
CITY OF RANCHO CORDOVA
Community Facilities District No. 2014-2
(Street, Lighting and Landscape Maintenance)

Annexation No. 21

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

To the City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 956703

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of **TPG AG EHC III (LEN) CA 2 L.P,** the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance) (the "CFD"), and it states as follows:

1. **Property Owner**. This Unanimous Approval is submitted by the Property Owner (whether one or more) identified below as or for the recorded owner(s) of the Property identified below. The Property Owner warrants to the City of Rancho Cordova (the "City") that they are such Property Owner or is legally authorized to execute this Unanimous Approval for and on behalf of such Property Owner.

2. **Approval of Annexation**. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in **Exhibit A** hereto and made a part hereof.

3. **Approval of Special Tax and the Facilities**. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as **Exhibit B** and made a part hereof (the "Rate and Method"). **Exhibit B** describes the maximum special tax rate for the Services. This annexed property is placed in Tax Zone 3 for purposes of computation of the Special Tax.

4. **Approval of the Appropriations Limit**. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. **Waivers and Vote**. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIIIA of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. **Recordation of Amendment to Notice of Special Tax Lien.** The Notice of Special Tax Lien for the CFD was heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on June 17, 2014 recorded at Book 20140617 at Page 0345 (Document No. 20140617PG0345).

The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the Office of the County Recorder of the County of Sacramento an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. **City Warranted**. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Property Owner agrees, at its own expense, to supply to the City, current title evidence so that the City may verify ownership for the annexation to the CFD.

8. **Due Diligence and Disclosures.** The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. **Agreements.** The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. **The Property.** The Property is identified as follows:

County of Sacramento Assessor's Parcel Numbers:
067-0040-026-0000. 067-0040-018-0000, 067-0040-017-0000:

The property consists of a total of 104.88 acres.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

The Petitioner (record owner) of the Property is:

TPG AG EHC III (LEN) CA 2, L.P.,
a Delaware limited partnership

By: Essential Housing Asset Management LLC, an Arizona limited liability Company, its Authorized Agent

By: Wendy Stoeckel
Wendy Stoeckel, its Authorized Representative

Dated: July 21, 2026

The address to which the ballots for the CFD elections are to be sent:

ATTN: Jacquelyn Trommer
ADDRESS: 1025 Creekside Ridge Drive Suite 240
Roseville, CA 95678

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2014-2
(Street, Lighting and Landscape Maintenance)

DESCRIPTION OF SERVICES

Maintenance of public street, lighting and landscaping improvements

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public street, lighting, and landscaping improvements, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the CFD.

Reserve Fund

The CFD special taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the CFD to fund future repairs to public streets, lighting and landscaping improvements and other services as determined by the CFD.

EXHIBIT B

Rate and Method of Apportionment (RMA)

EXHIBIT B
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR ANNEXATION NO. 21 (Douglas 103)

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. <u>DEFINITIONS</u>

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants 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.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Escalation Factor" means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD" or **"CFD No. 2014-2"** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).

"City" means the City of Rancho Cordova.

" **City Council"** means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, convenience stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronics stores, home supply stores, auto parts stores, and other retail uses. The City shall make the determination if a Parcel is Commercial Property.

"County" means the County of Sacramento.

"Decorative Lighting Parcel" means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

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

"Heavy Truck Traffic Parcel" means, any Parcel of Developed Property that is determined by the City to have heavy truck traffic impact on the public streets and include, but are not limited to, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution.

"Hotel Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure, fulfillment centers, logistics centers, freight, truck terminals, and other facilities intended for the movement of goods (manufactured or raw) prior to their distribution. The City shall make the determination if a Parcel is Industrial Property.

"Maximum Special Tax" means the greatest amount of Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year determined in accordance with Section C below.

"Micro-Unit Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units of approximately 800 square feet of floor area or less for each such Unit that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Non-Residential Property" means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

"Office Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

"Ordinary Use Parcel" means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or Heavy Truck Traffic Parcel.

"Private Street Parcel" means, any Taxable Property where all or the majority of the residential streets are private within the development and the maintenance of the residential components are not funded by the CFD or by the federal government, State of California, County, City, or other public agency.

"50/50 Public & Private Residential Street Parcel" means, any Taxable Property where there is a fairly even split of public and private streets associated with a development.

"Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

"Public Property" means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Alley and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

"Residential Alley Parcel" means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

"Residential Property" means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Soundwall Parcel" means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

"Square Foot," "Square Footage," or **"Square Feet"** means the building square footage reflected on the original building permit issued for construction of a building.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

"Tax Zone" means a mutually exclusive tax zone identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a rentable single hotel room or rentable unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of

Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, a Residential Alley and Decorative Lighting Parcel, Private Street Parcel, 50/50 Public & Private Residential Street Parcel, or a Heavy Truck Traffic Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, Micro-Unit Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. All Tax Zones

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$533.86 per Unit
Single Family Attached Property	$421.74 per Unit
Multi-Family Property	$304.29 per Unit
Micro-Unit Property	$202.96 per Unit

Commercial Property	$796.52 per 1,000 Sq. Ft.
Hotel Property	$314.98 per Unit
Industrial Property	$240.24 per 1,000 Sq. Ft.
Office Property	$795.45 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$579.57 per Unit
Single Family Attached Property	$457.87 per Unit
Multi-Family Property	$330.36 per Unit
Micro-Unit Property	$220.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$542.02 per Unit
Single Family Attached Property	$428.19 per Unit
Multi-Family Property	$308.95 per Unit
Micro-Unit Property	$206.07 Per Unit
Commercial Property	$808.70 per 1,000 Sq. Ft.
Hotel Property	$319.79 per Unit
Industrial Property	$243.91 per 1,000 Sq. Ft.
Office Property	$807.61 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

d. Additional Load Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	$826.74 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	$249.35 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels

MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$556.55 per Unit
Single Family Attached Property	$439.67 per Unit
Multi-Family Property	$317.23 per Unit
Micro-Unit Property	$211.59 per Unit
Commercial Property	$830.38 per 1,000 Sq. Ft.
Hotel Property	$328.37 per Unit
Industrial Property	$250.45 per 1,000 Sq. Ft.
Office Property	$829.27 per 1,000 Sq. Ft.

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

f. Additional Load and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	$838.92 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	$253.03 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$587.73 per Unit
Single Family Attached Property	$464.32 per Unit
Multi-Family Property	$335.01 per Unit
Micro-Unit Property	$223.45 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

h. Residential Alley and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$605.84 per Unit
Single Family Attached Property	$478.62 per Unit
Multi-Family Property	$345.33 per Unit
Micro-Unit Property	$230.34 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$564.51 per Unit
Single Family Attached Property	$445.96 per Unit
Multi-Family Property	$321.77 per Unit
Micro-Unit Property	$214.62 per Unit
Commercial Property	$842.24 per 1,000 Sq. Ft.
Hotel Property	$333.05 per Unit
Industrial Property	$254.02 per Unit
Office Property	$841.12 per Unit

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$609.88 per Unit
Single Family Attached Property	$481.80 per Unit
Multi-Family Property	$347.63 per Unit
Micro-Unit Property	$231.87 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

k. Private Street Parcel

**MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	$350.75 per Unit
Single Family Attached Property	$277.08 per Unit
Multi-Family Property	$199.92 per Unit
Micro-Unit Property	$133.35 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

l. 50/50 Public & Private Residential Street Parcels

**MAXIMUM SPECIAL TAXES
50/50 PUBLIC & PRIVATE RESIDENTIAL STREET PARCELS
(FISCAL YEAR 2025-26)**

Land Use Class	Maximum Special Tax
Single Family Detached Property	$442.04 per Unit
Single Family Attached Property	$349.21 per Unit
Multi-Family Property	$251.96 per Unit
Micro-Unit Property	$168.06 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

m. Heavy Truck Traffic Parcels

MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	$345.20 per 1,000 Sq. Ft.
Office Property	N/A

On each July 1, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within the CFD and each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1 (Montelena)

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-1210-001 through 067-1210-055 067-1220-001 through 067-1220-059 067-1230-001 through 067-1230-060	2013-14

Tax Zone 1 – Maximum Special Taxes

The Maximum Special Taxes for Zone 1 do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
SOUNDWALL & DECORATIVE LIGHTING
(EXLUDING LONG TERM MAINT.)
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$398.6361 per Unit
Single Family Attached Property	$314.9204 per Unit
Multi-Family Property	$227.2304 per Unit
Micro-Unit Property	N/A
Commercial Property	$299.1373 per 1,000 Sq. Ft.
Hotel Property	$235.1932 per Unit
Industrial Property	$179.3827 per 1,000 Sq. Ft.
Office Property	$299.1373 per 1,000 Sq. Ft.

