CITY OF ROSEVILLE

RESOLUTION NO. 90-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE ESTABLISHING CITY OF ROSEVILLE NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1 AND PROVIDING FOR THE LEVY OF A SPECIAL TAX TO PAY FOR CERTAIN PUBLIC FACILITIES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT AND CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN SUCH COMMUNITY FACILITIES DISTRICT THE QUESTION OF LEVYING SUCH SPECIAL TAX AND ESTABLISHING AN APPROPRIATIONS LIMIT FOR SUCH COMMUNITY FACILITIES DISTRICT

WHEREAS, the City Council (the "City Council") of the City of Roseville (the "City") has heretofore on June 29, 1990, duly adopted Resolution No. 90-155 declaring its intention to establish a community facilities district under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, and calling a public hearing on the question of the establishment of such community facilities district, which such community facilities district was designated as "City of Roseville North Central Roseville Community Facilities District No. 1" (the "Community Facilities District"); and

WHEREAS, prior to the time for such hearing, a report on such proposal was prepared by the Finance Director of the City in accordance with said Resolution No. 90-155, which such report was submitted to the City Council for review and has been reviewed by the City Council, and which such report is incorporated herein and made a part of the record of the hearing hereinafter referred to on said Resolution No. 90-155; and

WHEREAS, pursuant to said Resolution No. 90-155, a public hearing was convened by the City Council on Wednesday, the 1st day of August, 1990, at the hour of 7:00 o'clock P.M., at the regular meeting place of the City Council, Roseville City Hall, 311 Vernon Street, Roseville, California 95678, at which hearing the City Council considered the establishment of the Community Facilities District, the proposed rate, method of apportionment and manner of collection of a special tax therein, the proposed appropriations limit for the Community Facilities District and all other matters as set forth in said Resolution No. 90-155, and at such public hearing any persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or the furnishing of the public facilities proposed therefor, or the establishment of such appropriations limit, or on any other matters set forth in said Resolution No. 90-155, was heard and considered, and such special tax to be levied within the Community Facilities District has not been precluded by a majority protest pursuant to Section 53324 of the Government Code of the State of California, and the City Council at the conclusion of said hearing was fully advised in the premises, and was authorized to proceed as hereinafter provided; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to proceed with the establishment of the Community Facilities District as provided by said Resolution No. 90-155 and to call an election therein to authorize the levy of a special tax therein (as the rate, method of apportionment and manner of collection of such tax is more particularly outlined in Exhibit A, attached hereto and incorporated herein and made a part hereof) to pay for the public facilities proposed to be provided in and for the Community Facilities District, and to establish an appropriations limit for the Community Facilities District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AS FOLLOWS:

Section 1. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council hereby approves and adopts said Resolution No. 90-155, and reconfirms all of its findings and determinations contained therein, and the rate, method of apportionment and manner of collection of the special tax in and for the Community Facilities District shall

be as set forth in Exhibit A, attached hereto and incorporated herein and made a part hereof. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the Community Facilities District, which lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien cancelled in accordance with law or until collection of the special tax by the City Council ceases.

Section 3. The City Council finds and determines that written protests to the establishment of the Community Facilities District, or the extent thereof, or the financing of the public facilities proposed therefor, or the levy of the special tax proposed to be levied in the Community Facilities District, or the establishment of an appropriations limit for the Community Facilities District, are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all protests to the establishment of the Community Facilities District, or the extent thereof, or the financing of the public facilities proposed therefor, or the levy of the special tax proposed to be levied in the Community Facilities District, or the establishment of an appropriations limit for the Community Facilities District, are hereby overruled.

Section 4. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the establishment of the Community Facilities District are valid and in conformity with the requirements of the Act, and the City Council determines to proceed to establish the Community Facilities District. Accordingly, the City Council finds, determines and orders that, consistent with said Resolution No. 90-155, the Community Facilities District is hereby established under and pursuant to the terms and provisions of the Act, the boundaries of which are as set forth in Exhibit B, attached hereto and incorporated herein and made a part hereof, which boundaries include less territory than the originally proposed boundaries of the Community Facilities District, a copy of which original boundary map was recorded on July 9, 1990, pursuant to Sections 3111 and 3113 of the Streets and Highways Code of the State of California, with the County Recorder of Placer County in Book 2 of Maps of Assessment and Community Facilities Districts at page 8-1. The City Clerk is hereby authorized and directed to endorse the certificate set forth on such amended map evidencing the date of adoption of this resolution and is further authorized and directed to record such amended map in accordance with the provisions of Sections 3111 and

3113 of the Streets and Highways Code of the State of California.

Section 5. A general description of the public facilities (the "Facilities") with an estimated useful life of five (5) years or longer, which are municipal facilities that the City is authorized by law to acquire, construct, own or operate within the Community Facilities District and are school facilities that the Roseville City School District (the "School District") is authorized by law to acquire, construct, own or operate within the Community Facilities District, respectively, and which are necessary to meet increased demands placed upon the City and the School District as a result of development occurring in the Community Facilities District and which are the public facilities to be financed by the Community Facilities District under the Act in these proceedings, is as follows: Streets and roads, including highway overpasses and interchanges, water system improvements, neighborhood parks, lighting and landscaping improvements, sewer facilities, storm drainage facilities and elementary and middle schools, together with related site acquisition, and all necessary appurtenances thereto and equipment and furnishings therefor.

Section 6. Except where funds are otherwise available, a special tax sufficient to pay for the Facilities, including the payment of interest on and principal of bonds to be issued to finance the Facilities and including the repayment of funds advanced for the Community Facilities District, which tax shall be secured by recordation of a continuing lien against all nonexempt property in the Community Facilities District, will be levied annually within the boundaries of the Community Facilities District, and for particulars as to the rate, method of apportionment and manner of collection of such special tax reference is made to Exhibit A, attached hereto and incorporated herein and made a part hereof, which sets forth the rate, method of apportionment and manner of collection of such special tax in sufficient detail to allow each landowner or resident within the Community Facilities District to estimate the maximum amount that such person will have to pay for the Facilities.

Section 7. It is the intention of the City Council, pursuant to Section 53317.3 of the Government Code of the State of California, to levy the special tax on property that is not otherwise exempt from the special tax and that is acquired by a public entity through a negotiated transaction, or by gift or devise.

Section 8. It is the intention of the City Council, pursuant to Section 53317.5 of the Government Code of the

State of California, to treat the special tax levied against property that is acquired by a public entity through eminent domain proceedings as if it were a special annual assessment.

Section 9. It is the intention of the City Council, pursuant to Section 53340.1 of the Government Code of the State of California, to levy the special tax on the leasehold or possessory interests in property owned by a public agency, which property is otherwise exempt from the special tax.

Section 10. The City Council hereby submits the question of levying such special tax and the establishment of an appropriations limit in the amount of $10,500,000 per fiscal year in connection therewith for the Community Facilities District, as defined by Article XIIIB, Section 8(h) of the Constitution of the State of California, to the landowners within the Community Facilities District, said landowners being the electors and persons qualified to vote at such election, at a special election to be held on September 25, 1990, all in accordance with and subject to the Act and applicable law, all the terms of which shall be applicable to such election, except that the requirements for an analysis and arguments shall not be applicable to such special election as such requirements have been waived with the unanimous consent of all the landowners in the Community Facilities District.

