



Agenda

City Council Regular and Joint City Council / Folsom Ranch Financing Authority Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630
November 08, 2022
6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, www.folsom.ca.us	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**City Council Regular
and
Joint City Council / Folsom Ranch Financing Authority Meeting**

**Folsom City Council Chambers
50 Natoma Street, Folsom, CA
www.folsom.ca.us**

Tuesday, November 08, 2022 6:30 PM

Kerri Howell, Mayor

*Rosario Rodriguez, Vice Mayor
YK Chalamcherla, Councilmember*

*Sarah Aquino, Councilmember
Mike Kozlowski, Councilmember*

REGULAR CITY COUNCIL AGENDA

Effective July 7, 2022, the City of Folsom returned to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER

ROLL CALL:

Councilmembers: Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

- [1.](#) Resolution of Commendation Honoring Veterans and Veteran Organizations
- [2.](#) Presentation of the Folsom Tourism Business Improvement District Annual Report by the Folsom Tourism Bureau

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

- [3.](#) Approval of October 25, 2022 Regular Meeting Minutes
- [4.](#) Resolution No. 10941 – A Resolution Authorizing the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Served by Dedicated Irrigation Meters
- [5.](#) Resolution No. 10942 – A Resolution Authorizing the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites
- [6.](#) Resolution No. 10943 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project
- [7.](#) Resolution No. 10944 – A Resolution Authorizing the City Manager to Execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer-Mounted Vacuum and Appropriations of Funds
- [8.](#) Resolution No. 10945 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Folsom Boulevard Class I Overcrossing Feasibility Study
- [9.](#) Resolution No. 10946 – A Resolution Authorizing the City Manager to Execute an Agreement with Cyclone Technology for the purchase of a CY5000 Hard Surface Cleaning System
- [10.](#) Resolution No. 10947 – A Resolution Authorizing the City Manager to Execute an Agreement with Vesta Modular for a Five-Year Lease of a Modular Trailer for the Waste and Recycling Division
- [11.](#) Resolution No. 10949 - A Resolution Approving a Five-year Extension to the Agreement Between the City of Folsom and the Folsom Tourism Bureau Relative to the Folsom Tourism Business Improvement District

CONVENE JOINT MEETING

JOINT CITY COUNCIL AGENDA

FOLSOM RANCH FINANCING AUTHORITY MEETING

ROLL CALL: Council / Board Members: Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell

PUBLIC HEARING:

12. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022

i. Resolution No. 10948 – A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection therewith

ii. Resolution No. 009 - Folsom Ranch FA – A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale, and Delivery of not to Exceed, \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

ADJOURNMENT

RECONVENE CITY COUNCIL MEETING

OLD BUSINESS:

13. Report Back on Underutilized and Vacant City-Owned Properties and Direction to Staff

CITY MANAGER REPORTS:

COUNCIL COMMENTS:

ADJOURNMENT

The City Council's regularly scheduled meeting of November 22 has been canceled due to the Thanksgiving holiday.

The City Council will hold a special meeting on Monday, December 12.

The City Council's next regular meeting will be Tuesday, December 13.

***NOTICE:** Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

***NOTICE REGARDING CHALLENGES TO DECISIONS:** Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or*

someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

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CITY OF
FOLSOM
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City of Folsom Resolution of Commendation

Honoring **Veterans and Veteran Organizations**

WHEREAS, America's military personnel are vital to the security and prosperity of our nation. We have a responsibility to protect and serve those who have made countless sacrifices for our country; and

WHEREAS, throughout our nation's history, our military personnel have boldly answered the call of duty to defend our nation's independence and precious liberties, risking life and limb for their fellow Americans; and

WHEREAS, those who serve our country exemplify the courage and resolve that define our national character, enriching the communities they call home; and

WHEREAS, our obligation to our military personnel does not end after their time in uniform; and

WHEREAS, we recognize the Veteran Organizations that actively support military personnel, including Folsom Veterans Hall, American Legion Post 362, Blue Star Moms (Rolling Hills), Marine Corps League Post 940, Military Order of the Devil Dogs Pound 71, Military Order of the Purple Heart Chapter 385, Military Order of the Purple Heart Auxiliary, Submarine veterans (Gold Country Base), Veterans of Foreign Wars (VFW) Post 6604 and the VFW Auxiliary Post 6604; and

WHEREAS, each warrior who fights for our nation has earned our eternal gratitude. We ask that all Americans thank and support them. Together, we remain committed to fostering a national community of support for these brave heroes.

NOW, THEREFORE, I, Kerri M. Howell, Mayor of the City of Folsom, on behalf of the Folsom City Council and the Folsom community, do hereby thank and support Veterans for their contributions to our nation and do hereby also thank and support the Veteran Organizations for their dedication to supporting our military personnel.

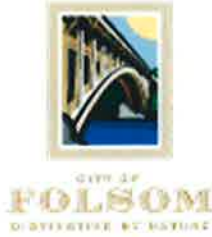
PROCLAIMED this 8th day of November 2022.


Kerri M. Howell, MAYOR

Attest:


Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Presentation of the Folsom Tourism Business Improvement District Annual Report by the Folsom Tourism Bureau
FROM:	City Clerk's Department

CITY COUNCIL ACTION

Staff recommends that the City receive the Folsom Tourism Business Improvement District annual report. No further action is requested of the City Council.

BACKGROUND:

The Folsom Municipal Code (Section 3.100.080) requires an annual report to be submitted to the City Council related to tourism activities and an accounting for the Folsom Tourism Business Improvement District for the prior year.

The Folsom Tourism Bureau, which serves as the Owners' Association, will make this presentation to the City Council and provide a brief history of prior activities.

Respectfully submitted,

Christa Freemantle, CMC
City Clerk

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City Council Regular Meeting

MINUTES

Tuesday, October 25, 2022 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:31 pm with Mayor Kerri Howell presiding.

ROLL CALL:

Councilmembers Present: Mike Kozlowski, Councilmember
Rosario Rodriguez, Vice Mayor
Sarah Aquino, Councilmember
YK Chalamcherla, Councilmember
Kerri Howell, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steven Wang
City Clerk Christa Freemantle
Public Works Director Mark Rackovan
Public Works Senior Engineer Ryan Neves
Community Development Director Pam Johns
Community Development City Engineer Steve Krahn

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AGENDA UPDATE

None

BUSINESS FROM THE FLOOR:

The following speakers addressed the City Council:

1. Steve Miklos regarding candidate campaign
2. Linda Clark regarding animal services
3. Rene Baez regarding basic labor standards
4. Meena Kalyan and Varshna Bondu regarding the non-profit group We Embrace
5. Janine Ferrer regarding traffic

SCHEDULED PRESENTATIONS:

1. Resolution of Commendation Honoring Kaiser Permanente on their 20th Anniversary in Folsom

Mayor Kerri Howell presented the resolution to Dr. Richard Florio.

2. Resolution of Commendation Honoring Folsom Residents Aimee Johns and Paul Bandy for their Efforts Rescuing a Shark Attack Victim

Councilmember Mike Kozlowski presented the resolution to Aimee Johns and Paul Bandy.

3. City of Folsom ALERT Rain and Stream Gauges for Enhanced Storm Response

Public Works Director Mark Rackovan introduced the item and Public Works Senior Engineer Ryan Neves made a presentation and responded to questions from the City Council.

4. Folsom Plan Area Semi-Annual Report

Community Development Director Pam Johns and City Engineer Steve Krahn made a presentation and responded to questions from the City Council.

CONSENT CALENDAR:

5. Approval of October 11, 2022 Special and Regular Meeting Minutes
6. Ordinance No. 1334 – An Ordinance of the City of Folsom Amending Section 5.20.070(A)(2) and Repealing Section 5.20.070(A)(13)(d) of the Folsom Municipal Code to Increase the Number of Card Tables and Allow Backline Betting (PN 22-157) (Second Reading and Adoption)
7. Resolution No. 10929 – A Resolution Authorizing the City Manager to Execute an Agreement with Illinois Tool Works Inc. dba EH Wachs for the Purchase of a Valve Truck Bed and Associated Equipment
8. Resolution No. 10930 – A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of an eTransit Van
9. Resolution No. 10931 – A Resolution Authorizing the City Manager to Execute an Agreement with Dobbs Heavy Duty Holdings LLC, dba Dobbs Peterbilt for the Purchase of a Dump Truck and Appropriation of Funds
10. **pulled for comment**
11. Resolution No. 10933 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Mintier Harnish to Increase the Not-to-Exceed Amount for the Zoning Code Update Project
12. Resolution No. 10934 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with Golden State Fire Apparatus Inc. for One Type 3 Fire Engine
13. Resolution No. 10935 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Broadstone Estates Subdivision, and Approval of the Final Map for the Broadstone Estates Subdivision

14. pulled for comment

15. Resolution No. 10938 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village Nos. 5 & 6 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village Nos. 5 & 6 Subdivision
16. Resolution No. 10940 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the International Union of Operating Engineers, Local 39

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember YK Chalamcherla, to approve Consent Calendar items 5-9, 11-13 and 15-16.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:

10. Resolution No. 10932 - A Resolution Authorizing an Appropriation of Funds for the Mangini Ranch Phase 1 Re-landscaping Project

Councilmember YK Chalamcherla pulled the item to comment regarding the use of volunteers to save money.

Motion by Councilmember YK Chalamcherla, second by Vice Mayor Rosario Rodriguez, to approve Resolution No. 10932.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

14. Objective Design and Development Standards and Green Means Go Grant Funding

- i. Resolution No. 10936 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Opticos for Development of Objective Design and Development Standards and Appropriation of Funds
- ii. Resolution No. 10937 - A Resolution Authorizing Applications for the SACOG 2022 Green Means Go Funding Program

Mayor Kerri Howell pulled the item to ask how the storm drain on Bidwell Street between Wool Street and Decatur Street got included into the Green Means Go Grant. Community Development Director Pam Johns responded. Public Works Senior Engineer Ryan Neves provided additional clarification.

Motion by Mayor Kerri Howell, second by Vice Mayor Rosario Rodriguez, to approve the item.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

CITY MANAGER REPORTS:

City Manager Elaine Andersen announced the ribbon cutting ceremony for the SouthEast Connector Expressway, the Police and Fire Department Trunk or Treat event, volunteers needed for the Zoo’s Holiday Lights Event and mentioned that the City is accepting applications for appointments to the various commissions and committees.

COUNCIL COMMENTS:

Vice Mayor Rosario Rodriguez announced multiple upcoming events including Palladio Trick or Treating, Powerhouse Ministries Halloween event, Festifall in the Historic District, Twin Lakes Food Bank Gala, Women’s Conference hosted by the Chamber of Commerce, Concerts at Zittel Amphitheater, Veterans Day Parade and ice skating in the Historic District. She also announced that HART of Folsom is looking for volunteers for the winter shelter and congratulated Patrick Mummy and the team at Symmetry Health and wished everyone a Happy Diwali holiday. She asked for future City Council discussions regarding ARPA money allocation, sales tax revenue and presentations regarding economic recovery, RHNA allocations, and future discussion regarding TOT for vacation rentals.

Councilmember YK Chalamcherla thanked the Public Works Department for recent road striping and mentioned that he is looking forward to future road roundabouts. Mr. Chalamcherla spoke of the Johnny Cash Trail Art fundraiser he attended as well as the Police Department’s open house and Coffee With a Cop event. He commented regarding water usage and asked that information about water usage be in the City newsletter.

Councilmember Mike Kozlowski spoke of Folsom high school football and stated that both high schools are heading to playoffs.

Councilmember Sarah Aquino commented about landscaping looking better in regard to medians on Broadstone Parkway. She spoke of issues with middle school students at the Walmart shopping center and the recent effort to discourage students’ disruptive behavior.

Mayor Kerri Howell spoke of the SouthEast Connector ribbon cutting ceremony and gave an update of regional board meetings she has attended. She encouraged everyone to drive safely and announced that the Cappuccino Cruisers is having a Trunk or Treat event.

ADJOURNMENT

There being no further business to come before the Folsom City Council, Mayor Kerri Howell adjourned the meeting at 8:08 pm.

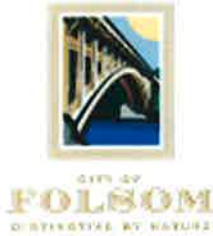
SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Kerri Howell, Mayor

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Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10941 – A Resolution Authorizing the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Serviced by Dedicated Irrigation Meters
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10941 - A Resolution Authorizing the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Serviced by Dedicated Irrigation Meters.

BACKGROUND / ISSUE

In 2018 the California legislature passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning. This legislation established four new water use efficiency targets for urban water suppliers. One of the four targets is intended to reduce the water use of Commercial, Industrial and Institutional (CII) landscapes serviced by dedicated irrigation meters (DIMs). This requires the City to measure the total irrigated area of CII DIM landscapes and calculate water budgets based on landscape area, weather, and landscape water needs. The calculated water budgets will be compared to actual water use on a monthly basis to monitor compliance with the legislation.

The City requested Scopes of Work from three different vendors to provide water budget and landscape measurement services. Waterfluence, LLC was chosen based on its extensive experience with numerous municipalities and water districts in California including the City

of Sacramento, the City of Roseville, and previous work with the City of Folsom's Parks and Recreation Department from 2013-2015 through a State grant managed by the Regional Water Authority. Waterfluence, LLC is a subscription service that measures DIM landscape areas and calculates water budget data at the parcel level. The water budget services can be updated on a monthly basis with the billing cycle, can be expanded as the City grows and will assist City staff with the State's new reporting requirements.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

ANALYSIS

Waterfluence, LLC will use Google Earth imagery to measure CII DIM landscapes, to determine how many unique sites are served by multiple DIMs, to aggregate water use from multiple DIMs serving each site and then calculate water budgets based on landscape area, weather, and landscape water needs for each site. Water budgets will be updated monthly based on billing data and conditions. Waterfluence, LLC will provide a portal for property owners and managers to view their water use data and allow landscape contractors access to the data.

Waterfluence, LLC's agreement is based on a cost of \$76 per unit with a one-time set up fee of \$100 per unit. Waterfluence, LLC will aggregate data of multiple DIMs serving one parcel or Lighting and Landscape District into one site and this will be considered one unit for determining costs. City staff estimates that there will be no more than 350 unique sites/units. Pending verification of the number of sites by Waterfluence, LLC the estimated cost, including set-up fees, will be \$41,000 for the remainder of Fiscal Year 2022-23 and \$26,600 annually for the remaining two years of the contract. The total cost for the three-year contract will be \$94,200.

Scopes of work were solicited from three companies. The two companies that were not selected are Land IQ and Eagle Aerial. Land IQ can only provide a one-time analysis that does not provide ongoing monthly updates of water use and landscape area measurement and does not offer an interactive dashboard that can be used by City customers in the CII sector. Land IQ's cost for a one-time measurement and water use analysis was \$78,455. Eagle Aerial's WaterView program does not offer an interactive dashboard that can be used by City customers in the CII sector and did not include CII DIM landscape area measurement. Landscape area measurement could be included for an extra fee of \$135 - \$370 per unit, depending on the level of difficulty, with a total estimate ranging from \$37,800 to \$129,500. Eagle Aerial estimates that 80% of the units could be measured at the lower cost and 20% at the higher cost.

Based on the ability to update information and data on a monthly basis as well as offering an interactive dashboard for the City's CII customers, City staff selected Waterfluence, LLC to

provide these services. City staff recommends entering into an agreement with Waterfluence, LLC for a total not to exceed fee of \$94,200 for fiscal years 2022-23, 2023-24 and 2024-25.

FINANCIAL IMPACT

Sufficient funds have been budgeted and are available in the Water Operating Fund (Fund 520) for this agreement in the FY 2022-23 budget. Funds will be budgeted in each of the next two fiscal years (FY 2023-24 through FY 2024-25) during the annual budget process.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act, Section 15301 "Existing Facilities."

ATTACHMENT

Resolution No. 10941 - A Resolution Authorizing the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Served by Dedicated Irrigation Meters

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10941

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WATERFLUENCE, LLC TO MEET THE REQUIREMENTS OF ASSEMBLY BILL 1668 AND SENATE BILL 606 REGARDING LANDSCAPE IRRIGATION FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL SITES SERVICED BY DEDICATED IRRIGATION METERS

WHEREAS, in 2018 the legislature of the State of California passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning; and

WHEREAS, this legislation requires measuring the landscape areas and calculating water budgets at all commercial, industrial, and institutional sites serviced by dedicated irrigation meters; and

WHEREAS, the Environmental and Water Resources Department solicited scopes of work in May of 2022 for services to include landscape area measurement and water use analysis of all commercial, industrial, and institutional sites serviced by dedicated irrigation meters; and

WHEREAS, Waterfluence, LLC by reason of their past experience, abilities for performing these types of services, and overall best value for these services, is qualified to perform the required landscape area measurement and water use analysis of all commercial, industrial, and institutional sites serviced by dedicated irrigation meters; and

WHEREAS, sufficient funds have been budgeted and are available in the FY 2022-23 Water Operating Fund (Fund 520); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Serviced by Dedicated Irrigation Meters for \$94,200 over three years.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll-call vote:

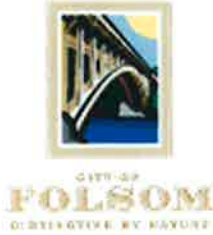
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10942 – A Resolution Authorizing the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10942 - A Resolution Authorizing the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites.

BACKGROUND / ISSUE

In 2018 the California legislature passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning. This legislation established four new water use efficiency targets for urban water suppliers. One of the four targets is intended to reduce the water use of residential landscapes. The residential outdoor water use target requires the City to calculate water budgets for residential landscapes using aerial imagery data provided by the Department of Water Resources (DWR). The water budget will be based on area, weather, and landscape water needs. The calculated water budgets will be compared to actual water use on a monthly basis to monitor compliance with the legislation.

The City requested Scopes of Work from three different vendors to calculate residential outdoor water budgets and monitor water use at residential sites. Eagle Aerial Photography Inc. dba Eagle Aerial Solutions (Eagle Aerial) was chosen based on its WaterView program

and its extensive experience with numerous municipalities and water districts in California. DWR also selected Eagle Aerial to map residential landscapes, through aerial imagery, for the entire State. WaterView is a subscription service that calculates residential outdoor water budget data at the parcel level. The water budget services can be updated on a monthly basis with the billing cycle, can be expanded as the City grows and will assist City staff with the State's new reporting requirements.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

ANALYSIS

Eagle Aerial's WaterView program will use the same aerial imagery provided to DWR to calculate water budgets based on landscape area, weather, and landscape water needs for each site. Water budgets will be updated monthly based on billing data and conditions. Eagle Aerial's agreement is a three-year contract. The annual cost is \$44,025 with a one-time set up fee of \$3,450. The total cost of the three-year contract will be \$135,525.

Scopes of work were solicited from three companies. The two companies that were not selected are Land IQ and Waterfluence, LLC. Land IQ can only provide a one-time analysis that does not provide ongoing monthly updates of water use and landscape area measurement. Land IQ's cost for a one-time measurement and water use analysis was \$78,455. Waterfluence, LLC only provides service to properties with dedicated irrigation meters and did not submit a scope of work for residential water budgets.

Based on the ability to update information and data on a monthly basis as well as offering an interactive dashboard for City staff, City staff selected Eagle Aerial to provide these services. City staff recommends entering into an agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions for a total not to exceed fee of \$135,525 for fiscal years 2022-23, 2023-24 and 2024-25.

FINANCIAL IMPACT

Sufficient funds have been budgeted and are available in the Water Operating Fund (520) for this agreement in the FY 2022-23 budget. Funds will be budgeted in each of the next two fiscal years (FY 2023-24 through FY 2024-25) during the annual budget process.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act, Section 15301 "Existing Facilities."

ATTACHMENT

Resolution No. 10942 - A Resolution Authorizing the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10942

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EAGLE AERIAL PHOTOGRAPHY INC. DBA EAGLE AERIAL SOLUTIONS TO MEET THE REQUIREMENTS OF ASSEMBLY BILL 1668 AND SENATE BILL 606 REGARDING LANDSCAPE IRRIGATION FOR RESIDENTIAL SITES

WHEREAS, in 2018 the legislature of the State of California passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning; and

WHEREAS, this legislation requires measuring the landscape areas and calculating water budgets at all residential sites; and

WHEREAS, the Environmental and Water Resources Department solicited scopes of work in May of 2022 for services to include water use analysis and calculating water budgets of all residential sites; and

WHEREAS, Eagle Aerial Photography Inc. dba Eagle Aerial Solutions was chosen based on its WaterView program and by reason of their past experience with numerous municipalities and water districts and the State of California, Department of Water Resources; and

WHEREAS, sufficient funds have been budgeted and are available in the FY 2022-23 Water Operating Fund (Fund 520); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites for \$135,525 over three years.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10943 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Departments recommends that the City Council pass and adopt Resolution No. 10943 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) identifies sewer infrastructure rehabilitation and replacement projects through sewer master plans and ongoing sewer condition assessment programs. As a condition of the City's State permit for its wastewater collection systems, EWR is required to perform ongoing condition assessments on the wastewater system and correct any defects/deficiencies identified through this process. Through these efforts, City staff identified the Greenback Sewer and Lift Station No. 3 Project as needing rehabilitation or replacement.

The City needs to acquire a sewer easement of approximately 1,448 square feet for the construction of the Greenback Sewer and Lift Station No.3 Project. The City worked with the property owner, 9900 Greenback Lane LLC Property, to modify the existing sewer easement and develop a maintenance agreement for the property affected by the Greenback Sewer and Lift Station No.3 Project.

This Resolution will Authorize the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project.

POLICY / RULE

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Deed.

ANALYSIS

Expansion of the City’s wastewater collection system has reduced the demand on Lift Station No. 3 (near Greenback) below the design demand, requiring the City to re-examine the facility to more efficiently align the station operation with the revised demands. Additionally, the City recently completed a condition assessment of Lift Station No. 3 near Greenback, in which there were multiple recommendations for updating the aging facility. Major improvements to the existing lift station requires upgrades to the pumps, the wet well, mechanical equipment, electrical components and structural improvements.

The Greenback Sewer and Lift Station No.3 Project requires some improvements to be completed on the property located at 9900 Greenback Lane in Folsom. Through this agreement, the owner of this property, 9900 Greenback Lane LLC, grants to the City a sewer easement and agrees to the necessary improvements on the property.

The Easement Deed from 9900 Greenback Lane LLC to the City and the Agreement between 9900 Greenback Lane LLC and the City will allow the City to proceed with construction of the Greenback Sewer and Lift Station No.3 Project. Construction of the Greenback Sewer and Lift Station No.3 Project cannot commence without approval of this Resolution.

FINANCIAL IMPACT

There are no costs for the transfer of easement to the City. However, the City shall pay reasonable legal fees and expenses incurred by the Owner for reviewing the Agreement and all related documents for a not to exceed sum of \$1,000. In addition, the City shall pay a not to exceed sum of \$5,200 for the Sewer Easement as identified in the “Memorandum of Appraisal Update” prepared by Bender Rosenthal Incorporated. Funds are budgeted and available in the Sewer Operating Fund (Fund 530) in Fiscal Year 2022-23.

ENVIRONMENTAL REVIEW

This project is a rehabilitation project of existing infrastructure; and therefore, is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the

California Environmental quality Act, Article 19 – Categorical Exemptions, Section 15302 – Replacement or Reconstruction.

ATTACHMENTS

1. Resolution No. 10943 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project
2. Greenback Sewer and Lift Station No.3 Easement and Maintenance Agreement Associated with 9900 Greenback Lane

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

ATTACHMENT 1

RESOLUTION NO. 10943

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SEWER EASEMENT AND MAINTENANCE AGREEMENT BETWEEN 9900 GREENBACK LANE LLC AND THE CITY OF FOLSOM FOR THE CONSTRUCTION OF THE GREENBACK SEWER AND LIFT STATION NO.3 PROJECT

WHEREAS, to comply with the State's Waste Discharge Requirement Order, the City is currently implementing its Sanitary Sewer Management Plan (SSMP) which consists of condition assessment, as well as operational and system improvements; and

WHEREAS, the City of Folsom has identified this project as a priority to maintain integrity and operation of the sanitary sewer collection system; and

WHEREAS, the City of Folsom desires to obtain an Easement over property owned by 9900 Greenback Lane LLC that is required for construction of the Greenback Sewer and Lift Station No.3 Project; and

WHEREAS, the Sewer Easement Deed from 9900 Greenback Lane LLC was developed between the City of Folsom and 9900 Greenback Lane LLC; and

WHEREAS, the City shall pay reasonable legal fees and expenses incurred by the Owner for reviewing the Agreement and all related documents for a not to exceed sum of \$1,000; and

WHEREAS, the City shall pay a not to exceed sum of \$5,200 for the Sewer Easement as identified in the "Memorandum of Appraisal Update" prepared by Bender Rosenthal Incorporated; and

WHEREAS, the Easement Deed and Agreement are in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Resolution No. 00000 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll-call vote:

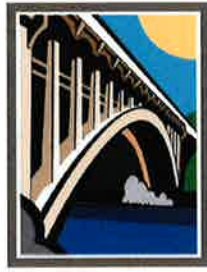
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2



CITY OF
FOLSOM
 DISTINCTIVE BY NATURE

**GREENBACK SEWER AND LIFT STATION NO. 3 EASEMENT AND
 MAINTENANCE AGREEMENT
 ASSOCIATED WITH 9900 GREENBACK LANE**

THIS GREENBACK SEWER AND LIFT STATION NO. 3 EASEMENT AND MAINTENANCE AGREEMENT (“Agreement”) is made and entered into this 12th day of September, 2022 between 9900 Greenback Lane, LLC (hereinafter referred to as “Owner”), and the City of Folsom, a Municipal Corporation (hereinafter referred to as “City”), relating to Greenback Sewer and Lift Station No. 3 Project (“Project”) on Owner’s property located at 9900 Greenback Lane, in Folsom, California (“Property”).

RECITALS

WHEREAS, City is undertaking improvements to the Greenback Sewer and Lift Station No. 3 as part of the Project in the vicinity of the Property; and

WHEREAS, improvements to the Greenback Sewer and Lift Station No. 3 are key components of the Project essential to maintain integrity and operation of the sanitary sewer collection system; and

WHEREAS, Owner desires to grant to City a sewer easement and agrees to the necessary improvements on Owner’s Property as shown in Exhibit “A” and in Exhibit “B” and incorporated herein by reference.

WHEREAS, Owner owns the Property shown in Exhibit “C” attached hereto and incorporated herein by reference; and,

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, promises, and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, do hereby agree as follows:

1. INCORPORATION OF RECITALS

The RECITALS above are true and correct and constitute an enforceable provision of this Agreement.

2. GRANT OF SEWER EASEMENT

For valuable consideration, the amount and sufficiency of which have been received and acknowledged, Owner agrees to grant to City a sewer easement shown in a grant deed attached hereto as Exhibit "D" and accompanying Title Report attached hereto as Exhibit "E" and incorporated herein by reference. Owner represents and warrants that it is sole owner of the Property and that it has full power and lawful authority to grant said sewer easement to City.

3. PROJECT

The Project as shown in Exhibit "F" will re-direct all sewer flows from Lift Station No. 3 over to Lift Station No. 2. The project will increase the efficiency of Lift Station No. 2 while decommissioning Lift Station No. 3 as an active pump station. For potential emergency and operational purposes, the City will purchase a new trailer mounted portable bypass pump. The portable pump and existing ancillary equipment associated with Lift Station No. 3 will service as a backup to Lift Station No. 2 in the event that Lift Station No. 2 needs to be taken out of service.

It is understood that Owner shall not be responsible for any cost or expense related to Greenback Sewer and Lift Station No. 3 Project or the maintenance of Greenback Sewer and Lift Station No. 3 Project.

