

- b. Adopt Resolution No. 7, 2024-2025, A Resolution of the Board of Education of the Redlands Unified School District of Intention to Establish a Community Facilities District Proposed to be Named Redlands Unified School District Community Facilities District No. 2024-1, To Authorize the Levy Of a Special Tax Therein and to Provide for the Annexation of Territory Proposed for Annexation in the Future (Appendix Item).**

RESOLUTION NO. 7

A RESOLUTION OF THE BOARD OF EDUCATION OF THE REDLANDS UNIFIED SCHOOL DISTRICT OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED REDLANDS UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2024-1, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN AND TO PROVIDE FOR THE ANNEXATION OF TERRITORY PROPOSED FOR ANNEXATION IN THE FUTURE

WHEREAS, Section 53318 of the Mello-Roos Community Facilities Act of 1982 (the “Act”) provides that proceedings for the establishment of a community facilities district shall be instituted by a legislative body of a local agency when a petition requesting the institution of the proceedings signed by the owners of not less than 10% of the area of land proposed to be included within the community facilities district and not proposed to be exempt from the special tax, describing the boundaries of the territory that is proposed for inclusion in the area and specifying the type or types of facilities to be financed by the community facilities district is filed with the clerk of the legislative body;

WHEREAS, Section 53318 of the Act further provides that such a petition may not be acted upon until the payment of a fee in an amount that the legislative body determines, within 45 days of receiving such petition, is sufficient to compensate the legislative body for all costs incurred in conducting proceedings to create a community facilities district pursuant to the Act;

WHEREAS, Section 53339.2 of the Act provides that if the landowners request the legislative body to include territory within the community facilities district, the legislative body may adopt a resolution to provide for future annexation of the territory, with the condition that parcels within that territory may be annexed only with the unanimous approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed;

WHEREAS, the Board of Education (the “Board of Education”) of the Redlands Unified School District (the “School District”) has received a written petition (collectively, the “Petitions”) from each of (a) Meritage Homes of California, Inc., (b) Tri Pointe Homes IE-SD, Inc., (c) KL LB BUY 2 LLC and (d) Bird Song LLC, Metis Two LLC and VS Unlimited LLC, as tenants in common (each separate entity described in (a), (b), (c) or (d), a “Landowner”) requesting the Board of Education to institute proceedings pursuant to the Act to establish a community facilities district (the “Community Facilities District”) and to authorize the Community Facilities District to levy a special tax within the Community Facilities District, describing the boundaries of the territory that is proposed for inclusion in the Community Facilities District, specifying the types of facilities to be financed by the Community Facilities District, requesting the Board of Education to provide for the future annexation of territory to the Community Facilities District and identifying the territory proposed for such annexation in the future;

WHEREAS, in connection with such request to institute proceedings to establish the Community Facilities District, each Landowner has paid a fee and, in the aggregate, such fees paid by the Landowners are in an amount that the Board of Education has determined is sufficient to compensate the Board of Education for all cost incurred in conducting proceedings to create the Community Facilities District pursuant to the Act; and

WHEREAS, each Landowner has represented to the Board of Education the percentage of the area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the special tax of which such Landowner is the owner and, based on such representations, the Landowners constitute the owners of 100% of the area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the special tax;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Redlands Unified School District as follows:

Section 1. The foregoing recitals are true and correct, and the Board of Education so finds and determines.

Section 2. The Board of Education hereby finds that the Petitions are signed by the landowners owning the requisite area of land proposed to be included within the Community Facilities District.

Section 3. The Board of Education proposes to establish the Community Facilities District under the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities District are described in the map showing the proposed Community Facilities District (the “Boundary Map”) on file in the office of the Clerk of the Board of Education (the “Clerk”), a copy of which is attached hereto as Exhibit A, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The Clerk is hereby directed to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map with all proper endorsements thereon in the office of the San Bernardino County Recorder within 15 days of the date of adoption of this Resolution, all as required by Section 3111 of the California Streets and Highways Code.

Section 4. The name proposed for the Community Facilities District is “Redlands Unified School District Community Facilities District No. 2024-1.”

Section 5. The public facilities (the “Facilities”) proposed to be financed by the Community Facilities District pursuant to the Act are described under the caption “Facilities” on Exhibit B hereto, which is by this reference incorporated herein. The incidental expenses proposed to be incurred are identified under the caption “Incidental Expenses” on Exhibit B hereto. All or any portion of the Facilities may be financed through a financing plan, including, but not limited to, a lease, lease-purchase or installment-purchase arrangement.

Section 6. The Board of Education proposes that, except where funds are otherwise available, the Community Facilities District be authorized to annually levy within the Community Facilities District a special tax (the “Special Tax”) sufficient to pay for all Facilities,

secured by recordation of a continuing lien against all nonexempt real property in the Community Facilities District. The rate, method of apportionment and manner of collection of the Special Tax in sufficient detail to allow each landowner or resident within the proposed Community Facilities District to estimate the maximum amount that he or she will have to pay, is specified in the Rate and Method of Apportionment of Special Tax (the “Rate and Method”) attached hereto as Exhibit C, which is by this reference incorporated herein. The conditions under which the obligation to pay the Special Tax may be prepaid and permanently satisfied are specified in the Rate and Method. The Special Tax will be collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as the Board of Education shall determine, including direct billing of the affected property owners.

