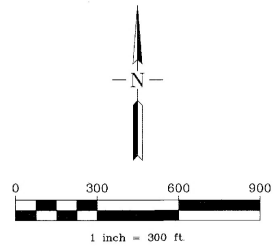
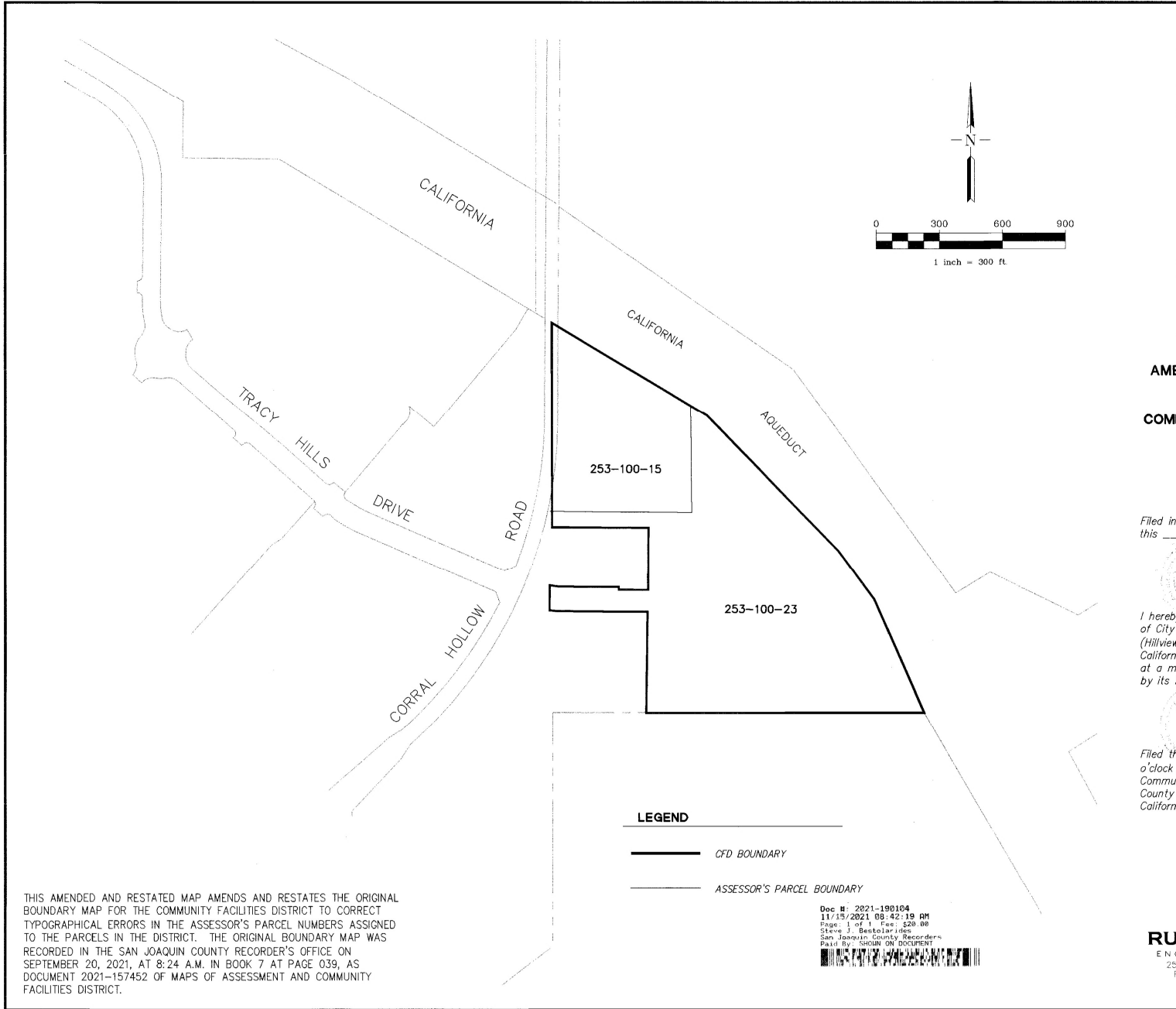
Land Use Category	Expected Units / Acres	Maximum Facilities Special Tax (FY 2021-22) *	Expected Maximum Facilities Special Tax Revenues (FY 2021-22) *
Single Family Residential Property	214 Residential Units	\$1,969 per Residential Unit	\$421,366
Other Property	0 Acres	\$33,087 per Acre	\$0
Expected Maximum Facilities Special Tax Revenues (FY 2021-22 \$)			\$421,366

* On July 1, 2022, and each July 1 thereafter, all dollar amounts shown above shall be increased by 2% of the amount in effect in the prior Fiscal Year.