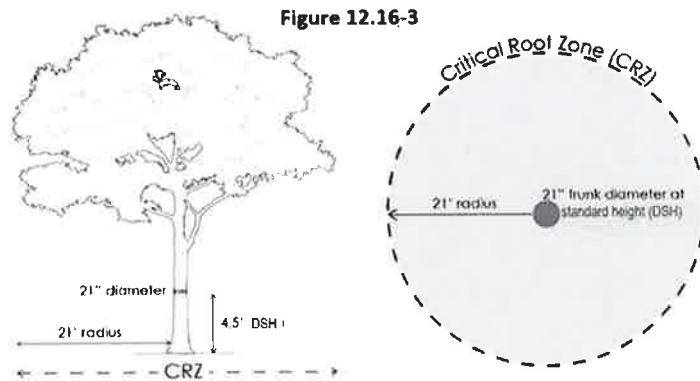
4. PAYMENT OF EXPENSES

- A. City will prepare for and pay for any documents and fees necessary to obtain either easement acquisition, land purchase and/or Agreement Preparation that is related to completing the Project.
- B. City shall pay reasonable legal fees and expenses incurred by Owner for reviewing this Agreement and all related documents not to exceed the sum of \$1,000.
- C. City shall pay a not to exceed sum of \$5,200 for the Sewer Easement as identified in the "Memorandum of Appraisal Update" prepared by Bender Rosenthal Incorporated as shown in Exhibit "G".

5. CONSTRUCTION CONSIDERATIONS

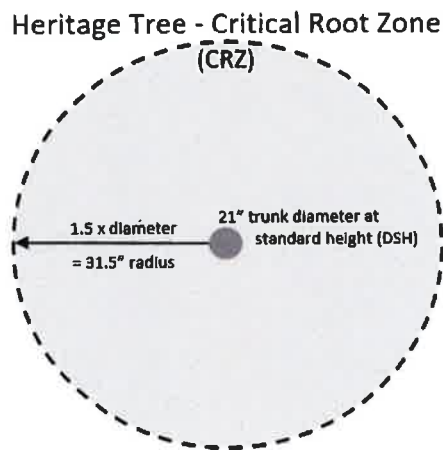
- A. City shall exercise reasonable efforts to avoid inconveniencing Owner and its tenants residing on the Property during construction of the Project.
- B. The Project shall be constructed and installed on the Designated Property, as shown in Exhibit "C".

- C. Any on-site work associated with the project which takes place underneath dripline of trees at 9900 Greenback Lane shall conform to the following:
- a. City will have an arborist on-site during excavation.
 - b. The arborist will monitor the health of the trees to be preserved and ensure appropriate tree management actions take place in accordance with the most recent version of the International Society of Arboriculture's *Best Management Practices – "Managing Trees During Construction"* and the City of Folsom's Tree Care and Maintenance Standards.
 - c. All construction activities conducted within the Critical Root Zone (CRZ) of trees shall be performed under the direct supervision of the project arborist.
 - d. Excavation within the CRZ of existing trees shall be performed via hydro vacuum excavation or air spade under the direct supervision of a qualified project arborist. Any necessary root pruning following the excavation activities shall be performed with sharp, sterile hand tools. Roots that have been ripped, torn, or crushed shall be traced to undamaged tissue and cut cleanly, resulting in a flat surface with the adjacent bark firmly attached.
 - e. Roots exposed from grade cuts or trenching shall not be allowed to dry out. The cut faces of open trenches shall be wet down every 24 hours until backfilled to prevent root desiccation. If roots will be exposed overnight or if directed by the project arborist, the cut faces shall be moistened and covered until backfilled.
 - f. Following backfill of the trench, the area shall be thoroughly hand irrigated.
 - g. Any pruning for construction clearance shall be performed by or under the direct supervision of the project arborist.
 - h. The following actions are prohibited within the CRZ:
 - i. Parking of vehicles, equipment, or storage of material.
 - ii. Wounding or breaking tree trunks or branches through contact with vehicles or heavy equipment.
 - iii. Contamination of soil by washing out equipment or conducting vehicle maintenance.
 - i. A certification letter by the project arborist attesting compliance with these requirements shall be submitted to the City and the owner of 9900 Greenback Lane upon project completion.
 - j. "Critical Root Zone (CRZ)" means the area of soil extending from the tree trunk where roots required for future tree health and survival are located. This critical root zone area for all trees except heritage trees is a circle with a minimum radius of one foot for every one inch in trunk diameter at Diameter Breast Height (DBH). Refer to Figure 12.16-3 below:



- k. For heritage trees, the critical root zone area shall be a circle with a minimum radius of one and one-half feet for every one inch in trunk diameter at DSH, unless reduced by the project arborist.

Figure 12.16-4



- D. In the event that any of the five (5) Redwood trees as identified on sheet C103 and sheet C106 of the Greenback Sewer and Lift Station No. 3 Project die or fall over, the City will indemnify, defend and save the undersigned owners harmless against any and all loss, damage and/or liability, for a period of five (5) years starting from the Notice of Completion of the Greenback Sewer and Lift Station No. 3 Project, which is suffered arising from or connected with the use and/or entry onto the Property by City and/or its agents during the term of this Permission to Enter. In the event that any of the five (5) Redwood trees die or fall over within a period of five (5) years starting from the Notice of Completion of the Greenback Sewer and Lift Station No. 3 Project, the City's obligation to indemnify the owners shall include but not be limited to replacement of the dead or fallen tree(s). City shall at all times maintain, and require all contractors, subcontractors and agents to maintain, adequate liability insurance with coverage amounts not less than One Million Dollars (\$1,000,000) per occurrence and worker's compensation insurance covering all aspects of the Permitted Work.

6. PORTABLE BYPASS PUMP LOCATION AND HOURS OF OPERATION

- A. When the portable bypass pump is not in use, the portable bypass pump will not be stored at Lift Station No. 3.
- B. Defined below are the conditions of use at Lift Station No. 3 for bypass pump operation:
 - a. Emergency Operations such as a sewer force main break or pump failure that would have a duration of no more than 14 days of continuous portable bypass pump operations.
 - b. Temporary Operations such as sewer line cleaning, sewer line inspection, spot repair, training, or other City operations that would have a duration of no more than 30 days of continuous portable bypass pump operations.
- C. In the event that the portable bypass pump operations exceed the defined time frames as outlined in 6.B., the City will coordinate with the Owner in advance prior to exceeding the time frames.
- D. The portable bypass pump purchased by the City will include sound attenuation in order to minimize the noise during operations.
- E. The City will take all commercially available measures necessary to abate noxious or offensive odors during operation of the portable bypass pump.

7. INDEMNITY

City agrees to indemnify, defend, and hold harmless the Owner from and against any and all losses, liability, or damages arising out of, in consequence of, or resulting from the sole negligence of the City and its employees in connection with this Agreement. City assumes no responsibility to indemnify Owner for the negligent acts or omissions of Owner, its officers, officials, employees, agents, and volunteers.

8. FURTHER ASSURANCES

Owner shall execute and deliver to City any and all documents furthering the intent of this Agreement, including but not limited to documents granting a sewer easement to the City for the purpose of the Project.

9. VENUE

This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sacramento.

10. AMENDMENT

This Agreement shall not be amended, modified, or otherwise changed unless in writing and signed by both parties hereto.

11. INTEGRATION

This Agreement constitutes the entire understanding and agreement of the parties and supersedes all previous and/or contemporaneous understanding or agreement between the parties with respect to all or any part of the subject matter hereof.

12. SEVERABILITY

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Agreement shall not be affected, except as necessarily required by the invalid provisions, and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

13. AUTHORITY TO EXECUTE

The person or persons executing this Agreement on behalf of the parties hereto warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of their entity and has/have the authority to bind their party to the performance of its obligations hereunder.

[END OF DOCUMENT – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed.

OWNER:

(If a corporation, must be signed by two officers of the corporation per Corporations Code section 313.)

9900 Greenback Lane LLC Property

10/14/22
Date

94-3192723
Tax I.D. Number

Timothy McDonnell
Signature

Signature

Timothy McDonnell

Print Name

Print Name

President
Title

Title

CITY OF FOLSOM, A Municipal Corporation:

Date

Elaine Andersen, City Manager

ATTEST:

FUNDING AVAILABLE:

Christa Freemantle, City Clerk Date

Stacey Tamagni, Finance Director Date

ORIGINAL APPROVED AS TO CONTENT:

ORIGINAL APPROVED AS TO FORM:

Marcus Yasutake, Date
Environmental & Water Resources Director

Steven Wang, City Attorney Date

NOTICE: SIGNATURE(S) ON BEHALF OF CONSULTANT MUST BE NOTARIZED.
A certificate of acknowledgment in accordance with the provisions of California Civil Code section 1189 must be attached for each person executing this agreement on behalf of consultant. This section provides, at part (b): "Any certificate of acknowledgment taken in another place shall be sufficient in this state if it is taken in accordance with the laws of the place where the acknowledgment is made."

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Mateo)

On October 11th 2022 before me, Mason Felix (Notary public)
(here insert name and title of the officer)

personally appeared Timothy Mc Donnell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]*

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification	<input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	_____

EXHIBIT A

[Legal Description]

August 31, 2022

EXHIBIT 'A'

**SEWER LIFT STATION EASEMENT
LEGAL DESCRIPTION**

A portion of Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County, located in Lot 2 of Section 35, Township 10 North, Range 7 East, M.D.B.& M., County of Sacramento, State of California, described as follows:

Commencing at the southeast corner of said Parcel 1, thence North 52°48'15" West along the easterly line of said Parcel 1 a distance of 105.26 feet to the easterly extend of the northerly line of City of Folsom Sewer Easement as shown on said Parcel Map and **True Point of Beginning**; thence leaving said easterly line of said Parcel 1 along northerly and easterly line of said City Easement the following four (4) consecutive courses and distance:

1. North 82°58'24" West a distance of 67.17 feet;
2. South 07°01'36" West a distance 6.74 feet;
3. North 82°58'24" West a distance of 2.11 feet;
4. North 05°03'45" East a distance of 47.99 feet to a point on the easterly line of said Parcel

1; thence South 52°48'15" East along said easterly line a distance of 82.03 feet to **Point of Beginning**.

Containing 1448 square feet, more or less.

The above-described easement is shown on Exhibit "B" attached hereto and made a part hereof.

The basis of bearings of this description is based on Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County. All distances are Ground distances.

End of Description

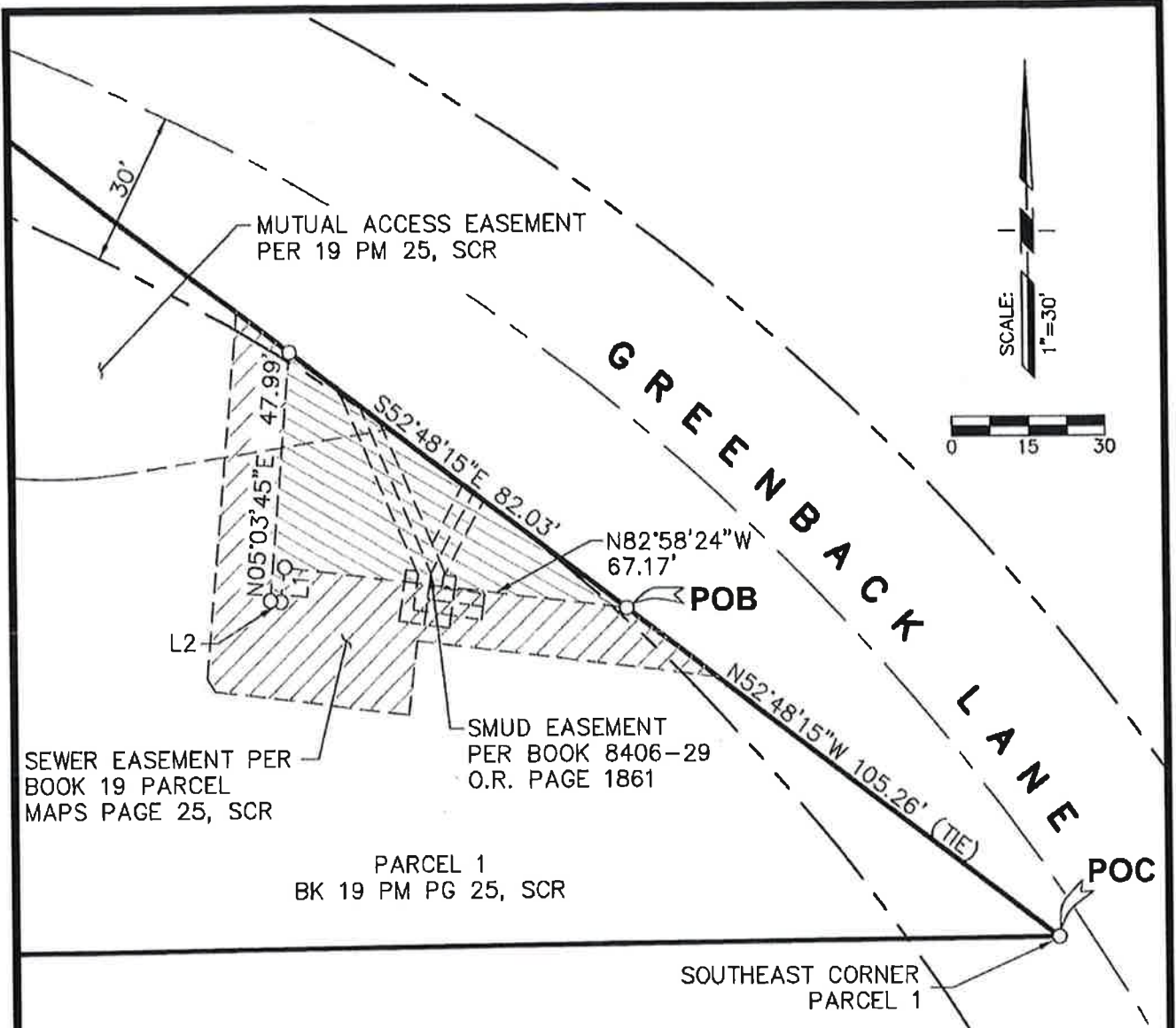
This description was prepared by me or under my direction:



Dana J. Remington 8-31-2022
Dana John Remington L.S. 8448



EXHIBIT B

[Plat Map]



-  PROPOSED SEWER ESMT
1448± SQ. FEET
-  SEWER ESMT PER BK 19 PM Pg 25

LINE TABLE

NO.	BEARING	DISTANCE
L1	S07°01'36"W	6.74'
L2	N82°58'24"W	2.11'



EXHIBIT 'B'
SEWER LIFT
STATION EASEMENT
 A PORTION OF LOT 2
 SECTION 35, T.10 N., R.7 E., M.D.B.M.
 CITY OF FOLSOM
 SACRAMENTO COUNTY, CALIFORNIA
 SCALE: 1"=30' AUGUST 2022

PSOMAS

11661 Blocker Drive, Suite 200
 Auburn, Ca. 95803
 (800) 400-7072

EXHIBIT C

[Parcel Map]

19/25

PARCEL MAP
 PORTION OF LOT 2 OF SECTION 35-T.10N.,R.7E.,M.D.B.&M.
 CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA
 JULY 1974 SCALE 1"=50'
 ALDO CRESTETTO CIVIL ENGINEER

SOUTHWEST CORNER OF LOT 4
 OF SECTION 26-T.10N.-R.7E.
 M.D.B.&M.

SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Mr. Richard N. Dick of the Adarada Corporation in April 1973. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable State law and local ordinances have been complied with.

Aldo Crestetto July 23, 1974 (S&D)
 Aldo Crestetto R.C.E. 6627

COUNTY SURVEYOR'S CERTIFICATE:

This map has been examined this 26th day of Aug. 1974; for conformance with the requirements of Section 11575 of the Subdivision Map Act.

Signed Lee D. Kiser
 County Surveyor of Sacramento County

RECORDER'S CERTIFICATE: 80645

Filed this 26th day of August 1974, at 4:22pm. in Book 19 of Parcel Maps at Page 25 at the request of Aldo Crestetto, Civil Engineer.

LEONARD J. HOOPER
 County Recorder of Sacramento County
 By: Luana Gee
 Deputy

CITY ADMINISTRATOR'S CERTIFICATE:

I hereby certify that the City of Folsom has approved this parcel map.

Dated August 23 1974
David Thomas
 City Administrator

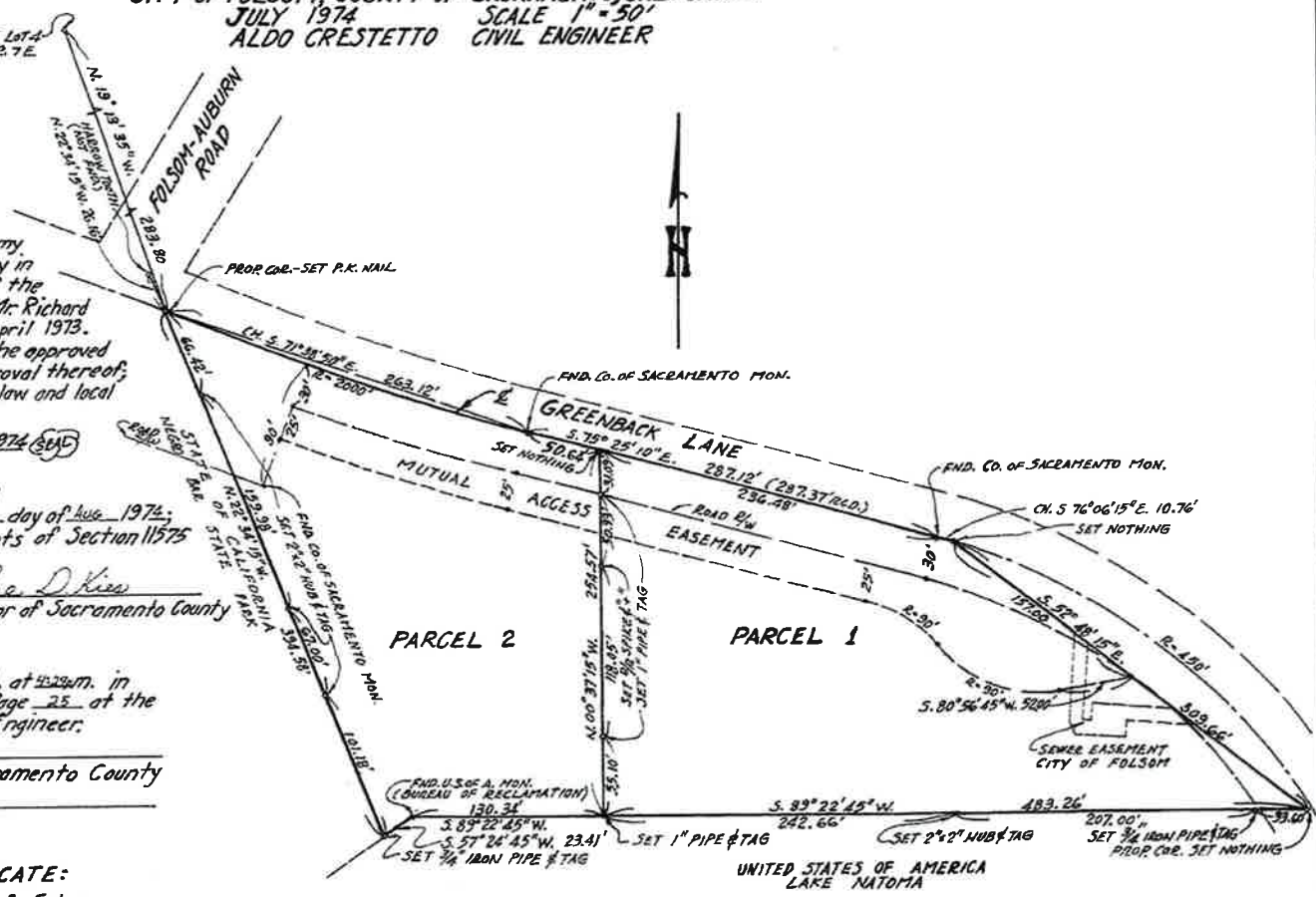


EXHIBIT D
[Easement Deed]

NO FEE, For the benefit of the City of Folsom pursuant to Government Code 6103

RECORDING REQUESTED BY:
City of Folsom

WHEN RECORDED MAIL TO:

NAME

STREET ADDRESS

CITY STATE ZIP

City of Folsom
50 Natoma Street
Folsom, CA 95630
Attn: City Clerk

SPACE ABOVE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$0; R & T Code 11922

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT THE TIME OF SALE.

PUBLIC SEWER EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

9900 Greenback Lane, LLC, A CALIFORNIA CORPORATION

Hereby **GRANT(S)** to The City of Folsom, a municipal corporation, The following described Public Sewer Easement in the City of Folsom, County of Sacramento, State of California, described as follows:

An easement and right of way for the Installation, Repair, Removal, or Replacement of the existing Sewer Lift Station No. 3 and any Underground Sewer Lines together with and all appurtenances pertaining thereto, on, over, under, and across that portion of real property described as follows:

See the Attached Exhibit A (Legal Description) & Exhibit B (Plat Map)

Together with the perpetual right of ingress to and egress from said property for the purpose of exercising and performing all of the rights and privileges herein granted.

9900 Greenback Lane, LLC,
A CALIFORNIA CORPORATION

BY:

Timothy McDonnell

Timothy McDonnell, Property Owner

10/14/22

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

CERTIFICATE OF ACKNOWLEDGMENT pursuant to Civil Code, Section 1189, must be provided.

A certificate of acknowledgment in accordance with the provisions of California Civil Code section 1189 must be attached for each person executing this agreement on behalf of consultant. This section provides, at part (b): "Any certificate of acknowledgment taken in another place shall be sufficient in this state if it is taken in accordance with the laws of the place where the acknowledgment is made."

STATE OF CALIFORNIA)
COUNTY OF San Mateo)

On October 14th, 2022 before me, Mason Felix, Notary Public, personally appeared Timothy McDonnell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

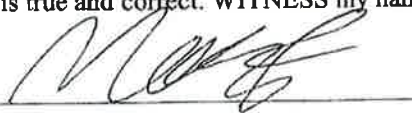
Signature  (Seal)



EXHIBIT E

[Title Report]

CLTA GUARANTEE FORM NO. 28 (06-05-14) CONDITION OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 54606-22-01252

Amount of Liability: \$2,500.00

Date of Guarantee: February 8, 2022 at 12:00 AM

Fee: \$500.00

SCHEDULE A

1. Name of Assured: Associated Right of Way Services

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee Simple

3. The Land referred to in this Guarantee is described as follows:

REAL PROPERTY LOCATED IN THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF LOT 2 SECTION 35 - T, 10 N., R. 7 E., M.D.B. & M., FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIF. ON AUGUST 26, 1974 IN BOOK 19 OF PARCEL MAP NO. 25.

EXCEPTING ANY LAND WITHIN THE NATURAL BED OF THE AMERICAN RIVER BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.
PROPERTY ADDRESS: 9900 GREENBACK LANE, FOLSOM, CA 95630

APN: 223-0062-019-0000

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

9900 Greenback Lane LLC, a California limited liability company

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

NORTH AMERICAN TITLE COMPANY, INC.

North American Title Insurance Company

Emilio Fernandez

President

David [Signature] By *[Signature]*



By: _____
Authorized Officer or Agent

CLTA GUARANTEE FORM NO. 28 (06-05-14) CONDITION OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 54606-22-01252

Amount of Liability: \$2,500.00

Date of Guarantee: February 8, 2022 at 12:00 AM

Fee: \$500.00

SCHEDULE B

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2021-2022 .

First Installment: \$8,145.64 DELINQUENT
 Penalty: \$814.56
 Second Installment: \$8,145.64 OPEN (Due by 04/10/2022)
 Penalty: \$834.56
 Tax Rate Area: 04-006
 A.P. No.: 223-0062-019-0000

3. The lien of defaulted taxes for the fiscal year 2019-2020, and any subsequent delinquencies.

Tax Rate Area: 04-006
 A.P. No.: 223-0062-019-0000
 Amount to redeem: \$34,548.74
 Valid through: February 28, 2022
 Amount to redeem: \$34,949.33
 Valid through: March 31, 2022

Please contact the tax office to verify the payoff amount.

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. Any unpaid amounts for delinquent utilities owed to, or resultant liens in favor of, the County of Sacramento and/or any incorporated Cities within the County of Sacramento.

Contact the City of Elk Grove at (916) 478-3642, the City of Folsom at (916) 355-7200, the City of Galt at (209) 366-7150, or the City of Sacramento at (916) 264-5454 for information on amounts due to those cities for properties within those locations. Contact the County of Sacramento at (916) 875-5555 for information on amounts due to any other incorporated cities, and also for information on amounts due to the County.

6. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District No. 15, as disclosed by Notice of Special Tax Lien recorded January 31, 2002 in Book 20020131, Page 1903 of Official Records.

7. Rights of the public in and to that portion of the land lying within Greenback Lane.

8. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description, including but not limited to:

SCHEDULE B
(Continued)

Easement for Mutual Access and Sewer and incidental purposes affecting as shown on said map.

9. An easement for underground electrical facilities, together with above-ground appurtenances and incidental purposes, recorded January 21, 1977 in Book 7701 21, Page 804 of Official Records.
In Favor of: Sacramento Municipal Utility District
Affects: Strips of land 5 & 10 feet in width traversing portions of the land herein described

Terms and provisions contained in the above document.

10. An easement for electrical facilities and incidental purposes, recorded June 29, 1984 in Book 8406 29, Page 1861 of Official Records.

In Favor of: Sacramento Municipal Utility District
Affects: A portion of said land, as described therein

Terms and provisions contained in the above document.

11. An unrecorded lease dated December 30, 2003, executed by None Shown as lessor and Steakhouse Partners, Inc., a Delaware corporation and Paragon Steakhouse Restaurants, Inc., a Delaware corporation as lessee, as disclosed by a Class 4 Leasehold Deed of Trust, Assignment of Leases and Rents and Fixture Filing recorded August 11, 2004 as in Book 20040811, Page 1842 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

A Deed of Trust to secure an original indebtedness of \$5,030,000.00 recorded August 11, 2004 in Book 20040811, Page 1842 of Official Records.

Dated: December 30, 2003

Trustor: Steakhouse Partners, Inc., a Delaware corporation, Paragon Steakhouse Restaurants, Inc., a Delaware corporation

Trustee: Chicago Title Insurance Company

Beneficiary: Scott Avila, solely in his capacity as Trustee of the Creditor Trust established pursuant to the order confirming First Amended Joint Plan of Reorganization of Steakhouse Partners, Inc., et al., and the Creditor Trust executed pursuant thereto

12. A Deed of Trust to secure an original indebtedness of \$1,025,000.00 recorded September 30, 2019 as/in Book 20190930 Page 1360 of Official Records.

Dated: September 25, 2019

Trustor: 9900 Greenback Lane, LLC, a California limited liability company

Trustee: Community Bank of the Bay

Beneficiary: Community Bank of the Bay

Affects:

The land and other property.

SCHEDULE B
(Continued)

A request of notice of delinquencies pursuant to Section 2924e of the California Civil Code was recorded November 6, 2019 as/in Book 20191106 Page 1352 of Official Records.

A document entitled "Assignment of Rents" recorded September 30, 2019 as/in Book 20190930 Page 1361 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded September 30, 2019 as Book 20190930 Page 1360 of Official Records.

13. A document entitled "Hazardous Substances Certificate and Indemnity Agreement", recorded September 30, 2019 as Book 20190930 Page 1362 of Official Records.

14. A Deed of Trust to secure an original indebtedness of \$845,000.00 recorded November 6, 2019 as/in Book 20191106 Page 1350 of Official Records.

Dated: October 23, 2019

Trustor: 9900 Greenback Lane, LLC, a California limited liability company

Trustee: Ticor Title

Beneficiary: Bay Area Development Company

Affects:

The land and other property.

According to the public records, the beneficial interest under the deed of trust was assigned to U.S. Small Business Administration by assignment recorded November 6, 2019 as/in Book 20191106 Page 1351 of Official Records.