TAX ZONE 2

Assessor's Parcels Included in Tax Zone 2*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1050-001	Through	067-1050-009	2016-17
072-2870-001	Through	072-2870-072	2014-15
072-2880-001	Through	072-2880-082	
072-2890-001	Through	072-2890-088	
072-2900-001	Through	072-2900-080	
072-2910-001	Through	072-2910-083	
072-2920-001	Through	072-2920-069	
072-2940-001	Through	072-2940-066	
072-2950-001	Through	072-2950-063	
072-2960-001	Through	072-2960-065	

Tax Zone 2 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of street lighting only. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING ONLY
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$54.1297 per Unit
Single Family Attached Property	$54.1297 per Unit
Multi-Family Property	$223.6408 per Unit
Micro-Unit Property	N/A
Commercial Property	$299.1373 per 1,000 Sq. Ft.
Hotel Property	$231.5322 per Unit
Industrial Property	$176.5907 per 1,000 Sq. Ft.
Office Property	$299.1373 per 1,000 Sq. Ft.

TAX ZONE 3

Assessor's Parcels Included in Tax Zone 3*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-1070-001	Through	067-1070-059	2016-17
067-1090-001	Through	067-1090-089	
067-1060-003	Through	067-1060-004	2017-18
067-1170-001	Through	067-1170-085	
067-1180-001	Through	067-1180-016	
067-1190-001	Through	067-1190-066	
067-1200-001	Through	067-1200-054	
067-1100-008			2018-19
067-1240-001	Through	067-1240-048	
067-1250-001	Through	067-1250-108	
067-1100-005	Through	067-1100-007	
067-1120-001	Through	067-1120-027	
067-1130-001	Through	067-1130-176	
067-1140-001	Through	067-1140-038	
067-1080-007	Through	067-1080-017	
067-1150-001	Through	067-1150-080	
067-1160-001	Through	067-1160-065	
067-1260-001	Through	067-1260-061	
067-1270-001	Through	067-1270-113	
067-1280-001	Through	067-1280-094	
067-1290-001	Through	067-1290-032	
067-0040-035-0000	Through	067-0040-036-0000	2020-21
067-1080-018-0000	Through	067-1080-023-0000	
067-1080-027-0000	Through	067-1080-030-0000	
067-1330-028-0000	Through	067-1330-064-0000	
067-1360-001-0000	Through	067-1360-166-0000	
067-1370-001-0000	Through	067-1370-168-0000	
072-0370-046-0000	Through	072-0370-048-0000	2021-22
072-0370-102-0000			
072-0370-107-0000			
072-3880-001-0000	Through	072-3880-004-0000	
072-3880-007-0000	Through	072-3880-009-0000	
072-3880-011-0000	Through	072-3880-016-0000	
072-3900-001-0000	Through	072-3900-108-0000	
072-3910-001-0000	Through	072-3910-065-0000	
072-3920-001-0000	Through	072-3920-088-0000	
072-4070-001-0000	Through	072-4070-017-0000	
067-2410-006-0000	Through	067-2410-008-0000	2022-23
067-2410-011-0000	Through	067-2410-018-0000	
067-2420-003-0000	Through	067-2420-004-0000	
067-2420-006-0000			
067-2420-012-0000	Through	067-2420-013-0000	
067-2420-016-0000	Through	067-2420-017-0000	
067-2440-001-0000	Through	067-2440-140-0000	
067-2470-001-0000	Through	067-2470-072-0000	
067-2470-074-0000			
067-2480-001-0000	Through	067-2480-078-0000	
067-2490-003-0000	Through	067-2490-056-0000	
067-2500-001-0000	Through	067-2500-113-0000	
067-2510-001-0000	Through	067-2510-015-0000	
072-3880-017-0000	Through	072-3880-018-0000	2024-25
072-4070-018-0000	Through	072-4070-019-0000	
067-1330-065-0000	Through	067-1330-092-0000	2025-26
067-1340-039-0000	Through	067-1340-104-0000	
067-1360-167-0000	Through	067-1360-211-0000	
067-2730-001-0000	Through	067-2730-018-0000	
067-2740-001-0000	Through	067-2740-059-0000	
067-2760-001-0000	Through	067-2760-036-0000	
067-2770-001-0000	Through	067-2770-071-0000	
072-4500-001-0000	Through	072-4500-045-0000	