APPENDIX D

Boundary Map of Community Facilities District No. 2021-1

7-040



**AMENDED AND RESTATED MAP OF THE
PROPOSED BOUNDARIES OF
CITY OF TRACY
COMMUNITY FACILITIES DISTRICT No. 2021-1
(HILLVIEW)
CITY OF TRACY
COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA**

Filed in the office of the City Clerk of the City of Tracy
this 15th day of November, 2021.



[Signature]
City Clerk

I hereby certify that the within map showing proposed boundaries of City of Tracy Community Facilities District No. 2021-1 (Hillview), City of Tracy, County of San Joaquin, State of California, was approved by the City Council of the City of Tracy, at a meeting thereof, held on the 2nd day of November, 2021, by its Resolution No. 2021-159.



[Signature]
City Clerk

Filed this 15th day of November, 2021, at the hour of 8:42 o'clock A.m., in Book 7 of Maps of Assessment and Community Facilities Districts at Page 040 in the office of the County Recorder in the County of San Joaquin, State of California.

[Signature]
County Recorder, County of San Joaquin

THIS AMENDED AND RESTATED MAP AMENDS AND RESTATES THE ORIGINAL BOUNDARY MAP FOR THE COMMUNITY FACILITIES DISTRICT TO CORRECT TYPOGRAPHICAL ERRORS IN THE ASSESSOR'S PARCEL NUMBERS ASSIGNED TO THE PARCELS IN THE DISTRICT. THE ORIGINAL BOUNDARY MAP WAS RECORDED IN THE SAN JOAQUIN COUNTY RECORDER'S OFFICE ON SEPTEMBER 20, 2021, AT 8:24 A.M. IN BOOK 7 AT PAGE 039, AS DOCUMENT 2021-157452 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT.

Doc # : 2021-190104
11/15/2021 08:42:19 AM
Page: 1 of 1 Fee: \$20.00
Steve J. Bestolar, Clerk
San Joaquin County Recorder
Paid By: REC'D IN DOCUMENT
[Barcode]

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100, ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

7-040

APPENDIX E

*Assessor's Parcel Maps for
Fiscal Year 2023-24*

SEC. 17 T.3S.R.5E., M.D.B.&M.