15. An unrecorded lease dated October 1, 2019, executed by 9900 Greenback Lane, LLC as lessor and C.H. Folsom Inc., as lessee, as disclosed by a Memorandum of Lease and Subordination Agreement recorded November 6, 2019 as Book 20191106 Page 1353 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

A document recorded November 6, 2019 as Instrument No. 201911061353 of Official Records provides that the above Lease was subordinated to the Deed of Trust recorded November 6, 2019 as Instrument No. 201911061350 of Official Records.

16. The terms and provisions contained in the document entitled " Third Party Lender Agreement " recorded November 6, 2019 as Book 20191106 Page 1354 of Official Records.

17. An easement for the right from time to time to construct, place, inspect, remove, replace, maintain and use electrical and communication facilities consisting of underground conduits, wires and cables, with associated, above-ground or below-ground transformers, transformer pads, pedestals, service equipment, terminals, splicing, switching and pull boxes, switch and fuse cubicles, cubicle pads, and all other necessary fixtures and appurtenances and incidental purposes, recorded August 13, 2021 as/in Book 20210813 Page 1552, Official Records.

In Favor of: Sacramento Municipal Utility District, a municipal utility district

Affects: a portion of said land

SCHEDULE B
(Continued)

Terms and provisions contained in the above document.

18. With respect to 9900 Greenback Lane LLC, a California limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

CLTA GUARANTEE FORM NO. 28 (06-05-14) CONDITION OF TITLE GUARANTEE

North American Title Insurance Company

EXHIBIT A

The land referred to in this Policy is described as follows:

REAL PROPERTY LOCATED IN THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF LOT 2 SECTION 35 - T, 10 N., R. 7 E., M.D.B. & M., FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIF. ON AUGUST 26, 1974 IN BOOK 19 OF PARCEL MAP NO. 25.

EXCEPTING ANY LAND WITHIN THE NATURAL BED OF THE AMERICAN RIVER BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

PROPERTY ADDRESS: 9900 GREENBACK LANE, FOLSOM, CA 95630

APN: 223-0062-019-0000

Privacy Notice

Rev. 12/20/2021

The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?	
	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and income • Transaction history and payment history • Purchase history and account balances 	
	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.	
Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Call 1 (855) 306-0237	

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@doma.com.

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Doma doesn't jointly market.

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc. States Title Holding, Inc. Doma Corporate, LLC Doma Home Insurance Services, LLC Doma Insurance Agency, Inc. Doma Insurance Agency of Colorado, Inc. Doma Insurance Agency of Florida, Inc. Doma Insurance Agency of Illinois, Inc. Doma Insurance Agency of Indiana, LLC Doma Insurance Agency of Minnesota, Inc. Doma Title Agency of Nevada, Inc. Doma Insurance Agency of New Jersey, Inc.	Doma Insurance Agency of Texas, Inc. Doma Insurance Agency of Utah, LLC Doma Title Insurance, Inc. Doma Trustee Services, LLC Doma Insurance Agency of Arizona, Inc. Doma Title of California, Inc. NASSA LLC North American Title Insurance Company North American Asset Development, LLC North American Services, LLC Spear Agency Acquisition Inc. States Title, LLC Title Agency Holdco, LLC
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POR. SEC'S. 34 & 35, T. 10N., R. 7E., M. D. B. & M.

Tax Area Code

223-06

Bk. 213

Bk. 213

062

11 43.12±Ac.

12 19.21±N

13 12.19±N

U.S.A. 17 32.20±N

29

Bk. 71

19 1.50±N

18 4.80±Ac.

20 1.30±N

50

061

8 7.48±N

7 2.50±N

14 11.24±N

PAORANGEVALE

AMERICAN RIVER CANYON DR.

NEW HARBURN RD.

LARE

GRANT LINE

SAN JUAN

Natoma

Lake

Assessor's Map Bk.223-Pg.06
County of Sacramento, Calif.

NOTE—Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Description: Sacramento, CA Assessor Map 223.6 Page: 1 of 1
Order: SAC Comment:

EXHIBIT F

[Greenback Sewer and Lift Station No. 3 Project Plans]

CITY OF FOLSOM IMPROVEMENT PLANS FOR: **GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT**

VOLUME 2: PROJECT DRAWINGS
100% SUBMITTAL
JUNE 2022



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

NOTE:
1. PUMP STATION NO. 2 LOCATION
610 RIVER WAY, FOLSOM, CA 95630



APPROVED BY: _____	DATE: _____
STEVE KEARNEY, PE CITY ENGINEER	
APPROVED BY: _____	DATE: _____
MARCUS YASSTAKE, PE ENVIRONMENTAL AND WATER RESOURCES DIRECTOR	



REVISIONS		BENCH MARK		FIELD BOOK		SCALE		DRAWN BY		DESIGNED BY		CHECKED BY	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV.	DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
TITLE SHEET, VICINITY MAP AND LOCATION MAP

SHEET
G001
1 of 23

PUMP STATION NO. 3 REHABILITATION PROJECT

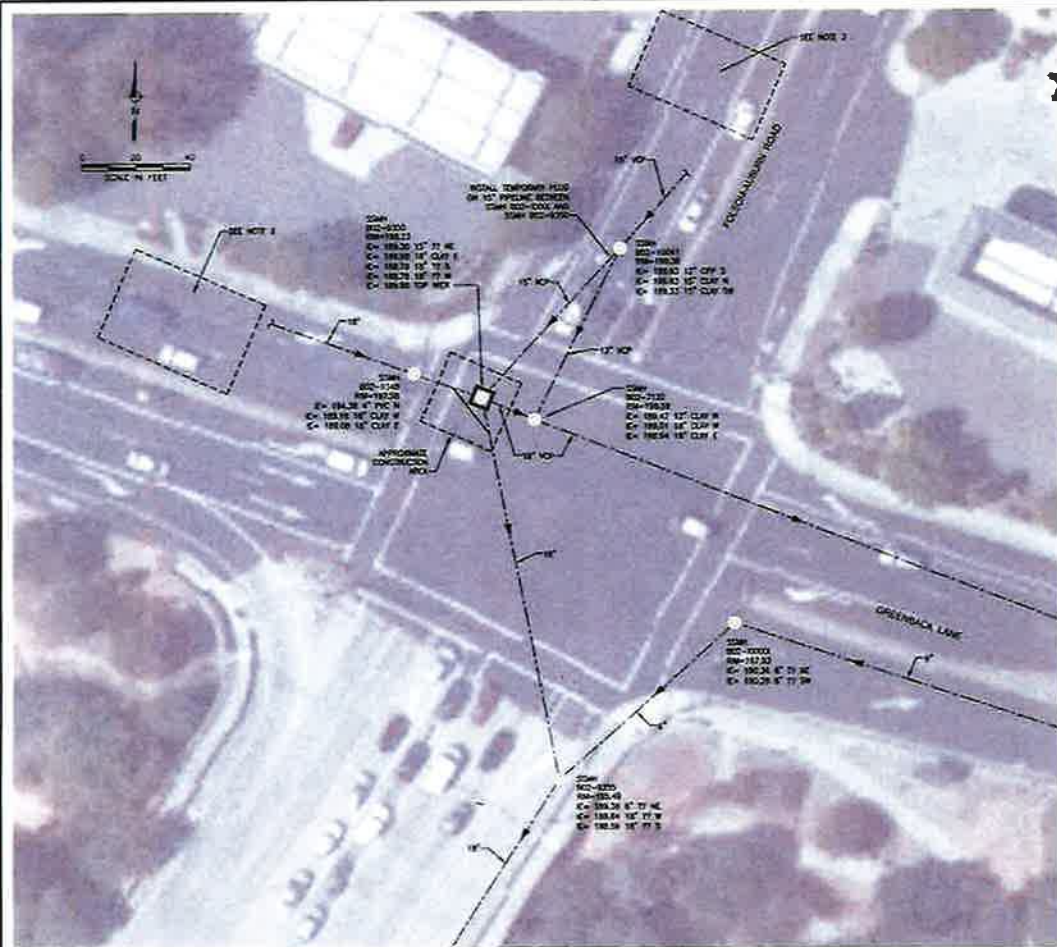
DWG No.	SHEET No.	DESCRIPTION
GENERAL		
1	0001	TITLE SHEET, VICINITY MAP AND LOCATION MAP
2	0002	INDEX OF DRAWINGS AND GENERAL NOTES
3	0003	LEGEND, ABBREVIATIONS AND PIPING SYMBOLS
4	C101	BYPASS PLAN
CIVIL		
5	C101	PUMP STATION NO. 3 SITE PLAN
6	C102	YARD PIPING DETAILS
7	C103	SEWER MODIFICATIONS KEY PLAN
8	C104	SEWER MODIFICATIONS PARTIAL PLAN 1
9	C105	SEWER MODIFICATIONS PARTIAL PLAN 2
10	C106	SEWER MODIFICATIONS PARTIAL PLAN 3
11	C107	PIC LAUNCHING CONNECTION PLAN AND SECTION
12	C108	FOLSON-ALBURN RD/GREENBACK LANE SS MH MODIFICATIONS
13	C109	NEW 3" AIR RELEASE VALVE LOCATIONS AND DETAILS
14	C110	MANHOLE DETAILS
15	C111	BURIED MANHOLE AND AUTOMATIC FLUSHING STATION DETAILS
16	C112	CIVIL PHOTOS
17	C113	CIVIL DETAILS
DEMOLITION		
18	D001	PUMP STATION NO. 3 DEMOLITION NOTES
19	D101	EXISTING PUMP STATION NO. 3 SITE CIVIL DEMOLITION PLAN
20	D102	EXISTING PUMP STATION NO. 3 DEMOLITION PLAN
21	D103	EXISTING PUMP STATION NO. 3 DEMOLITION PHOTOS
MECHANICAL		
22	M101	PUMP STATION NO. 3 PIPING PLANS AND SECTIONS
23	M102	HAND WHEEL REHABILITATION

PUMP STATION NO. 3 REHABILITATION PROJECT



304250230

REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK ELEV. _____ DATE _____ LATITUDE: XXXXXXXX LONGITUDE: XXXXXXXX	FIELD BOOK NO. _____ DATE _____	SCALE HORIZ. 1"=100' VERT. 1"=10' DRAWN BY: SMB DATE: _____	DESIGN BY: DS R.C.L. _____ DATE: 5/24/2022	CHECKED BY: TRB R.C.E. _____ DATE: 5/25/2022	IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT INDEX OF DRAWINGS AND GENERAL NOTES	SHEET G002 2 OF 23
---------------------------------------------	--	---------------------------------------------------------------------------------------------	----------------------------------------------	--------------------------------------------------------------------------------	-----------------------------------------------	-------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	---------------------------------



- NOTES**
- CONTRACTOR MAY PROPOSE ANOTHER BYPASS SYSTEM, SUCH AS BYPASS PUMPING, WITH APPROVAL BY THE CITY OF FOLSOM.
 - PEDESTRIAN AND VEHICULAR ACCESS:
 - THE BYPASS SYSTEM SHALL BE ADEQUATELY PROTECTED AND LOCATED TO MINIMIZE DISRUPTION TO VEHICLE AND PEDESTRIAN TRAFFIC.
 - AT LOCATIONS WHERE BYPASS PIPING CROSSES ROADS, THE PIPING SHALL BE FLAGGED BY BARRIERS CONSTRUCTED BY THE CONTRACTOR. TRENCHES SHALL BE FENCED WITH SIGN-POSTS PLACED THAT ARE STAKED AND WELDED TOGETHER TO ALLOW TRAFFIC TO CROSS UNIMPACTED AFTER RIGGING PIPE FROM TRENCH. RESTORE TO ORIGINAL CONDITIONS.
 - TEMPORARY FENCING AND SIGNS SHALL BE PROVIDED TO PREVENT UNAUTHORIZED ACCESS.
 - MAINTAIN MINIMUM OF ONE LANE OF TRAFFIC DURING NIGHT-TIME WORK HOURS. ALL LANES SHALL BE OPEN AT ALL OTHER TIMES.

FLOW LOCATION	AVERAGE DRY WEATHER FLOW, MGD	WET WEATHER PEAK FLOW, MGD
SEWER-10641	0.8	2.37
SEWER-8345	0.28	0.72

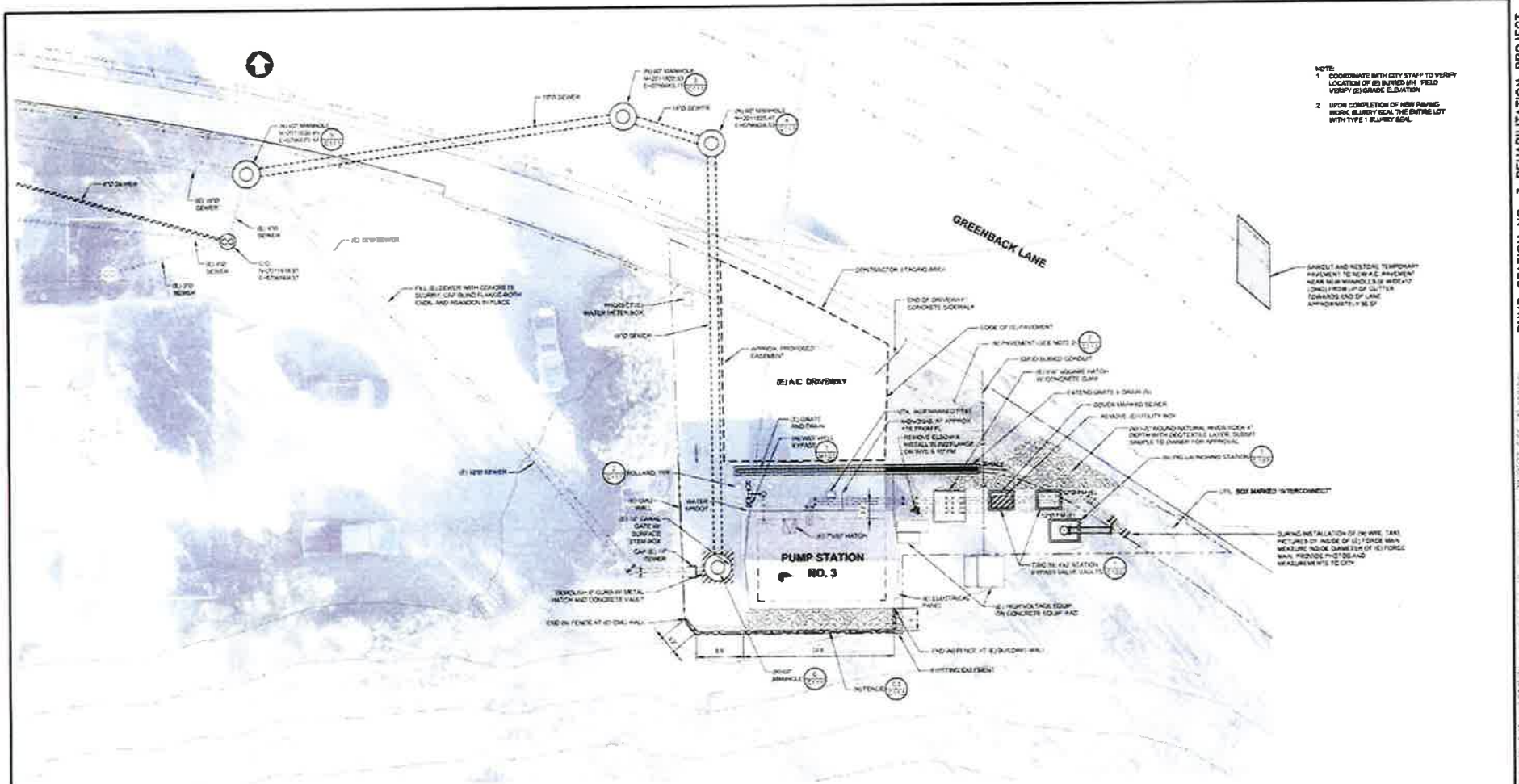


REVISIONS NO. DATE BY DESCRIPTION		BENCH MARK ELEVATION POINT 1.500' COR. 8888888	FIELD BOOK SCALE HORIZ 1"=20' VERT 1"=4'	DRAWN BY: SWS DATE:	DESIGN BY: DS R.C.L. 088471, DATE: 5/21/2022	CHECKED BY: TRB R.C.L. 080715, DATE: 6/29/2022
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IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
BYPASS PLAN

SHEET
G101
 4 of 23

PUMP STATION NO. 3 REHABILITATION PROJECT



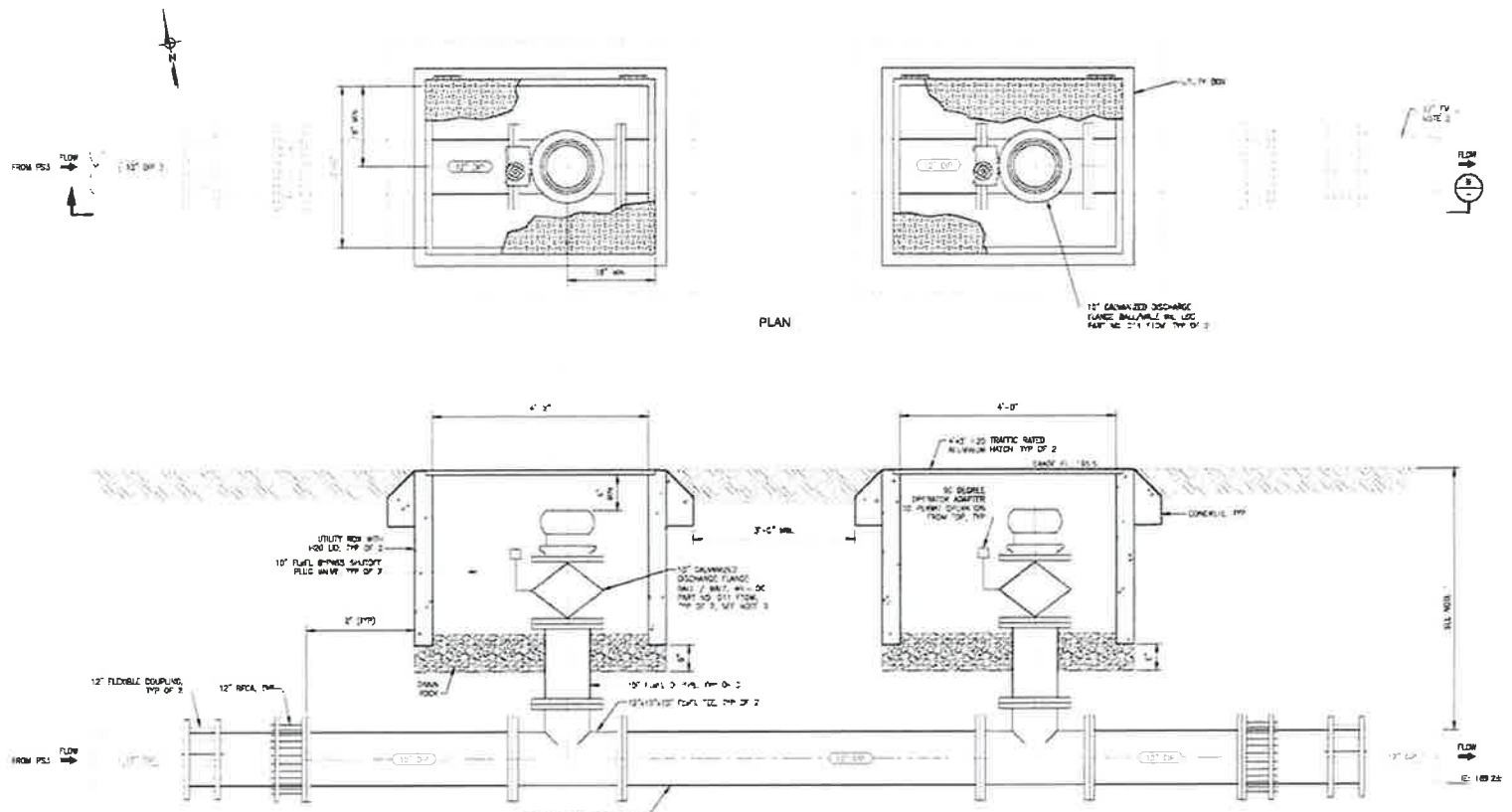
NOTE:
 1. COORDINATE WITH CITY STAFF TO VERIFY LOCATION OF (E) BURIED BY FIELD VERIFY GUIDANCE ELEVATION.
 2. UPON COMPLETION OF NEW PAVING WORK, SLURRY SEAL THE ENTIRE LOT WITH TYPE 1 SLURRY SEAL.

PUMP STATION NO. 3 REHABILITATION PROJECT

SITE PLAN
 SCALE: 1" = 6'



REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK DESCRIPTION ELEV. ZONE	FIELD BOOK	SCALE HORIZ. 6' VERT. NA.		DESIGN BY: DME R.C.E. CB8471 DATE: 5/24/2022	CHECKED BY: TRB R.C.E. CB9715 DATE: 8/28/2022	IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT PUMP STATION NO. 3 SITE PLAN	SHEET C101 5 OF 23
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SECTION B
DETAIL 1
 SCALE: 1"=1'-0"

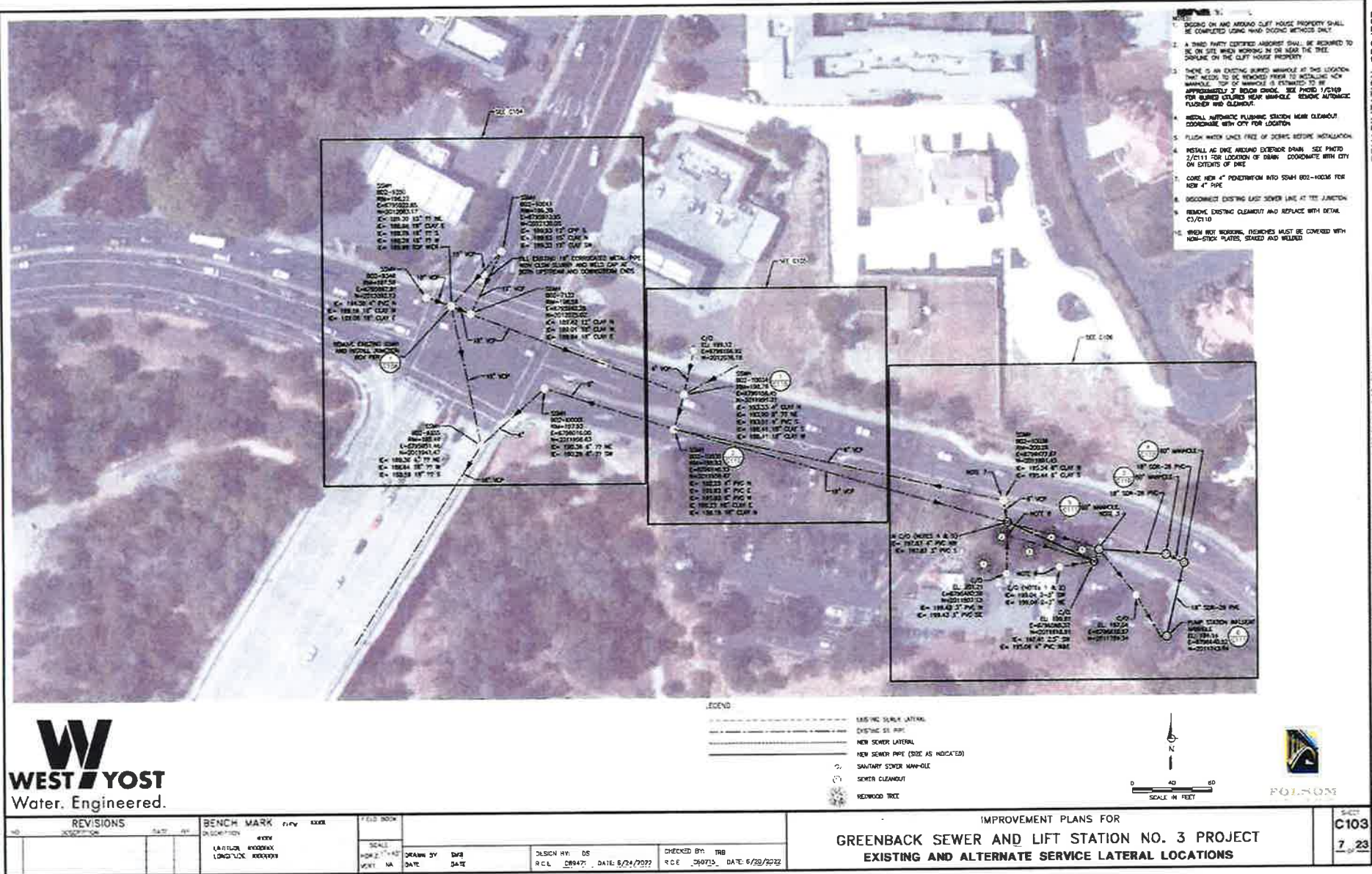
NOTES:

1. CONTRACTOR SHALL FIELD VERIFY & CONFIRM GRADE ELEVATION AND THE BURIED DEPTH OF THE PIPELINE.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE SIZE AND MATERIAL PRIOR TO CROSSING.
3. PROVIDE GALVANIZED FEMALE W/L-LOC END PILE; SHIRT AND 10" EXISTO GAP AT THE END OF THE CONNECTOR, TYPICAL OF 2.

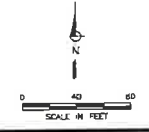
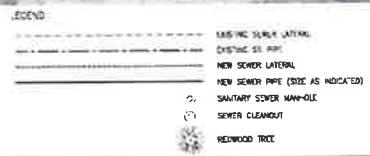


REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK ELEV. 3000 DESCRIPTION LAST KNOWN LOCATION	FIELD BOOK SCALE HORIZ. 2"=30' VERT. 1"=4'	DRAWN BY: SMB DATE:	DESIGNED BY: OS R.D.E. 088471 DATE: 5/24/2022	CHECKED BY: IRB R.C.E. 082715 DATE: 5/20/2022	IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT YARD PIPING DETAILS	SHEET C102 6 OF 23
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PUMP STATION NO. 3 REHABILITATION PROJECT



- NOTES:
1. DIGGING ON AND AROUND CLIFT HOUSE PROPERTY SHALL BE COMPLETED USING HAND DIGGING METHODS ONLY.
 2. A THIRD PARTY CERTIFIED ARBORIST SHALL BE REQUIRED TO BE ON SITE WHEN WORKING IN OR NEAR THE TREE CANOPY ON THE CLIFT HOUSE PROPERTY.
 3. THERE IS AN EXISTING BURIED MANHOLE AT THIS LOCATION THAT NEEDS TO BE REMOVED PRIOR TO INSTALLING NEW MANHOLE. TOP OF MANHOLE IS ESTIMATED TO BE APPROXIMATELY 7' BELOW DRIVE. SEE PHOTO 1/25/19 FOR BURIED COLORED NEAR MANHOLE. REMOVE APPROXIMATE 1' BELOW DRIVE.
 4. INSTALL AUTOMATIC FLUSHING STATION NEAR CLEANOUT. COORDINATE WITH CITY FOR LOCATION.
 5. FLUSH WATER LINES FREE OF DEBRIS BEFORE INSTALLATION.
 6. INSTALL AC DIKE AROUND EXTERIOR DRAIN. SEE PHOTO 2/21/19 FOR LOCATION OF DRAIN. COORDINATE WITH CITY ON EXTENT OF DIKE.
 7. CORE NEW 4" PENETRATION INTO SOHM 802-10006 FOR NEW 4" PIPE.
 8. DISCONNECT EXISTING EAST SEWER LINE AT THE JUNCTION.
 9. REMOVE EXISTING CLEANOUT AND REPLACE WITH DETAIL C3/110.
 10. WHEN NOT WORKING, RECESSES MUST BE COVERED WITH NON-SKID PLATES, STAKED AND BELLED.