Section 11. The City Council hereby further directs that the election at which the question of levying such special tax and establishing such appropriations limit is submitted to the landowners within the Community Facilities District shall be consolidated with the election at which the question of incurring a bonded indebtedness in the amount of ninety-five million dollars ($95,000,000) for the Community Facilities District is submitted to the landowners within the Community Facilities District, and the question of levying such special tax and establishing such appropriations limit shall be combined in one ballot proposition with the question of incurring such bonded indebtedness, all as provided by the Act; and the City Council further directs that the resolution adopted by the City Council declaring the necessity to incur such bonded indebtedness shall constitute the notice of the consolidated election on the combined proposition to authorize the levy of such special tax and to establish such appropriations limit and to incur such bonded indebtedness.

Section 13. If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing such appropriations limit are cast in favor of levying such special tax and establishing such appropriations limit, as determined by the City Council after reviewing the canvass of

the returns of such consolidated election, the City Council may levy such special tax within the territory of the Community Facilities District under the Act in the amount and for the purposes as specified in this resolution, and such appropriations limit shall be established for the Community Facilities District, as defined by Article XIIIB, Section 8(h) of the Constitution of the State of California. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in this resolution, subject to the Act, except that such special tax may be levied at a rate lower than that specified herein. Such special tax may be levied only so long as it is needed to pay for the acquisition, construction and installation of the Facilities referred to in Section 5 of this resolution, or so long as it is needed to pay the principal of and interest on the bonded indebtedness incurred in order to construct the Facilities (including the repayment of funds advanced for the Community Facilities District).

Section 14. The City Clerk shall, within three (3) business days of the adoption of this resolution, provide a certified copy of this resolution, together with a certified copy of the map of the Community Facilities District constituting Exhibit B hereof and a sufficient description of the Community Facilities District (including Placer County Assessor's Parcel Numbers for the land within the Community Facilities District), to the Placer County Clerk, who is the officer designated by the City Council to conduct such election.

Section 15. The City Engineer of the City, at the City Hall, 311 Vernon Street, Roseville, California 95678 (telephone 916/781-0200) will be responsible for preparing annually a current roll of special tax levy obligations by Placer County Assessor's parcel numbers, and will be responsible for estimating future special tax levies pursuant to Section 53340.1 of the Government Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Roseville this 1st day of August, 1990, by the following vote:

AYES: Bill Santucci, Harry Crabb, Jr., John Byouk
Mel Hamel, Pauline Roccucci

NOES: None

ABSENT None

APPROVED:

Pauline Roccucci
Mayor of the City of Roseville

ATTEST

Helen Florance
City Clerk of the City of Roseville

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EXHIBIT A

[ATTACH RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX]

EXHIBIT B

(ATTACHED AMENDED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT)

EXHIBIT A

CITY OF ROSEVILLE
NORTH CENTRAL ROSEVILLE
COMMUNITY FACILITIES DISTRICT NO. 1

RATE AND METHOD OF APPORTIONMENT

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1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") applicable to the land in the North Central Roseville Community Facilities District No. 1 (the "CFD") of the City of Roseville (the "City") shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. Definitions

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

"**Administrative Expenses**" means the costs incurred by the City to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants and corporate bond paying and/or fiscal agents or trustees for bonds and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD as determined by the Finance Director of the City of Roseville.

"**Annexation Parcel**" means any Parcel, south or west of the CFD at its formation, which is determined by the Public Works Director to receive benefit from the CFD facilities and is required to participate in the payment of the CFD's Annual Costs.

"**Annual Costs**" means for each Fiscal Year for the CFD, the total of 1) Debt Service; 2) Administrative Expenses; 3) any amounts needed to replenish bond reserve funds and to pay for delinquencies in Special Taxes for the previous Fiscal Year or anticipated for the current year, and 4) any pay-as-you-go expenditures for authorized improvements; less any amounts paid to the CFD from development fees, reimbursements, and/or prepaid Special Taxes as prescribed in Section 7.

"**Annual Tax Revenues**" means the amount of Special Taxes required each Fiscal Year to pay

the Annual Costs.

"**Bond Year**" means the 12-month period ending on the second bond payment date of each calendar year as defined in the resolution authorizing the issuance of bonds.

"**CFD**" means the North Central Roseville Community Facilities District No. 1 of the City of Roseville.

"**City**" means the City of Roseville, California.

"**Council**" means the City Council of the City of Roseville as the legislative body for the CFD under the Act.

"**County**" means the County of Placer, California.

"**County Assessor's Parcel**" means the Parcel and Parcel number as recorded by the County Assessor on the equalized tax roll.

"**Debt Service**" means for each Fiscal Year or Bond Year, the total amount of principal and interest for any bonds of the City for the CFD during that Fiscal Year, less any applicable credits that may be available from any other sources and less any interest on reserve funds and other funds available to the City to pay principal and interest for the previous or current Fiscal Year or Bond Year.

"**Final Subdivision Map**" means a map designating the final Parcel splits for individual single-family residential Parcels. A Large-Lot Subdivision Map for single-family residentially zoned land is not considered a Final Subdivision Map for purposes of levying the Special Tax.

"**Final Use Parcel**" means a parcel receiving one of the following development approvals from the City where right-of-way for streets and other public facilities are dedicated:

Single-Family Residential	- Final Subdivision Map
Multi-Family Residential	- Use Permit
Condominium	- Use Permit
Business/Professional	- Use Permit
Commercial	- Use Permit
Regional Commercial	- Use Permit
Highway Commercial	- Use Permit
Light Industrial	- Use Permit
Institutional	- Parcel Map with zoning
Public	- Parcel Map with zoning
Wetlands	- Parcel Map with zoning

"**Finance Director**" means the Finance Director for the City of Roseville or his or her designee.

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

"**Gross Acre(age)**" means the acreage of a parcel prior to dedication of right-of-way for streets, roads, landscaping, and other public purposes.

"**Large-Lot Subdivision Map**" means a map delineating Parcels by land use and providing an opportunity to transfer ownership of the delineated Parcels.

"**Maximum Annual Special Tax**" means the greatest amount of Special Tax that can be levied against a Taxable Parcel in any Fiscal Year. Each time a taxable parcel is subdivided, the Maximum Annual Special Tax will be reassigned to the Successor Parcels.

"**NCRSP**" means the North Central Roseville Specific Plan.

"**Net Acre(age)**" means the acreage of a parcel as shown on the final subdivision map or parcel map excluding right-of-way dedicated for streets, roads, landscaping and other public purposes.

"**Original Parcel**" means a Parcel as it existed at the time of the adoption by the Council of the Resolution of Formation and as shown on Attachment 1.

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

"**Planned Parcel**" means any Parcel that is not a Final Use Parcel.

"**Public Parcel**" means any Parcel that is, or is intended to be, publicly owned, as designated in the NCRSP as adopted by the Council, that is normally exempt from the levy of general *ad valorem* property taxes under California law, including public streets; schools; parks; and public drainageways, landscaping, green-belts, and open space. These Parcels are exempt from the levy of Special Taxes as described below.

"**PWD**" means the Public Works Director for the City of Roseville or his or her designee.

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

"**Special Tax Group**" means a group of parcels that will be responsible for a percentage of the Annual Costs. The percentage share is equal to the total Maximum Annual Special Taxes for a given Special Tax Group divided by the total Maximum Annual Special Taxes for all Special Tax Groups.