THIS MAP IS FOR ASSESSMENT USE ONLY

253-10



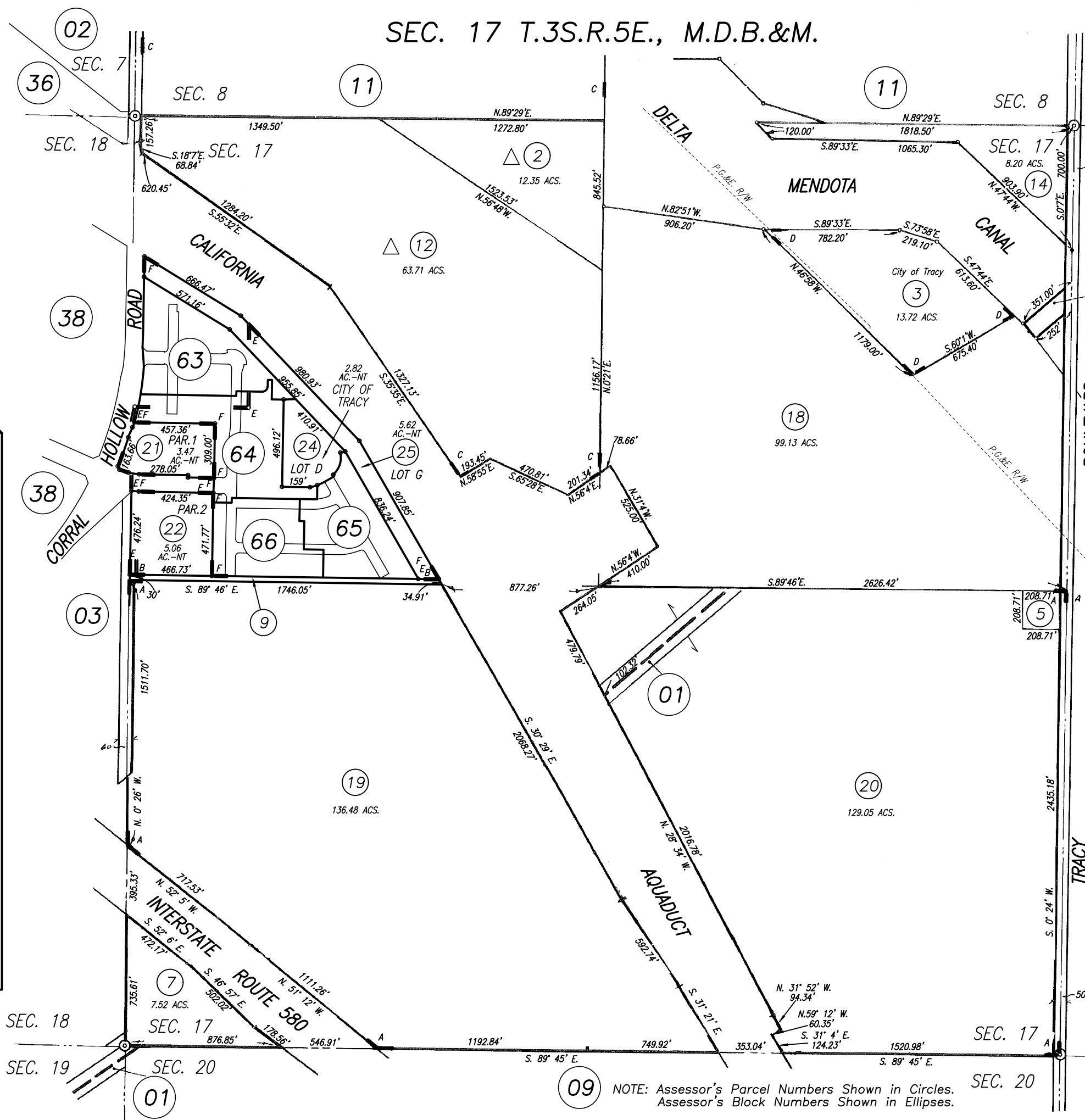
E-KT PROPERTY I
TRACT NO. 4013
F-POR. KT PROPERTY II,
TRACT NO. 4037

- A - R. S. Bk. 28 Pg. 020
- B - P. M. Bk. 10 Pg. 064
- C - R. S. Bk. 29 Pg. 138
- D - R. S. Bk. 29 Pg. 143
- E - R. M. Bk. 43 Pg. 149
- F - R. M. Bk. 43 Pg. 200

△ - Williamson Act Parcels

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
86-87	14		
87-88	16		
92-93	17		
97-98	18		
18-19	20		
21-22	23		
22-23	25		

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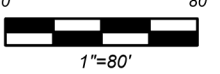


NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



MAPPING/GIS



1"=80'