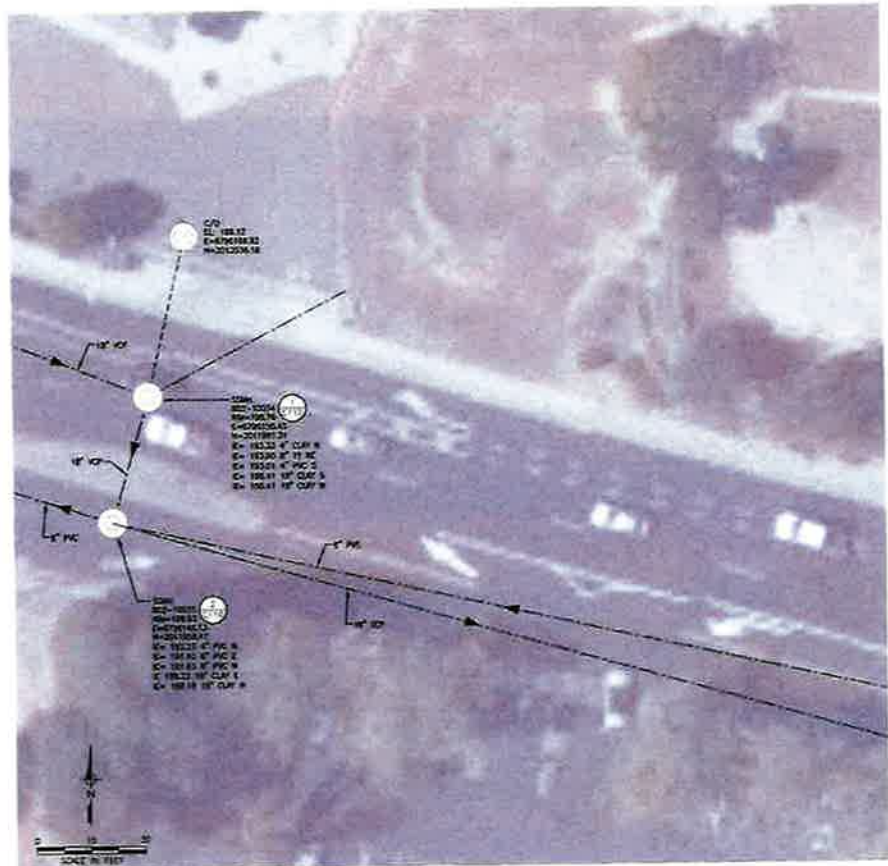


REVISIONS		BENCH MARK		FIELD BOOK	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	DATE

SCALE	DRAWN BY	DATE	DESIGN BY	DATE	CHECKED BY	DATE
1"=20'						

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
 EXISTING AND ALTERNATE SERVICE LATERAL LOCATIONS

SHEET
C103
 7 of 23



LEGEND:

- FIELD NO. 12756
- EXISTING SS PIPE
- NEW SEWER MATERIAL
- NEW SEWER PIPE (SIZE AS INDICATED)
- (SEE NOTE) SEE ALSO WORKSHEET
- SEWER CLEANOUT



NO.	REVISIONS	DATE	BY	BENCH MARK	NO.	DESCRIPTION	FIELD BOOK	SCALE	DRAWN BY:	DATE	DESIGN BY:	DATE	CHECKED BY:	DATE
				LAURENCE	3000			1" = 10'	SMB		RSB	6/24/2022	TRB	3/28/2022
				LONGVIEW	3000						R.C.E.	08/17		08/17

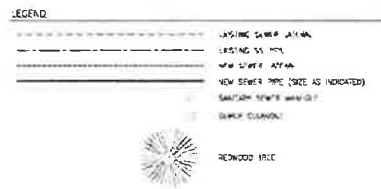
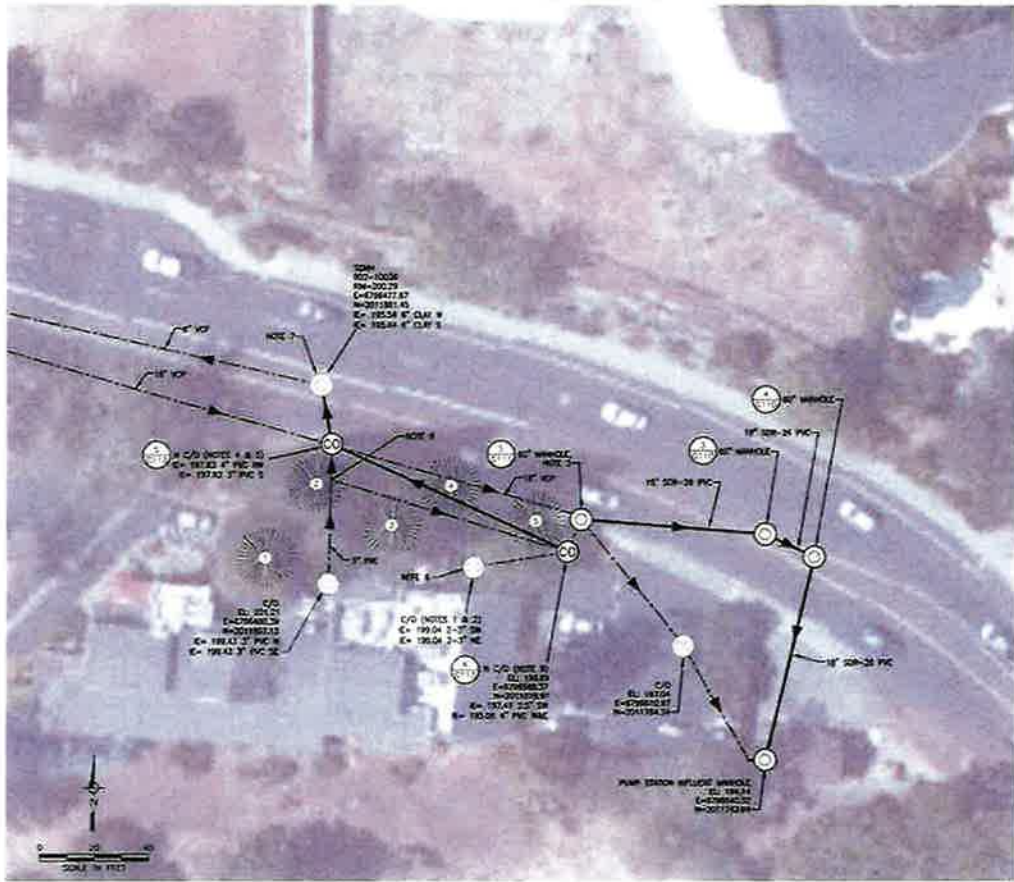
IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
 SEWER MODIFICATIONS PARTIAL PLAN 2

SHEET
C105
 8 of 23

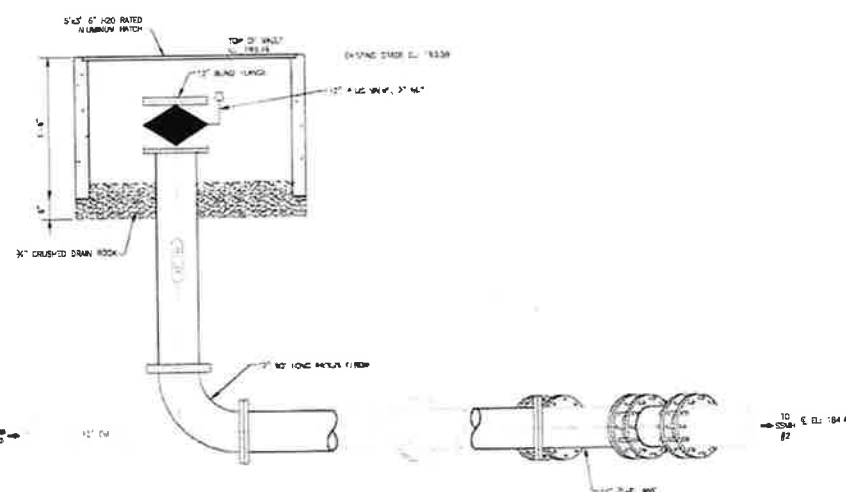
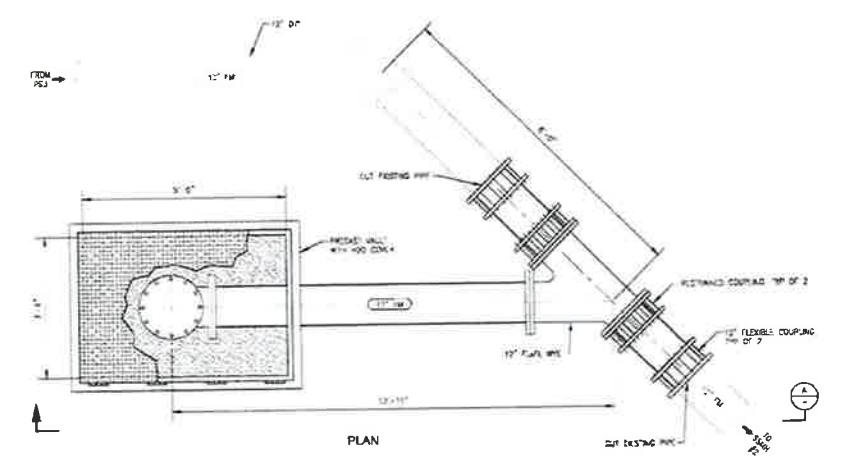
PUMP STATION NO. 3 REHABILITATION PROJECT

- NOTES:
1. DESIGN ON AND AROUND CURT-HOUSE PROPERTY SHALL BE COMPLETED USING HAND ISSUED METHODS ONLY.
 2. A THIRD PARTY CERTIFIED ARBORIST SHALL BE REQUIRED TO BE ON SITE WHEN WORKING IN OR NEAR THE TREE ZONE ON THE CURT-HOUSE PROPERTY.
 3. THERE IS AN EXISTING BURIED MANHOLE AT THIS LOCATION THAT NEEDS TO BE REPAIRED PRIOR TO INSTALLING NEW MANHOLE. TOP OF MANHOLE IS ESTIMATED TO BE APPROXIMATELY 3' BELOW GRADE. SEE PHOTO 1/21/22 FOR BURIED MANHOLE. REMOVE AUTOMATIC TELLER AND 2' FANOUT.
 4. INSTALL AUTOMATIC TELLING STATION NEAR 2" MANHOLE. COORDINATE WITH CITY FOR LOCATION.
 5. FLOOD WATER LINES FREE OF OBSTACLES. VENTILATION.
 6. INSTALL AND CHECK MANHOLE EXHAUST DATA. WELL POINTS 2' OFFER FOR LOCATION ON SHOWN. COORDINATE WITH CITY ON EXTENTS OF CURB.
 7. CORE NEW 4" PENETRATION INTO SEWER BOD-10236 FOR NEW 4" PIPE.
 8. DISCONNECT EXISTING 4" PIPE FROM 4" AT THE JUNCTION.
 9. REMOVE EXISTING CULVERT AND REPLACE WITH 4" DIA. 2' LENGTH.
 10. THE AREA OF MANHOLE IS UNDER CONSTRUCTION FOR THE SHOWN AT ALL TIMES.

- ARBORIST NOTES:
1. ANY CUTTING MUST ACCORDANCE WITH THE PROJECT ARCHITECTS TREE MANAGEMENT PLAN OF ALL AT 100% DEVELOPMENT SHALL CONFORM TO THE FOLLOWING:
 - a. CITY WILL HAVE AN ARBORIST ON-SITE DURING CONSTRUCTION.
 - b. THE ARBORIST WILL MONITOR THE HEALTH OF THE TREES TO BE PRESERVED AND ENSURE APPROPRIATE TREE MANAGEMENT ACTIONS TAKE PLACE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S BEST MANAGEMENT PRACTICES - "MANAGING TREES DURING CONSTRUCTION" AND THE CITY OF FOLSOM'S TREE CARE AND MAINTENANCE STANDARDS.
 - c. ALL CONSTRUCTION ACTIVITIES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF TREES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
 - d. EXCAVATION WITHIN THE CRZ OF EXISTING TREES SHALL BE PERFORMED USING VACUUM EXCAVATION OR AIR SPACE UNDER THE DIRECT SUPERVISION OF A QUALIFIED PROJECT ARBORIST. ANY NECESSARY ROOT BRACING DURING THE EXCAVATION ACTIVITIES SHALL BE PERFORMED WITH STERILE HAND TOOLS. ROOTS THAT HAVE BEEN RIPPED, CUT, OR DAMAGED SHALL BE TAKEN TO UNHARMED TISSUE AND CUT CLEANLY, RESULTING IN A FLAT SURFACE WITH THE ADJACENT BARK TIGHTLY ATTACHED.
 - e. ROOTS EXPOSED FROM GRADE CUTS OR TRENCHING SHALL NOT BE ALLOWED TO DRY OUT. NO CUT TAGS OR OPEN ENDS SHALL BE LEFT DOWN. EVERY 24 HOURS UNTIL BACKFILLED TO PREVENT ROOT DROTHERY. IF ROOTS WILL BE EXPOSED OVERNIGHT OR IF BRIDGED BY THE PROJECT ARBORIST, THE CUT TAGS SHALL BE MOISTENED AND COVERED UNTIL BACKFILLED.
 - f. ITS CRZ PROTECTIVE OF THE TRUNK, THE AREA SHALL BE THOROUGHLY MAINTAINED.
 - g. ANY PRUNING FOR CONSTRUCTION CLEARANCE SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
 - h. THE FOLLOWING ACTIONS ARE PROHIBITED WITHIN THE CRZ:
 - 1. PARKING OF VEHICLES, EQUIPMENT OR STORAGE OF MATERIAL, UNLESS OTHERWISE APPROVED BY THE CITY OF FOLSOM.
 - 2. BOUNDING OR BREAKING TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES OR HEAVY EQUIPMENT.
 - 3. CONTAMINATION OF SOIL BY WASHING OUT EQUIPMENT OR CONDUCTING VEHICLE MAINTENANCE.
 - i. A CERTIFIED LETTER BY THE PROJECT ARBORIST ATTESTING COMPLIANCE WITH THESE STANDARDS SHALL BE SUBMITTED TO THE CITY AND THE OWNER OF 9946 GREENBACK LANE UPON PROJECT COMPLETION.
 - j. CRZ MEANS THE AREA OF SOIL EXTENDING FROM THE TREE TRUNK WHERE ROOTS REQUIRED FOR FUTURE TREE HEALTH AND SURVIVAL ARE LOCATED. THIS CRITICAL ROOT ZONE AREA FOR ALL TREES EXCEPT HERMIST TREES IS A CIRCLE WITH A MINIMUM RADIUS OF ONE (1) FOOT FOR EVERY ONE (1) INCH IN TRUNK DIAMETER (DBH) MEAS TO FOUR (4) FEET.
 - k. FOR HERMIST TREES, THE CRITICAL ROOT ZONE AREA SHALL BE A CIRCLE WITH A MINIMUM RADIUS OF ONE AND ONE-HALF FEET FOR EVERY ONE (1) INCH IN TRUNK DIAMETER AT DBH, UNLESS INDICATED BY THE PROJECT ARBORIST. WRITE TO FOLSO 2/2013.



REVISIONS				BENCH MARK		FIELD BOOK		DRAWN BY				CHECKED BY				SHEET	
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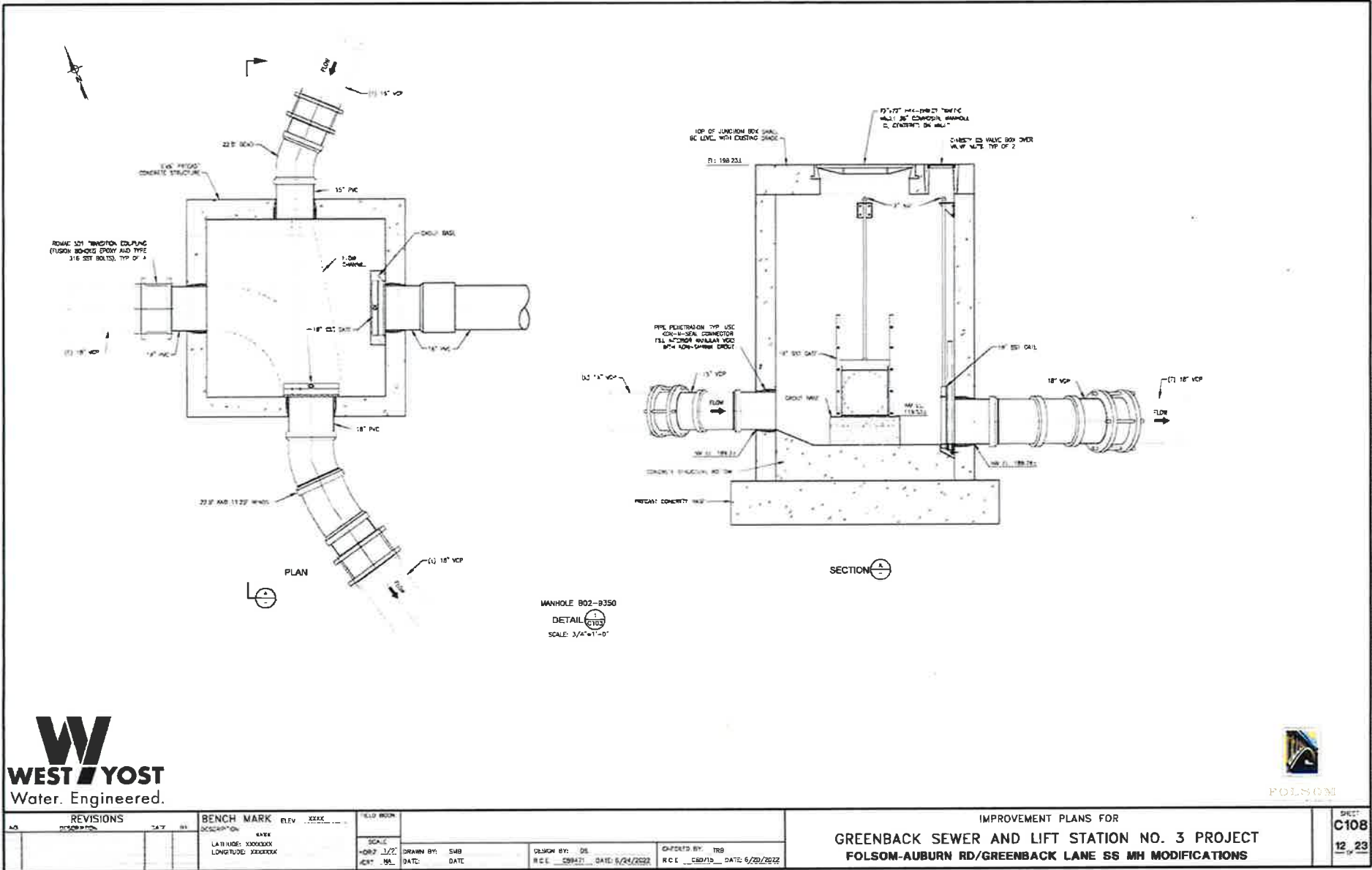


SECTION (A)
 PIG LAUNCHING STATION
 DETAIL (E10)
 SCALE: 3/4"=1'-0"

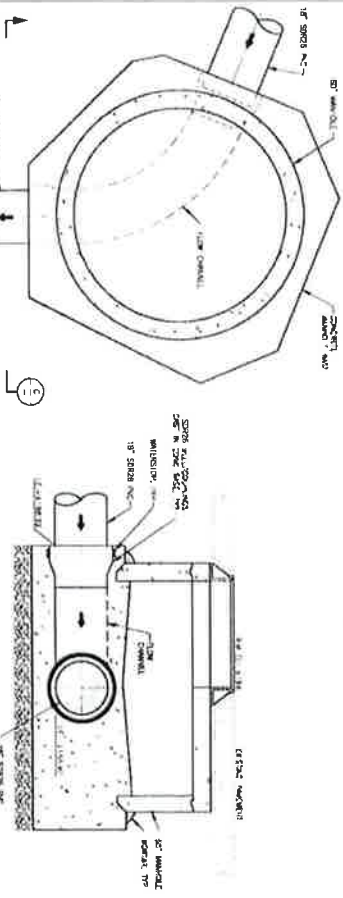
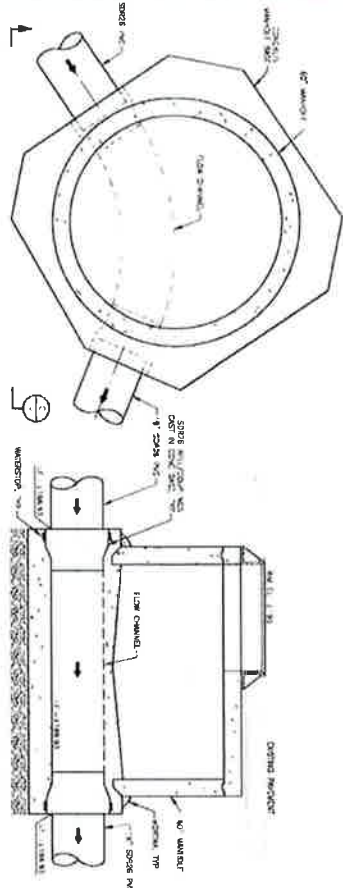
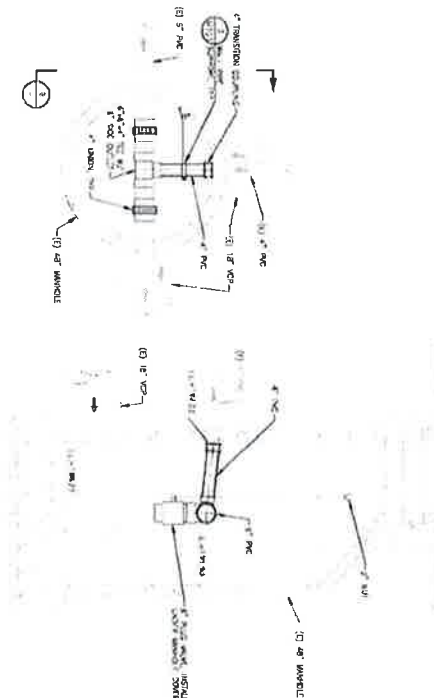
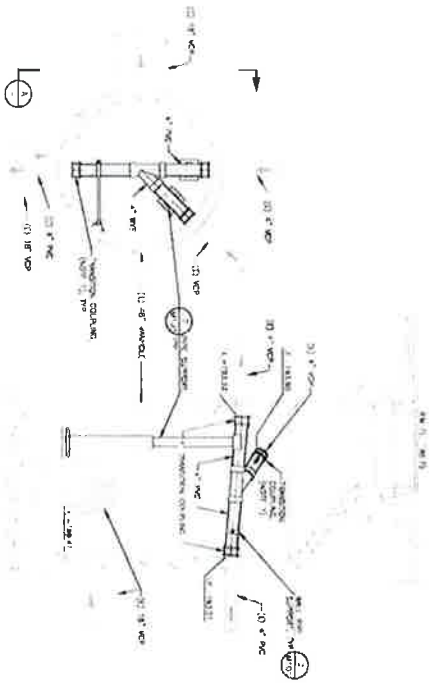


REVISIONS NO. DATE BY DESCRIPTION		BENCH MARK DISCREPANCY LATTITUDE LONGITUDE	ELEV. XXXX ---	FIELD BOOK SCALE DRAWN BY DATE	DESIGNED BY: DS R.C.C. CB8471 DATE: 8/24/2022	CHECKED BY: TBB R.C.C. CB8215 DATE: 8/29/2022	IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT PIG LAUNCHING CONNECTION PLAN & SECTION	SHEET C107 11 23
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PUMP STATION NO. 3 REHABILITATION PROJECT
 11/08/2022 Item No.6.



REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK DESCRIPTION ELEV. XXXX LATITUDE: XXXXXXXX LONGITUDE: XXXXXXXX		FIELD BOOK SCALE: 1/2"=1'-0" DRAWN BY: SMB DATE:		DESIGN BY: DE R.C.E. 08/27 DATE: 6/24/2022		CHECKED BY: TRB R.C.E. 08/15 DATE: 6/20/2022		IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT FOLSOM-AUBURN RD/GREENBACK LANE SS MH MODIFICATIONS		SHEET C108 12 23 OF 24
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<p>WEST YOST Water. Engineered.</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/20/2022</td> <td>MM</td> <td>BENCH MARK</td> </tr> <tr> <td>2</td> <td>02/20/2022</td> <td>MM</td> <td>VERTICAL POINTS</td> </tr> <tr> <td>3</td> <td>02/20/2022</td> <td>MM</td> <td>CONSTRUCTION</td> </tr> </table>		NO.	DATE	BY	DESCRIPTION	1	02/20/2022	MM	BENCH MARK	2	02/20/2022	MM	VERTICAL POINTS	3	02/20/2022	MM	CONSTRUCTION	<p>SCALE: 1" = 4'-0"</p> <p>DATE: 02/20/2022</p> <p>PROJECT: GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT</p>	
NO.	DATE	BY	DESCRIPTION																		
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2	02/20/2022	MM	VERTICAL POINTS																		
3	02/20/2022	MM	CONSTRUCTION																		
<p>MANHOLE R02-10034</p> <p>DETAIL (1/3)</p> <p>SECTION (1/2)</p>		<p>MANHOLE R02-10035</p> <p>DETAIL (1/3)</p> <p>SECTION (1/2)</p>		<p>IMPROVEMENT PLANS FOR</p> <p>GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT</p> <p>MANHOLE DETAILS</p>																	
<p>14 of 29</p>		<p>C110</p>		<p>14 of 29</p>																	

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED AESTHETIC STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC STANDARDS.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED RECREATION STANDARDS.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED EDUCATION STANDARDS.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HEALTH STANDARDS.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.
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24. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HEALTH STANDARDS.
25. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
26. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.

