

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2022-1
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 Improvement Area No. 2 of Community Facilities District No. 2022-1 of the Beaumont Unified School District ("CFD No. 2022-1 IA-2") and collected each Fiscal Year commencing in Fiscal Year 2022/23, 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. 2022-1 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. 2022-1 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. 2022-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2022-1 or any designee thereof of complying with School District's, CFD No. 2022-1'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. 2022-1 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. 2022-1 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. 2022-1 for any other administrative purposes of CFD No. 2022-1, 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.

"Board" means the Board of Trustees of the School District acting as the legislative body of CFD No. 2022-1.

"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. 2022-1 for the benefit of CFD 2022-1 IA-2, pursuant to the Act which are secured by a pledge of the Special Taxes.

"CFD No. 2022-1" means Community Facilities District No. 2022-1 of the Beaumont Unified School District.

"CFD No. 2022-1 IA-2" means Improvement Area No. 2 of CFD No. 2022-1.

"City" means the City of Beaumont, California.

"County" means the County of Riverside, California.

"Date of Issuance" means the dated date of the Bonds.

"Developed Floor Area" means for any Dwelling Unit, only the square footage of such 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. 2022-1 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 1st of the prior Fiscal Year.

“Dwelling Unit” or “DU” means each residential dwelling unit which comprises an independent facility including but not limited to an individual single-family detached dwelling unit, townhome, condominium, apartment, attached or detached second dwelling unit, granny flat, accessory dwelling unit or other such residential dwelling unit, including each separate living area within a half-plex, duplex, tri-plex, fourplex, or other residential structure.

“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.

“Overall Tax Burden” means the actual or projected average amount of property taxes to be on the County property tax bill for a Dwelling Unit within a Land Use Category of the applicable Zone of CFD No. 2022-1 IA-2 for the current Fiscal Year divided by the average value for Developed Property within such Land Use Category as determined by an independent consultant.

“Property Owner Association Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2022-1 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 1st of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2022-1 IA-2 to less than the minimum Acreage pursuant to 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 Non-Residential Property which is not Exempt Property, Property Owner Association Property which is not Exempt Property and Public Property which 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 Non-Residential Property, Property Owner Association Property and Public Property which is not Exempt Property.

“Public Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2022-1 IA-2 that is (i) used for rights-of-way or any other purpose and is owned by 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 1st 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 1st of the Fiscal Year, provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2022-1 IA-2 to less than the minimum Acreage pursuant to 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 results in a greater Special Tax amount.

“Rate and Method of Apportionment” means this “Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2022-1 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. 2022-1 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. 2022-1 IA-2 to: (i) pay Administrative Expenses of CFD No. 2022-1 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. 2022-1 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. 2022-1 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. 2022-1 IA-2 for which the Special Tax has 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 1st 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.

“Zone(s)” means Zone 1, Zone 2 or Zone 3 as geographically identified on Exhibit “A” attached to this Rate and Method of Apportionment.

“Zone 1” means the specific area identified on Exhibit “A” attached to this Rate and Method of Apportionment as Zone 1 of CFD No. 2022-1 IA-2 which includes Parcel 2 of Parcel Map No. 38090. Parcel Map No. 38090 was recorded on August 11, 2022, in Book 254 at page(s) 97 through 103 as instrument number 2022-0354963 in the office of the County Recorder of the County of Riverside, State of California.

“Zone 2” means the specific area identified on Exhibit “A” attached to this Rate and Method of Apportionment as Zone 2 of CFD No. 2022-1 IA-2 which includes Parcels 5, 6 and 7 of Parcel Map No. 38090. Parcel Map No. 38090 was recorded on August 11, 2022, in Book 254 at page(s) 97 through 103 as instrument number 2022-0354963 in the office of the County Recorder of the County of Riverside, State of California.

“Zone 3” means the specific area identified on Exhibit “A” attached to this Rate and Method of Apportionment as Zone 3 of CFD No. 2022-1 IA-2 which includes Parcel 3 of Parcel Map No. 38090. Parcel Map No. 38090 was recorded on August 11, 2022, in Book 254 at page(s) 97 through 103 as instrument number 2022-0354963 in the office of the County Recorder of the County of Riverside, State of California.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, each Assessor’s Parcel within CFD No. 2022-1 IA-2 shall be classified as Taxable Property or Exempt Property. Each Assessor’s Parcel of Taxable Property shall be further classified as Developed Property or Undeveloped Property. An Assessor’s Parcel may contain both Developed Property subject to Special Taxes in accordance with Section C.1 and Taxable Property subject to Special Taxes as Undeveloped Property, Non-Residential Property that is not Exempt Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property subject to Special Tax in accordance with Section C.2. Assessor’s Parcels of Developed Property shall further be classified into Land Use Categories.