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 43 PG. 200

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

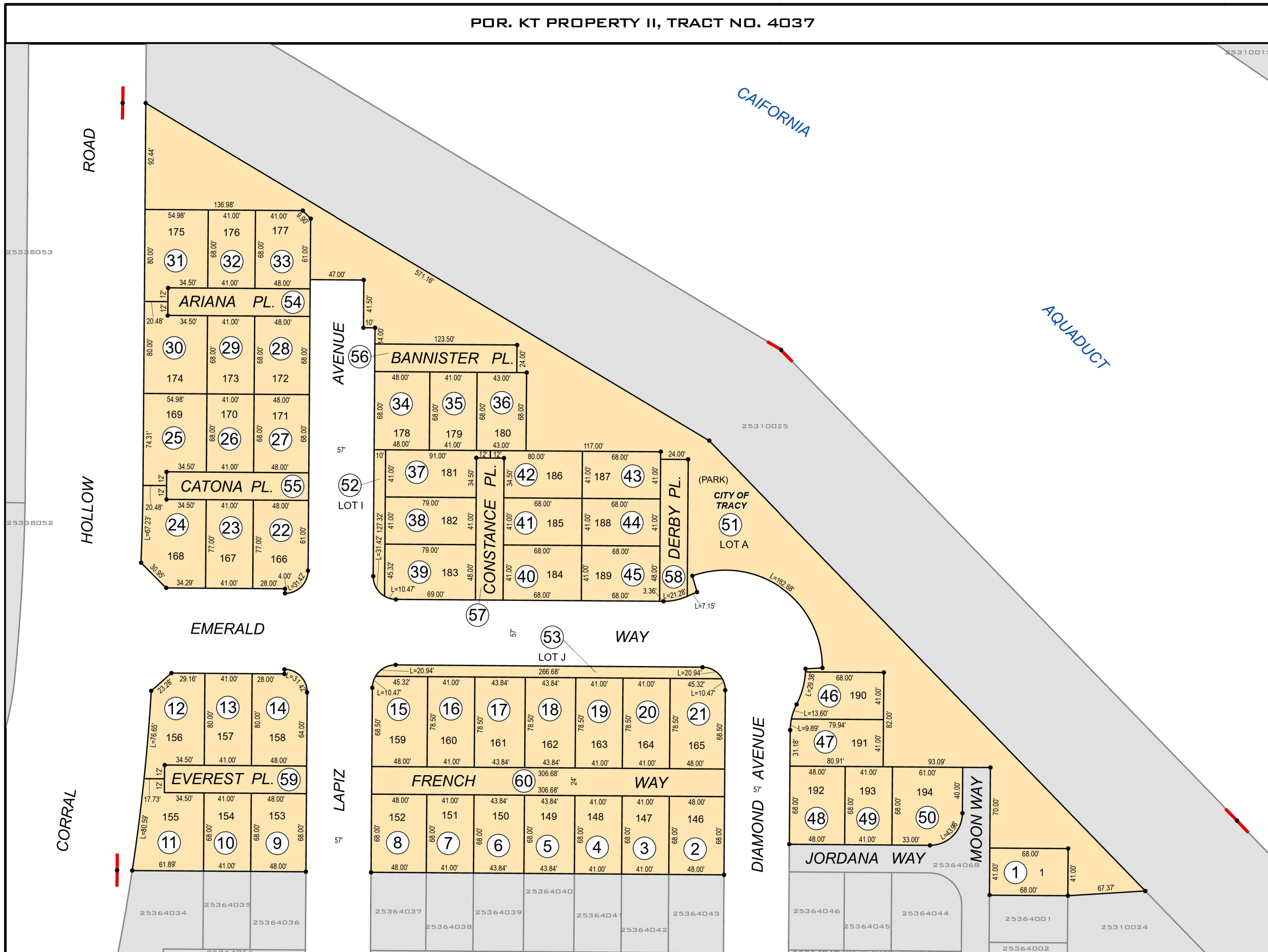
ROLL	PAR #	PAR #
22-23	60	

BK. 253 PG. 63

COUNTY OF
SAN JOAQUIN, CA

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ASSESSOR MAPPING/GIS 2021

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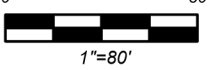
POR. KT PROPERTY II, TRACT NO. 4037