CITY OF FOLSOM
 SCALE: 1/4" = 1'-0"
 DATE: FEBRUARY 2022

SEWER

CITY OF FOLSOM
 SCALE: 1/4" = 1'-0"
 DATE: FEBRUARY 2022

PLAN

CITY OF FOLSOM
 SCALE: 1/4" = 1'-0"
 DATE: FEBRUARY 2022

PUMP STATION INFLUENT MANHOLE

DETAIL 1
 NOT TO SCALE

REMOVABLE RICH LARD
 DETAIL 1
 NOT TO SCALE

AUTOMATIC FLUSHING STATION

DETAIL 2
 NOT TO SCALE

REMOVABLE RICH LARD
 DETAIL 2
 NOT TO SCALE

SECTION 1

DETAIL 3
 NOT TO SCALE

REMOVABLE RICH LARD
 DETAIL 3
 NOT TO SCALE

NO.	REVISIONS	DATE	BY

BENCH MARK	ELEV. XXXX	FIELD BOOK	SCALE	DRAWN BY: SMC	DESIGN BY: DS	CHECKED BY: TRB

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
 BURIED MANHOLE AND AUTOMATIC FLUSHING STATION DETAILS

SHEET
C111
 15 OF 23

PUMP STATION NO. 3 REHABILITATION PROJECT





EXISTING BURIED MANHOLE
PHOTO (1)

NOTE:
PROTECT ALL EXISTING UTILITIES AROUND BURIED MANHOLE



INSTALL 3" AC CURB
AROUND DRAIN

EXISTING CLIFF-HOUSE EXTERIOR DRAIN
PHOTO (2)

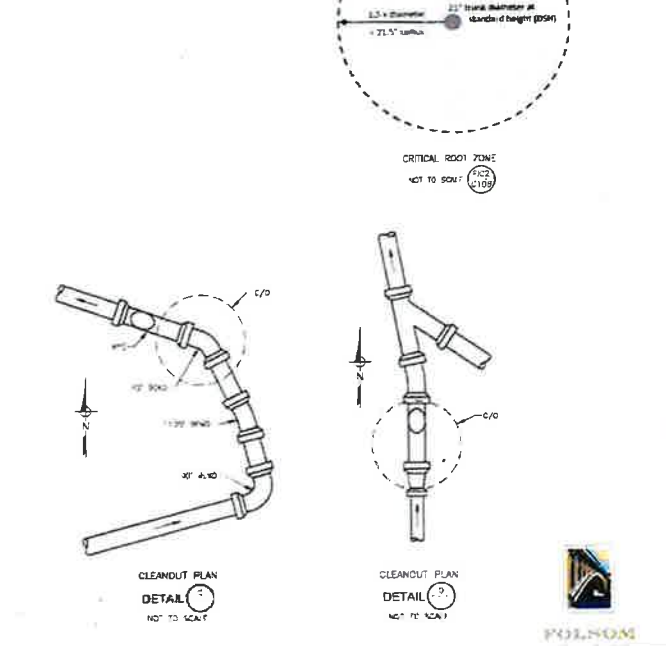
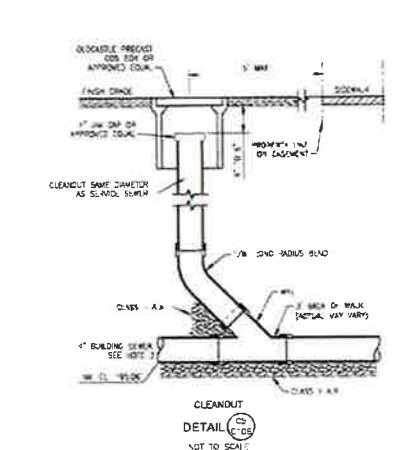
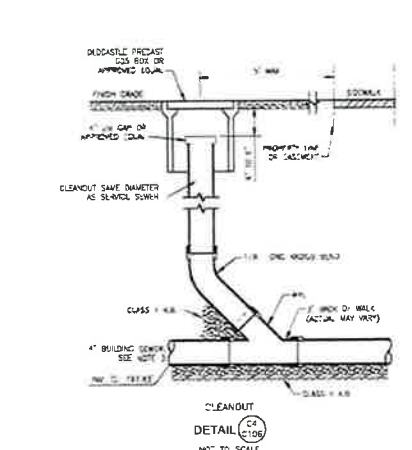
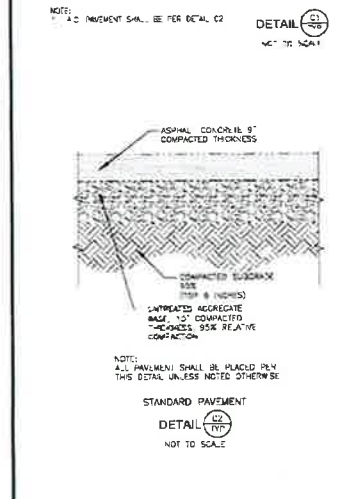
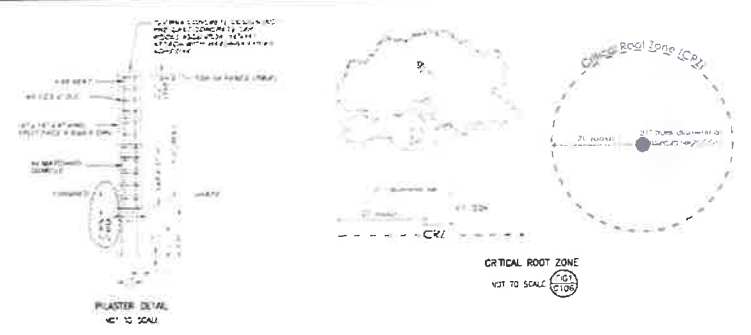
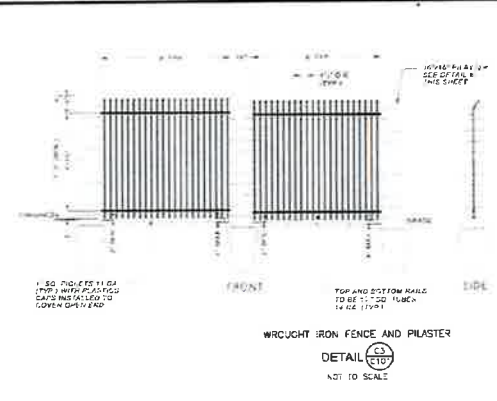
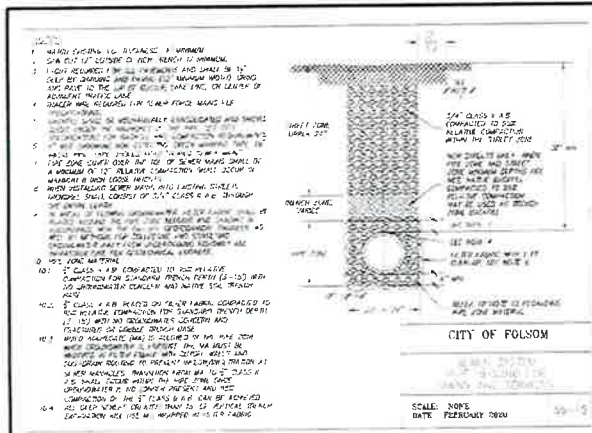
NOTE:
3" AC CURB: 0.36 TO 1.20' BY 13 1/2" DIA/16" DIA



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IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
CIVIL PHOTOS












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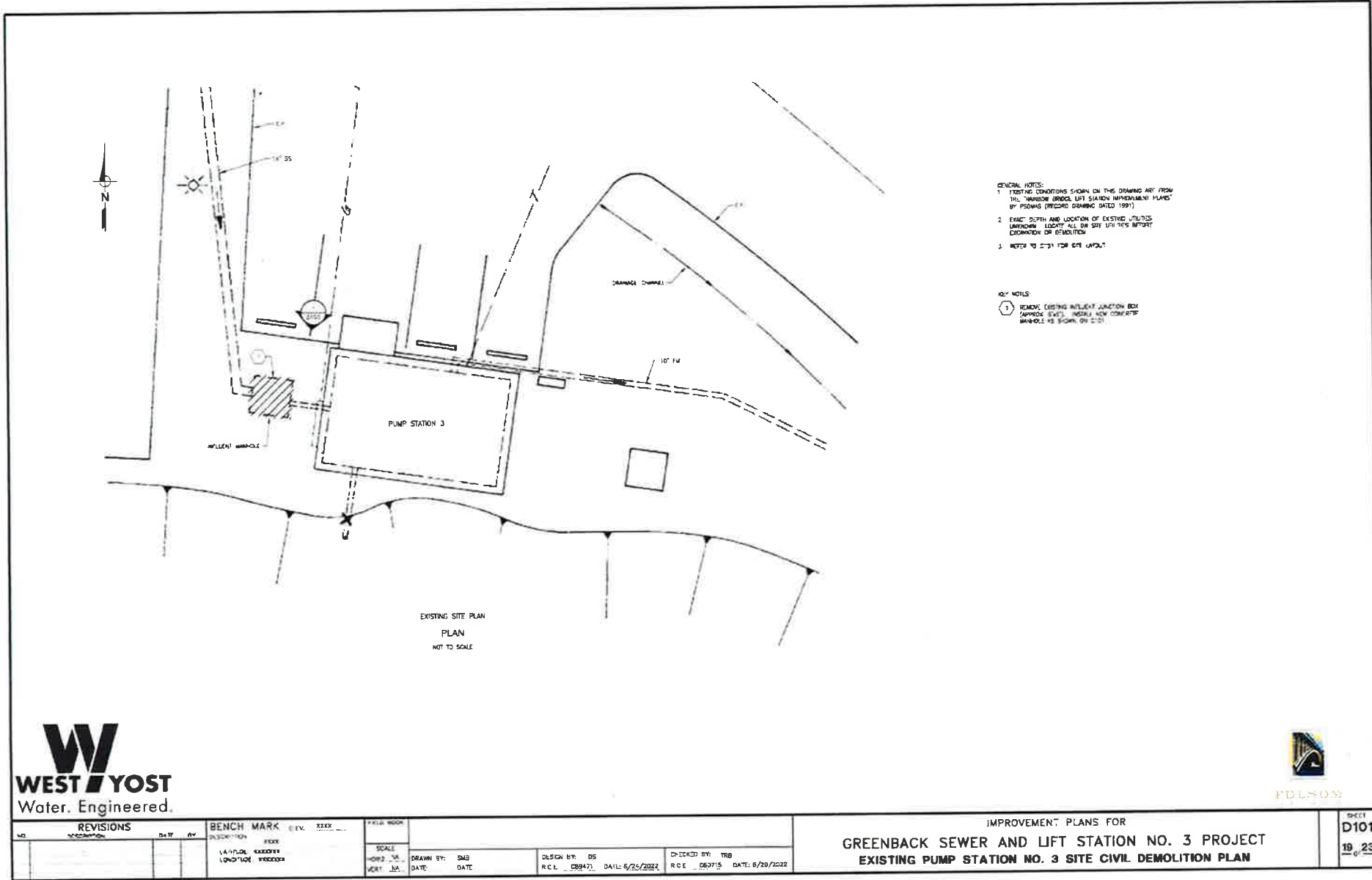
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IMPROVEMENT PLANS FOR		PROJECT NO.
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT		C113
CIVIL DETAILS		17 of 23

PUMP STATION NO. 3 REHABILITATION PROJECT

GENERAL DEMOLITION NOTES	DEMOLITION LEGEND																																												
<p>1 DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE, OR REMOVE ANY PARTS OF THE EXISTING STRUCTURE, PIPING, OR EQUIPMENT UNLESS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.</p> <p>2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY DEMOLITION WORK.</p> <p>3 COMPLY WITH REQUIREMENTS OF SPECIFICATION SECTION 02221, DEMOLITION, ABANDONMENT, REMOVAL AND REMAINDER OF CONTRACT DOCUMENTS.</p> <p>4 THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH NEW WORK TO ENSURE PROPER INSTALLATION OF NEW ITEMS AT EXISTING FACILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO FIELD VERIFY AND DEMOLISH EXISTING FACILITIES AS NEEDED TO CONSTRUCT THE NEW FACILITIES AS INDICATED OR AS SPECIFIED.</p> <p>5 CONTRACTOR SHALL REMOVE AND REPLACE OR RELOCATE ALL SIGNAGE AS NEEDED AND SHALL COORDINATE WITH THE CITY ON LOCATIONS.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">SYMBOL</th> <th style="width:70%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"></td> <td>STRUCTURE, PAVEMENT, AND EQUIPMENT DEMOLITION</td> </tr> <tr> <td style="text-align: center;"></td> <td>SPRINK DEMOLITION</td> </tr> <tr> <td style="text-align: center;"></td> <td>NOT NOTED</td> </tr> </tbody> </table>	SYMBOL	DESCRIPTION		STRUCTURE, PAVEMENT, AND EQUIPMENT DEMOLITION		SPRINK DEMOLITION		NOT NOTED																																				
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<p>STRUCTURAL DEMOLITION NOTES</p> <p>1 REFINISH CONCRETE SURFACES DAMAGED BY DEMOLITION TO MATCH SURROUNDING SURFACES.</p> <p>2 PROTECT ALL EXISTING IMPROVEMENTS, FACILITIES, AND/OR STRUCTURES NOT DESIGNATED FOR REMOVAL AND REPLACEMENT.</p> <p>3 WHERE EQUIPMENT OR MATERIAL ANCHORED TO CONCRETE OR MASONRY IS REMOVED AND ANCHOR BOLTS ARE NOT TO BE REUSED, BURR BACK THE ANCHOR BOLTS TO NOT LESS THAN 3/4-INCH BENEATH THE SURFACE. REPAIR THE HOLE TO BE FLUSH WITH THE EXISTING SURFACE USING NON-SHRINK NON-METALLIC GROUT FOR CONCRETE AND MASONRY. WHEN THE ANCHOR IS STAINLESS STEEL, IT MAY BE CUT FLUSH WITH THE CONCRETE OR MASONRY SURFACE IF APPROVED BY THE ENGINEER.</p> <p>4 UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS, WHERE CONCRETE REMOVAL SHALL LEAVE STEEL REINFORCING BARS LEFT EXPOSED, CONCRETE ELEMENT SHALL BE OVERCUT 2-INCHES BEYOND FINAL SURFACE AND BE FILLED BACK WITH APPROVED CONCRETE REPAIR MATERIAL.</p>																																													
<p>ELECTRICAL DEMOLITION NOTES</p> <p>1 GENERAL AND DETAILED ELECTRICAL DEMOLITION REQUIREMENTS ARE SPECIFIED IN SECTION 02221.</p> <p>2 KEY ELECTRICAL DEMOLITION REQUIREMENTS ARE SUMMARIZED BELOW. CONTRACTOR SHALL REFER TO SECTION 02221 FOR THE DESCRIPTION OF REQUIREMENTS RELATED TO ELECTRICAL AND INSTRUMENTATION REMOVALS FOR DEMOLITION, SALVAGE, RELOCATION AND ELECTRICAL RE-CONNECTION.</p> <p>A NOT ALL EXISTING CONDUITS ARE SHOWN ON THE DRAWINGS. LOCATE EXISTING ELECTRICAL WIRES AND CONDUITS BEFORE STARTING DEMOLITION OR EXCAVATION FOR NEW WORK.</p> <p>B UNLESS OTHERWISE NOTED ON THE DRAWINGS, REMOVE EXISTING ELECTRICAL EQUIPMENT, COMPONENTS AND PANELS, AND RELATED EXPOSED CONDUIT AND ALL WIRE ASSOCIATED WITH THE EQUIPMENT INDICATED FOR REMOVAL.</p> <p>C UNLESS OTHERWISE NOTED ON THE DRAWINGS, WHERE A PIECE OF EQUIPMENT IS REMOVED, REMOVE ALL ELECTRICAL CONDUCTORS AND CABLES BACK TO THEIR SOURCE, AND REMOVE ALL ASSOCIATED CONDUITS AND RACEWAYS BACK TO THEIR SOURCE. BURIED CONDUITS MAY BE CAPPED AND ABANDONED IN PLACE.</p> <p>D UNLESS OTHERWISE NOTED ON THE DRAWINGS, WHERE PORTIONS OF CONDUITS AND RACEWAYS BEING REMOVED ARE EMBEDDED IN SLABS OR WALLS, REMOVE CONDUIT TO TWO-INCHES WITHIN THE SURFACE INTO WHICH THEY ARE EMBEDDED AND PERMANENTLY SEAL THE RESULTING VOID WITH NON-SHRINK GROUT.</p> <p>E UNLESS OTHERWISE SPECIFIED OR NOTED ON THE DRAWINGS, PROTECT IN PLACE EXISTING ELECTRICAL AND INSTRUMENTATION EQUIPMENT AND DEVICES AND RELATED CONDUIT AND WIRING ASSOCIATED WITH EQUIPMENT NOT INDICATED FOR REMOVAL ON THE DRAWINGS.</p> <p>F REFINISH CONCRETE SURFACES DAMAGED BY REMOVAL OF ELECTRICAL OR INSTRUMENTATION EQUIPMENT AND RELATED CONDUIT TO MATCH SURROUNDING SURFACES, AS SPECIFIED IN SECTION 02221.</p>																																													
																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> <th colspan="2">BENCH MARK</th> <th colspan="2">FIELD BOOK</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>ELEV.</th> <th>XXXX</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		BENCH MARK		FIELD BOOK		NO.	DESCRIPTION	DATE	BY	ELEV.	XXXX							<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">SCALE</th> <th colspan="2">DRAWN BY:</th> <th colspan="2">DESIGN BY:</th> <th colspan="2">CHECKED BY:</th> </tr> <tr> <th>HORIZ.</th> <th>VERT.</th> <th>SMR</th> <th>DATE</th> <th>DS</th> <th>TRB</th> <th>DATE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SCALE		DRAWN BY:		DESIGN BY:		CHECKED BY:		HORIZ.	VERT.	SMR	DATE	DS	TRB	DATE	DATE									<p>IMPROVEMENT PLANS FOR</p> <p>GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT</p> <p>PUMP STATION NO. 3 DEMOLITION NOTES</p>	<p>D-CCT</p> <p>D001</p> <p>18 of 23</p>
REVISIONS		BENCH MARK		FIELD BOOK																																									
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SCALE		DRAWN BY:		DESIGN BY:		CHECKED BY:																																							
HORIZ.	VERT.	SMR	DATE	DS	TRB	DATE	DATE																																						

PUMP STATION NO. 3 REHABILITATION PROJECT

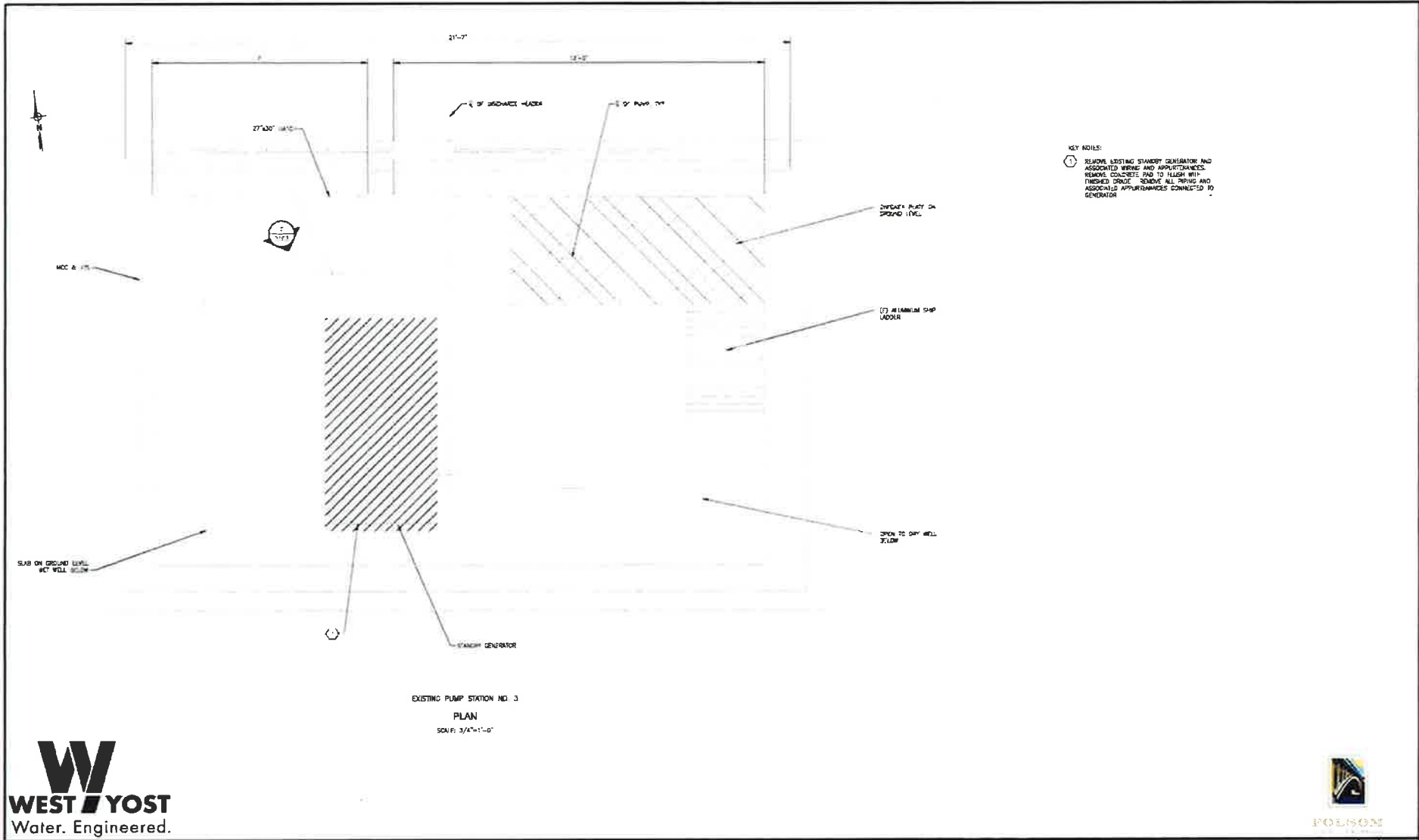


REVISIONS		BENCH MARK ELEV. XXXX DESCRIPTION FEET 14.1026 4300711 1043.102 4300711	FIELD BOOK	SCALE HORIZ. 1"=50' VERT. 1"=10'	DRAWN BY: SMS DATE:	DESIGN BY: DS R.C.L. CB947, DATE: 6/25/2022	CHECKED BY: TRB R.C.L. CB975, DATE: 6/29/2022
NO.	DESCRIPTION						

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
EXISTING PUMP STATION NO. 3 SITE CIVIL DEMOLITION PLAN

SHEET
D101
19 OF 23

PUMP STATION NO. 3 REHABILITATION PROJECT



KEY NOTES:
 (1) REMOVE EXISTING GENERATOR AND ASSOCIATED WIRING AND APPURTENANCES. REMOVE CONCRETE PAD TO FLOOR WITH FINISHED FLOOR. REMOVE ALL PIPING AND ASSOCIATED APPURTENANCES CONNECTED TO GENERATOR.


EXISTING PUMP STATION NO. 3
 PLAN
 SCALE: 3/4"=1'-0"




REVISIONS NO. DESCRIPTION DATE BY		BENCH MARK DESCRIPTION: 3000 ELEVATION: 3000 LATITUDE: XXXXXXX LONGITUDE: XXXXXXX		PROJECT NO.: 22000 SCALE: 3/4"=1'-0" DRAWN BY: SMB DATE:		DESIGNED BY: DS R.C.L. CB9471 DATE: 5/24/2022		CHECKED BY: TRB R.C.E. CB3715 DATE: 5/20/2022		IMPROVEMENT PLANS FOR GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT EXISTING PUMP STATION NO. 3 DEMOLITION PLAN		SHEET D102 20 23
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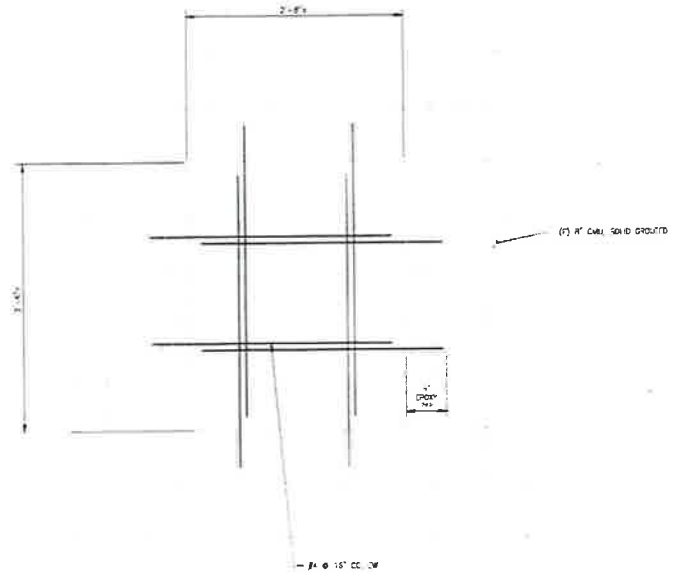
PUMP STATION NO. 3 REHABILITATION PROJECT




INFLUENT JUNCTION BOX AND NATURAL GAS SYSTEM
PHOTO DETAIL 



STANDBY GENERATOR
PHOTO DETAIL 



PUMP STATION WALL INFILL
DETAIL 
SCALE: 1/8" = 1'-0"

- KEY NOTES:
- 1 REMOVE ENTRY INFLUENT WALK FLUSH WITH DROWP, AND METAL HATCH
 - 2 EXISTING NATURAL GAS SHALL BE DISCONNECTED AND CAPPED AFTER WATER. EGRESS HATCH WITH ROOF WITH GAS SHUTTER.
 - 3 REMOVE EXISTING STANDBY GENERATOR. REMOVE EXHAUST DUCT & LOWER AND LOWER. REMOVE CONDUIT BACK TO MCC
 - 4 THE COVER CAP WITH INTER WALL PER 



NO.	REVISIONS	DATE	BY	APP.	FIELD BOOK

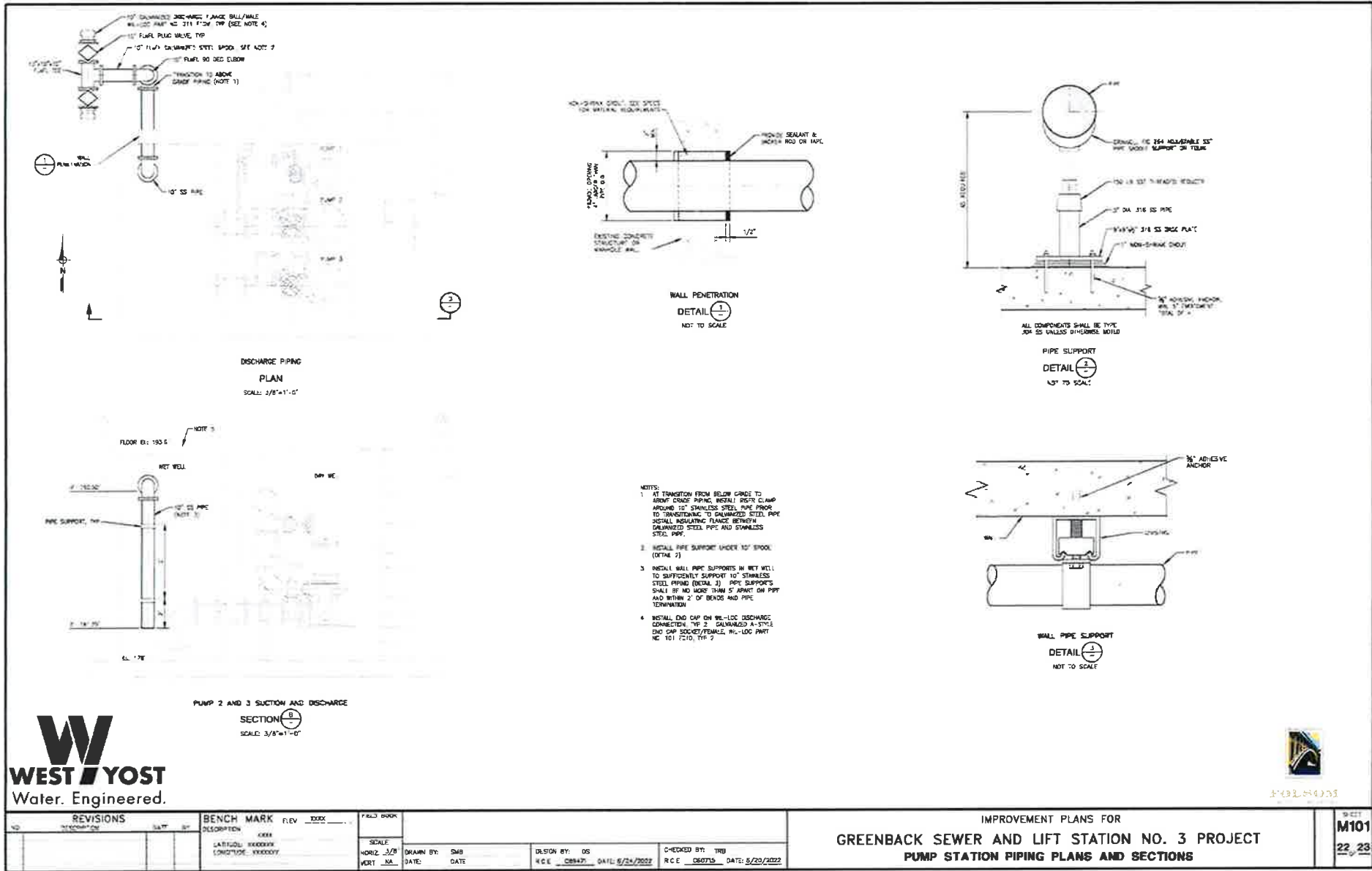
BENCH MARK DESCRIPTION	XXXX	SCALE	
		DRAWN BY: SWB	DESIGN BY: DS
		DATE:	DATE:

CHECKED BY: TBB	DATE: 5/28/2022
R.C.E. 089471	DATE: 6/24/2022

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
EXISTING PUMP STATION NO. 3 DEMOLITION PHOTOS

SHEET
D103
21 OF 23

PUMP STATION NO. 3 REHABILITATION PROJECT



PUMP STATION NO. 3 REHABILITATION PROJECT



REVISIONS		BENCH MARK	ELEV	BOOK	SCALE	DRAWN BY:	DATE:	DESIGN BY:	DATE:	CHECKED BY:	DATE:
NO.	DESCRIPTION										

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
PUMP STATION PIPING PLANS AND SECTIONS