"**Subdivision**" means a group of Final Use Parcels created from a Planned Parcel through the Subdivision Map Act process.

"**Successor Parcel**" means a Parcel created by Subdivision, lot line adjustment or parcel map from an Original Parcel.

"**Tax Collection Schedule**" means the document prepared by the City for the County Auditor to use in levying and collecting the Special Taxes each Fiscal Year.

"**Taxable Parcel**" means any Parcel that is not exempt from Special Taxes as defined below.

"**Tax-Exempt Parcel**" means any Parcel that is a Public Parcel, any parcel designated as wetlands, and any Parcels designated as urban reserve until such time that they are developed for residential for commercial/industrial purposes.

3. Determination of Parcels Subject to Special Tax

The Special Tax shall be levied on the owner of record on the County Assessor's records as of the end of each Fiscal Year based on the land use classification and the Maximum Annual Special Tax assigned to each Parcel by the Finance Director as of June 1 of each Fiscal Year.

The Finance Director shall prepare a list of the Parcels subject to the Special Tax using the records of the County Assessor and the City's own records. The Finance Director shall identify the Taxable Parcels from a list of all Parcels within the CFD using the procedure described below.

1) Exclude all Tax-Exempt Parcels.

   However, Taxable Parcels that are acquired by a public agency after the CFD is formed or subsequent final subdivision maps are recorded will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied by the procedure described in Section 7. An exception to this may be made if public parcels, such as a school site, are relocated and the previously Tax-Exempt Parcels become Taxable Parcels. This trading of Parcels will be allowed to the extent that there is no net loss in Maximum Annual Special Tax revenue.

2) Exclude all Parcels which have satisfied their Special Tax obligation through the provisions of Section 7.

3) The remaining Parcels are subject to the Special Tax according to the formula detailed below.

It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the Special Tax and their Special Tax assignments.

4. Termination of the Special Tax

The Special Tax will be levied for as long as is needed to pay the principal and interest on debt incurred in order to construct the authorized facilities and to pay the Annual Costs.

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

5. Assignment of Maximum Annual Special Tax

By June 1 of each Fiscal Year, using the Definitions above, the Finance Director shall cause:

1. Each Parcel to be classified as a Tax-Exempt Parcel or a Taxable Parcel;

2. Each Taxable Parcel to be classified as an Original Parcel, a Successor Parcel, or an Annexation Parcel; and

3. Each Taxable Parcel to be classified as a Planned Parcel or a Final Use Parcel.

The assignment of the Maximum Annual Special Tax to Taxable Parcels is as follows:

a) Original Parcel - the Maximum Annual Special Tax for each Original Parcel is as shown on **Attachment 1.**

b) Successor Parcel - the Maximum Annual Special Tax for each Successor Parcel is determined as follows:

(i) if the Successor Parcel is the result of a single-family residential or individually-owned condominium Parcel Subdivision, divide the Maximum Annual Special Tax assigned to the Original Parcel or Successor Parcel, as calculated under (a) above or (b)(ii) below, by the number of single-family residential lots or condominium units. The result of this calculation is the Maximum Annual Special Tax for each single-family residential or condominium Successor Parcel within the Subdivision.

(ii) if the Successor Parcel is <u>not</u> the result of a single-family residential or individually-owned condominium parcel Subdivision:

- calculate the percentage of the Successor Parcel's square footage to the total square footage for all Taxable Successor Parcels; then,

- multiply this percentage by the Maximum Annual Special Tax assigned to the previous Original Parcel or Successor Parcel. The result of this calculation is the Maximum Annual Special Tax; or

c) Annexation Parcel - the Maximum Annual Special Tax for each Annexation Parcel shall be assigned according to the Special Tax rates shown on Attachment 2 based on the Parcel's land use and the facility improvements from which it benefits as determined by the PWD.

d) Residential Unit Transfer - the Maximum Annual Special Tax assigned t residential Parcel under (a) or (b) above, may be adjusted to reflect a chang original residential units, shown in Attachment 1, in the following manner:

1) Calculate the existing Maximum Annual Special Tax per unit by dividing the Maximum Annual Special Tax for the Parcel by the number of units assigned to that Parcel;

2) Calculate the total Maximum Annual Special Tax being transferred by multiplying the number of units being transferred by the calculation in 1). Add the total Maximum Annual Special Tax and number units being transferred to the Parcel(s) receiving the transferred units and Maximum Annual Special Tax.

3) Subtract the total Maximum Annual Special Tax and the number of units being transferred from step 2) from the Parcel transferring the Maximum Annual Special Tax and the residential units.

Such unit transfer will be allowed under the following conditions:

(i) any decrease in one Parcel's Maximum Annual Special Tax assignment is offset by an equal increase in the Maximum Annual Special Tax of other Parcels to ensure that there is no net loss in the total Maximum Annual Special Taxes; and

(ii) all adjustments are agreed to by the affected property owners and the Finance Director.

(iii) For any transfers between Special Tax Groups, the percentage of Maximum Special Tax per group in Attachment 1 will be adjusted accordingly.

e) Conversion of a Tax-Exempt Parcel to a Taxable Parcel - if a parcel designated in the NCRSP as a Tax-Exempt Parcel is not needed for public use and is converted to a private use, it shall become subject to the Special Tax. The Maximum Annual Special Tax for each such Parcel shall be assigned according to the Special Tax rates shown on Attachment 2 based on the Parcel's land use and the facility improvements from which it benefits as determined by the PWD.

6. Setting the Annual Special Tax Rate

The Special Tax levy for each parcel will be established annually as follows:

1) Compute the Annual Costs using the definitions in Section 2.

2) Assign a share of the Annual Costs to each Special Tax Group by multiplying the Annual Cost by the percentages given for each Special Tax Group in Attachment 1.

3) For Tax-Exempt Parcels, no Special Tax shall be apportioned or levied, except as noted in Section 3, step (1) above.

4) For each Special Tax Group, determine the Annual Special Tax levy for each parcel as fol-

lows:

a) For each Final Use Parcel which is a Taxable Parcel, assign the Maximum Annual Special Tax as calculated under Section 5, step (a) or (b) above.

b) Compute the total Special Tax revenue for all Final Use Parcels.

c) Compare the Annual Costs assigned to that Special Tax Group with the Special Tax revenue from Step 4b above.

(i) If the Annual Costs assigned to that Special Tax Group are less than the Special Tax revenue, decrease the Special Tax levy for each Final Use Parcel until the Special Tax revenue equals the Annual Cost assigned.

(ii) If the Annual Costs assigned to that Special Tax Group are greater than the Special Tax revenue in Step 4(b), levy a proportional amount of Special Tax on each Planned Parcel to just equal the amount of Annual Costs assigned to that Special Tax Group or until the Maximum Annual Special Tax is reached.

5) Prepare the Tax Collection Schedule for each Parcel and send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the following Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor for such inclusion.

The City shall make every effort to correctly assign the number of taxable units and calculate the Special Tax for each parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the parcels subject to the tax and their Special Tax assignments.

As development and subdivision of the NCRSP takes place, the Finance Director will maintain a file of each current assessor's parcel number within the CFD, its Maximum Annual Special Tax, and the authorized Maximum Annual Special Tax on all Parcels within in the CFD available for public inspection. This record shall show the Maximum Annual Special Tax on all Original and Successor Parcels and a brief description of the process of assigning the Special Tax each time a Successor Parcel was created, including any adjustments due to change in use.