Tax Zone 3 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of soundwalls. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
SOUNDWALLS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$556.5521 per Unit
Single Family Attached Property	$439.6749 per Unit
Multi-Family Property	$317.2280 per Unit
Micro-Unit Property	N/A
Commercial Property	$830.3768 per 1,000 Sq. Ft.
Hotel Property	$328.3673 per Unit
Industrial Property	$250.4492 per 1,000 Sq. Ft.
Office Property	$829.2657 per 1,000 Sq. Ft.

TAX ZONE 4

Assessor's Parcels Included in Tax Zone 4*	Fiscal Year in Which Property was Added to CFD No. 2014-2
072-4050-017-0000 Through 072-4050-018-0000 072-4050-025-0000 Through 072-4050-029-0000 072-4050-033-0000 Through 072-4050-037-0000	2023-24
072-4050-033-0000 072-4050-038-0000 Through 072-4050-045-0000	2024-25

Tax Zone 4 – Maximum Special Taxes

These Maximum Special Taxes include the maintenance of streets determined by the City to have a heavy truck impact on the public streets. On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
HEAVY TRUCK TRAFFIC
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Micro-Unit Property	N/A
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	$345.2005 per 1,000 Sq. Ft.
Office Property	N/A

TAX ZONE 5 (Sundance Anx 13 & The Ranch Active Adult Anx 14)

Assessor's Parcels Included in Tax Zone 5*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-0030-081-0000	Through	067-0030-082-0000	2023-24
067-2590-001-0000	Through	067-2590-049-0000	
067-2600-001-0000	Through	067-2600-074-0000	
067-0030-083-0000			2024-25
067-2590-050-0000			
067-2420-035-0000			2025-26
067-2690-001-0000	Through	067-2690-046-0000	
067-2700-001-0000	Through	067-2700-140-0000	
067-2720-001-0000	Through	067-2720-088-0000	
067-2750-001-0000	Through	067-2750-101-0000	

Tax Zone 5 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

MAXIMUM SPECIAL TAXES
PRIVATE STREET PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$350.7453 per Unit
Single Family Attached Property	$277.0789 per Unit
Multi-Family Property	$199.9238 per Unit
Micro-Unit Property	$133.3491 per Unit
Commercial Property	$523.3029 per 1,000 Sq. Ft.
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

TAX ZONE 6

Assessor's Parcels Included in Tax Zone 6*			Fiscal Year in Which Property was Added to CFD No. 2014-2
067-2370-001-0000	Through	067-2370-011-0000	2021-22
067-2370-002-0000	Through	067-2370-003-0000	2024-25
067-2370-012-0000	Through	067-2370-015-0000	
067-2610-001-0000	Through	067-2610-062-0000	
067-2620-001-0000	Through	067-2620-117-0000	
067-2370-016-0000	Through	067-2370-023-0000	2025-26
067-2550-116-0000	Through	067-2550-117-0000	
067-2580-103-0000	Through	067-2580-104-0000	
072-0300-015-0000	Through	072-0300-021-0000	
072-4440-001-0000	Through	072-4440-076-0000	
072-4450-001-0000	Through	072-4450-062-0000	
072-4460-001-0000	Through	072-4460-125-0000	
072-4510-001-0000	Through	072-4510-082-0000	
072-4520-001-0000	Through	072-4520-104-0000	

Tax Zone 6 – Maximum Special Taxes

On July 1 of each Fiscal Year thereafter, the Maximum Special Taxes shall be increased by the Annual Escalation Factor.