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 2022/23

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
<i>Zone 1</i>			
1 – Residential Property	DU	Less than 1,901 sq. ft.	\$811.63
2 – Residential Property	DU	1,901 sq. ft. to 2,100 sq. ft.	\$887.33
3 – Residential Property	DU	2,101 sq. ft. to 2,400 sq. ft.	\$975.15
4 – Residential Property	DU	2,401 sq. ft. to 2,700 sq. ft.	\$1,020.58
5 – Residential Property	DU	2,701 sq. ft. to 2,900 sq. ft.	\$1,069.03
6 – Residential Property	DU	Greater than 2,900 sq. ft.	\$1,111.42
<i>Zone 2</i>			
1 – Residential Property	DU	Less than 1,901 sq. ft.	\$893.39
2 – Residential Property	DU	1,901 sq. ft. to 2,100 sq. ft.	\$963.04
3 – Residential Property	DU	2,101 sq. ft. to 2,400 sq. ft.	\$993.33
4 – Residential Property	DU	2,401 sq. ft. to 2,700 sq. ft.	\$1,059.94
5 – Residential Property	DU	2,701 sq. ft. to 2,900 sq. ft.	\$1,129.60
6 – Residential Property	DU	Greater than 2,900 sq. ft.	\$1,199.24
<i>Zone 3</i>			
1 – Residential Property	DU	Less than 2,201 sq. ft.	\$1,023.61
2 – Residential Property	DU	2,201 sq. ft. to 2,450 sq. ft.	\$1,078.11
3 – Residential Property	DU	2,451 sq. ft. to 2,700 sq. ft.	\$1,114.46
4 – Residential Property	DU	2,701 sq. ft. to 2,950 sq. ft.	\$1,171.99
5 – Residential Property	DU	2,951 sq. ft. to 3,200 sq. ft.	\$1,205.30
6 – Residential Property	DU	Greater than 3,200 sq. ft.	\$1,265.87

c. Backup Special Tax

The Backup Special Tax for the Assessor's Parcels of Residential Property within each Final Map area within CFD No. 2022-1 IA-2 shall be determined at the time the Final Map is recorded. For example purposes only, the Backup Special Tax is calculated in Table 2 below based on the projected total number of Dwelling Units and projected Taxable Property Acreage for each Final Map projected to be contained within CFD No. 2022-1 IA-2. Within 15 days of the Assistant Superintendent of Business Services being provided a copy of an approved Final Map (which may be pending recordation) which covers all or a portion of the property within CFD No. 2022-1 IA-2 and a listing

of the square footage by lot of all lots within such approved Final Map, CFD No. 2022-1 will calculate the Backup Special Tax per Assessor Parcel within the Final Map area.

The Backup Special Tax per Assessor's Parcel of Residential Property within the CFD No. 2022-1 IA-2 is determined by multiplying the Maximum Special Tax for the applicable Zone per Acre for Undeveloped Property for the current Fiscal Year 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 portion of such Final Map included within CFD No. 2022-1 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 Map included within CFD No. 2022-1 IA-2. Table 2 below provides the calculation of the Backup Special Tax for Fiscal Year 2022/23 for CFD No. 2022-1 IA-2 for example purposes only.

TABLE 2
Backup Special Tax: Example
Fiscal Year 2022/23

Zone	Estimated Final Map Acreage of Taxable Property	Number of Projected Residential Dwelling Units	Status of Backup Tax*	Backup Special Tax per Lot or Dwelling Unit*
Zone 1	16.48 Acres	111	Draft	(\$7,296.00 times 16.48 divided by 111 lots) \$1,083.23
Zone 2	18.16 Acres	109	Draft	(\$7,260.04 times 18.16 divided by 109 lots) \$1,209.56
Zone 3	12.18 Acres	67	Draft	(\$7,238.33 times 12.18 divided by 67 lots) \$1,315.86

* 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 the applicable Final Maps contained within the boundaries of CFD No. 2022-1 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 within the boundaries of CFD No. 2022-1 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. 2022-1 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. 2022-1 IA-2, subject to increases pursuant to Section C.1.d.

d. Escalation

Each July 1st, commencing July 1, 2023, 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, Non-Residential Property, Property Owner Association Property and Public Property

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Non-Residential Property that is not Exempt Property, Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property within CFD No. 2022-1 IA-2 shall be \$7,296.00 for Zone 1, \$7,260.04 for Zone 2 and \$7,238.33 for Zone 3, each per Acre for Fiscal Year 2022/23.

b. Escalation

Each July 1st, commencing July 1st of 2023, the Maximum Special Tax for Undeveloped Property, Non-Residential Property that is not Exempt Property, Property Owner Association Property that is not Exempt 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.