7. Prepayment of Special Tax Obligation

A landowner may satisfy the Special Tax obligation on any given Parcel in one of the following two ways:

A. A landowner may prepay the facility costs allocated to a Parcel up to 45 days prior to the sale of the first series of Special Tax bonds. The amount of such prepayment would be determined as follows:

Step 1: Determine the facility cost allocation for a given Parcel as shown in **Attachment 3.**

Step 2: Add to the facility cost allocation any fees or expenses incurred by the City in connection with the prepayment calculation or the proceeds of the prepayment.

Step 3: Add to the facility cost allocation a proportional share of the CFD formation costs not associated with the issuance of bonds.

The proceeds of the prepayment shall be used to construct authorized CFD facilities, thereby reducing the total amount of bonds and the Annual Costs.

B. After the initial sale of bonds, landowners may permanently satisfy the Special Tax obligation by a cash settlement with the City as permitted under Government Code Section 53344. Prepayment is permitted only under the following conditions:

- The Parcel is a whole Original Parcel or a Successor Parcel greater than ten acres.
- The City determines that the prepayment of the Special Tax obligation does not jeopardize its ability to make timely payments of debt service on outstanding bonds.
- Any landowner prepaying the Special Tax obligation must pay any and all delinquent special taxes and penalties prior to prepayment.

The prepayment amount shall be established by the following calculation:

Step 1: Determine the Maximum Annual Special Tax for the Parcel based on the assignment of the Maximum Annual Special Tax described in Section 5 above.

Step 2: Reduce the Maximum Annual Special Tax by the 10 percent delinquency coverage factor and add back the average annual tax delinquency rate for property in the CFD. If no delinquency history has been established for the Special Tax, add back to the annual Special Tax the most recent five-year average annual delinquency rate for secured property taxes in the City as a whole. The Maximum Annual Special Tax may be reduced still further if all bonds of the CFD have been issued and the future debt service, through the maturity of all outstanding bonds, is known with certainty, except that the tax shall not be reduced below the amount determined necessary to pay Annual Costs.

Step 3: Calculate the revenue produced by the Maximum Annual Special Tax from the date of prepayment up to and including the last maturity date of outstanding bonds based on the tax determined in Step 2. If all bonds of the CFD have not yet been issued, for the purpose of this calculation the final bond issue of the CFD shall be assumed to mature in 2020, except that this assumed final maturity date may be amended by the City no later than the time of the calculation of the prepayment.

Step 4: Calculate the present value of the annual revenue stream determined in Step 3. The present value shall be calculated using that discount rate which, when the prepayment is invested in approved investments (as specified by the resolution authorizing the issuance of bonds) earning a rate of interest equal to the discount rate, would produce annual revenues equal to the amounts calculated in

Step 3. The discount rate may not exceed the bond yield as determined by the Tax Reform Act of 1986, as may be amended.

Step 5: Determine the prepayment amount by adding to the present value calculated in Step 4 any fees or expenses incurred by the City in connection with the prepayment calculation or the application of the proceeds of the prepayment.

The proceeds of the prepayment may be applied by the City in its discretion by one of the following methods:

a) As an annuity over the remaining life of outstanding bonds, for the payment of debt service, annual expenses of the CFD, and anticipated direct expenditures for facilities. The annuity must be handled in such a fashion as not to cause the bonds to become arbitrage bonds under the Tax Reform Act of 1986, as may be amended.

b) To redeem bonds as provided for in the resolution authorizing the issuance of bonds by the CFD. If this is the preferred use of the prepayment, the calculation of the prepayment amount as described above in Steps 1-5 shall include an allowance for the payment of redemption premiums and expenses as required.

c) To be applied in full to the next annual Special Tax levy, provided that by doing so the City's ability to make timely payments of debt service in subsequent years is not jeopardized. This method may be used if the amount of the prepayment is such that its application to methods (a) or (b) would be inefficient or burdensome for the City, as determined by the Finance Director or designee.

d) To be applied in full to the acquisition or construction of facilities that otherwise would have been financed with bonds issued by the CFD, so as to reduce the amount of bonds actually issued by the CFD.

8. Future Annexations or Conversion of Tax-Exempt Parcels

Annexation of additional territory south and west of the CFD may be required if the City Council determines that there is surplus capacity available from the funded improvements to allow additional development. Such annexation may occur as a condition of tentative Subdivision map approval.

If additional properties are annexed into the CFD, or Tax-Exempt Parcels become Taxable Parcels, they shall be subject to the Maximum Annual Special Tax from that time forward, as set forth above and in **Attachment 2.**

Each time this occurs, the Finance Director shall assign these Taxable Parcels to a new Special Tax Group. The additional Special Tax revenue generated from this new Special Tax Group will be added to the total Special Tax revenue produced by the existing Taxable Parcels, and the percentage of Maximum Special Tax shown in Attachment 1 will be

recomputed for all Special Tax Groups.

9. Administrative Changes

The Finance Director or designee has the authority to make necessary administrative adjustments to the Rate and Method of Apportionment in order to remedy any portions of the Special Tax formula that require clarification.
Any taxpayer who feels that the amount of the Special Tax assigned to a parcel is in error may file a notice with the Finance Director appealing the levy of the Special Tax. The Finance Director will then promptly review the appeal, and if necessary, meet with the applicant. If the Finance Director verifies that the tax should be modified or changed, a recommendation at that time will be made to the City Council and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

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

Attachment 1

North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax Per Original Parcel

Special Tax Group	Original Taxable Parcel (1)	Land Use	Residential Unit Assignment	Maximum Annual Special Tax	Percent of Total Special Tax
A	1	R-5	237	$456,963	
	2	R-5	108	$208,768	
	3	R-5	120	$231,559	
	4	R-5	132	$222,738	
	5	R-6	25	$42,984	
	6	R-3	169	$326,112	
	7	R-3	82	$158,232	
	8	R-3	21	$40,523	
	9	R-3	25	$48,241	
	10	R-6	80	$135,400	
	11	R-6	38	$64,315	
	12	R-4	20	$30,438	
	16	R-6	120	$203,100	
	17	R-6	154	$260,644	
	18	R-3	3	$4,566	
	19	R-25	832	$317,860	
	20	R-20	304	$116,141	
	23	R-20	343	$131,041	
	24	R-20	320	$122,254	
	25	R-20	223	$85,196	
	26	R-20	174	$66,476	
	27	R-20	72	$27,507	
	29	Commercial		$33,612	
	30	Commercial		$118,192	
	31	Commercial		$104,984	
	33	Highway Commercial		$441,961	
	34	Regional Commercial		$922,501	
	38	Business Park/Commercial		$192,411	
	39	Business Park/Commercial		$436,279	
	40	Business Park/Commercial		$30,715	
	41	Business Park		$525,247	
	42	Business Park		$323,480	
	43	Business Park		$180,231	
	46	Daycare Center		$9,228	
	47	Light Industrial		$533,459	
	48	Light Industrial		$609,279	
	49	Park Preserve (R-20)	22	$8,405	
	50	Park Preserve (R-20)	22	$8,405	
	Subtotal Group A		**3,646**	**$7,779,445**	**82.04%**
B	13	R-6	20	$25,893	
	14	R-4	165	$238,172	
	28	R-20	50	$18,565	
	Subtotal Group B		**235**	**$282,629**	**2.98%**
C	15	R-5	90	$122,767	1.29%
D	51 (015-360-21-0-0)	R-1 (Country Estates)	19	$25,918	0.27%
E	21	R-20	340	$125,101	
	45	Business Park		$110,764	
	Subtotal Group E		**340**	**$235,865**	**2.49%**
F	22	R-20	92	$37,381	
	32	Commercial		$20,606	
	35	Regional Commercial		$925,226	
	36	Commercial		$43,425	
	44	*Business Park*		$9,091	
	Subtotal Group F		**92**	**$1,035,728**	**10.92%**
	TOTALS		**4,422**	**$9,482,352**	**100.00%**

(1) Parcel numbersare as designated in the North Central Roseville CFD No. 1 Boundary Map. Parcel 51 also shows its Assessor's Parcel Number. Assessor's Parcel Numbers will be assigned when the parcel maps are recorded.
Parcel 37 is commercial reserve and will be assigned a Special Tax per Attachment 2 if it is able to be developed as a Taxable Parcel.

