

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES  
COMMUNITY FACILITIES DISTRICT NO. 2020-1  
OF THE  
BEAUMONT UNIFIED SCHOOL DISTRICT  
IMPROVEMENT AREA NO. 2

An annual Special Tax (as hereinafter defined) shall be levied on all Assessor's Parcels within Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 2 ("CFD No. 2020-1 IA-2") and collected each Fiscal Year commencing in Fiscal Year 2020/21, in an amount determined in accordance with the terms of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2020-1 IA-2, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Acre"** or **"Acreage"** means the acreage of an Assessor's Parcel as shown on an Assessor's Parcel Map. If the acreage is not shown on an Assessor's Parcel Map, the acreage shown on the applicable Final Map, parcel map, condominium plan, or other recorded County map shall be used. If the acreage information supplied by these alternative sources is not available, or in conflict, the acreage used shall be determined by the Assistant Superintendent of Business Services.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2020-1 IA-2 for: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the School District, CFD No. 2020-1 IA-2 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2020-1 IA-2 or any designee thereof of complying with School District's, CFD No. 2020-1 IA-2's or obligated persons' disclosure requirements associated with applicable federal and State securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to property owner and public inquiries regarding the CFD No. 2020-1 IA-2, including its Special Taxes; the cost associated with the computation of the Backup Special Tax; the costs of the School District, CFD No. 2020-1 IA-2 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account under the terms of an Indenture; and the School District's annual administration fees and third party expenses. Administrative Expenses shall also include

amounts estimated or advanced by the School District or CFD No. 2020-1 IA-2 for any other administrative purposes of CFD No. 2020-1 IA-2, including attorney's fees, consultant's fees and other costs related to collecting delinquent Special Taxes, including commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's 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 of the County designating parcels by Assessor's parcel number.

**"Assigned Special Tax"** means the Special Tax for each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.b below.

**"Assistant Superintendent of Business Services"** means the Assistant Superintendent of Business Services of the School District or the Chief Business Official of the School District, as appropriate, or his or her designee in consultation with the CFD Administrator.

**"Backup Special Tax"** means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.c below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2020-1 IA-2, pursuant to the Act which are secured by a pledge of the Special Taxes.

**"CFD No. 2020-1 IA-2"** means Community Facilities District No. 2020-1 Improvement Area No. 2 of the Beaumont Unified School District.

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

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

**"Developed Floor Area"** means for any Dwelling Unit, only the square footage of each Dwelling Unit, which means all square footage within the perimeter of the residential structure, but excluding any carport, walkways, garages, overhangs, enclosed patios, detached accessory structures or similar areas. For purposes of this determination, the School District, acting for CFD No. 2020-1 IA-2, may rely on the square footage of assessable space contained on the initial and any subsequent building permit(s) issued by the applicable issuing agency prior to the initial occupancy. A property owner that adds square footage after initial occupancy of a Dwelling Unit is subject to the payment of applicable School Fees.

**"Developed Property"** means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to May 1<sup>st</sup> of the prior Fiscal Year.

**"Dwelling Unit" or "DU"** means each residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

**“Exempt Property”** means all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section E.

**“Final Map”** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*), an applicable local ordinance or recordation of a condominium plan pursuant to California Civil Code Section 6624 that creates individual lots for which building permits may be issued without further subdivision.

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

**“Indenture”** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

**“Land Use Category”** means any of the categories listed in Table 1.

**“Maximum Special Tax”** means for each Assessor’s Parcel and each Fiscal Year, the Maximum Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor’s Parcel in such Fiscal Year.

**“Non-Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use. Non-Residential Property is subject to the payment of applicable School Fees.

**“Outstanding Bonds”** means all Bonds which are deemed to be outstanding under an Indenture.

**“Property Owner Association Property”** means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-2 that is owned by or irrevocably dedicated to a property owner association, including any master or sub-association as shown on the equalized roll of the County which is available on or about July 1<sup>st</sup> of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres as described in Section E.

**“Proportionately”** means, for Developed Property, that the quotient of (i) the actual Special Tax levy less the Assigned Special Tax divided by (ii) the Backup Special Tax less the Assigned Special Tax is equal for all Assessor’s Parcels of Developed Property for which the Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Undeveloped Property. For Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property, “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Property Owner Association Property and Public Property.