9' ECT
M101
22 23

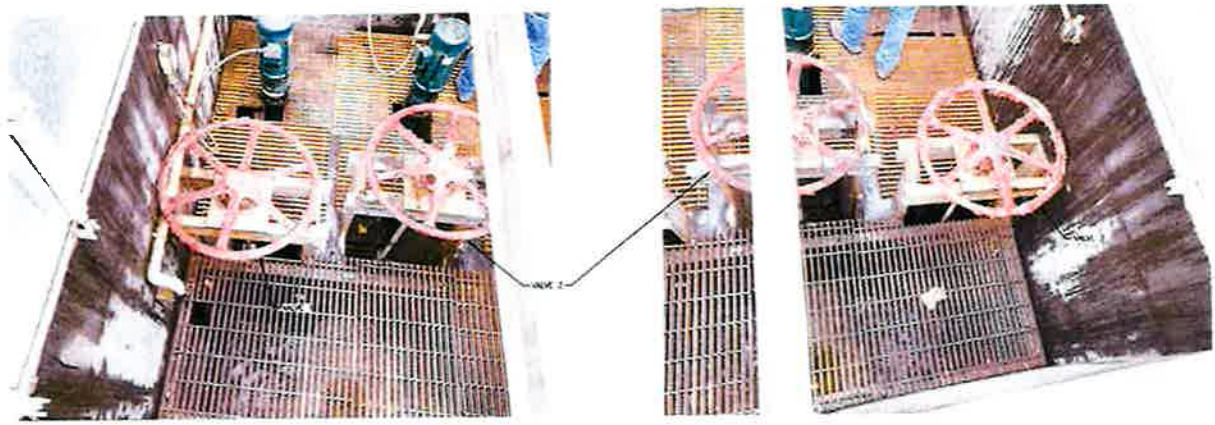


PHOTO DETAIL (11-1)

PHOTO DETAIL (11-2)

- GENERAL NOTES**
1. HAND WHEELS (2) TO BE REPLACED
 2. MANUAL GATE OPERATORS: PROVIDE HANDWHEEL TYPE OPERATORS MEETING REQUIREMENTS OF AWWA 6081 PERTAINING TO MANUAL LIFTING DEVICES
 - a. HANDWHEEL TYPE OPERATORS: NON-CONCRETE
 3. PUMP STATION 3 LOCATION: 910 RIVER WAY TOLSON, CA 95630



REVISIONS		BENCH MARK	ELEV.	XUSER	FIELD BOOK	SCALE	DRAWN BY	DATE	DESIGN BY	DATE	CHECKED BY	DATE
NO.	DESCRIPTION											
		1000					SMB		DS		TDK	
		CA 1000	1000000						RCE	08/24/2022	RCE	09/26/2022

IMPROVEMENT PLANS FOR
GREENBACK SEWER AND LIFT STATION NO. 3 PROJECT
HAND WHEEL REHABILITATION

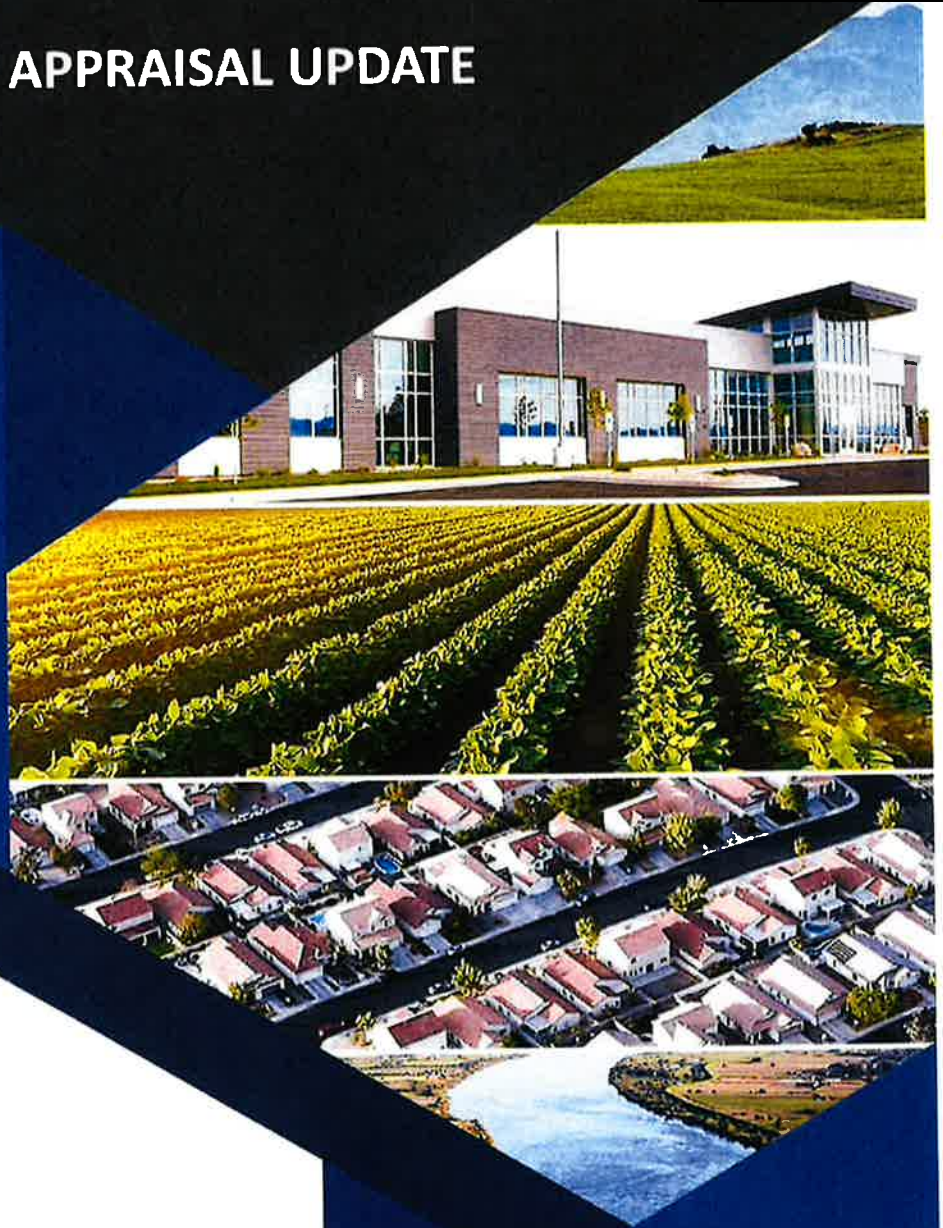
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PUMP STATION NO. 3 REHABILITATION PROJECT

EXHIBIT G

[Easement Appraisal]

MEMORANDUM OF APPRAISAL UPDATE



City of Folsom Pump Station 3 Project

9900 Greenback Lane, LLC Property
9900 Greenback Lane
Folsom, California 95630
APNs: 223-0062-019 and -020

Date of Value: July 27, 2021

Date of Report: August 11, 2021

BRI 19-027

BRI BENDER
ROSENTHAL
INCORPORATED

2825 Watt Avenue, Suite 200 Sacramento, California 95821 | www.benderrosenthal.com | 916.978.4900

MEMORANDUM OF APPRAISAL UPDATE

Appraisal Assignment

To develop an opinion of the fair market value of the proposed property rights to be acquired by the City of Folsom for the Pump Station 3 Project.

The larger parcel consists of a 2.80-acre (net) commercial site. The larger parcel essentially has three zones of value. The "main portion" of the larger parcel has full utility as described throughout the report. Meanwhile, the existing sewer easement has limited remaining utility to the property owner and the isolated remnant area has reduced utility due to the impact of the existing easement. This will be discussed and considered within the attached report.

The purpose of the appraisal assignment is to provide an opinion of the fair market value of the property rights to be acquired. We have been requested to provide an opinion of value under two scenarios. Scenario 1 (Option A) is to acquire a proposed permanent easement within the isolated remnant. Scenario 2 (Option B) is to acquire a portion of parcel No.1 (0.24 acres) from the owner and the remaining property rights associated with the existing sewer easement and the isolated remnant area. Our analysis also considers the damages and/or benefits to the remainder under both scenarios.

Owner

9900 Greenback Lane, LLC per the associated grade deed doc# 09301359, dated September 27, 2019.

Owner Contact

Tim McDonnell (415) 710-5101

Ownership History

The subject property transferred ownership on September 27, 2019. The seller was John Dorman, successor Trustee of the Chester Doorman and Sterling Dorman Trust, the buyer was 9900 Greenback Lane LLC. The property sold for \$2,050,000.

There have been no other transferred of the subject property in the last five years.

Street Address

9900 Greenback Lane
Folsom, California 95630

Assessor’s Parcel Numbers (Larger Parcel)

223-0062-019 and -020

Client / Intended User

The client and intended user is the City of Folsom.

Intended Use

The intended use is to assist the City of Folsom in its determination of the amount to be paid as compensation for the property rights to be acquired for the City of Folsom Pump Station 3 sewer project.

Date of Value

July 27, 2021

Date of Report

August 11, 2021

BACKGROUND / CURRENT STATUS

We have reappraised the above-identified property and prepared a Memorandum of Appraisal Update (MAU) and updated the work file, which collectively meets the reporting requirements for this appraisal assignment in accordance with the requirements of Standard 2 of USPAP. USPAP further states that a new report is not required to have the same level of detail as the original report so long as the new report incorporates by reference specified information/analyses from the prior report, so that, in combination, the referenced portions and the new information/analysis added satisfy the applicable reporting requirements. This option can be used if the original appraiser’s firm and the original client/intended user(s) involved are the same since the prior report was issued, assuring they have access to a copy. If at any time the client/intended user is in need of a copy of the original appraisal, one will be provided upon request, as the original report is necessary to understand the analysis provided in this document.

This MAU hereby incorporates by reference the original appraisal titled “City of Folsom Pump Station 3, Proposed Easement”, which has a date of value of March 20, 2019, and a date of report of April 12, 2019. Combined with the original appraisal report, this MAU constitutes a new assignment.

After the issuance of the original appraisal in 2019, the client has requested an updated appraisal with revised changes in mapping of two different scenarios. Scenario 1 (Option A) decreased the proposed fee acquisition from 1,611 square feet to 1,448 square feet. Scenario 2 (Option B) plans to acquire the remaining property rights located within 0.24-acres or 10,454 square feet of land.

The extraordinary assumptions and hypothetical conditions presented in the original report are restated (or revised as appropriate) below.

EXTRAORDINARY ASSUMPTIONS

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The client provided us with details relating to the proposed easement areas, existing easement areas, and overlapping easement areas. For purposes of our analysis, it is assumed the information provided to us is accurate. If the easement areas are different than those measurements reported to us, we reserve the right to revise our opinions of value.
2. Specific proposed easement language and specific language pertaining to certain existing easements were not available. However, the client provided us with reasonably similar easement samples. The proposed and existing easements are assumed to be reasonably consistent with the information provided to us by the client.

HYPOTHETICAL CONDITIONS

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

1. The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: 1) the project for which the property is taken; 2) the eminent domain proceeding in which the property is taken; and 3) any preliminary actions of the plaintiff relating to the taking of the property. [California Code of Civil Procedure, Section 1263.330] Therefore, the fair market value of the larger parcel assumes the property is appraised as if there is no project.
2. The valuation of the subject property, in the condition after the partial acquisition (remainder parcel) and the construction and use of the proposed project, is based on a hypothetical condition the project has been completed.

PROPOSED ACQUISITION AREA

We have been requested to analyze two valuation scenarios associated with the subject. This will allow the City of Folsom to consider appropriately consider the cost effectiveness of acquiring and expanding the current permanent easement over the remnant area or acquiring in fee the remaining property rights in the existing easement and the remnant area.

SCENARIO 1 (OPTION A)

Under this scenario, the project proposes to acquire a permanent easement with similar rights to that associated with the existing sewer easement. Although requested, the exact language associated with the existing sewer easement was not available; however, the client provided us with a copy of a similar sewer easement of another property within the Folsom market area.

A similar sewer easement read, "An easement and right of way for the Installation, Repair, Removal, or Replacement of Underground Sewer Lines together with and all appurtenances pertaining (sic) thereto, on, over, under, and across that portion of real property... Together with the perpetual rights of ingress to and egress from said property for the purpose of exercising and performing all of the rights and privileges herein granted."

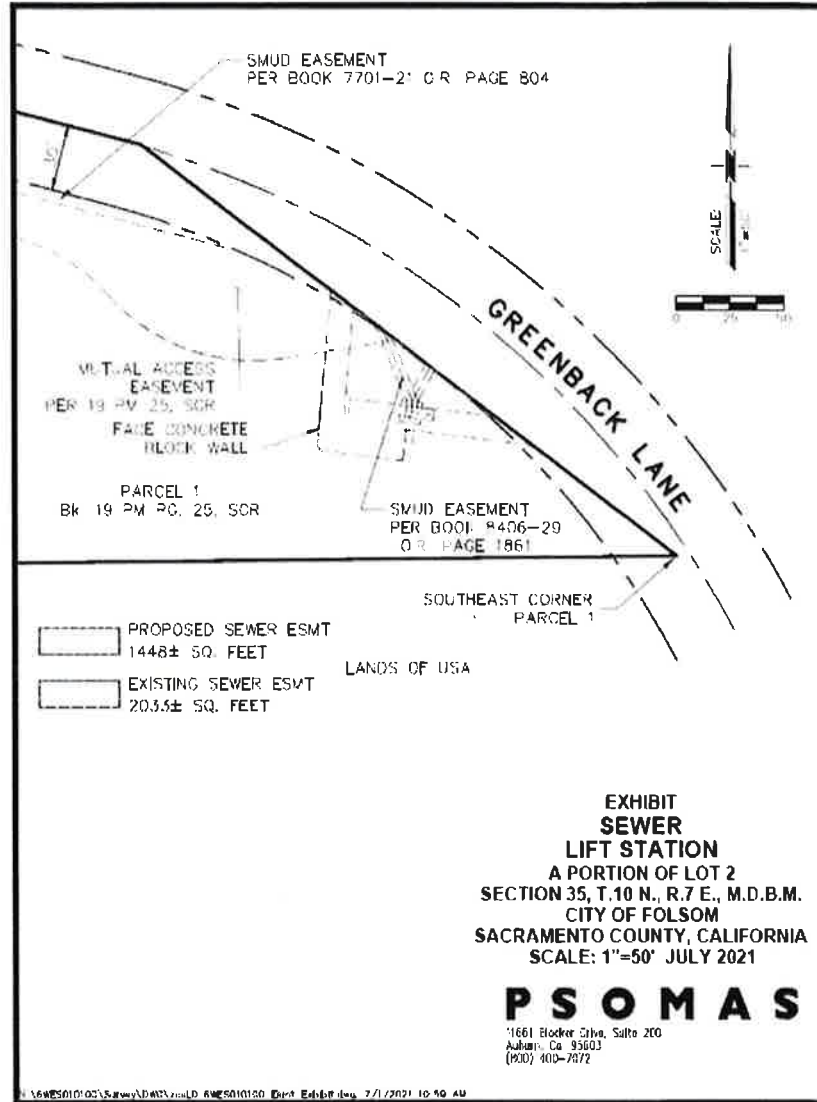
For purposes of our analysis, it is assumed the existing sewer easement has similar existing rights. These existing rights are heavily encumbering with limited residual interests to the property owner. Essentially, the property owner only has access rights. We have concluded this type of easement represents 95% of the fee value, with only 5% of residual land rights remaining to the property owner.

For purposes of our analysis, we assume the proposed easement area of 1,448 square feet would include similar rights to the existing sewer easement. The proposed easement will allow the City of Folsom to complete all components of the proposed project, which include construction, maintenance, operation, repairs, and replacement of the grate/drain and other utility related items that could be in the proposed easement area in the future.

It should also be noted, there is an existing overlapping easement. This easement represents a mutual access easement. Based upon an access easement provided for our review, it is assumed the existing mutual access easement allows for road purposes on, over, under, and across.

The following map identifies the proposed project area.

SCENARIO 1 (OPTION A)



The proposed easement area includes areas with existing pavement, sidewalk, asphalt, and an existing grate/drain. The balance of the area represents unimproved vacant land. All utility related items observed during the inspection are understood to be within the existing sewer easement area.



City of Folsom Pump Station 3 Project
 9900 Greenback Lane, LLC Property
 Folsom, California

It is our understanding, that although outside the existing sewer easement, the grate/drain is used to direct rainwater away from the front pump station door and re-direct it to the side into the natural drainage swale. The grate/drain does not directly service the existing restaurant structures or site drainage for the larger parcel. To the best of our knowledge, this drain will not be impacted by the project, in fact it will be extended easterly.

A summary of the planned acquisition is shown in the following.

Scenario 1	Total
Larger Parcel	
Unencumbered	2.80± Acres (121,968± Square Feet)
Encumbered (Roadway)	<u>0.022± Acres (967.70± Square Feet)</u>
Total	2.822± Acres (122,935.70± Square Feet)
Permanent Easement (25% of rights remaining)	1,448± Square Feet (0.03324± Acres)
Remainder Parcel	<u>2.822± Acres (122,935.70± Square Feet)</u>

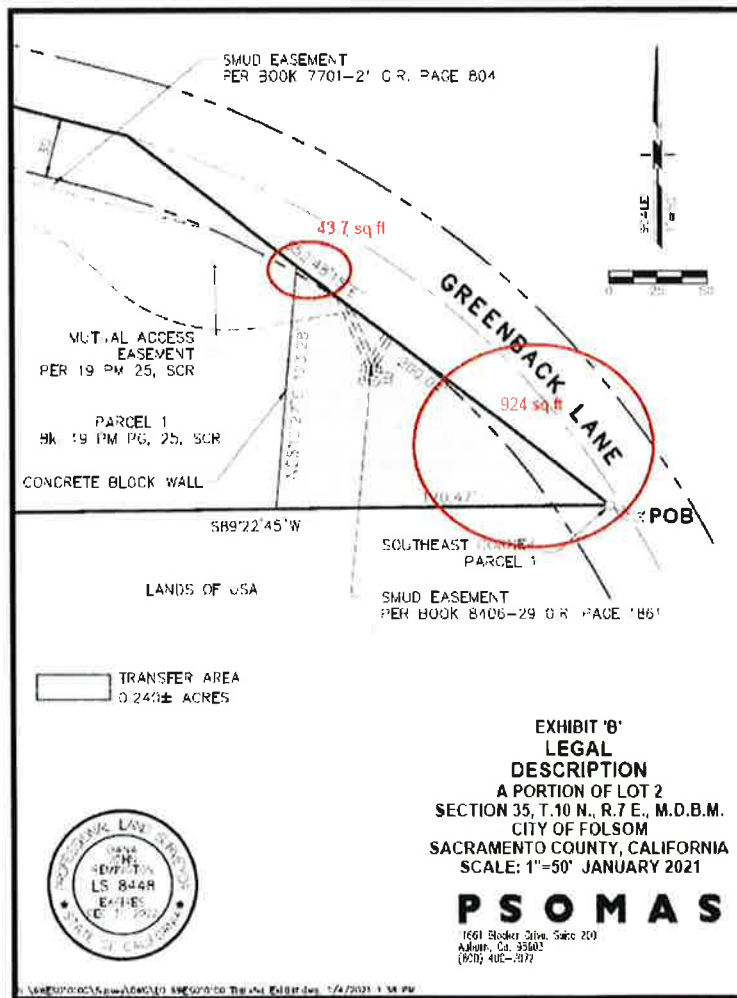
Source: Sacramento County Assessor's Parcel Map and Appraisal Exhibit provided by client

The proposed acquisition for Scenario 2 is located on the following page.

SCENARIO 2 (OPTION B)

Under this scenario, the project proposes to acquire 10,454 square feet of land which includes the remaining residual property rights associated with the 2,033 square foot existing sewer easement and also acquire the remaining rights associated with the 1,448 square feet of land area identified as the existing isolated remnant land area. It is the permanent easement area identified in Scenario 1 (Option A). It is noted that there is 967.70 square feet (in red) of the proposed acquisition in which the property owner has only reversionary rights and is valued at \$1.

SCENARIO 2 (OPTION B)



There are various site improvements and structures located within the existing easement. The City of Folsom previously acquired the rights and constructed these site improvements/structures. Therefore, the contributory value of these items is not considered in the residual rights valuation.



A summary of the planned acquisition follows:

Scenario 2	Total
Larger Parcel	
Unencumbered	2.80± Acres (121,968± Square Feet)
Encumbered (Roadway)	0.022± Acres (967.70± Square Feet)
Total	2.822± Acres (122,935.70± Square Feet)
Fee Acquisition Area – Non-Encumbered	(0.138± Acres) 6,005.30± Square Feet
Fee Acquisition Area – Encumbered by Street	(0.022± Acres) 967.70± Square Feet
Fee Acquisition of Remaining Rights of Existing Sewer Easement Area (5% of rights remaining)	(0.0467± Acres) 2,033± Square Feet
Fee Acquisition of Rights Associated with Existing Remnant Land Area (25% of rights remaining)	(0.0332± Acres) 1,448± Square Feet
Remainder Parcel	2.582± Acres (112,481.701± Square Feet)

Source: Sacramento County Assessor's Parcel Map and Aerials Exhibit provided by client

DESCRIPTION OF THE REMAINDER

The project proposes to acquire a small permanent easement (Scenario 1) or a small fee acquisition of the land area (Scenario 2). In the after condition, the subject's size will remain unchanged and/or reasonably unchanged. The utility of these areas are already limited due to the existing sewer easement. The proposed acquisition scenarios do not significantly impact the remainder. No damages are anticipated.

Similarly, no benefits to the property are anticipated due to the construction in the manner proposed.

MARKET CONDITIONS

Discussions with brokers active in the market indicate the market has slowed due to the COVID-19 pandemic while landowners wait to see the full economic effects. Sales data over the past few years indicate land prices have been stable, although brokers indicate development fees have been increasing. Due to a continued strengthening of the local economy, low current interest rates and no near-term expectations for rate increases, land values in the area are expected to remain stable in the coming years. There have been sales of land similar to the subject property over the past year, indicating moderate demand for commercial land

HIGHEST AND BEST USE OF THE REMAINDER (SCENARIO A)

The project proposes to acquire a permanent easement. In the after condition, the subject's size will remain unchanged. The property has essentially the same utility in the "after" condition. Overall, the property's size, shape, access and utility are not negatively impacted due to the proposed acquisition and no damages to the property are anticipated due to the proposed project. The highest and best use of the remainder property as vacant is not altered and remains to be for a commercial use that takes advantage of the subject's view amenity.

HIGHEST AND BEST USE OF THE REMAINDER (SCENARIO B)

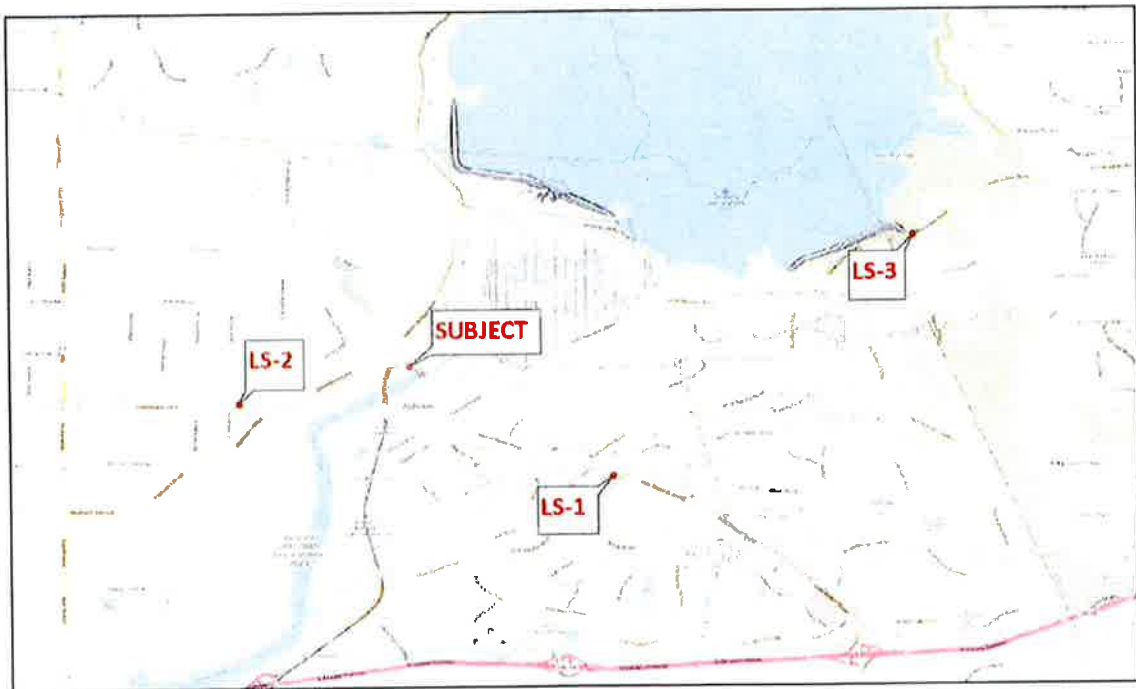
The project proposes to acquire the proposed acquisition area in fee (remaining rights). In the after condition, the subject's size will be approximately 9% smaller. The property has essentially the same utility in the "after" condition. Overall, the property's size, shape, access and utility are not negatively impacted due to the proposed acquisition and no damages to the property are anticipated due to the proposed project. The highest and best use of the remainder property as vacant is not altered and remains to be for commercial use.

VALUE OF THE LARGER PARCEL (LAND ONLY)

The commercial market in the subject's area has been generally stable since the previous date of value, March 30, 2019. There have only been slight changes to the engineering since the previous appraisal was completed. Although market conditions have not changed since the original appraisal there are more recent comparable sales to be analyzed. For this reason, newer sales comparables have been added in addition to the original data to support our analysis. These sales are presented and analyzed below.

COMPARABLE LAND SALES SUMMARY TABLE AND MAP

Sale # DC#	Location APN No.(s)	Seller Buyer	Sale Date Doc #	Sale Price	Size Acres	Size SF	Zoning	Price / SF
LS-1 5938	1578 Creekside Drive Folsom, California APN: 071-1960-001	Fred and Cathy Katx 2009 Family partnership Creekside, LLC	4/26/2021 2021- 04261392	\$1,600,000	1.91±	83,200±	BP-PD	\$19.23
LS-2 5937	9433 Greenback Lane Orangevale, California APN: 223-0122-070	Donald H Althoff and Jean C Althoff Finkelstein Commercial Properties	12/30/2020 2020- 12301721	\$150,000	0.47±	20,473±	SPA	\$7.32
LS-3 5932	Green Valley Road El Dorado Hills, California APN: 124-301-045	RAP Sunnyside LLC Sophia Parkway Retail Partners, LLC	3/17/2020 2020-012409	\$1,500,000	2.38±	103,673±	C	\$14.47
SUBJECT	9900 Greenback Lane Folsom, California APNs: 223-0062-019 and -020	Appraisal (Main Portion)	---	---	2.80±	121,968±	C-3	---



DISCUSSION OF SALE COMPARABLES

The property appraised is a suburban commercial site. Given limited sales data, and physical differences between the comparable sales selected for analysis, differences in physical characteristics were considered qualitatively.

Clearly, the results of the analysis of each comparable are not absolute; therefore, the appraisers consider the strengths and weaknesses of the analysis in the reconciliation process by giving more or less weight to specific comparable properties. In the analysis of the individual comparable sales, property characteristics identified that could have an impact on value are considered. The most significant property characteristics considered are property rights transferred, financing, conditions of sale, changes in market conditions, location, access, topography, zoning/general plan designation, shape, availability of utilities, existing easements, and overall utility.