Section 7. The tax year after which no further Special Tax shall be levied against any parcel used for private residential purposes is specified in the Rate and Method. Under no circumstances shall the Special Tax in any fiscal year against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Community Facilities District by more than 10% above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. For purposes of this paragraph, a parcel shall be considered “used for private residential purposes” not later than the date on which an occupancy permit for private residential use is issued.

Section 8. Pursuant to Section 53344.1 of the Act, the Board of Education hereby reserves to itself the right and authority to allow any interested owner of property within the Community Facilities District, subject to the provisions of said Section 53344.1 and to those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the Community Facilities District treasurer in full payment or part payment of any installment of the Special Tax or the interest or penalties thereon that may be due or delinquent, but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

Section 9. The Board of Education proposes to provide, pursuant to Section 53339.7 of the Act for the future annexation of territory to the Community Facilities District, which territory is described in the map attached hereto as Exhibit D (the “Annexation Territory”), with the condition that parcels within the Annexation Territory may be annexed only with the unanimous approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed. The types of public facilities proposed to be provided in the Annexation Territory pursuant to the Act are the Facilities. The plan for sharing Facilities provided in common within the Community Facilities District and within the Annexation Territory is that all such Facilities will serve the needs of students within the School District. The special tax that would be levied within the Annexation Territory is the Special Tax. There will be no alteration in the Special Tax rate to be levied on parcels within the then existing boundaries of the Community Facilities District as a result of any annexation to the Community Facilities District of any parcel or parcels within the Annexation Territory. Upon a determination by the Board of Education that a parcel or parcel within the Annexation Territory is added to the Community Facilities District, the

Clerk shall record notice of the annexation pursuant to Section 3117.5 of the Streets and Highways Code.

Section 10. The Board of Education hereby fixes Tuesday, October 22, 2024, at 6:00 p.m., or as soon thereafter as the Board of Education may reach the matter, at 25 West Lugonia Avenue, Redlands, California, as the time and place when and where the Board of Education will conduct a public hearing on the establishment of the Community Facilities District and the proposed future annexation of territory to the Community Facilities District; provided, that, in the event the October 22, 2024 Board of Education meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such Board of Education meeting.

Section 11. The Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the proposed Community Facilities District and the proposed Annexation Territory. Publication of said notice shall be completed at least seven days prior to the date herein fixed for said public hearing. Said notice shall contain all of the information prescribed by Section 53322 and Section 53339.4 of the Act.

Section 12. The authorization to levy the Special Tax shall be submitted to the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be a vote by the landowners in the Community Facilities District conducted by mail or hand-delivered ballots, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

Section 13. Each officer of the School District who is or will be responsible for providing one or more of the proposed types of Facilities is hereby directed to study, or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file a report with the Board of Education containing a brief description of the Facilities by type that will in his or her opinion be required to adequately meet the needs of the Community Facilities District, and his or her estimate of the cost of providing the Facilities. Such officers are hereby also directed to estimate the fair and reasonable cost of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said public hearing.

Section 14. All actions heretofore taken by the officers, employees and agents of the School District with respect to the establishment of the Community Facilities District, or in connection with or related to any of the matters referred to herein, are hereby approved, confirmed and ratified.

Section 15. The officers, employees and agents of the School District are hereby authorized and directed to take all actions and do all things that they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

Section 16. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Education of the Redlands Unified School District on September 10, 2024.

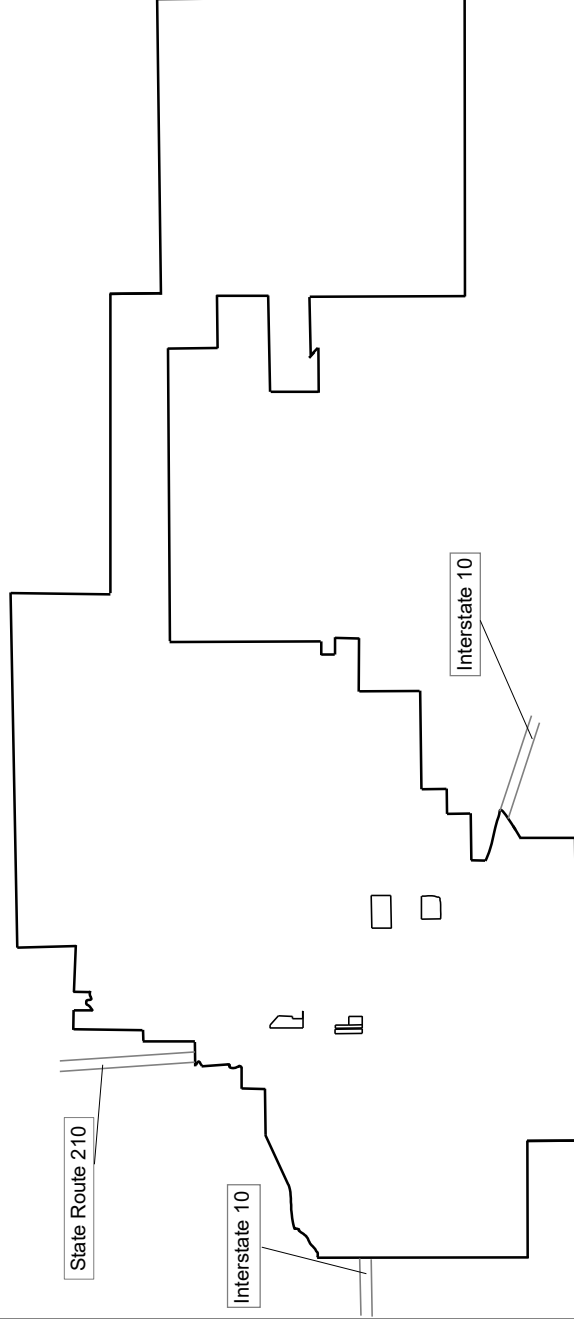
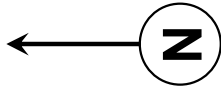
President of the Board of Education of the
Redlands Unified School District