**“Public Property”** means, for each Fiscal Year, any property within the boundaries of CFD No. 2020-1 IA-2 that is (i) used for rights-of-way or any other purpose and is owned by or irrevocably dedicated to the federal government, the State, the County, the City or any other public agency as shown on the equalized roll of the County which is available on or about July 1<sup>st</sup> of the Fiscal Year or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the equalized roll of the County which is available on or about July 1<sup>st</sup> of the Fiscal Year, provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres as described in Section E and provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in a Land Use Category in accordance with its zoning or use whichever is greater.

**“Rate and Method of Apportionment”** means this “Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2020-1 of the Beaumont Unified School District Improvement Area No. 2.”

**“Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

**“School District”** means the Beaumont Unified School District.

**“School Fees”** means the applicable and authorized fee being collected by the School District per assessable square foot at the time of building permit issuance.

**“Special Tax” or “Special Taxes”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within the boundaries of CFD No. 2020-1 IA-2 in accordance with this Rate and Method of Apportionment.

**“Special Tax Requirement”** means that amount required in any Fiscal Year for CFD No. 2020-1 IA-2 to: (i) pay Administrative Expenses of CFD No. 2020-1 IA-2 as provided in this Rate and Method of Apportionment; (ii) pay debt service including sinking fund payments on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iv) pay any amounts required to replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2020-1 IA-2 under the Act, as determined by the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax attributable to the Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2020-1 IA-2, levied in the previous Fiscal Year if available or if not available, a reasonable rate as determined the Assistant Superintendent of Business Services, less (vii) a credit for funds available under each applicable Indenture to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services.

“**State**” means the State of California.

“**Taxable Property**” means all of the Assessor’s Parcels within the boundaries of CFD No. 2020-1 IA-2 which have not been prepaid pursuant to Section I below or, which are not exempt from the Special Tax pursuant to law or Section E below.

“**Trustee**” means the trustee or fiscal agent under an Indenture.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Property Owner Association Property or Public Property as shown on the equalized roll of the County which is available on or about July 1<sup>st</sup> of the Fiscal Year.

“**Weighted Average Interest Rate**” calculated as of the date the most recent series of Bonds were issued (including refunding Bonds) means the net interest cost of the Bonds derived by adding together all the interest payments for the term of the Bonds and dividing that sum by the sum of the amount of each Bond multiplied by the number of years such Bond is outstanding.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2020-1 IA-2 shall be classified as Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below. If an Assessor’s Parcel of Taxable Property is not classified correctly in a Fiscal Year, then for up to twenty-four (24) months following the original levy of Special Taxes in such Fiscal Year, the classification of such Assessor’s Parcel may be corrected and an adjustment made to the Special Tax levy so that the correct amount of Special Tax is levied on such Assessor’s Parcel for such Fiscal Year.

C. MAXIMUM SPECIAL TAX RATE

1. **Developed Property**

a. Maximum Special Tax

The Maximum Special Tax for each Assessor’s Parcel of Residential Property that is classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor’s Parcel of Developed Property is shown in Table 1 below.

**TABLE 1**  
Assigned Special Taxes for Developed Property  
Fiscal Year 2020/21

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 – Residential Property	DU	Less than 1,600 sq. ft.	\$852.09
2 – Residential Property	DU	1,600 sq. ft. to 1,799 sq. ft.	\$883.30
3 – Residential Property	DU	1,800 sq. ft. to 1,999 sq. ft.	\$947.80
4 – Residential Property	DU	2,000 sq. ft. to 2,199 sq. ft.	\$992.54
5 – Residential Property	DU	2,200 sq. ft. to 2,399 sq. ft.	\$996.70
6 – Residential Property	DU	2,400 sq. ft. to 2,599 sq. ft.	\$1,039.36
7 – Residential Property	DU	2,600 sq. ft. to 2,799 sq. ft.	\$1,082.02
8 – Residential Property	DU	2,800 sq. ft. to 2,999 sq. ft.	\$1,129.87
9 – Residential Property	DU	3,000 sq. ft. to 3,199 sq. ft.	\$1,178.77
10 – Residential Property	DU	Greater than 3,199 sq. ft.	\$1,226.63

c. Backup Special Tax

Final Tract Map Nos. 27971-7, 27971-9, 27971-10, 27971-11 and 27971-12 have been recorded and together cover all the property within CFD No. 2020-1 IA-2. The Backup Special Tax for the Assessor’s Parcels of Residential Property within CFD No. 2020-1 IA-2 has been determined as calculated below. The owner of the property within Final Map Nos. 27971-7, 27971-9, 27971-10, 27971-11 and 27971-12 provided the Assistant Superintendent of Business Services a copy of the recorded Final Maps and a listing of the square footage of all lots within such Final Maps and CFD No. 2020-1 IA-2 prior to the formation of CFD No. 2020-1 IA-2.