Attachment 2
North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax by Facility and Land Use
for Annexation Parcels and Parcels Converting From Tax-Exempt to Taxable Status

Facility	Residential (Per Unit) (1)			Commercial/Industrial (Per Acre) (1)				
	R-1 to R-5	R-6 to R-15	R-16 to R-30	Commercial	Regional Commercial	Highway Commercial	Business Park Commercial	Light Industrial
Street and Roads	$366	$308	$253	$5,381	$6,736	$7,578	$5,381	$2,050
Water	$227	$169	$169	$471	$471	$471	$471	$1,121
Sewer	$158	$158	$63	$743	$814	$743	$843	$1,166
Storm Drainage	$31	$19	$3	$256	$259	$256	$260	$
Neighborhood Parks	$47	$37	$31					
Schools	$468	$468	$157	$268	$248	$233	$289	$319
Lighting & Landscaping	$63	$38	$11	$236	$236	$236	$236	$236
Engineering and Related Costs (2)	$73	$44	$13	$271	$271	$271	$271	$271
Other (3)	$89	$54	$16	$332	$332	$332	$332	$332
Special Tax Group A Allocation (4)	$408	$398	$11	$175	$193	$204	$175	$140
Special Tax Group F Allocation (5)			$35	($98)	($98)	($98)	($98)	($98)

Notes:
(1) Land Uses as specified in the NCRSP.
(2) Engineering and Related Costs include engineering design of facilities, staking, city inspection, infrastructure planning, and soils testing.
(3) Other CFD costs include EIR reimburseable costs, management/contract administration, and Fiddyment Electrical Substation.
(4) Parcels originally under the ownership of RMB Realty at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements, a portion of Collector Road B, 404 Permit-related lighting and landscaping, and a multi-family housing tax adjustment.
(5) Parcels originally under the ownership of Roseville 150 at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements.

Source: Economic and Planning Systems

Attachment 3
North Central Roseville Community Facilities District No. 1
Allocation of CFD Facilities Costs
Per Original Parcel

Original Taxable Parcel (Note 1)	Land Use	Allocated Facilities Cost	Percent of Total
1	R-5	$3,397,996	4.82%
2	R-5	$1,552,410	2.20%
3	R-5	$1,721,880	2.44%
4	R-5	$1,656,293	2.35%
5	R-6	$319,627	0.45%
6	R-3	$2,424,981	3.44%
7	R-3	$1,176,618	1.67%
8	R-3	$301,329	0.43%
9	R-3	$358,725	0.51%
10	R-6	$1,006,838	1.43%
11	R-6	$478,248	0.68%
12	R-4	$226,337	0.32%
13	R-6	$192,539	0.27%
14	R-4	$1,771,058	2.51%
15	R-5	$912,905	1.29%
16	R-6	$1,510,257	2.14%
17	R-6	$1,938,163	2.75%
18	R-3	$33,951	0.05%
19	R-25	$2,363,621	3.35%
20	R-20	$863,631	1.22%
21	R-20	$930,256	1.32%
22	R-20	$275,700	0.39%
23	R-20	$974,426	1.38%
24	R-20	$909,085	1.29%
25	R-20	$633,519	0.90%
26	R-20	$494,315	0.70%
27	R-20	$204,544	0.29%
28	R-20	$138,048	0.20%
29	Commercial	$249,939	0.35%
30	Commercial	$878,880	1.25%
31	Commercial	$780,667	1.11%
32	Commercial	$153,464	0.22%
33	Highway Commercial	$3,286,442	4.66%
34	Regional Commercial	$6,859,759	9.73%
35	Regional Commercial	$6,879,951	9.76%
36	Commercial	$322,906	0.46%
38	Business-Park/Commercial	$1,430,778	2.03%
39	Business-Park/Commercial	$3,244,190	4.60%
40	Business-Park/Commercial	$228,399	0.32%
41	Business-Park	$3,905,760	5.54%
42	Business-Park	$2,405,413	3.41%
43	Business-Park	$1,340,205	1.90%
44	Business-Park	$67,832	0.10%
45	Business-Park	$823,650	1.17%
46	Daycare Center	$68,623	0.10%
47	Light Industrial	$3,966,829	5.63%
48	Light Industrial	$4,530,628	6.43%
49	Park Preserve (R-20)	$62,500	0.09%
50	Park Preserve (R-20)	$62,500	0.09%
51 (015-360-21-0-0) (Country Estates)	R-1	$192,724	0.27%
	TOTAL	$70,509,338	100.00%

Note 1: Parcel numbers are as designated on the North Central Roseville CFD No. 1 Boundary Map. Parcel 51 also lists its Assessor's Parcel Number. Parcel 37 is currently commercial reserve and will not be assigned a Special Tax until it is able to be developed. Assessor's Parcel Numbers for the other parcels will be assigned when the parcel maps are recorded.

A

EXHIBIT B

AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA
AUGUST, 1990 SCALE: 1" 400'

MORTON & PITALO, INC.

SHEET 1 OF 6 SHEETS

FILED IN THIS OFFICE OF THE CITY OF THE CLERK OF THE CITY OF ROSEVILLE THIS _____ DAY OF _____ 1990.

_____
CITY CLERK, CITY OF ROSEVILLE
COUNTY OF PLACER

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING BOUNDARIES OF ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROSEVILLE, PLACER COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ 1990, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK, CITY OF ROSEVILLE
COUNTY OF PLACER

FILED THIS _____ DAY OF _____ 1990, AT THE HOUR OF _____ O'CLOCK ____M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

FILE NO. _____

_____
COUNTY RECORDER OF THE
COUNTY OF PLACER

FEE: _____ BY: _____
DEPUTY

AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA

AUGUST, 1990 SCALE: 1"=400'

MORTON & PITALO, INC.