253-64

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MAPPING/GIS



LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

R.M. BK. 43 PG. 200

SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

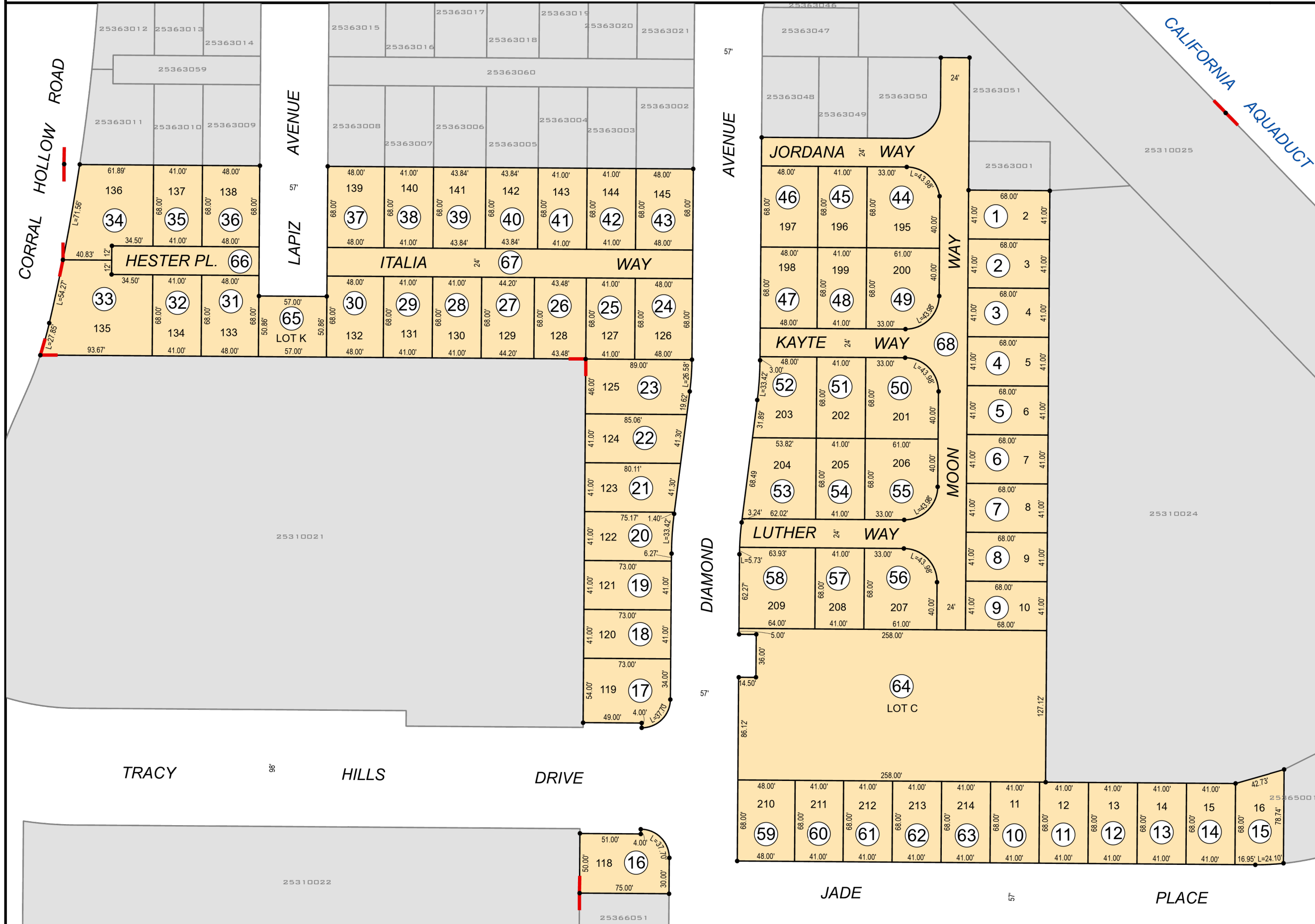
ROLL	PAR #	PAR #
22-23	68	

BK. 253 PG. 64

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SAN JOAQUIN, CA

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CALIFORNIA AQUADUCT



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POR. KT PROPERTY II, TRACT NO. 4037

253-65

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MAPPING/GIS
0 80
1"=80'

LEGEND

Example of a Standard Assessor's Parcel Number (APN)

000-000-000-000
Book Page or Parcel Internal Number Use

R.M. = Recorded Subdivision Map
P.M. = Recorded Parcel Map
R.S. = Recorded Survey Map