ATTEST:

Clerk of the Board of Education of the
Redlands Unified School District

EXHIBIT A
BOUNDARY MAP

PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



LEGEND

- ☐ Boundaries of Community Facilities District (Sheets 2-5)
- ☐ Boundaries of Redlands Unified School District (Annexation Territory)

Prepared by:
KeyAnalytics

(1) Filed in the office of the Clerk of the Board of Education of the Redlands Unified School District this ____ day of ____, 20__

_____, Clerk of the Board of Education
Redlands Unified School District

(2) I hereby certify that the within map showing the proposed boundaries of Redlands Unified School District Community Facilities District No. 2024-1, San Bernardino County, State of California, was approved by the Board of Education of the Redlands Unified School District at the regular meeting thereof, held on the ____ day of ____, 20__ by its Resolution No. _____.

_____, Clerk of the Board of Education
Redlands Unified School District

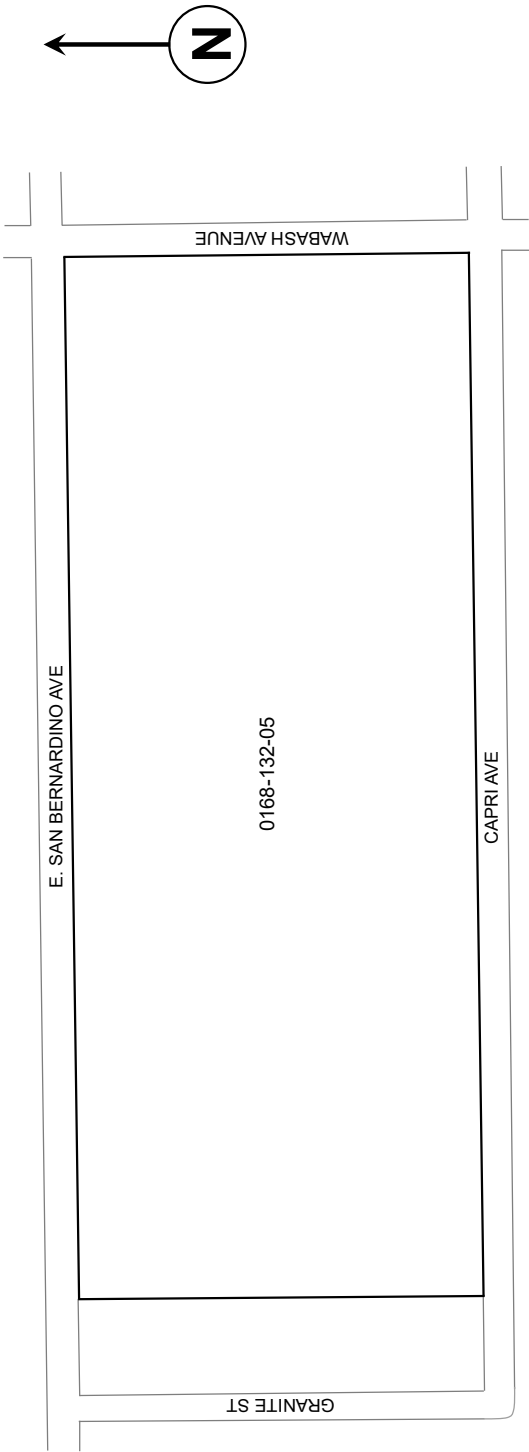
(3) This map has been filed under Document Number ____ at ____ m, in Book ____ of ____ at ____ pages ____ at the request of Redlands Unified School District in the amount of \$ ____.