3. Reduction of Special Tax

Notwithstanding Section C.1 and Section C.2, up to one hundred twenty (120) days prior to the expected Date of Issuance of the first series of Bonds, the Board may determine, by resolution, upon a date set by the Board at its sole discretion on or before the date of issuance of the first series of Bonds to reduce, for one or more Zones of CFD No. 2022-1 IA-2, the Assigned Special Tax applicable to Developed Property, Section C.1.(b), and Maximum Special Tax applicable to Undeveloped Property, Non-Residential Property, Property Owner Association Property and Public Property, Section C.2.(a), to an amount which shall be designated by the Board in such resolution the effect of which lowers the Overall

Tax Burden for the effected Land Use Category(ies) within such Zone or Zones to either an average of two percent (2%) of all Land Use Categories in each Zone or a maximum of two percent (2%) for any Land Use Category in such Zone. It shall not be required that such reduction be proportionate among all Land Use Categories in a Zone. However, the Assigned Special Tax for other Land Use Categories in a Zone will be reduced, as applicable, to ensure that, after any reductions occurring pursuant to this Section, the Assigned Special Tax for any Land Use Category in a Zone is not less than the Assigned Special Tax for any Land Use Category in such Zone containing a Dwelling Unit of a lesser Developed Floor Area. The calculation of the Overall Tax Burden shall be completed by an independent consultant for the District as determined by the Assistant Superintendent of Business Services. Such amendment to the Assigned Special Tax applicable to Developed Property and Maximum Special Tax applicable to Undeveloped Property, Non-Residential Property, Property Owner Association Property and Public Property shall thereafter be permanent.

Concurrent with the reduction of the Assigned Special Tax, the Board shall also reduce the Backup Special Tax for such Zone(s) applicable to an Assessor's Parcel of Residential Property. The reduced Backup Special Tax shall be calculated pursuant to the formula in Section C.1.(c) above based on the reduced Maximum Special Tax rate for Undeveloped Property as calculated by the Assistant Superintendent of Business Services and shall also be designated in the Board resolution.

In the event of a Special Tax reduction pursuant to this Section C.3, the Board shall direct in such resolution that a notice of the reduction in the Special Tax shall be recorded pursuant to the requirement of law.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2022/23 and for each following Fiscal Year, the Special Taxes shall be levied within CFD No. 2022-1 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 which is Residential 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 Non-Residential Property which is not Exempt Property, Public Property which is not Exempt Property and Property Owner Association Property which is not Exempt

Property at up to 100% of the Maximum Special Tax for Non-Residential Property, 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. 2022-1 IA-2 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2022-1 IA-2 shall be classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act.

Tax exempt status will be irrevocably assigned by the Assistant Superintendent of Business Services in the chronological order in which property becomes Non-Residential Property, Public Property or Property Owner Association Property provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2022-1 IA-2 to less than 14.83 Acres for Zone 1, 16.34 acres for Zone 2 and 10.96 Acres for Zone 3. Non-Residential Property, 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 14.83 Acres for Zone 1, 16.34 Acres for Zone 2 and 10.96 Acres for Zone 3 shall be required to either (i) prepay the Special Tax for such property in full at the then applicable rate per Acre for Non-Residential Property, 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. Assessor's Parcels, or portions thereof, developed as Non-Residential Property, whether or not such property is exempt from the levy of Special Taxes are subject to the payment of applicable statutory school fees.

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. The written notice of appeal must be filed within twelve (12) months after having paid the first installment of the Special Tax that is disputed and the property owner must be current and remain current in the payment of all Special Tax levied on or before the payment date. 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. 2022-1 IA-2 to reimburse the property owner the amount of the overpayment which shall be calculated based on the payments due dates (each property tax installment date) within twelve months prior to the date of the appeal to the extent of available funds of CFD No. 2022-1 on behalf of CFD No. 2022-1 IA-2 and only for the preceding fiscal year, if applicable based on the date of the appeal; or
- (iii) grant a credit against, eliminate or reduce the future Special Taxes levied on the property owner's property within CFD No. 2022-1 IA-2 in the amount of the overpayment, calculated as described above, which shall be based on the date of the appeal.

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. 2022-1 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, Non-Residential 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. 2022-1 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. 2022-1 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. 2022-1 and in accordance with the school facilities mitigation agreement approved by the School District related to CFD No. 2022-1 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 the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, after the issuance of Bonds no Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Developed Property per Section C.1.b plus the Maximum Special Tax which may be levied on Undeveloped Property per Section C.2.a less Administrative Expenses is, after the proposed prepayment, at least 1.1 times the annual debt service on all Outstanding Bonds in each year. Such a determination will include the annual increases per Section C.1.d and C.2.b. to the Special Tax and annual Administrative Expenses as identified in the Indenture.

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 the owner 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 partial 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_E = 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. 2022-1 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.

Notwithstanding the foregoing, after the issuance of Bonds no partial Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Developed Property per Section C.1.b plus the Maximum Special Tax which may be levied on Undeveloped Property per Section C.2.a less Administrative Expenses is, after the proposed prepayment, at least 1.1 times the annual debt service on all Outstanding Bonds in each year. Such a determination will include the annual increases per Section C.1.d and C.2.b. to the Special Tax and annual Administrative Expenses as identified in the Indenture.

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. 2022-1 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 each Assessor's Parcels of Taxable Property for a term of thirty-five (35) Fiscal Years following the issuance of the last series of Bonds, provided that the Special Taxes shall not be levied later than Fiscal Year 2070/71.

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 No. 2022-1 IA-2 and the School District. The authorized facilities are detailed in the Resolution of Intention to Establish CFD No. 2022-1 IA-2 approved by the School District related to CFD No. 2022-1 IA-2.