The Backup Special Tax per Assessor’s Parcel of Residential Property within the CFD No. 2020-1 IA-2 is determined by multiplying the Maximum Special Tax per Acre for Undeveloped Property of \$6,935.77 for Fiscal Year 2020/21 by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner’s Association Property in the Final Maps included within CFD No. 2020-1 IA-2 and dividing such amount by the number of Assessor’s Parcels that are or are expected to be Residential Property (i.e., the number of residential lots or dwelling units) within such Final Maps included within CFD No.

2020-1 IA-2. Table 2 below provides the calculation of the Backup Special Tax for Fiscal Year 2020/21 for CFD No. 2020-1 IA-2.

**TABLE 2**  
Backup Special Taxes  
Fiscal Year 2020/21

Map Status	Final Map Acreage of Taxable Property	Number of Residential Dwelling Units	Status of Backup Tax*	Backup Special Tax per Lot or Dwelling Unit*
Final	69.59	429	Final	(\$6,935.77 times 69.59 divided by 429 lots) \$1,125.08

\* Note: The Backup Special Tax per lot or dwelling unit shown may be modified as described below.

Notwithstanding the foregoing, if all or any portion of any of the Final Maps contained with the boundaries of CFD No. 2020-1 IA-2 described in the preceding paragraph is subsequently changed or modified, then the Backup Special Tax for each Assessor's Parcel of Residential Property in such Final Map area contained with the boundaries of CFD No. 2020-1 IA-2 that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the total Acreage of Taxable Property within such changed or modified Final Map area, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner Association Property which is ultimately expected to exist in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-2, as reasonably determined by the Assistant Superintendent of Business Services.
3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area contained within the boundaries of CFD No. 2020-1 IA-2, subject to increases pursuant to Section C.1.d.

d. Escalation

Each July 1<sup>st</sup>, commencing July 1, 2021, the Assigned Special Taxes and the Backup Special Tax shall both increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

## 2. Undeveloped Property, Property Owner Association Property and Public Property

### a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property within CFD No. 2020-1 IA-2 shall be \$6,935.77 per Acre for Fiscal Year 2020/21.

### b. Escalation

Each July 1<sup>st</sup>, commencing July 1<sup>st</sup> of 2021, the Maximum Special Tax for Undeveloped Property, Property Owner Association Property and Public Property that is not Exempt Property shall increase annually by two percent (2%) from the amount established in the prior Fiscal Year.

## D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2020/21 and for each following Fiscal Year, the Special Taxes shall be levied within CFD No. 2020-1 IA-2 in an amount sufficient to satisfy the Special Tax Requirement as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in an amount up to 100% of the Maximum Special Tax for Undeveloped Property to satisfy the Special Tax Requirement; and

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Public Property and Property Owner Association Property which is not Exempt Property at up to 100% of the Maximum Special Tax for Property Owner Association Property and Public Property to satisfy the Special Tax Requirement; and

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the levy of the Special Tax on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each Assessor Parcel of Developed Property.



E. EXEMPTIONS

Any Assessor's Parcel within the boundaries of CFD No. 2020-1 IA-2 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2020-1 IA-2 shall be classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. The total Acreage of Taxable Property within CFD No. 2020-1 IA-2 has been determined to be equal to 69.59 Acres as of the date of formation of CFD No. 2020-1 IA-2.

Tax exempt status will be irrevocably assigned by the Assistant Superintendent of Business Services in the chronological order in which property becomes Public Property or Property Owner Association Property provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2020-1 IA-2 to less than 62.63 Acres. Public Property or Property Owner Association Property that would, if designated as Exempt Property, cause the Acreage of all Taxable Property to be less than 62.63 Acres shall be required to either (i) prepay the Special Tax for such property in full at the then applicable rate per Acre for Property Owner Association Property or Public Property applied to the Acres of such property, which resulting amount is to be used as the Assigned Special Tax in the calculation of the prepayment pursuant to Section I.1 or (ii) be subject to taxation pursuant to the third step of Section D.