Chris Wilhite
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



LEGEND

Boundaries of Community Facilities District

Boundaries of Assessor's Parcels

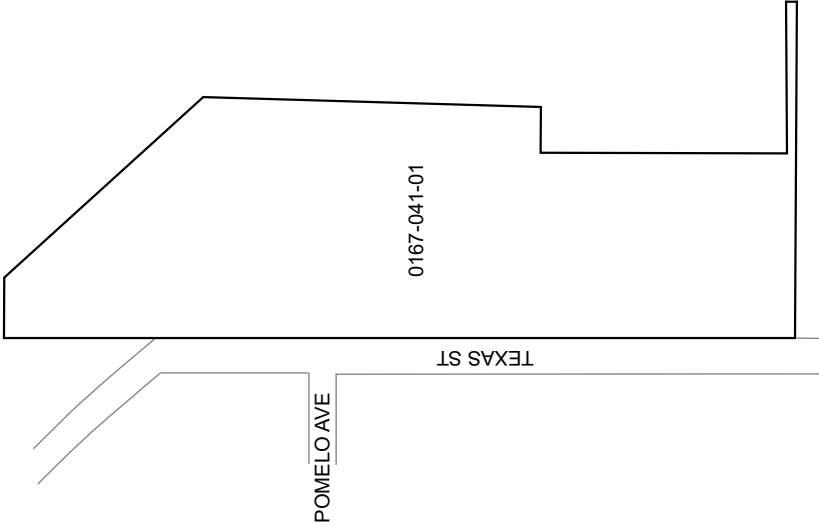
###-###-##

Assessor's Parcel Number



Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

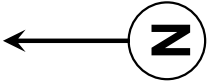
Prepared by:
KeyAnalytics

PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



LEGEND

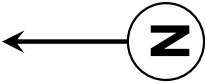
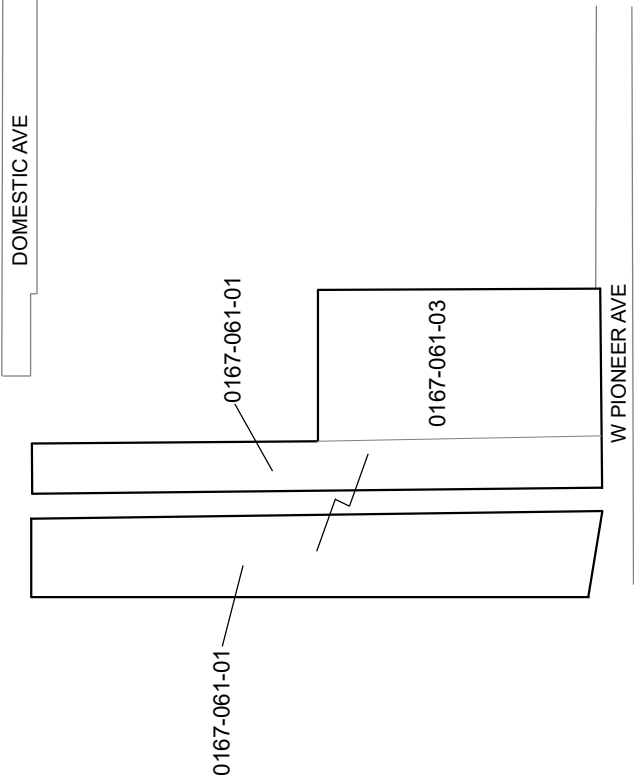
	Boundaries of Community Facilities District
	Boundaries of Assessor's Parcels
###-###-##	Assessor's Parcel Number





Prepared by:
KeyAnalytics

Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



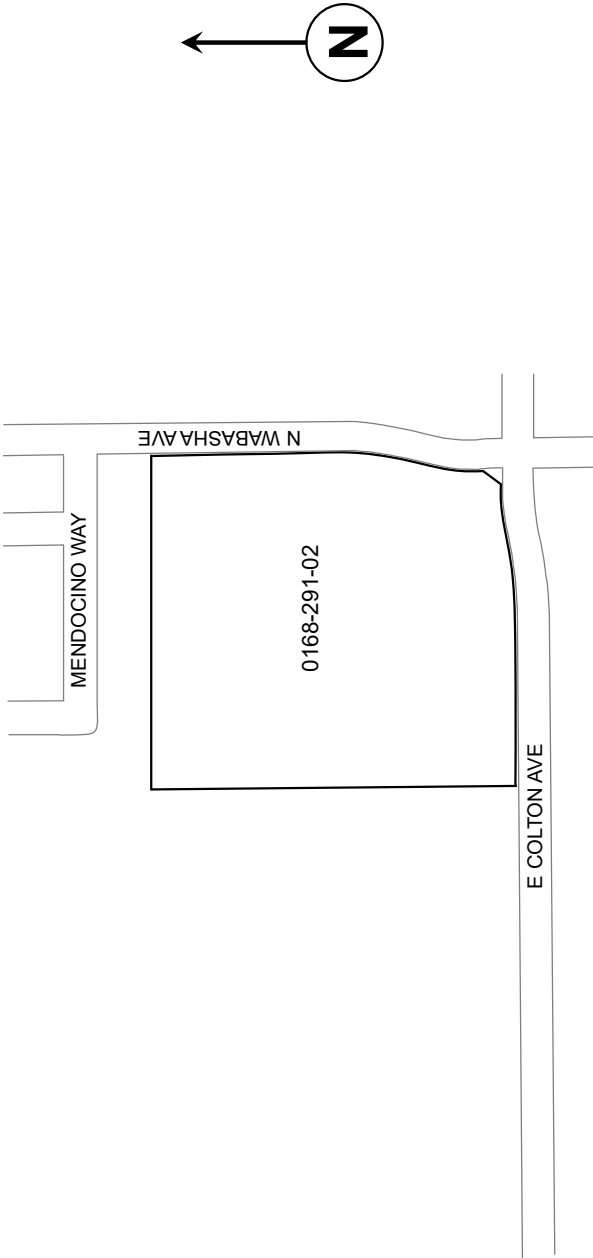
LEGEND

	Boundaries of Community Facilities District
	Boundaries of Assessor's Parcels
####-###-##	Assessor's Parcel Number



Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

Prepared by:
KeyAnalytics

PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



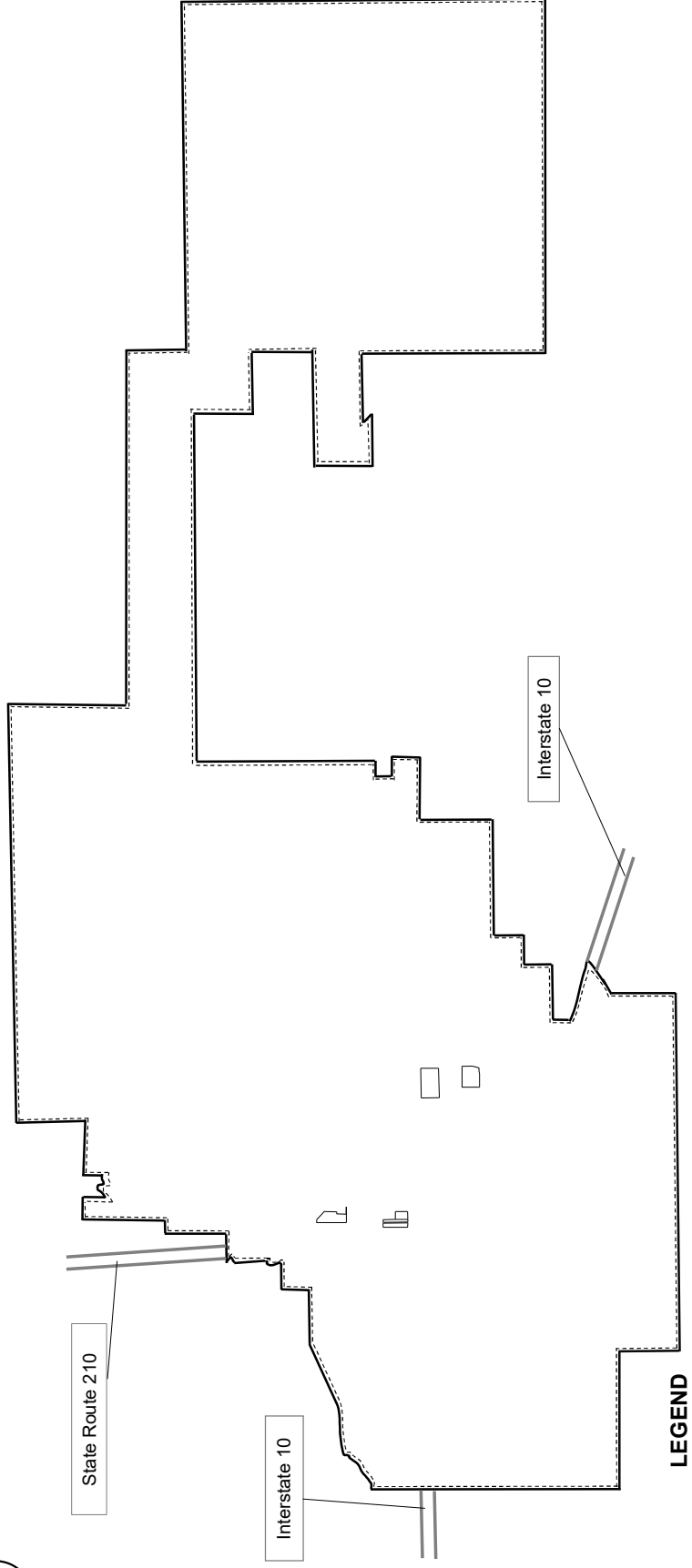
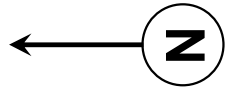
LEGEND

	Boundaries of Community Facilities District
	Boundaries of Assessor's Parcels
####-###-##	Assessor's Parcel Number


Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.


Prepared by:
KeyAnalytics


PROPOSED BOUNDARIES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA



LEGEND

Boundaries of Community Facilities District

Boundaries of Annexation Territory

Boundaries of Redlands Unified School District

Reference is hereby made to the Assessor maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

Prepared by:
KeyAnalytics

EXHIBIT B

FACILITIES AND INCIDENTAL EXPENSES

Facilities

The types of facilities to be financed by the Community Facilities District are school facilities to be owned and operated by the School District, and land, rights-of-way and easements necessary for any of such facilities.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

- (a) the cost of planning and designing public facilities to be financed, including the cost of environmental evaluations of those facilities;
- (b) the costs associated with the creation of the Community Facilities District, issuance of bonds, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District; and
- (c) any other expenses incidental to the construction, completion, and inspection of the authorized work.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1**

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels in Redlands Unified School District Community Facilities District No. 2024-1, each Fiscal Year commencing in Fiscal Year 2025/2026, in an amount determined by the Board of Education of the Redlands Unified School District, or its trustees, acting as the legislative body of Community Facilities District No. 2024-1 through the application of the Rate and Method of Apportionment of Special Taxes described below. All of the real property within Community Facilities District No. 2024-1, unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**SECTION I
DEFINITIONS**

For purposes of this Rate and Method of Apportionment, the terms hereinafter set forth have the following meanings:

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

"Administrative Expenses" means any reasonably necessary or appropriate expenses incurred in the administration of the District and the Bonds, including (a) the administrative and legal costs of levying and collecting the Special Taxes (including costs incurred in connection with any appeals relating thereto and litigation expenses incurred in connection with the collection of such Special Taxes), (b) the fees, costs and indemnifications due the Trustee, (c) the costs incurred with on-going disclosure in connection with the Bonds, (d) the costs incurred in connection with the disclosure of the Special Taxes to property owners and potential purchasers of property, (e) the amounts required to calculate and pay arbitrage rebate payments to the federal government, and (f) an allocable share of the salaries of the School District staff providing services on behalf of the District directly related to the foregoing and an allocable share of the School District general administrative overhead related thereto.