All of the properties analyzed are fee simple transactions and no significant considerations are merited for property rights. It was reported that the sales were either cash, or cash equivalent and there were no unusual conditions of sale, unless otherwise noted. The comparable sales range from March 2020 through April 2021. Additional comparisons between the subject and comparables are discussed as follows.



Comparable Land Sale 1

This is the sale of 1.91-acres of land located at 1578 Creekside Drive in Folsom. The site has a good location with frontage along East Bidwell Street, a throughfare in Folsom. The location also benefits from its proximity to Folsom's Central District which contains large box stores, retail storefronts and commercial services. The site is level and at street grade and primarily vacant, with the exception of a small asphalt paved parking lot located at the

southern corner of the parcel. The site has access to all municipal utilities. The Business Park Planned Development zoning allows for a mix of industrial and commercial uses; however, the neighborhood is primarily built out with large box stores, retail and office space. The buyer took part in a 1031 exchange and plans to develop medical offices on the site. Escrow closed on April 26, 2021, for \$1,600,000 or \$19.23 per square foot.

The comparable sale has a stronger location than the subject due to its proximity to the Central District in Folsom and corner parcel along East Bidwell Street which is superior. The comparable parcel has better utility than the subject which is superior. Overall, based on location and utility of the site the comparable is superior to the subject indicating a value lower than \$19.23 per square foot.

Comparable Land Sale 2

This is the sale of 0.47 acres of land located at 9433 Greenback Lane in Orangevale. The site is level, at street grade and has access to municipal services. The site has approximately 115 feet of frontage and exposure along Greenback Lane, however, the frontage is not improved with sidewalks, curbs, or gutters. The special plan area zoning allows for light industrial and commercial uses. The surrounding buildout is comprised of light industrial, commercial office and services and several trailer parks.



This comparable is all level and at street grade which is superior to the subject. However, the comparable has an inferior location and does not have street improvements both of which are inferior. Overall, primarily due to location this comparable is inferior to the subject indicating a value much higher than \$7.32 per square foot.



Comparable Land Sale 3

This is the sale of 2.38 acres of land proposed for commercial use located at the SWC of Green Valley Road and Sophia Parkway. The site consists of raw land which is generally level and at street grade. However, towards the back of the site there is a portion which slopes down. The site has access to municipal services but is not currently connected. However, the sale had a long escrow period due to an easement issue with the neighboring property for utilities which cross the subject. Escrow closed on May 17, 2020, for \$1,500,000 or \$14.47 per square foot.

This comparable has a slightly superior location than the subject. The comparable has areas which slope and are unbuildable similar to the subject. Although the comparable has access to municipal services they are not currently connected which is slightly inferior. Overall, due to small offsetting characteristics this comparable is considered similar to the subject indicating a value close to \$14.47 per square foot.

VALUE CONCLUSION

Based on the previous discussion, the comparable sales indicate a bracketed range for the subject from approximately \$2.67 per square foot to \$3.50 per square foot as shown in the following table.

Comp No.	Subject Value Less Than / Greater Than	Size (AC)	Sale Date	Sale Price / SF
LS-1	<	1.91	4/21	\$19.23
<i>Subject ranges from \$14.47 to \$19.23</i>				
LS-3	=	2.38	3/20	\$14.47
LS-2	<	0.47	12/20	\$7.32

The previous appraisal report concluded with a land value for the subject property of \$15.00 per square foot on the date of value, March 20, 2019. Conversations with brokers and professionals within the subject's commercial real estate market indicate that the market has been stable since the previous date of value. The sales presented above all sold within the last 18 months and indicate a similar value for the subject. For these reasons we conclude with a land value for the subject property of \$15.00 per square foot.

The portion of the larger parcel that is known to be located within the existing right-of-way as minimal rights remaining. Given the minimal rights to the owner we have valued the area located within the roadway at \$1.

VALUE OF THE LARGER PARCEL (LAND ONLY)

Main Portion – 118,487 SF x \$15.00	=	\$	1,777,305
Sewer Easement Portion – 2,033 SF x \$15.00 x 5%	=	\$	1,525
Isolated Remnant Portion – 1,448 SF x \$15.00 x 25%	=	\$	5,430
Area located within the Steet – 967.70 SF @\$1	=	\$	1
Total Larger Parcel Value		\$	1,784,261

It is noted that the concluded value above reflects land only, which is why it is lower than the last sale of the property in 2019. The prior sale included land plus all site improvements including the restaurant building.

SCENARIO 1 (OPTION A)

VALUE OF THE PROPOSED ACQUISITION

The property being acquired is valued based on its contributory value as part of the larger parcel. This includes land (fee, all easements, except TCE's) and improvements located within the area of the acquisition. The city of Folsom is proposing to acquire a 0.03324± acre (1,448± square foot) easement from the subject property. The permanent easement is for sewer, public utilities, and right-of-way purposes as described earlier within the report. This is generally consistent with the rights acquired for the existing sewer easement already encumbering the larger parcel. The unit value of the larger parcel was previously determined to be \$15.00 per square foot; however, the proposed acquisition area represents the isolated remnant portion of the large parcel. This portion of the larger parcel already has limited utility with only 25% of fee simple value remaining in its current condition. As discussed, the proposed easement language is highly encumbering and represents 95% of the fee simple interest. The value of the acquisition is presented as follows.

LAND

Value of the Proposed Permanent Easement

1,448±Square Feet X \$15/SF x 25% x 95%	=	\$	5,159
Total		\$	5,159

SITE IMPROVEMENTS

There are various site improvements and structures located within the existing easement. The City of Folsom previously acquired the rights and constructed these site improvements/structures. Therefore, the contributory value of these items is not considered in the residual rights valuation. It should be noted, within the proposed acquisition area is various site improvements which include asphalt, sidewalks, driveway, grate/drain, and raw land with some gravel. The comparable market data has similar improvements, and the value of these improvements is considered inherent in the market data.

No additional contributory value is allocated in our analysis.

TOTAL VALUE OF THE PROPOSED ACQUISITION

The total value of the proposed acquisition, which includes the land and the site improvements within the acquisition area, is presented below:

Value of the Proposed Acquisition (Permanent Easement):

Land	\$	5,159
Site Improvements	\$	0
Total	\$	5,159



VALUE OF THE REMAINDER AS PART OF LARGER PARCEL (LAND ONLY)

The value of the remainder as part of the larger parcel is its contributory value to the larger parcel. The value of the remainder as part of the larger parcel is equal to deducting the part acquired (land) from the value of the larger parcel, which yields:

\$1,784,261 – \$5,159 \$ 1,779,102

VALUE OF THE REMAINDER, AFTER ACQUISITION, BEFORE BENEFITS (LAND ONLY)

To determine the total market value associated with the acquisition, the partial acquisition appraisal process requires valuation of the remainder parcel as a separate and distinct parcel considering all the market forces that indicate a loss in value to the remainder parcel. Overall, the proposed acquisition will not negatively impact the utility, desirability, or marketability of the remainder. The part acquired represents, a small area identified as the isolated remnant.

The remainder property will not significantly diminish in size from the before condition. Access will not be impacted, and the property will continue in a similar utility in the after condition. Overall, we have concluded there is no impact to the fair market value of the remainder. The highest and best use of the remainder property is not significantly altered or limited as a result of the proposed acquisition. In the after condition, the per unit indicator remains the same.

Please note, the proposed easement language for the permanent easement is concluded to be heavily encumbering and represents 95% of the remaining 25% interest of the proposed easement area. As such, the residual property rights to the property owner in this area is 1.25%, while the balance of the property is still considered to have similar remaining property rights as in the before condition.

Value of the Remainder, After Acquisition Before Benefits (Land Only)		
Main Portion – 118,487 SF x \$15.00 x 100%	=	\$ 1,777,305
Sewer Easement Portion – 2,033 SF x \$15.00 x 5%	=	\$ 1,525
(Proposed Easement) Isolated Remnant Portion – 1,448 SF x \$15.00 x 1.25%	=	\$ 271
Encumbered Area (Roadway)	=	\$ 1
Total Larger Parcel		\$ 1,779,102

SEVERANCE DAMAGES

The value of the remainder as part of the larger parcel is compared to the value of the remainder as a separate parcel after acquisition to estimate the loss in value to the remainder as a measure of severance damages.



City of Folsom Pump Station 3 Project
 9900 Greenback Lane, LLC Property
 Folsom, California

LOSS IN MARKET VALUE

Value of the Remainder as Part of the Larger Parcel		\$ 1,779,102
Value of the Remainder, After Acquisition, Before Benefits	-	\$ 1,779,102
Loss in Market Value		\$ 0

CONSTRUCTION CONTRACT WORK

None.

COST TO CURE

None.

SEVERANCE DAMAGE SUMMARY

Loss in Market Value		\$ 0
Cost to Cure		\$ 0
Total Damages		\$ 0

VALUE OF THE REMAINDER, AFTER ACQUISITION, CONSIDERING BENEFITS (LAND ONLY)

To determine the total market value associated with the acquisition, the appraisal process requires the valuation of the remainder as a separate and distinct parcel considering all the market forces that indicate any increase in value resulting from the construction in the manner proposed to the remainder property. In the after condition, the per unit indicator remains the same. Overall, the proposed acquisition will not positively impact the utility, desirability, or marketability of the remainder.

The value of the remainder after acquisition considering benefits is:

Value of the Remainder, After Acquisition, Considering Benefits	\$ 1,779,102
-----------------------------------------------------------------	--------------

BENEFITS

Under California eminent domain law, any potential benefits to the remainder can only be used to offset damages to the remainder. No benefits inure to the remainder due to the proposed project.

GAIN IN MARKET VALUE

Value of the Remainder, After Acquisition, Considering Benefits		\$ 1,779,102
Less Value of the Remainder, After Acquisition, Before Benefits	-	\$ 1,779,102
Gain in Market Value		\$ 0



City of Folsom Pump Station 3 Project
9900 Greenback Lane, LLC Property
Folsom, California

OPINION OF THE FAIR MARKET VALUE

Scenario 1		
Permanent Acquisition (Sewer Easement)	\$	5,159
Net Severance Damages	\$	0
Total	\$	5,159
Rounded	\$	5,200

SCENARIO 2 (OPTION B)

VALUE OF THE PROPOSED ACQUISITION

The property being acquired is valued based on its contributory value as part of the larger parcel. This includes land (fee, all easements, except TCE's) and improvements located within the area of the acquisition. The City of Folsom is proposing to acquire 0.24± acres (10,454± square feet) in fee from the subject property. This area is already encumbered by an existing 2,033 square foot sewer easement which retained 5% of its value and an isolated remnant area totaling 1,448 square feet which retained 25% of its value. In addition, it is noted that 976.70± Square feet of the proposed acquisition is located within the existing roadway. Given the minimal rights remaining we have valued this are at \$1. The acquisition will be utilized for the city's sewer system. The value of the acquisition is presented as follows.

LAND

Value of the Proposed Acquisition

Unencumbered Fee Acquisition Area			
6,005.30±Square Feet X \$15/SF	=	\$	90,080
Remaining rights of Isolated Remnant Area			
1,448±Square Feet X \$15/SF x 25%	=	\$	5,430
Remaining Rights of Existing Sewer Easement Area			
2,033±Square Feet X \$15/SF x 5%	=	\$	1,525
Remaining Rights of Existing Sewer Easement Area			
967.70±Square Feet @ \$1	=	\$	1
Total Acquisition		\$	97,036

SITE IMPROVEMENTS

It should be noted, within the proposed acquisition area is various site improvements which include asphalt, sidewalks, driveway, grate/drain, and raw land with some gravel. The comparable market data has similar site improvements, and the value of these improvements is considered inherent in the market data. No additional contributory value is allocated in our analysis.

TOTAL VALUE OF THE PROPOSED ACQUISITION

The total value of the proposed acquisition, which includes the land and the site improvements within the acquisition area, is presented below:

Value of the Proposed Acquisition (Fee):

Land	\$	97,036
Site Improvements	\$	0
Total	\$	97,036



City of Folsom Pump Station 3 Project
 9900 Greenback Lane, LLC Property
 Folsom, California

VALUE OF THE REMAINDER AS PART OF LARGER PARCEL (LAND ONLY)

The value of the remainder as part of the larger parcel is its contributory value to the larger parcel. The value of the remainder as part of the larger parcel is equal to deducting the value of the part acquired (land) from the value of the larger parcel, which yields:

\$1,784,261 - \$97,036 \$ 1,687,225

VALUE OF THE REMAINDER, AFTER ACQUISITION BEFORE BENEFITS (LAND ONLY)

To determine the total market value associated with the acquisition, the partial acquisition appraisal process requires valuation of the remainder parcel as a separate and distinct parcel considering all the market forces that indicate a loss in value to the remainder parcel. Overall, the proposed acquisition will not negatively impact the utility, desirability, or marketability of the remainder.

The property will continue to have a similar utility in the after condition. Overall, we have concluded there is no impact to the fair market value of the remainder. The highest and best use of the remainder property is not significantly altered or limited as a result of the proposed acquisition. In the after condition, the per unit indicator for the remainder remains the same as for the larger parcel

LAND

Value of the Remainder, After Acquisition Before Benefits \$ 1,687,225

SEVERANCE DAMAGES

The value of the remainder as part of the larger parcel is compared to the value of the remainder as a separate parcel after acquisition to estimate the loss in value to the remainder as a measure of severance damages.

LOSS IN MARKET VALUE

Value of the Remainder as Part of the Larger Parcel	\$ 1,687,225
Value of the Remainder, After Acquisition, Before Benefits	\$ 1,687,225
Loss in Market Value	<u>\$ 0</u>

CONSTRUCTION CONTRACT WORK

None.

COST TO CURE

None.

SEVERANCE DAMAGE SUMMARY

Loss in Market Value	\$	0
Cost to Cure	\$	<u>0</u>
Total Damages	\$	0

VALUE OF THE REMAINDER, AFTER ACQUISITION, CONSIDERING BENEFITS (LAND ONLY)

To determine the total market value associated with the acquisition, the appraisal process requires the valuation of the remainder as a separate and distinct parcel considering all the market forces that indicate any increase in value resulting from the construction in the manner proposed to the remainder property. In the after condition, the per unit indicator remains the same. Overall, the proposed acquisition will not positively impact the utility, desirability, or marketability of the remainder.

The value of the remainder after acquisition considering benefits is:

LAND		
Value of the Remainder, After Acquisition, Considering Benefits	\$	1,687,225

BENEFITS

If the project results in an increase in value to the remainder resulting from the construction in the manner proposed, developing a new opinion of value will be considered; however, under California eminent domain law any potential benefits to the remainder can only be used to offset severance damages to the remainder. No measurable benefits inure to the remainder parcel due to the construction in the manner proposed.

Value of the Remainder, After Acquisition, Considering Benefits	\$	1,687,225
Less Value of the Remainder, After Acquisition, Before Benefits	\$	<u>1,687,225</u>
Gain in Market Value	\$	0

OPINION OF THE FAIR MARKET VALUE

Scenario 2		
Permanent Acquisition (Unencumbered Fee Land)	\$	90,080
Permanent Acquisition (Existing Sewer Easement)	\$	1,525
Permanent Acquisition (Existing Isolated Remnant)	\$	5,430
Permanent Acquisition (Roadway Area)	\$	1
Net Severance Damages	\$	<u>0</u>
Total	\$	97,036
Rounded	\$	97,100

FINAL CONCLUSIONS

FAIR MARKET VALUE CONCLUSION (SCENARIO 1)

Scenario 1		
Permanent Acquisition (Sewer Easement)	\$	5,159
Net Severance Damages	\$	0
Total	\$	5,159
Rounded	\$	5,200

FAIR MARKET VALUE CONCLUSION (SCENARIO 2)

Scenario 2		
Permanent Acquisition (Unencumbered Fee Land)	\$	90,080
Permanent Acquisition (Existing Sewer Easement)	\$	1,525
Permanent Acquisition (Existing Isolated Remnant)	\$	5,430
Permanent Acquisition (Roadway Area)	\$	1
Net Severance Damages	\$	0
Total	\$	97,036
Rounded	\$	97,100

APPENDIX

APPRAISER'S CERTIFICATIONS

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have not appraised the property within the last three years as part of the same project. I have provided no other services pertaining to the subject property in the past three years.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. I did make an inspection of the property that is the subject of this report from the adjacent right of way.
12. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
13. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the client and I will not do so unless and until authorized by the client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
14. Such appraisal has been made in conformity with the appropriate California laws, Title VI of the 1964 Civil Rights Act, and regulations, policies, and procedures applicable to appraisal of right of way.
15. To the best of my knowledge, no portion of the value of the property appraised consists of items which are non-compensable under the established laws of California.



City of Folsom Pump Station 3 Project
9900 Greenback Lane, LLC Property
Folsom, California

16. Lawrence Clark with Bender Rosenthal provided significant assistance in the preparation of this report including researching the subject property, researching comparable sales, and the development of a value range. No one else beyond the undersigned provided assistance in the preparation of this report.
17. My opinion of the total fair market value of the appraised property identified in this report was derived without collusion, coercion or direction as to value.

A handwritten signature in blue ink, appearing to read 'David C. Houghton'.

David C. Houghton, MAI

Certified General Real Estate Appraiser

California Certificate No. AG039402

PLAT AND LEGAL

July 27, 2021

EXHIBIT 'A'

**SEWER LIFT STATION EASEMENT
LEGAL DESCRIPTION**

A portion of Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County, located in Lot 2 of Section 35, Township 10 North, Range 7 East, M.D.B.& M., County of Sacramento, State of California, described as follows:

Commencing at the southeast corner of said Parcel 1, thence North 52°48'15" West along the easterly line of said Parcel 1 a distance of 105.26 feet to the easterly extend of the northerly line of City of Folsom Sewer Easement as shown on said Parcel Map and **True Point of Beginning**; thence leaving said easterly line of said Parcel 1 along northerly and easterly line of said City Easement the following four (4) consecutive courses and distance:

1. North 82°58'24" West a distance of 67.17 feet;
2. South 07°01'36" West a distance 6.74 feet;
3. North 82°58'24" West a distance of 2.11 feet;
4. North 05°03'45" East a distance of 47.99 feet to a point on the easterly line of said Parcel

1; thence South 52°48'15" East along said easterly line a distance of 82.03 feet to **Point of Beginning**.

Containing 1448 square feet, more or less.

The above-described easement is shown on Exhibit "B" attached hereto and made a part hereof.

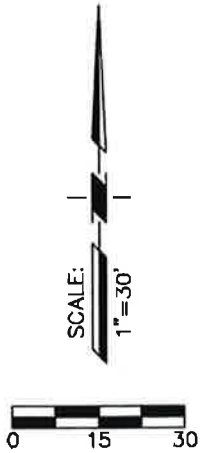
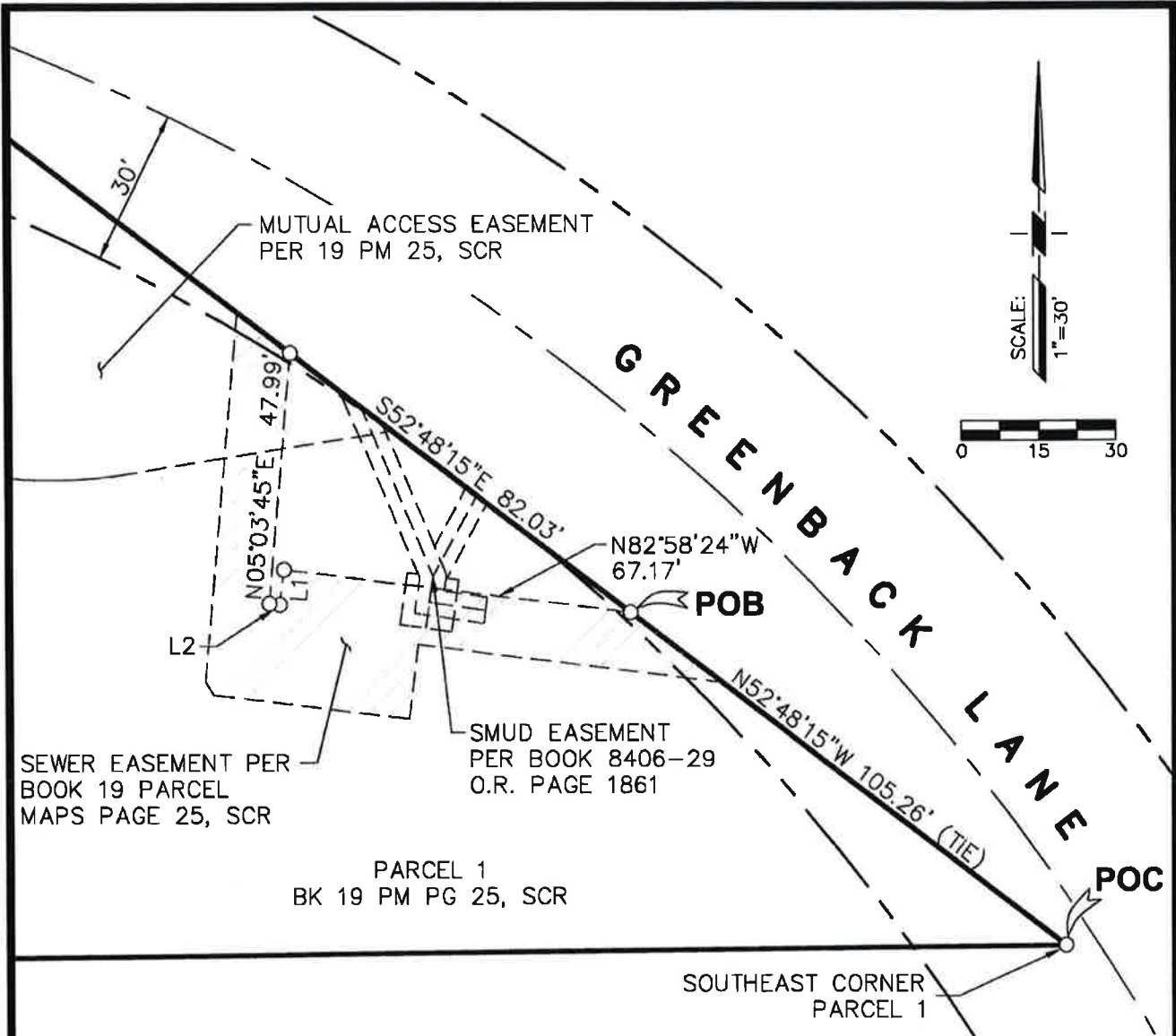
The basis of bearings of this description is based on Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County. All distances are Ground distances.

End of Description

This description was prepared by me or under my direction:

Dana John Remington L.S. 8448






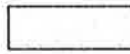
SEWER EASEMENT PER BOOK 19 PARCEL MAPS PAGE 25, SCR

MUTUAL ACCESS EASEMENT PER 19 PM 25, SCR

SMUD EASEMENT PER BOOK 8406-29 O.R. PAGE 1861

PARCEL 1 BK 19 PM PG 25, SCR

SOUTHEAST CORNER PARCEL 1

-  PROPOSED SEWER ESMT 1448± SQ. FEET
-  SEWER ESMT PER BK 19 PM Pg 25

LINE TABLE

NO.	BEARING	DISTANCE
L1	S07°01'36"W	6.74'
L2	N82°58'24"W	2.11'



EXHIBIT 'B'
SEWER LIFT
STATION EASEMENT
 A PORTION OF LOT 2
 SECTION 35, T.10 N., R.7 E., M.D.B.M.
 CITY OF FOLSOM
 SACRAMENTO COUNTY, CALIFORNIA
 SCALE: 1"=30' JULY 2021

PSOMAS

11661 Blocker Drive, Suite 200
 Auburn, Ca. 95603
 (800) 400-7072

January 4, 2021

EXHIBIT 'A'

LEGAL DESCRIPTION

A portion of Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County, located in Lot 2 of Section 35, Township 10 North, Range 7 East, M.D.B.& M., County of Sacramento, State of California, described as follows:

Beginning at the southeast corner of said Parcel 1, thence along the southerly line of said Parcel 1 South 89°22'45" West a distance of 170.47 feet to a point that is approximately 0.2'± easterly of the north-south projection of the easterly face of an existing concrete block wall; thence leaving said southerly line North 05°10'27" East along a line parallel with and offset 0.2'± easterly of said face of concrete block wall a distance of 123.28 feet to a point on the easterly line of said Parcel 1; thence southeasterly along said easterly line South 52°48'15" East a distance of 200.04 feet to the **Point of Beginning**.

Containing 0.240 acres, more or less.

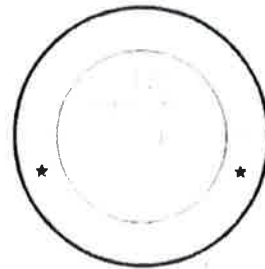
The above-described easement is shown on Exhibit "B" attached hereto and made a part hereof.

The basis of bearings of this description is based on Parcel 1 as shown on Parcel Map recorded in Book 19, of Parcel Maps, Page 25, Records of Sacramento County. All distances are Ground distances.

End of Description

This description was prepared by me or under my direction:

Dana John Remington L.S. 8448



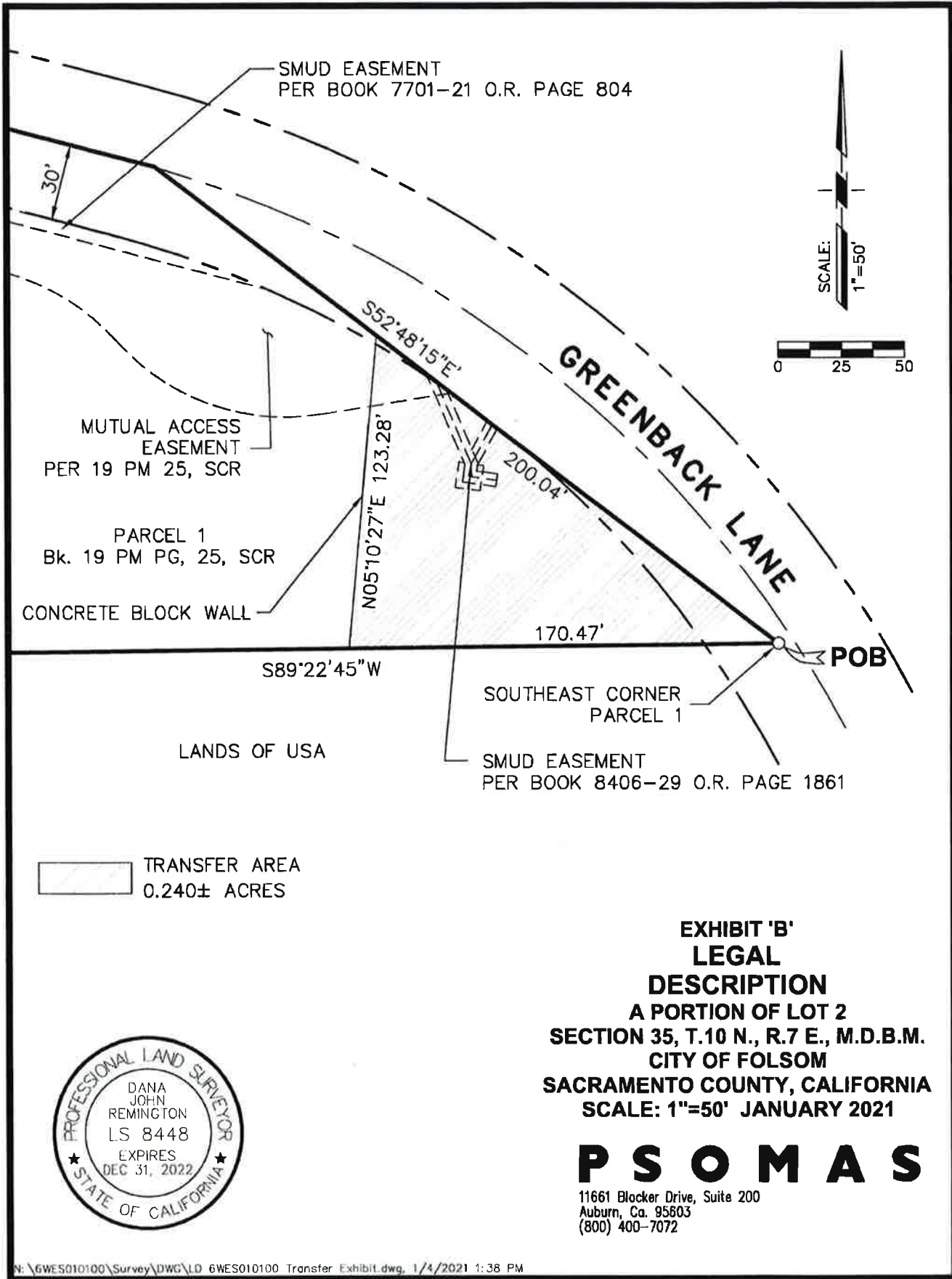


EXHIBIT 'B'
LEGAL
DESCRIPTION
A PORTION OF LOT 2
SECTION 35, T.10 N., R.7 E., M.D.B.M.
CITY OF FOLSOM
SACRAMENTO COUNTY, CALIFORNIA
SCALE: 1"=50' JANUARY 2021

PSOMAS

11661 Blocker Drive, Suite 200
Auburn, Ca. 95803
(800) 400-7072



APPRAISER'S QUALIFICATIONS

PROFESSIONAL QUALIFICATIONS



YEARS OF EXPERIENCE

15 Years (with BRI since 2014)



EDUCATION

BS, Science of Business Management
University of Phoenix
Phoenix, Arizona



PROFESSIONAL REGISTRATIONS

California Certified General Real Estate Appraiser
AG 039402



PROFESSIONAL AFFILIATIONS

Sacramento-Sierra Chapter of Appraisal Institute



DESIGNATIONS

MAI, Appraisal Institute

DAVID HOUGHTON, MAI

Manager of Agency Appraisal

David Houghton is a Senior Appraiser with Bender Rosenthal (BRI). He has been involved in real estate appraising since 2005 and is a Certified General Appraiser in the State of California. He has professional experience appraising a wide range of property types, including industrial, office, medical office, retail, multifamily, condemnation, right of way, residential subdivisions, and various agricultural/rural residential property types. Between 2007 and 2014 he worked exclusively on low income housing appraisal assignments. While focused on that specialty, Dave gained experience appraising affordable housing and conducting market studies for Low Income Housing Tax Credit (LIHTC) developers. In 2014, David began working with BRI and has since shifted his focus and expertise into right of way appraisal assignments.