F. APPEAL

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Assistant Superintendent of Business Services not later than twenty-four (24) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. The Assistant Superintendent of Business Services shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount or application of the Special Tax, and rule on the appeal. If the Assistant Superintendent of Business Service's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, the Assistant Superintendent of Business Services shall take any of the following actions, in order of priority, in order to correct the error; provided, however no action shall be taken that would cause a default under an Indenture:

- (i) amend the Special Tax levy for the current fiscal year prior to the payment date;
- (ii) require CFD No. 2020-1 IA-2 to reimburse the property owner the amount of the overpayment to the extent of available funds of CFD No. 2020-1 IA-2 and only for the preceding fiscal year; or
- (iii) grant a credit against, eliminate or reduce the future Special Taxes levied on the property owner's property within CFD No. 2020-1 IA-2 in the amount of the overpayment.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2020-1 IA-2 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. ASSIGNED SPECIAL TAX REMAINDER FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Special Taxes from Developed Property are greater than the sum of (1) the principal and interest due on all Bonds to be paid with such proceeds, (2) the amount required to replenish all reserve funds to the reserve requirement and (3) the Administrative Expenses to be paid with such proceeds, such remaining amount(s) shall be available to the School District for application in accordance with each applicable Indenture and the School District shall use such proceeds for the acquisition, construction or financing school facilities in accordance with the Act and other applicable law.

I. PREPAYMENT OF SPECIAL TAX

**1. Prepayment in Full**

The Maximum Special Tax obligation may only be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The prepayment amount for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued shall be based on the Assigned Special Tax for the applicable Land Use Category shown in Table 1 based on the building permit issued for such Assessor's Parcel and the then current Special Tax rates. The Maximum Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 IA-2 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the prepayment amount of such Assessor's Parcel.

- a) The prepayment amount for an Assessor's Parcel will be equal to the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined

pursuant to Section I.1.c., if applicable, using a discount rate equal to 5.00% prior to the Issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and the lesser of (i) the remaining term for which the Special Tax may be levied pursuant to Section J or (ii) 30 years. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section I.1.

- b) A reasonable administrative fee (net of the non-refundable deposit) for determining such prepayment and the call premium, if any, as provided in the Indenture shall be added to the amount determined in Section I.1.a. to determine the total prepayment amount due.
- c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property within CFD No. 2020-1 IA-2 being less than the total estimated Residential Property that was assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel which is seeking the prepayment shall be added to the Assigned Special Tax in Section I.1.a. (before calculating the present value) for purposes of calculating the prepayment amount.
- d) The prepayment amount shall, prior to the issuance of Bonds and after reduction for administrative expenses, be deposited into a separate account held with the School District and disbursed to fund facilities authorized by CFD No. 2020-1 IA-2 and in accordance with the school facilities mitigation agreement and joint community facilities agreement approved by the School District related to CFD No. 2020-1 IA-2, and after the issuance of Bonds be deposited into the applicable accounts or funds established pursuant to the Indenture.

Upon cash payment of the prepayment amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest, for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Taxes that may be levied on Taxable Property both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

Notwithstanding any of the foregoing, the Special Tax for an Assessor's Parcel shall be deemed to be prepaid in whole on the date on which a notice of special tax lien is recorded against the Assessor's Parcel showing that such Assessor's Parcel has been included in a separate Community Facilities District of the Beaumont Unified School District. Upon such

occurrence the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

## **2. Prepayment in Part**

The Maximum Special Tax on an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section I.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

- PP = the partial prepayment amount
- P<sub>E</sub> = the prepayment amount calculated according to Section I.1.a., and the call premium, if any, as determined by Section I.1.b.
- F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax.
- G = the administrative fee determined in Section I.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Maximum Special Tax, and (ii) the percentage by which the Maximum Special Tax shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2020-1 IA-2 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial prepayment amount of such Assessor's Parcel.

With respect to any Assessor's Parcel that is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted pursuant to Section I.1.d, and (ii) indicate in the records of CFD No. 2020-1 IA-2 that there has been a partial prepayment of the Maximum Special Tax and that a portion of the Assigned Special Tax and Backup Special Tax equal to the outstanding percentage (1.00 - F) of the Assigned Special Tax and Backup Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

J. TERM OF THE SPECIAL TAX

The Special Tax shall be levied annually on an Assessor's Parcel of Taxable Property for a maximum of thirty-five (35) years from the first levy of the Special Tax on such Assessor's Parcel as Developed Property.

K. PURPOSE OF THE SPECIAL TAXES

A summary of the proposed facilities to be financed include elementary, middle, and high school buildings; special education facilities and transportation facilities, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment including technology improvements, equipment and personal property of the School District, together with an estimated useful life of five (5) years or longer to serve the properties and students within CFD 2020-1 IA-2 and the School District. The authorized facilities are detailed in the Resolution of Intention to Establish CFD 2020-1 IA-2 approved by the School District related to CFD No. 2020-1 IA-2.