"Administrator" means an official of the School District or designee thereof, responsible for determining the levy and collection of the Special Taxes.

"ADU" means an Accessory Dwelling Unit as defined in California Government Code Section 65852.2 and 65852.22.

"Annual Special Tax" means the Special Tax levied in any Fiscal Year on any Assessor's Parcel.

"Approved Property" means all Assessor's Parcels of Taxable Property that (i) is a Lot in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied and (ii) have not been issued a Building Permit prior to the May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of the District.

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

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Board" means the Governing Board (Board of Education) of the School District, or its trustees, acting as the legislative body of the District.

"Bond Index" means the national Bond Buyer Revenue Index, commonly referenced as the 25-Bond Revenue Index. In the event the Bond Index ceases to be published, the index used shall be based on a comparable index for revenue bonds maturing in 30 years with an average rating equivalent to Moody's A1 and/or Standard & Poor's A+, as determined by the Board.

"Bond Yield" means the yield of the last series of Bonds issued, which for purposes of this calculation shall be the yield calculated at the time such Bonds are issued, pursuant to Section 148 of the Internal Revenue Code of 1986, as amended, for the purpose of the Non-Arbitrage (Tax) Certificate or other similar bond issuance document.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Taxes have been pledged for repayment.

"Building Permit" means a permit for the construction of residential square footage issued by the appropriate public agency.

"Building Square Footage" or "BSF" means the square footage of assessable internal living space of a Unit, exclusive of any carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structure, other structures not used as living space, or any other square footage excluded under Government Code Section 65995 as determined by reference to the Building Permit(s) for such Unit.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"Commercial/Industrial Property" means all Assessor's Parcels that are improved with, or consisting of, a building that is intended for commercial, retail, or industrial use, including hotels and motels, that is not a single-family residential real property or a multifamily residential real property.

"County" means the County of San Bernardino, California.

"Developed Property" means all Assessor's Parcels of Taxable Property that (i) are a Lot in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax is being levied and (ii) have been issued a Building Permit prior to May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"District" means Redlands Unified School District Community Facilities District No. 2024-1.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section VIII hereof.

"Final Map" means a final tract map, parcel map, lot line adjustment, condominium

plan, or functionally equivalent map or instrument that creates individual Lots, recorded in the Office of the County Recorder.

"Fiscal Year" means the period commencing on July 1st of any year and ending on the following June 30th.

"Index" means the RS Means Construction Cost Index or if the RS Means Construction Cost Index ceases to be used by the State Allocation Board, a reasonably comparable index used by the State Allocation Board to estimate changes in school construction costs.

"Inflator" means the greater of (i) 2.00% or (ii) the positive percentage change in the Index as measured between the Index published in December of the prior Calendar Year and the Index published in December of the Calendar Year immediately preceding the prior Calendar Year.

"Lot" means an individual legal lot created by a Final Map for which a Building Permit has been or could be issued.

"Maximum Annual Special Tax" means for each Fiscal Year and each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section III, which can be levied by the District in such Fiscal Year on such Assessor's Parcel.

"Prepayment Administrative Fees" means any fees or expenses of the School District or the District associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption of Bonds.

"Prepayment Amount" means the amount required to prepay the Special Tax obligation in full for an Assessor's Parcel as described in Section V hereof.

"Present Value of Taxes" means for any Assessor's Parcel the present value of (i) the unpaid portion, if any, of the Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until termination pursuant to Section VII (i.e. 35 Fiscal Years or less). The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

"Reserve Fund Credit" means an amount equal to the lesser of (i) the reduction in the applicable reserve fund requirement(s) resulting from the redemption of Bonds with the Prepayment Amount or (ii) ten percent (10%) of the amount of Bonds which will be redeemed. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is underfunded at the time of the prepayment, no Reserve Fund Credit shall be given.

"Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit was issued for the construction of one or more Units, other than Senior Citizen Property.

"School District" means the Redlands Unified School District, a public school district organized and operating pursuant to the Constitution and laws of the State of California.

"Senior Citizen Property" means all Assessor's Parcels that are improved with, or consisting of a Unit designated as senior housing, part of a residential care facility for the elderly, or part of a multilevel care facility for the elderly as referred to in California

Government Code Section 65995.1. For the purpose hereof it shall be sufficient to designate an Assessor's Parcel as a Senior Citizen Property if Senior Citizen Restrictions have been affected with respect to such Assessor's Parcel.

"Senior Citizen Restriction" means (i) a restriction limiting the use of Units to senior citizen housing under a specific plan, a final map or other government entitlements, or a declaration of covenants, conditions and restrictions or any similar recorded instrument or (ii) licensing from appropriate agencies received for residential care facilities for the elderly or multilevel care facilities as those terms are defined in Health and Safety Code Section 1569.23 and Government Code Section 15432(d)(8), respectively.

"Special Tax" means any of the special taxes authorized to be levied by the District pursuant to the Act and this Rate and Method of Apportionment.