SHEET 4 OF 6 SHEETS

LEGEND

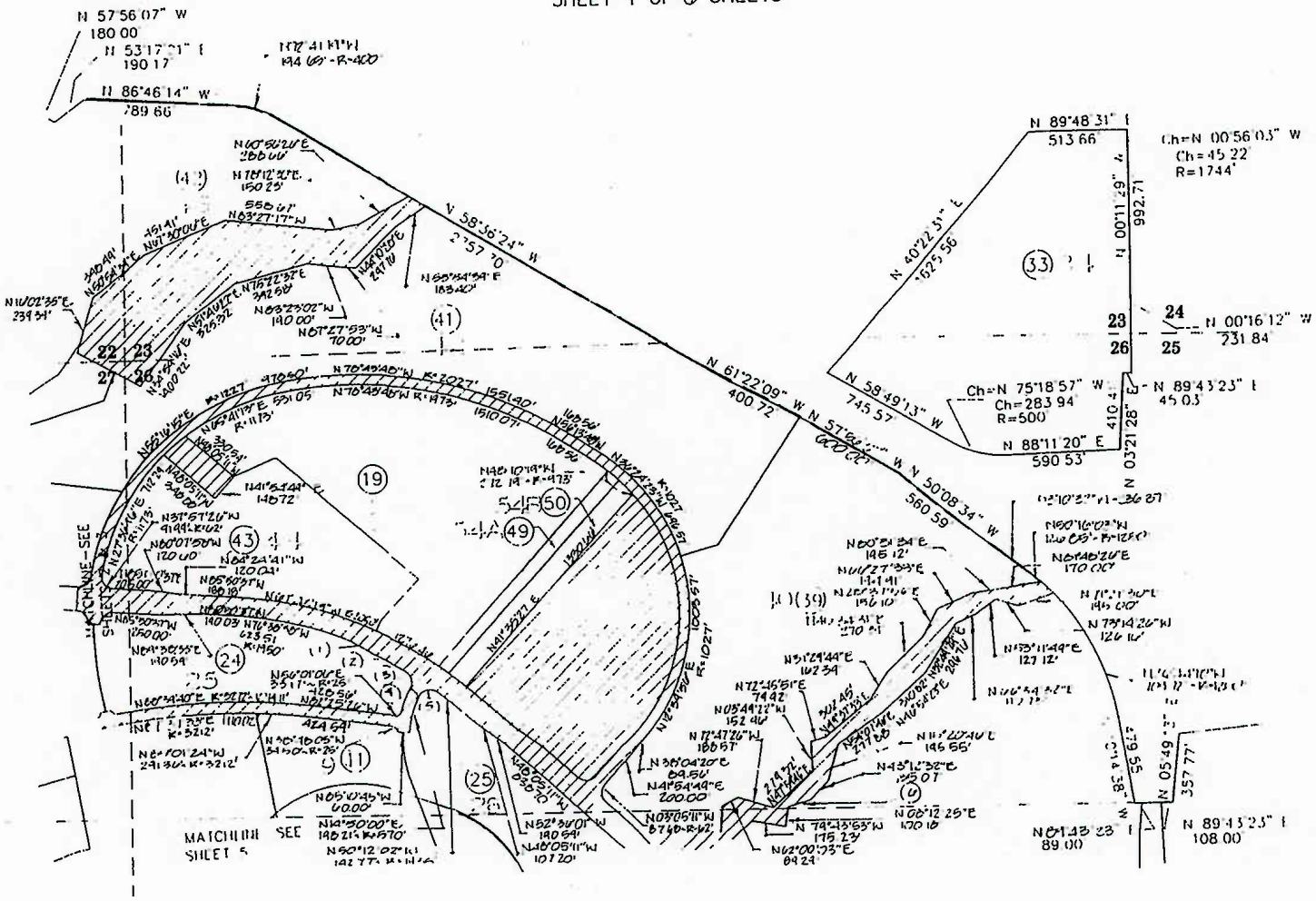
NOT A PART OF CFD NO. 1

(1) CFD NUMBER

LOT NUMBER PER ... BM

TABULATION

(1)	N 58°55'03" W	130.00'	
(2)	N 60°49'18" W	169.92'	R=1930'
(3)	N 19°14'40" W	[illegible]	R=62'
(4)	N [illegible]	[illegible]	[illegible]
(5)	N 76°15'57" E	[illegible]	R=62'
(6)	N 73°31'[illegible] E	[illegible]	



AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA

AUGUST, 1990 SCALE: 1"=400'

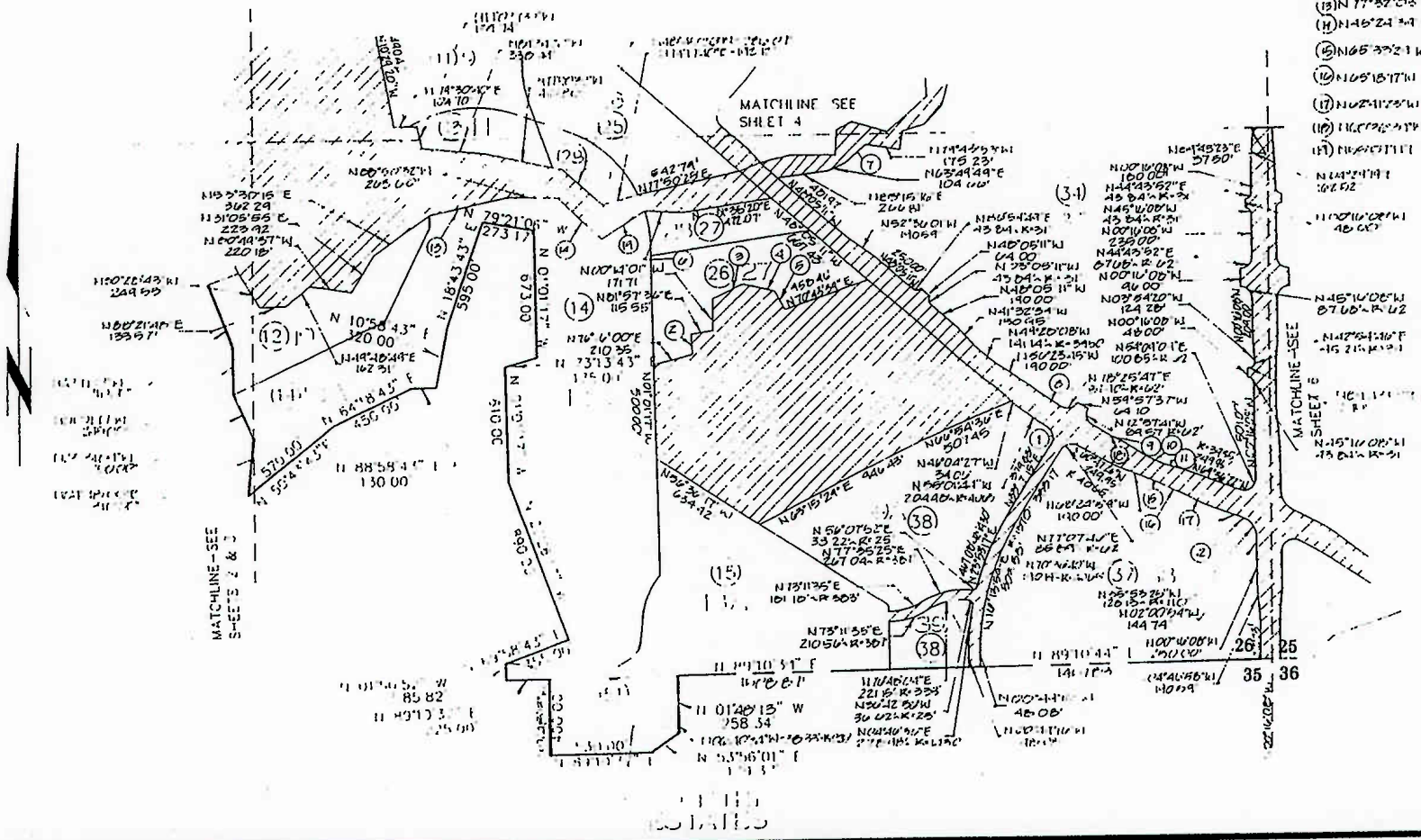
MORTON & PITALO, INC.