ATTACHMENT 2
Exhibit A to the Resolution

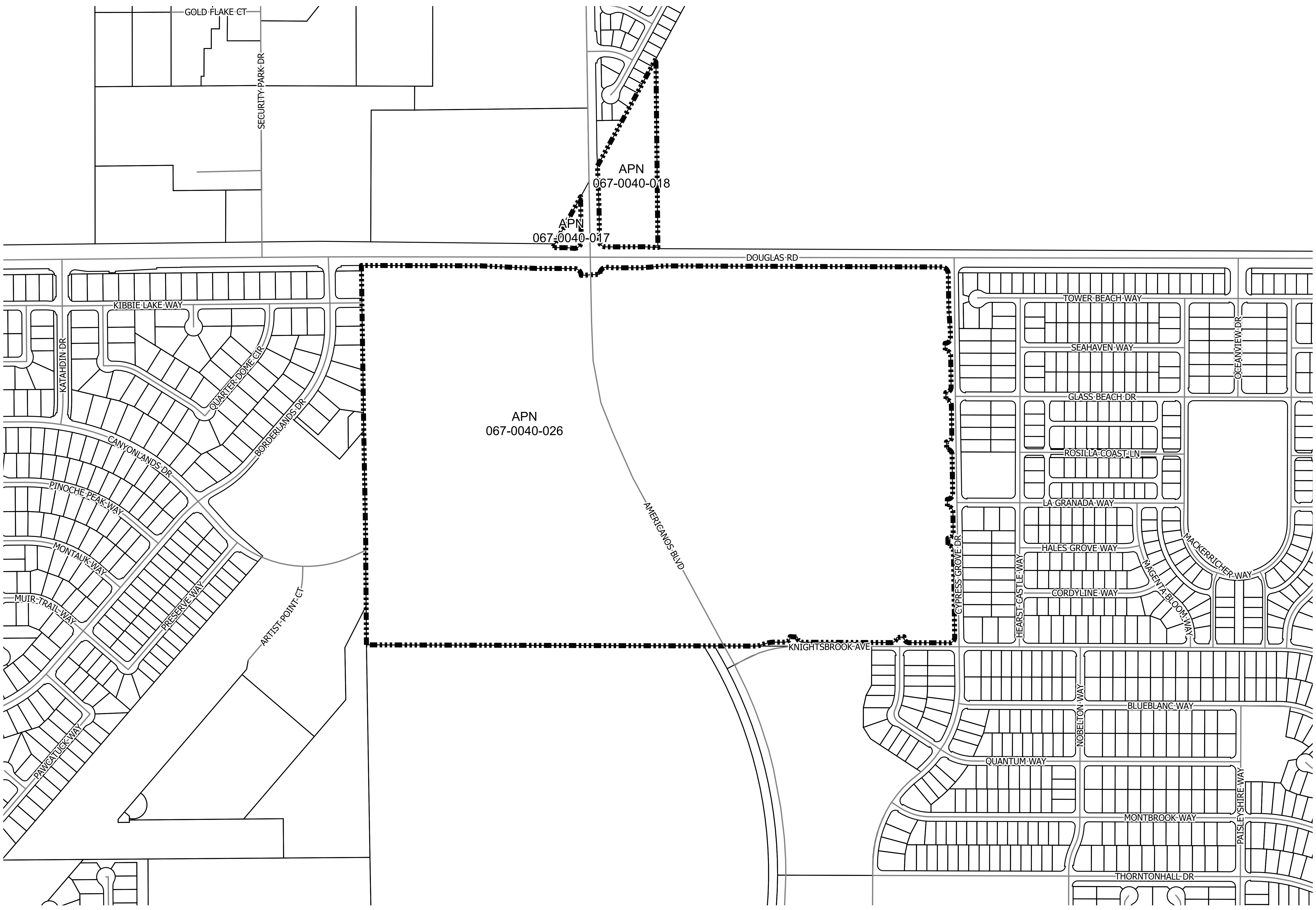
MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2025-26)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$533.8604 per Unit
Single Family Attached Property	$421.7409 per Unit
Multi-Family Property	$304.2939 per Unit
Micro-Unit Property	$202.9640 per Unit
Commercial Property	$796.5173 per 1,000 Sq. Ft.
Hotel Property	$314.9774 per Unit
Industrial Property	$240.2358 per 1,000 Sq. Ft.
Office Property	$795.4489 per 1,000 Sq. Ft.