"Special Tax Requirement" means the amount required in any Fiscal Year to pay (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of school facilities and certain costs associated with the maintenance of school facilities authorized by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property, as set forth in Step Two of Section IV, less (vi) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Special Tax Requirement the Administrator shall take into account the reasonably anticipated delinquent Special Taxes, provided that the amount included cannot cause the Annual Special Tax for an Assessor Parcel of Developed Property to increase by greater than ten percent (10%) of what would have otherwise been levied.

"Taxable Property" means all Assessor's Parcels which are not Exempt Property.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Approved Property or Developed Property.

"Unit" means each separate residential dwelling unit, including but not limited to, a single family attached or detached unit, condominium, an apartment unit, mobile home, or otherwise, excluding ADUs, hotels and motels.

SECTION II CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2025/2026, all Assessor's Parcels within the District shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property or Undeveloped Property. Each Assessor's Parcel of Developed Property shall be further classified as "Newly Developed Property" if it is the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property or "Existing Developed Property" in each Fiscal Year subsequent to the initial Fiscal Year in which such Assessor's Parcel is first classified as Developed Property.

SECTION III MAXIMUM ANNUAL SPECIAL TAX RATES

1. Maximum Annual Special Tax for Newly Developed Property

The Maximum Annual Special Tax applicable to an Assessor's Parcel in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be **\$0.73101** (as increased by the Inflator on July 1, 2025) **per square foot of BSF in Fiscal Year 2025/2026.**

On each July 1, commencing on July 1, 2026, the Maximum Annual Special Tax of the District applicable to Newly Developed Property shall increase by the Inflator.

2. Maximum Annual Special Tax for Existing Developed Property

Each July 1, commencing the July 1 immediately following the Fiscal Year in which an Assessor's Parcel was first classified as Developed Property, the Maximum Annual Special Tax applicable to such Assessor's Parcel shall be the amount levied pursuant to Section III (1) herein, as increased annually by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

3. Maximum Annual Special Tax for Approved Property

The Maximum Annual Special Tax applicable to an Assessor's Parcel of Approved Property shall be **\$2,452.91** (as increased by the Inflator on July 1, 2025) **per Lot in Fiscal Year 2025/2026.**

On each July 1, commencing on July 1, 2026, the Maximum Annual Special Tax of the District applicable to Approved Property shall increase by the Inflator.

4. Maximum Annual Special Tax for Undeveloped Property

The Maximum Annual Special Tax applicable to an Assessor's Parcel of Undeveloped Property shall be **\$0.00.**

SECTION IV METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2024/2025 and for each subsequent Fiscal Year, the Board shall levy Special Taxes on all Taxable Property in accordance with the following steps:

- Step One: The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Maximum Annual Special Tax applicable to each such Assessor's Parcel.
- Step Two: 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 Approved Property up to 100% of the Maximum Annual Special Tax applicable to Approved Property as needed to satisfy the Special Tax Requirement.

SECTION V PREPAYMENT OF SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

The Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the District with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Prepayment Amount for such Assessor's Parcel and shall notify such owner of such Prepayment Amount.

2. Special Tax Prepayment Calculation

The Prepayment Amount shall be calculated according to the following formula:

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

P =	Prepayment Amount
PVT =	Present Value of Taxes
RFC =	Reserve Fund Credit
PAF =	Prepayment Administrative Fees

3. Special Tax Prepayment Procedures and Limitations

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of the District that there has been a prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Special Tax obligation and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Maximum Annual Special Taxes that may be levied on Taxable Property, after such prepayment net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year.

SECTION VI ANNUAL SPECIAL TAX REMAINDER

In any Fiscal Year which the Annual Special Taxes collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds and pay Administrative Expenses, the School District may use such amount for acquisition, construction or financing of school facilities and certain costs associated with the maintenance of school facilities in accordance with the Act, District proceedings and other applicable laws as determined by the Board.

SECTION VII TERMINATION OF SPECIAL TAX

In no event shall the Annual Special Tax be levied later than Fiscal Year 2075/2076. However, after an Assessor's Parcel has paid the Annual Special Tax as Developed Property for a period of thirty-five (35) Fiscal Years the Annual Special Tax shall cease to be levied on that Assessor's Parcel.

The Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the District have been acquired and all reimbursements have been paid, and (iii) all other obligations of the District have been satisfied.

SECTION VIII EXEMPTIONS

The Administrator shall classify as Exempt Property Assessor Parcels that are (i) Senior Citizen Property, (ii) Commercial/Industrial Property, (iii) owned by the State of California, federal or other local governments, (iv) used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (v) owned by a homeowners' association, or (vi) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

SECTION IX APPEALS

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 Administrator to be received by the Administrator not later than thirty-six (36) 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. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a

portion of the Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator's decision is in favor of the property owner, the Administrator shall take any of the following actions, in order of priority, to correct the error: (i) amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current fiscal year prior to the payment date; (ii) require the District to reimburse the property owner for the amount of the overpayment to the extent of available funds, or (iii) grant a credit against, eliminate or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

SECTION X MANNER OF COLLECTION

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the District may directly bill all or a portion of the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of ten percent (10%) of the Special Tax will attach at 5:00 p.m. on the date the Special Tax becomes delinquent and interest at 1.5% per month of the Special Tax will attach on the July 1 after the delinquency date and the first of each month thereafter until such Special Taxes are paid.