SHEET 5 OF 6 SHEETS

NOTE
FOR LEGEND SEE SHEET 4 OF 6

TABULATION

(1)	N11°35'55"W	87.50'	R=62'
(2)	N03°58'54"W	104.37'	
(3)	N64°20'03"E	173.02'	
(4)	N76°28'11"W	[illegible]	
(5)	[illegible]	[illegible]	
(6)	[illegible]	[illegible]	
(7)	N47°45'11"E	157.01'	
(8)	N54°50'13"W	218.50'	
(9)	[illegible]	[illegible]	
(10)	[illegible]	[illegible]	[illegible]
(11)	N70°56'11"W	190.00'	
(12)	N71°43'55"W	148.5'	[illegible]
(13)	N77°37'03"E	421.41'	
(14)	N45°24'34"W	[illegible]	
(15)	N65°33'21"W	46.77'	[illegible]
(16)	N65°18'17"W	20.00'	
(17)	[illegible]	[illegible]	
(18)	[illegible]	[illegible]	[illegible]
(19)	[illegible]	[illegible]	



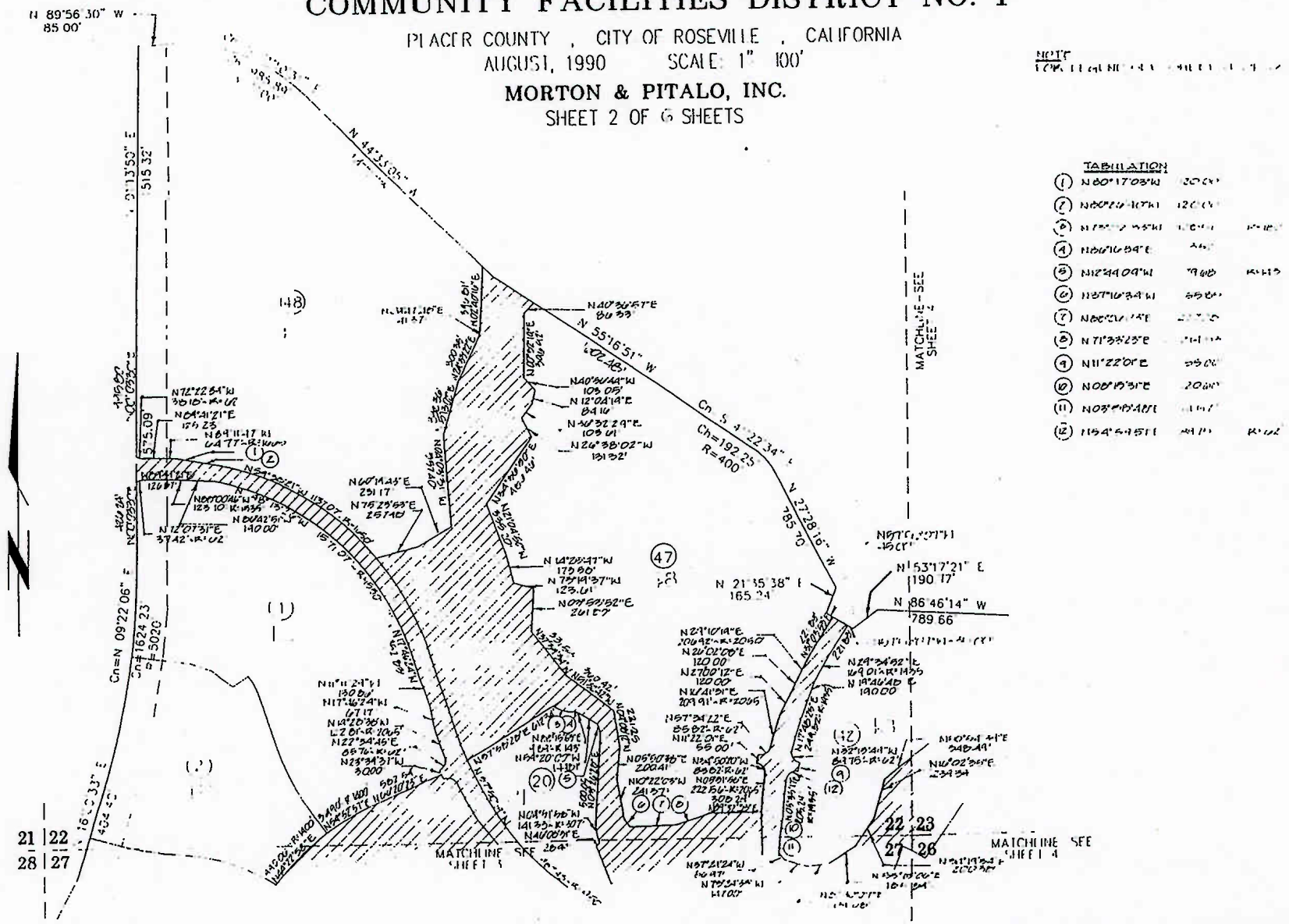
AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA

AUGUST, 1990 SCALE: 1" 100'

MORTON & PITALO, INC.