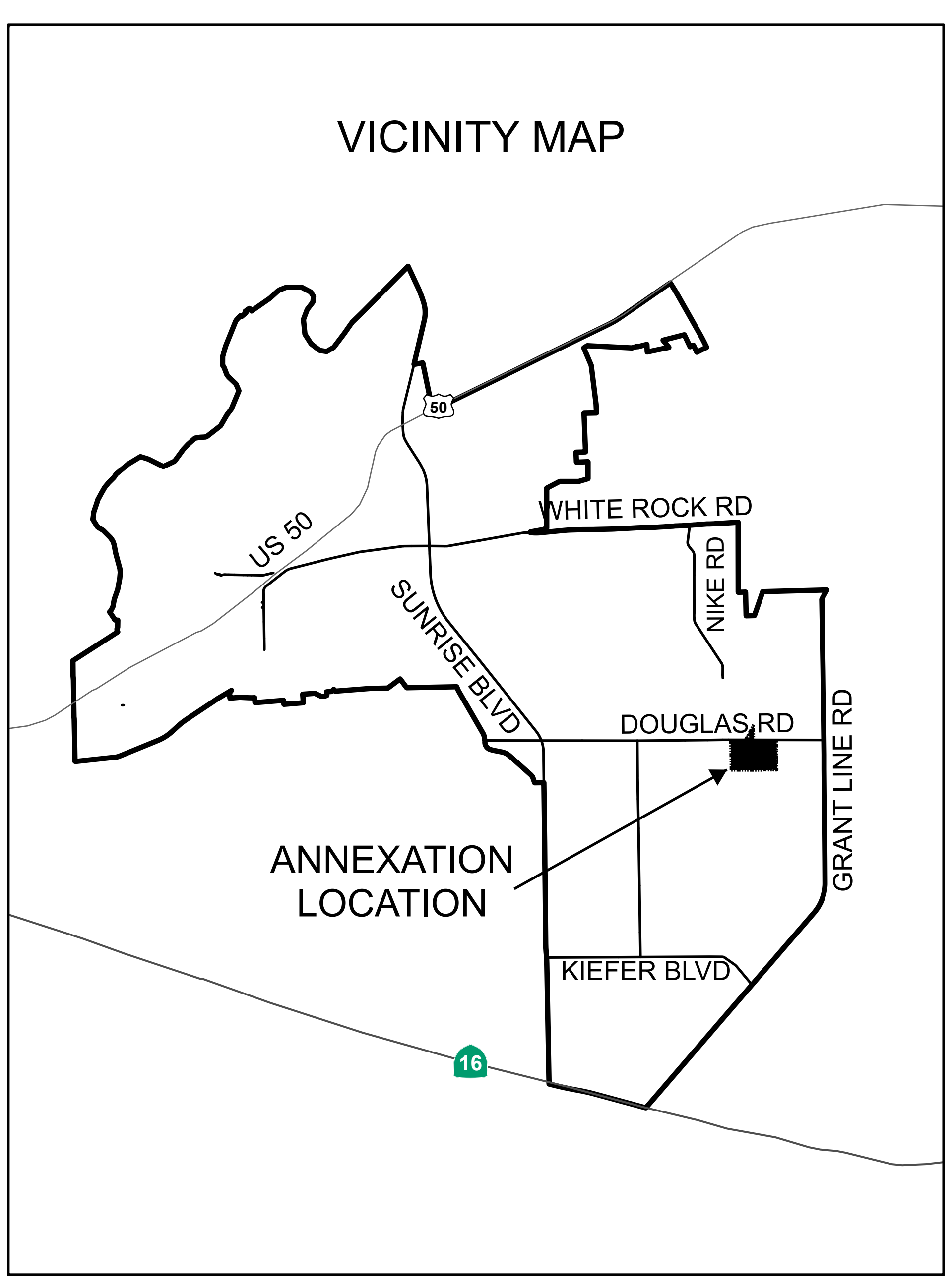
PROPOSED BOUNDARY OF ANNEXATION 21 (DOUGLAS 103) TO

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2

(STREET MAINTENANCE, LIGHTING AND LANDSCAPING) COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



VICINITY MAP



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ______ DAY OF ______________ 2026.

____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 21 TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET MAINTENANCE, LIGHTING AND LANDSCAPING), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____________ 2026. BY ITS RESOLUTION NO. ____________.

____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ______ DAY OF ________________ 2026. AT THE HOUR OF ___________ O'CLOCK ____.M. IN BOOK _______ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: ______________________________
DEPUTY

FILE: ______________________________

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

Legend

Annexation Boundary

1:4,800

HARRIS & ASSOCIATES
101 PROGRESS, SUITE 250
IRVINE, CALIFORNIA 92618
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
Annexation 21 (Douglas 103)
County of Sacramento, California

Sheet 1 of 1