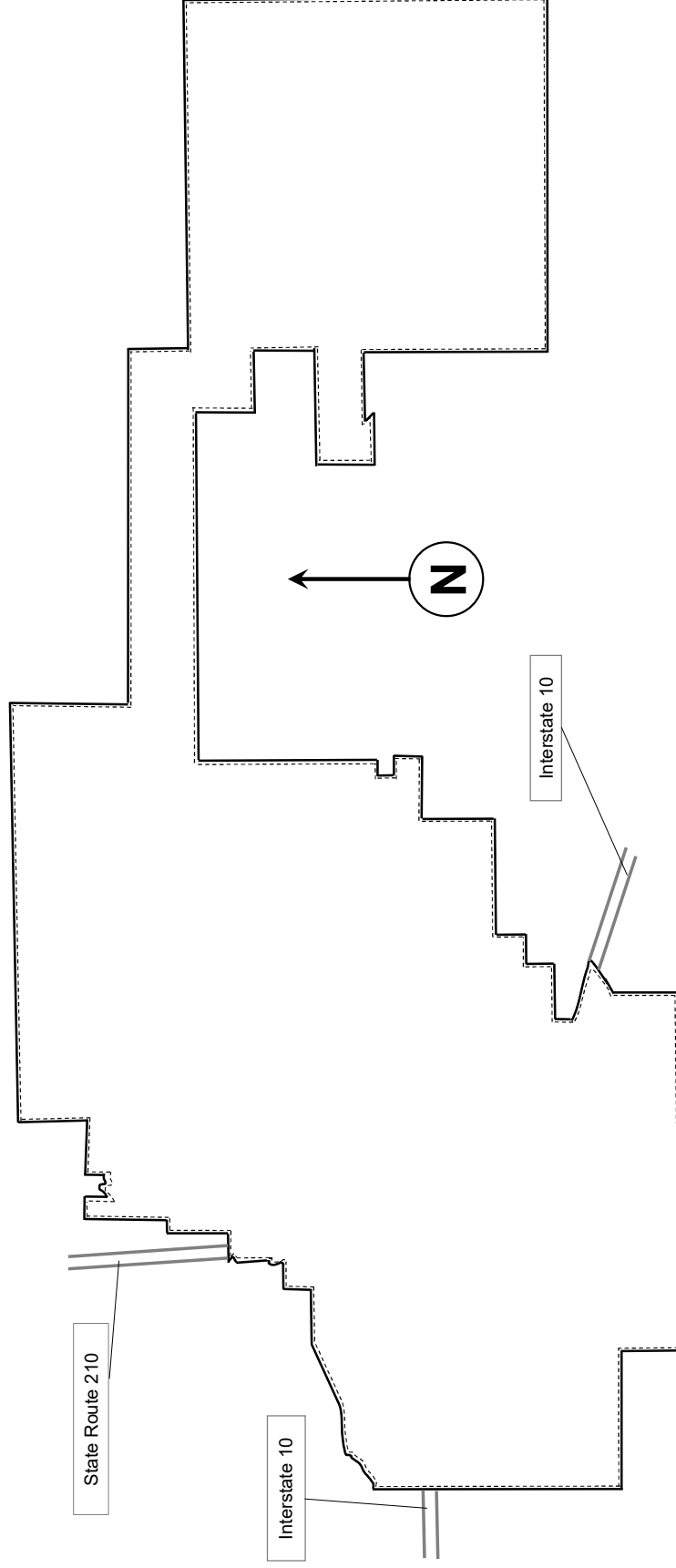
SECTION XI ACCESSORY DWELLING UNITS (ADUS)

The square footage of assessable internal living space associated with the construction of an ADU shall be assessed by the School District through the collection of the then-current applicable statutory school fees (pursuant to Education Code Section 17620 and Government Code Section 65995) or alternative school fees (pursuant to Government Code Section 65995.5 and/or Section 65995.7) and shall not be included in the Building Square Footage calculated to determine the Special Tax obligation of Developed Property.



EXHIBIT D

ANNEXATION TERRITORY

ANNEXATION TERRITORY
REDLANDS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2024-1



LEGEND

	Boundaries of Annexation Territory
	Boundaries of Redlands Unified School District

CLERK'S CERTIFICATE

I, Jim O'Neill, Clerk of the Board of Education of the Redlands Unified School District, hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted at a regular meeting of the Board of Education of said School District duly held and conducted on September 10, 2024, of which meeting all of the members of said Board of Education had due notice and at which a quorum thereof was present and participated (in person or telephonically), and that at said meeting said Resolution was adopted by the following vote:

AYES: BOARD MEMBERS:
NOES: BOARD MEMBERS:
ABSTAIN: BOARD MEMBERS:
ABSENT: BOARD MEMBERS:

An agenda of the meeting was posted at least 72 hours before the meeting at 25 West Lugonia Avenue, Redlands, California, a location freely accessible to members of the public, and on the Redlands Unified School District's internet website, and a brief general description of said Resolution appeared on said agenda as well as information as to how members of the public could observe and address said meeting.

I further certify that I have carefully compared the same with the original minutes of said meeting on file and of record in my office; that the foregoing Resolution is a full, true and correct copy of the original Resolution adopted at said meeting and entered in said minutes; and that said Resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: _____, 2024

Clerk of the Board of Education of the
Redlands Unified School District