Williamson Act Parcel

Assessor's Book Boundary

R.M. BK. 43 PG. 200

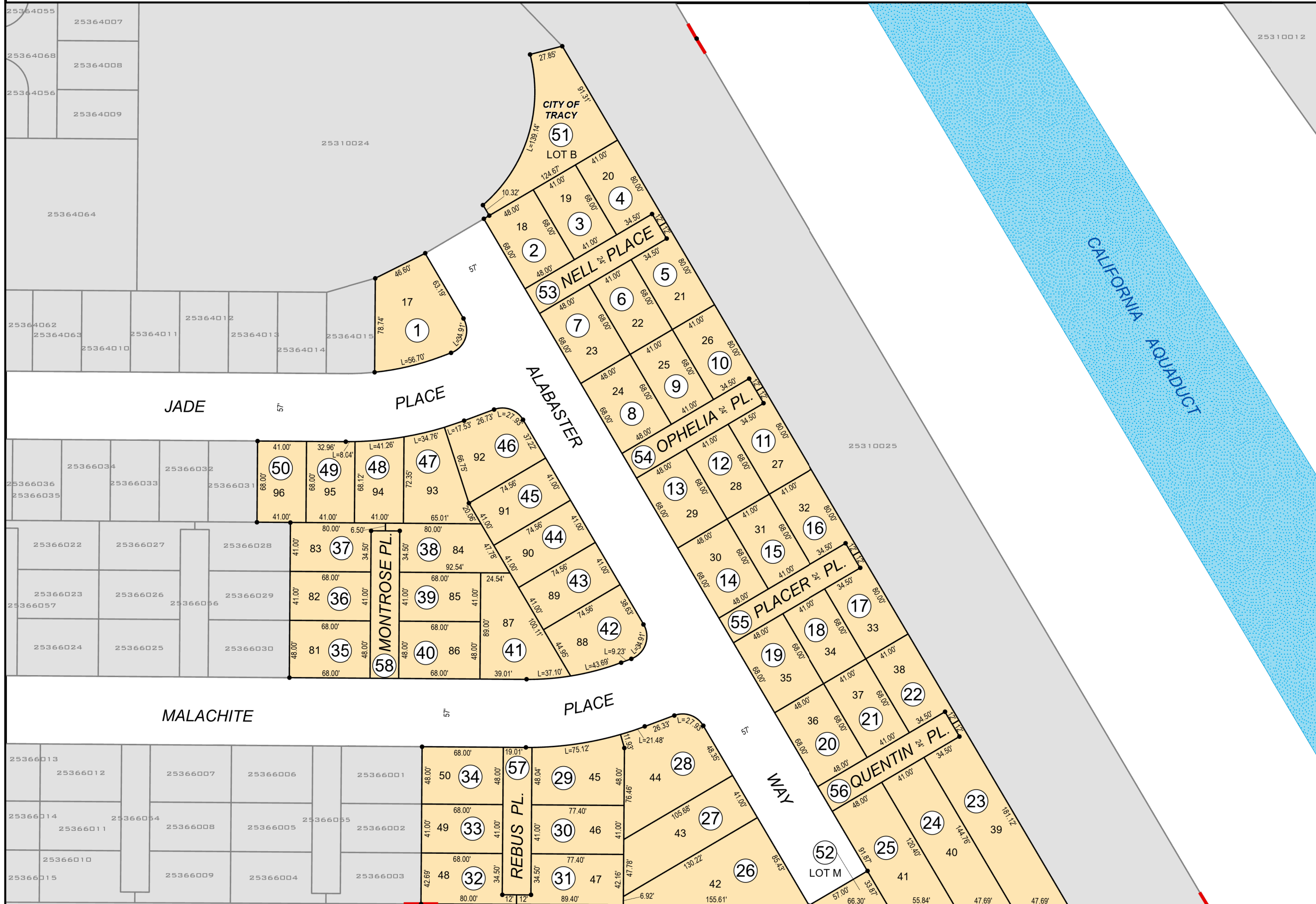
SAN JOAQUIN COUNTY
ASSESSOR'S PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
22-23	58	

BK. 253 PG. 65

COUNTY OF
SAN JOAQUIN, CA

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ASSESSOR MAPPING/GIS 2022



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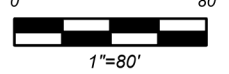
POR. KT PROPERTY II, TRACT NO. 4037

253-66

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



MAPPING/GIS



LEGEND

Example of a Standard Assessor's Parcel Number (APN)