SHEET 2 OF 6 SHEETS



AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

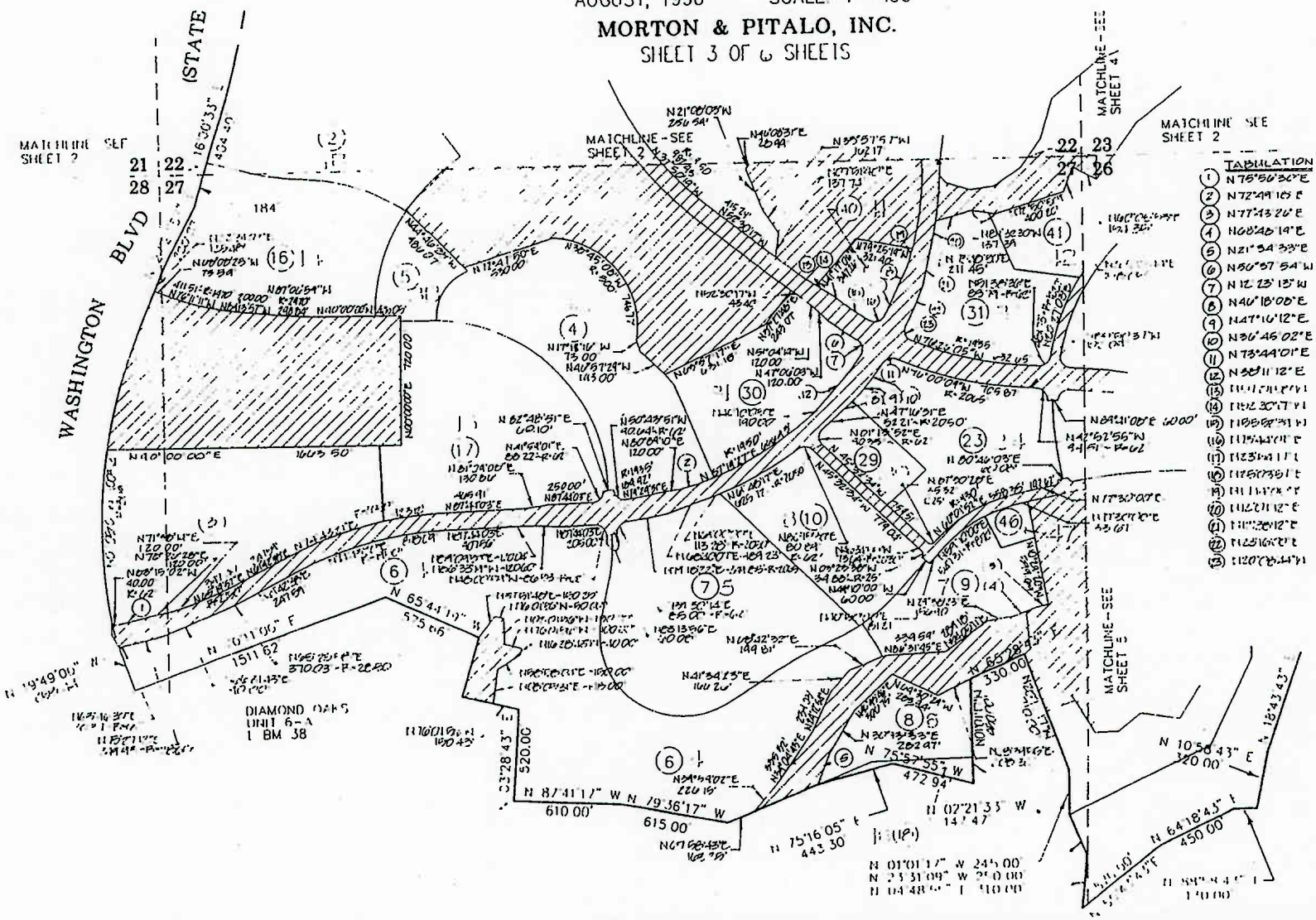
PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA

AUGUST, 1990 SCALE: 1"=400'

MORTON & PITALO, INC.

SHEET 3 OF 6 SHEETS

NOTE
FOR LEGEND SEE SHEET 4 OF 6



TABULATION

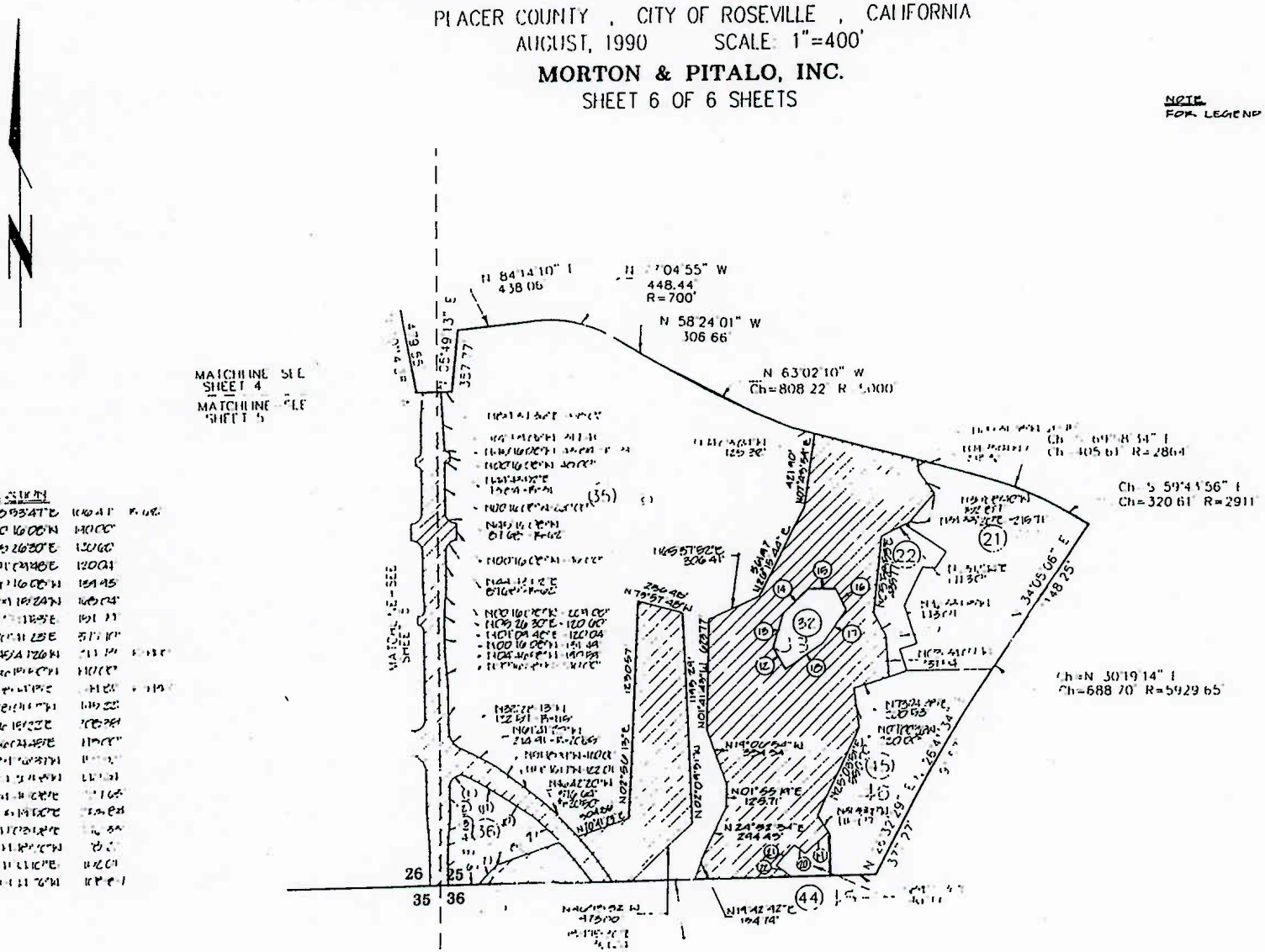
1	N 75°56'30"E	184.16	R=2745
2	N 72°49'10"E	1200.00	
3	N 77°43'26"E	60.17	
4	N 08°45'14"E	133.84	
5	N 21°54'33"E	107.54	
6	N 50°57'54"W	184.93	R=2005
7	N 12°23'15"W	[illegible]	[illegible]
8	N 40°18'00"E	120.00	
9	N 47°16'12"E	190.00	
10	N 36°46'02"E	224.84	[illegible]
11	N 73°44'01"E	79.88	R=62'
12	N 88°11'12"E	249.82	R=1935'
13	[illegible]	[illegible]	
14	[illegible]	[illegible]	
15	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	
19	[illegible]	[illegible]	[illegible]
20	[illegible]	[illegible]	
21	[illegible]	[illegible]	[illegible]
22	[illegible]	[illegible]	[illegible]
23	[illegible]	[illegible]	[illegible]

AMENDED BOUNDARY OF NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

PLACER COUNTY , CITY OF ROSEVILLE , CALIFORNIA

AUGUST, 1990 SCALE: 1"=400'

MORTON & PITALO, INC.

SHEET 6 OF 6 SHEETS

NOTE
FOR LEGEND SEE SHEET 4 OF 6 SHEETS