000-000-000-000

Book Page or Parcel Internal Block Number Use

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessor's Book Boundary

R.M. BK. 43 PG. 200

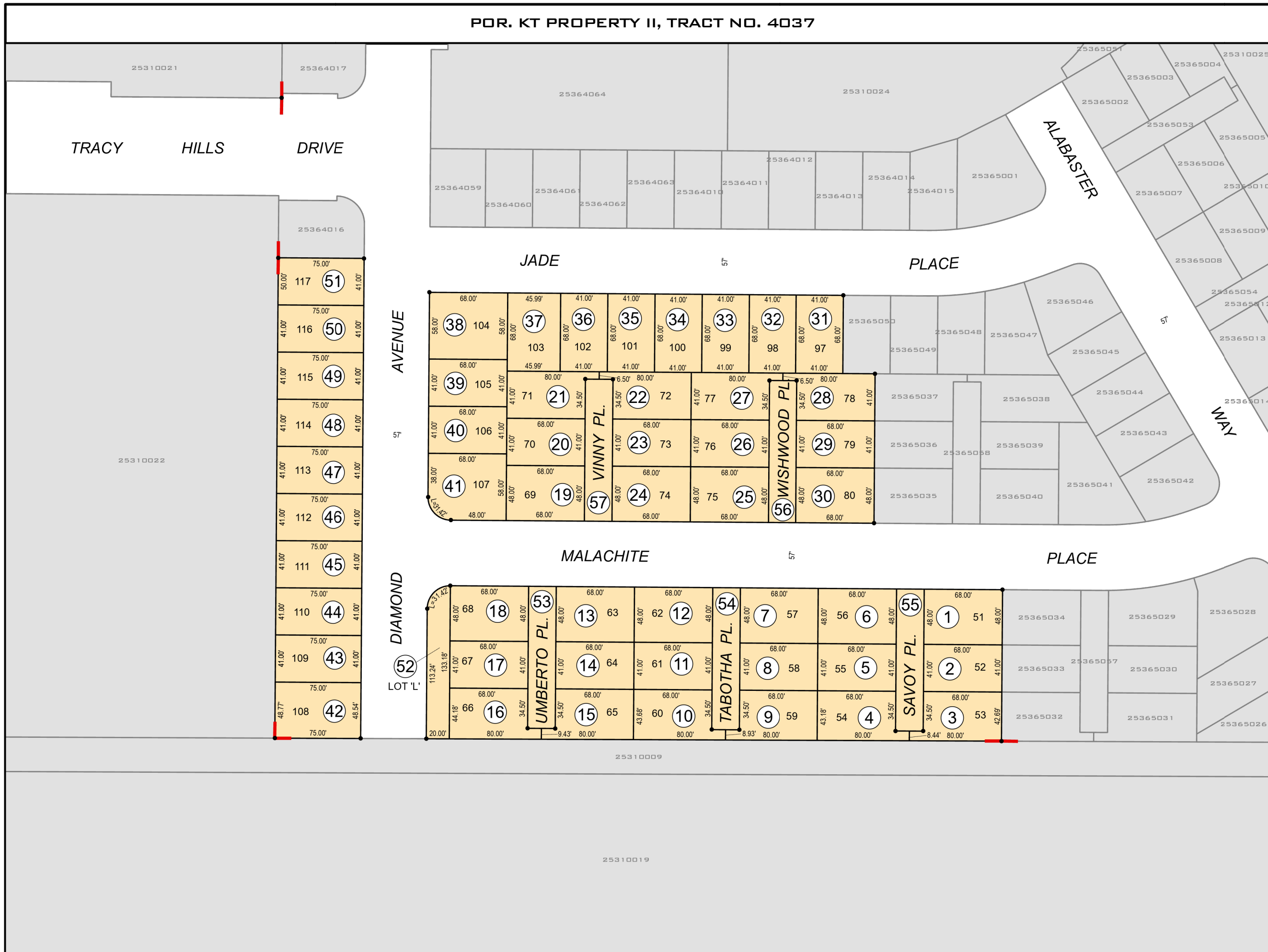
SAN JOAQUIN COUNTY
ASSESSORS PARCEL
NUMBER ISSUED PER
ROLL YEAR

ROLL	PAR #	PAR #
22-23	57	

BK. 253 PG. 66

COUNTY OF
SAN JOAQUIN, CA

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ASSESSOR MAPPING/GIS 2022



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