Geographically, Dave has appraised properties and completed market studies throughout Southern and Northern California, Washington, Hawaii, and Nevada, with the bulk of the experience in Southern and Northern California.

REPRESENTATIVE VALUATIONS INCLUDE

Office – Existing and proposed office properties in Sacramento Region and Central Valley.

Retail – Existing and proposed retail properties in Northern and Southern California.

Industrial – Existing and proposed industrial properties in Sacramento Region and Central Valley.

Multi-family – Existing and proposed multi-family properties in Northern and Southern California, the state of Washington, New Mexico, Nevada and Hawaii.

Mixed Use – Existing and proposed mixed use properties in Northern and Southern California.

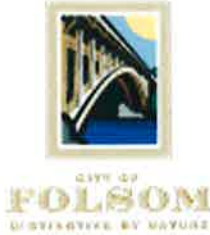
Subdivision – Proposed residential subdivisions in Sacramento Region and Central Valley.

Eminent Domain – Improved and unimproved properties involving full and partial takings for municipalities, quasi-public companies, and property owners.

Agricultural – Vineyards, dairies, orchards, field/row crop land, and rural residential properties.

Land – Various types of land appraised such as commercial land, retail pad sites, residential land, transitional land, and agricultural/rural residential land.

Multi-family Market Studies – Existing and proposed multi-family LIHTC/HUD/USDA properties in Northern and Southern California, the state of Washington, New Mexico, Nevada and Hawaii.



Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No.10944 – A Resolution Authorizing the City Manager to Execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer Mounted Vacuum and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Departments recommends that the City Council pass and adopt Resolution No. 10944 – A Resolution Authorizing the City Manager to Execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer Mounted Vacuum and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) recognizes the need to have functional equipment available in order to provide reliable, efficient and responsive service. The trailer mounted vacuum currently used by the Utility Maintenance Division is failing and based on a review by Fleet staff it is recommended for replacement.

This resolution authorizes the City Manager to execute an agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer Mounted Vacuum for a total amount of \$73,309.11.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

ANALYSIS

The Utility Maintenance Division repairs water and wastewater infrastructure within the City. The trailer mounted vacuum is a critical piece of equipment used in excavation work. Use of a trailer mounted vacuum reduces the impact of excavation work on the surface area and is therefore a safer and cleaner alternative to excavation by hand.

The pressure washer system on the current trailer mounted vacuum has failed, and due to the age of the equipment, there is limited availability of spare parts for replacement. Consequently, Fleet staff recommended that the current trailer mounted vacuum be retired.

EWR staff obtained the following quotes for a replacement trailer mounted vacuum.

Vendor	Quote
Municipal Maintenance Equipment	\$150,358.23
Allquip Universal Inc.	\$86,320.00
Ditch Witch West	\$73,309.11

EWR is requesting authority to purchase the equipment from The Pape Group, Inc. dba Ditch Witch West based on them providing the lowest quote.

FINANCIAL IMPACT

The cost to purchase the trailer mounted vacuum will be equally shared between the Water Operating Fund (Fund 520) and the Sewer Operating Fund (Fund 530). Sufficient funds are budgeted and available in FY 2022-23 in the Water Operating Fund (Fund 520) in the amount of \$36,655. An additional appropriation in the amount of \$36,655 will be required to purchase this vehicle in the Sewer Operating Fund (Fund 530). Staff proposes to transfer \$36,655 for the Capital Replacement Fund (Fund 602) to the Sewer Operating Fund (Fund 530) as a transfer out from the Capital Replacement Fund.

The replaced equipment will be sold in accordance with Folsom Municipal Code, section 2.36.220, Disposition of surplus personal property.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 10944 – A Resolution Authorizing the City Manager to Execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer Mounter Vacuum and Appropriation of Funds

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10944

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE PAPE GROUP, INC. DBA DITCH WITCH WEST FOR THE PURCHASE OF A TRAILER MOUNTED VACUUM AND APPROPRIATION OF FUNDS

WHEREAS, Environmental and Water Resources Department staff has validated the need to purchase a replacement trailer mounted vacuum; and

WHEREAS, staff obtained three quotes for a trailer mounted vacuum; and

WHEREAS, The Pape Group, Inc. dba Ditch Witch West provided the lowest quote for the equipment; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) for this purchase; and

WHEREAS, an additional appropriation will be required in the Sewer Operating Fund (Fund 530) for this purchase; and

WHEREAS, staff is proposing to transfer from the Capital Replacement Fund (Fund 602) the additional funds needed, in the amount of \$36,655; and

WHEREAS, sufficient funds are available in the Capital Replacement Fund (Fund 602) for this transfer; and

WHEREAS, replaced equipment will be sold in accordance with Folsom Municipal Code section 2.36.220, Disposition of surplus personal property; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the purchase of a Trailer Mounted Vacuum for a not-to-exceed amount of \$73,309.11.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$36,655 in the Capital Replacement Fund (Fund 602) as a transfer to the Sewer Operating Fund (Fund 530) and to appropriate an additional expense and revenue in the Sewer Operating Fund (Fund 530) in the amount of \$36,655.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):

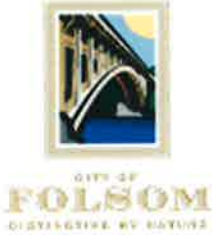
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10945 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Folsom Boulevard Class I Overcrossing Feasibility Study
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10945 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Folsom Boulevard Class I Overcrossing Feasibility Study.

BACKGROUND / ISSUE

A grade separated Class I overcrossing along Folsom Boulevard would connect Folsom's over 50 miles of Class I trails, plus another 30 miles of planned Class I trails in the Folsom Plan Area (FPA), to the regional trail network. The high-volume Folsom Boulevard is a major barrier in providing a safe crossing for bicyclists and pedestrians. The overcrossing will be a gateway to connect residents, workers, and visitors to a larger network of Class I trails in the region. The overcrossing would provide a seamless connection between the City's Class I trails network and the regional American River Parkway trails, providing users access to over 80 miles of trails in the region and connecting users to cities, communities, and neighborhoods between Folsom and downtown Sacramento. The Folsom Boulevard Trail Overcrossing was identified in the City's Active Transportation Plan (ATP) as the best solution for trail users to safely cross four lanes of vehicle traffic and an active (and expanding) light rail line.

The City of Folsom has also considered the needs of future active transportation users. An overcrossing would provide a safe, direct access for residents east of Folsom Boulevard to the American River Parkway Trail (ARPT) and businesses, including the communities and neighborhoods that border the ARPT. The overcrossing will be a gateway to connect residents and visitors to a larger network of trails in the region. The overcrossing provides a

seamless connection between the regional, 15-mile Humbug Willow Creek (HBWC) Trail east of Folsom Boulevard and the 32-mile American River Parkway Trail (ARPT), providing users access to over 80 miles of trails in the region and connecting users to downtown Sacramento.

This current step is to procure specialized professional services to conduct the feasibility study and perform preliminary design and engineering of the proposed overcrossing locations, and hence the selection process is governed by section in Section 2.36.120 (Contracting for Designated Professional Services) of the Folsom Municipal Code.

POLICY / RULE

In accordance with Sections 2.36.090(A)(1) and 2.36.120 of the Folsom Municipal Code, professional services are not subject to competitive sealed bidding requirements, and those costing \$66,141 or greater shall be awarded by the City Council.

ANALYSIS

On August 26, 2022, the Parks and Recreation Department issued a Request for Proposal (RFP) for professional design services for the Folsom Boulevard Class I Overcrossing Feasibility Study. The RFP was distributed to qualified design consultants and advertised on CIPlist.com. The due date for the proposals was September 30, 2022, and three proposals were received. A full review of these proposals was performed by city staff from both the Public Works and Parks and Recreation departments.

Five criteria were used to evaluate the proposals for a total of 100 points: (1) Project Understanding – 20 points; (2) Qualifications – 20 points; (3) Schedule – 20 points; (4) Past Experience – 25 points, and (5) Cost – 15 points. After reviewing the proposals, the review team deemed Dokken Engineering as best qualified to provide feasibility study services for the proposed Class I overcrossing. Based on these five criteria we scored and ranked the firms as shown in the table below:

Consultant	Reviewer 1	Reviewer 2	Reviewer 3	Total	Average
Dokken Eng.	89	86	93	268	89.3
Quincy Eng.	93	79	90	262	87.3
Psomas	83	83	91	257	85.6

Dokken Engineering demonstrated the expertise, capacity, and ability to complete the scope of services which entails project management, public workshop facilitation, bridge design, and cost estimation. The cost proposal from Dokken Engineering is \$217,657, which is \$17,657 over the amount approved in the FY 2022-23 Capital Improvement Plan budget which authorized \$200,000 in American Rescue Plan Act (ARPA) funds for the project.

FINANCIAL IMPACT

The cost for the Folsom Boulevard Class I Overcrossing Feasibility Study is included in the Fiscal Year 2022-23 Capital Improvement Plan in the amount of \$200,000 in American

Rescue Plan Act (ARPA) funds. The remaining \$17,657 would come out of the Transportation Development Act Fund (Fund 248).

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects that have the potential for causing a significant effect on the environment. The requested action is not considered a project under CEQA.

ATTACHMENT

1. Resolution No. 10945 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Folsom Boulevard Class I Overcrossing Feasibility Study

Submitted,

Lorraine Poggione,
Parks and Recreation Department Director

RESOLUTION NO. 10945

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH DOKKEN ENGINEERING FOR THE FOLSOM BOULEVARD CLASS I OVERCROSSING FEASIBILITY STUDY

WHEREAS, high-volume Folsom Boulevard is a major barrier in providing a safe crossing for bicyclists and pedestrians; and

WHEREAS, the future Folsom Boulevard Class I Overcrossing will connect residents, workers, and visitors to a larger network of Class I trails in the region; and

WHEREAS, the feasibility study for the Folsom Boulevard Class I Overcrossing Project requires specialized professional services of an engineering and design consultant; and

WHEREAS, staff issued a Request for Proposal to qualified consultants for design services for the Folsom Boulevard Class I Overcrossing Project, and received three proposals; and

WHEREAS, Dokken Engineering is most qualified to provide specialized professional services for the design and preliminary engineering of the Folsom Boulevard Class I Overcrossing Project identified in the Folsom Active Transportation Plan (ATP) as a high-priority project; and

WHEREAS, the cost of the feasibility study and preliminary design and engineering work for the Folsom Boulevard Class I Overcrossing Project is included in the Fiscal Year 2022-23 Capital Improvement Plan (CIP) Budget in the amount of \$200,000 in American Rescue Plan Act (ARPA) funds. The remaining \$17,657 would come out of the Transportation Development Act Funds (Fund 248).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the City Manager is authorized to execute a design and engineering Professional Services Agreement with Dokken Engineering, in a form acceptable to the City Attorney, for feasibility study and preliminary design and engineering services for the Folsom Boulevard Class I Overcrossing Project for a total not-to-exceed amount of \$217,657.

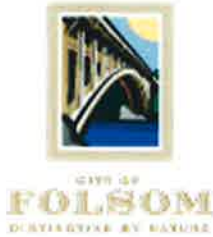
PASSED AND ADOPTED this 8th day of November 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10946 – A Resolution Authorizing the City Manager to Execute an Agreement with Cyclone Technology for the Purchase of a CY5000 Hard Surface Cleaning System
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10946 – A Resolution Authorizing the City Manager to Execute an Agreement with Cyclone Technology for the Purchase of a CY5000 Hard Surface Cleaning System.

BACKGROUND / ISSUE

The Public Works Department Street Maintenance Division responds to spills of oil and other automotive fluids that stain city streets. These spills are most often caused by heavy duty vehicles and equipment. Additionally, a large number of these spills are caused by the city’s fleet of solid waste collection vehicles, as they service every city street each week. As most of the Solid Waste Division operations take place in residential neighborhoods, this is where the majority of the spills occur.

Response by the Street Maintenance Division to these spills requires a large amount of staff, equipment, and time. Spills are cleaned with absorbent to mitigate the environmental hazard, but frequently, even after the spill has been cleaned up, a stain on the street remains, resulting in unsatisfied residents and unsightly streets. Staff does not have other resources to effectively resolve the numerous complaints received from the residents that live in the neighborhoods where the spills have occurred.

The purchase of a CY5000 hard surface cleaning system (CY5000) would provide the department with the resource to respond to reports of automotive fluid spills more effectively. The CY5000

is an enclosed cab vehicle that combines the advantages of a street sweeper, pressure washer, and vacuor (to recover the wastewater) into one piece of equipment that can be operated by a single staff member. In addition, the CY5000 uses hot water to more effectively clean oil and grease than any other piece of equipment currently owned by the city. While spills from heavy duty vehicles and equipment would be the primary function of the CY5000, the Street Maintenance Division would also use it to maintain the city's corporation yard and clean up other city streets and curbs as needed. The CY5000's profile is also low enough to be used in the parking garage.

This resolution will authorize the City Manager to execute an agreement with Cyclone Technology for the purchase of a CY5000 for the Public Works Street Maintenance Division. The cost for the purchase of the CY5000 will not exceed \$169,021.50. Sufficient funds to purchase the street sweeper are budgeted and available in the Fiscal Year 2022-23 Public Works Fund (Fund 023).

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

ANALYSIS

HGACBuy is a national cooperative purchasing program of which the City of Folsom is a member. The city has purchased items through HGACBuy in the past. Cyclone Technology has a current contract with HGACBuy for the CY5000 at a price that has been assessed to be fair, reasonable, and competitive. HGACBuy contract number SM10-20 will be utilized for the purchase of the CY5000. The total price for the CY5000, including delivery, is \$169,021.50.

FINANCIAL IMPACT

A total of \$250,000 has been appropriated within the Fiscal Year 2022-23 Public Works Budget for the purchase of two flatbed trucks. The Department is requesting that the purchase of the two flatbed trucks be postponed to a future budget year and that the funds appropriated within the Fiscal Year 2022-23 be reallocated and used to purchase the CY5000. The contract would be authorized for a not to exceed amount of \$169,021.50. Sufficient funds to purchase the CY5000 are budgeted and available in the Fiscal Year 2022-23 Public Works Fund (Fund 023).

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 10946 – A Resolution Authorizing the City Manager to Execute an Agreement with Cyclone Technology for the Purchase of a CY5000 Hard Surface Cleaning System

Submitted,

Mark Rackovan, Public Works Director

RESOLUTION NO. 10946

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CYCLONE TECHNOLOGY FOR THE PURCHASE OF A CY5000 HARD SURFACE CLEANING SYSTEM

WHEREAS, the Public Works Department Streets Maintenance Division responds to spills of oil and other automotive fluids that stain city streets

WHEREAS, staff has validated its need to purchase a CY5000 Hard Surface Cleaning System to more effectively mitigate the stains caused by the spills; and

WHEREAS, the Fiscal Year 2022-23 Public Works Fund (Fund 023) Budget included \$250,000 for the purchase of two flatbed trucks, of which the entire \$250,000 is still available; and

WHEREAS, staff is requesting that the purchase of the two flatbed trucks be postponed to a future budget year and the funds appropriated within the Fiscal Year 2022-23 for the purchase of two flatbed trucks be reallocated and used to purchase the CY5000 Hard Surface Cleaning System; and

WHEREAS, this purchase will be made through HGACBuy, which used its recognized cooperative purchasing agreement to award a contract to Cyclone Technology in an amount not to exceed \$169,021.50; and

WHEREAS, staff recommends the execution of a contract with Cyclone Technology for the purchase of a CY5000 Hard Surface Cleaning System; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Cyclone Technology to purchase a CY5000 Hard Surface Cleaning System for the Public Works Department at a not to exceed amount of \$169,021.50.

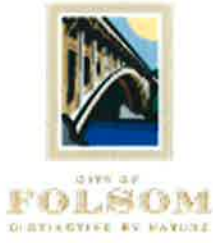
PASSED AND ADOPTED this 8th day of November 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report



MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10947 – A Resolution Authorizing the City Manager to Execute an Agreement with Vesta Modular for a Five-Year Lease of a Modular Trailer for the Waste and Recycling Division
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10947 – A Resolution Authorizing the City Manager to Execute an Agreement with Vesta Modular for a Five-Year Lease of a Modular Trailer for the Waste and Recycling Division.

BACKGROUND / ISSUE

The Public Works Waste and Recycling Division is located at the City of Folsom Corporation Yard. The operations staff work out of a modular building originally leased from Performance Modular. Performance Modular has since been sold to Vesta Modular, who currently owns the building. The existing lease, originally executed in 2017, expires in November 2022 and the Waste and Recycling Division would like to continue to occupy and rent the building.

Staff is recommending entering into a lease agreement to continue using the current Waste and Recycling operations building for the next five years. The five-year lease option will eliminate any variation in rent, ensure maintenance issues are handled effectively, and secure the building for Waste and Recycling Division use. The short-term lease allows for an easier transition when the Waste and Recycling Division is moved to the future location of the Corporation Yard.

This resolution will authorize the City Manager to execute an agreement with Vesta Modular for a five-year lease of the modular trailer currently occupied by the Waste and Recycling

Division operations staff. Funding for this project is budgeted and available in the Solid Waste Fund (Fund 540).

POLICY / RULE

Section 2.36.080 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

ANALYSIS

In consideration of the future transition to a new Corporation Yard, the Waste and Recycling Division recommends entering into a five-year lease agreement to continue using the operations building it has occupied since 2017. A lease agreement fixes monthly cost and establishes the responsible party for maintenance and repairs of the building. If the current Corporation Yard were going to be used long-term, a longer-term office solution would be evaluated through a bid process; however, taking into consideration the cost and operational disruption of removing the current building and installing a new building, entering into a new lease to seamlessly continue operations is the most practical course of action.

FINANCIAL IMPACT

The Waste and Recycling Division proposes a five-year lease agreement with Vesta Modular for an amount not to exceed \$104,718.00, which includes \$18,735.60 per year for rent and an estimated \$11,040.00 in the final year to pay for the cost of removing the building. The final year removal costs are subject to change based on the market rate at the time. The annual cost is a 21% increase over the previous lease; however, the five-year lease agreement locks in a saving of \$2,715.24 per year over the shortest available lease of 12 months.

Funding for the remainder of Fiscal Year 2022-23 in the amount of \$14,051.70 is available in the FY 2022-23 Budget in the Solid Waste Fund (Fund 540). Funding for the annual lease cost of \$18,735.60 will be budgeted in subsequent years.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

Resolution No. 10947 – A Resolution Authorizing the City Manager to Execute an Agreement with Vesta Modular for a Five-Year Lease of a Modular Trailer for the Waste and Recycling Division

Submitted,

Mark Rackovan, PUBLIC WORKS DIRECTOR

RESOLUTION NO. 10947

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH VESTA MODULAR FOR A FIVE-YEAR LEASE OF A MODULAR TRAILER FOR THE WASTE AND RECYCLING DIVISION

WHEREAS, the Public Works Waste and Recycling Division operation currently utilizes a rented modular trailer, located at the City of Folsom Corporation Yard; and

WHEREAS, the lease for the existing modular trailer has expired; and

WHEREAS, the current modular trailer is meeting operational needs of the Waste and Recycling Division; and

WHEREAS, staff has considered the limited term use of the current Corporation Yard in the recommendation to lease the existing building rather than solicit bids for a replacement building; and

WHEREAS, a lease agreement secures the building for use by the Waste and Recycling Division over the next five years; and

WHEREAS, staff recommends the execution of an agreement with Vesta Modular for a five-year lease of a modular trailer; and

WHEREAS, funds are budgeted and available in the Solid Waste Fund (Fund 540); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Vesta Modular for a five-year lease of a modular trailer for the Waste and Recycling Division at a not to exceed amount of \$104,718.00, including estimated costs for removal of the leased trailer at the conclusion of the lease.

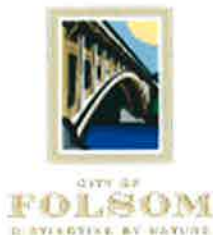
PASSED AND ADOPTED this 8th day of November 2022, by the following roll-call vote:

- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	11/8/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10949 - A Resolution Approving a Five-Year Extension to the Agreement Between the City of Folsom and the Folsom Tourism Bureau Relative to the Folsom Tourism Business Improvement District
FROM:	City Manager's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council move to adopt Resolution No.10949 - A Resolution Approving a Five-Year Extension to the Agreement between the City of Folsom and the Folsom Tourism Bureau Relative to the Folsom Tourism Business Improvement District.

BACKGROUND / ISSUE

The City Council adopted Resolution No. 9055 on August 23, 2012, designating the Folsom Tourism Bureau (FTB) to act as the Owners' Association for the Folsom Tourism Business Improvement District (FTBID).

The City Council subsequently approved Resolution No. 9072 on October 23, 2012, authorizing the City Manager to execute an agreement with the FTB to serve as the Owners' Association to the FTBID for a five-year term from January 1, 2013 to December 31, 2017. On December 12, 2017, the City Council adopted Resolution No. 10051 approving a five-year extension to the agreement between the City of Folsom and the Folsom Tourism Bureau relative to the Folsom Tourism Business Improvement District.

This Agreement between the City and FTB provides the City an option to extend the Agreement for another five years after review of the FTB's annual report and approval by the City Council. The FTB has requested that the Agreement be extended for an additional five-year term (please see Attachment 2).

POLICY / RULE

Section 3.100.080 of the Folsom Municipal Code states that a nonprofit corporation shall be designated by the City Council to serve as the owners' association for tourism business improvement districts in the resolution of intention and resolution of formation, and that the City will enter into a contract with the designated nonprofit.

ANALYSIS

The FTB provides substantial public benefit to the City in serving as the Owners' Association for the FTBID by administering District services and providing marketing and visitor programs to promote Folsom lodging businesses.

It is staff's assessment that the FTB has complied with all terms of the Agreement, including providing an annual report describing activities completed in the previous fiscal year and planned for the coming fiscal year (Attachment 3 and also agenda'd as a Scheduled Presentation by the FTB at the City Council's November 8, 2022 meeting).

City staff and the FTB seek the City Council's approval to extend the Agreement for an additional five-year term from January 1, 2023 to December 31, 2027.

FINANCIAL IMPACT

The FTBID assessment, which is a levy imposed on businesses for the purpose of providing services, activities, and programs that promote tourism in the City of Folsom, has no impact on the City's General Fund.

ATTACHMENTS

1. Resolution No. 10949 – A Resolution Approving a Five-Year Extension to the Agreement between the City of Folsom and the Folsom Tourism Bureau Relative to the Folsom Tourism Business Improvement District
2. Letter from Folsom Tourism Bureau
3. Folsom Tourism Bureau Annual Report FY 2021-22

Submitted,

Christine Brainerd, Communications Director

Attachment 1.

**Resolution No. 10949 – A Resolution Approving a
Five-Year Extension to the Agreement between the City
of Folsom and the Folsom Tourism Bureau Relative to the
Folsom Tourism Business Improvement District**

RESOLUTION NO. 10949**A RESOLUTION APPROVING A FIVE-YEAR EXTENSION TO THE AGREEMENT BETWEEN THE CITY OF FOLSOM AND THE FOLSOM TOURISM BUREAU RELATIVE TO THE FOLSOM TOURISM BUSINESS IMPROVEMENT DISTRICT**

WHEREAS, the City Council adopted Resolution No. 9055 on August 23, 2012, designating the Folsom Tourism Bureau (“FTB”) to act as the Owners’ Association for the Folsom Tourism Business Improvement District (“FTBID”) pursuant to an agreement approved by the City Council; and

WHEREAS, the City Council approved Resolution No. 9072 on October 23, 2012 authorizing the City Manager to execute an agreement with the FTB to serve as the Owners’ Association to the FTBID for a five (5) year term from January 1, 2013 to December 31, 2017; and

WHEREAS, on December 12, 2017, the City Council adopted Resolution No. 10081 approving a five-year extension to the agreement between the City of Folsom and the Folsom Tourism Bureau relative to the Folsom Tourism Business Improvement District.

WHEREAS, Section 4(C) of the Agreement between the City of Folsom and the FTB provides the City an option to extend the Agreement for another five (5) years after review of the annual report from FTB and approval by the City Council; and

WHEREAS, the FTB has requested that the Agreement be extended for an additional five (5) year term; and

WHEREAS, the FTB provides substantial public benefit to the City in serving as the Owners’ Association for the FTBID by administering District services and providing marketing and visitor programs to promote Folsom lodging businesses; and

WHEREAS, the City desires to extend the Agreement for an additional five (5) year term from January 1, 2023 to December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Agreement between the City of Folsom and the FTB relative to the FTBID, dated November 27, 2012, be hereby extended for another five (5) year term from January 1, 2023, to December 31, 2027.

PASSED AND ADOPTED this 8th day of November 2022, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2.
Letter from Folsom Tourism Bureau

November 2, 2022

Elaine Andersen
City Manager
City of Folsom
50 Natoma Street
Folsom, CA 95630

Elaine,

On behalf of the Folsom Tourism & Economic Development Corporation (TEDCorp), dBA the Folsom Tourism Bureau, I would like to request a five-year renewal through December 2027 of the agreement between the City of Folsom and the Folsom Tourism Bureau to serve as the owners association to the Folsom Tourism Bureau Business Improvement District (FTBID)

We have enjoyed great success with our efforts and look forward to continuing to implement our tourism strategies to improve City revenue. The use of the FTBID funds has helped our hospitality partners and visitor-related businesses, while providing economic development opportunities that benefit our community.

Thank you,



Joseph P. Gagliardi
President & CEO

Attachment 3.

Folsom Tourism Bureau Annual Report FY 2021-22



TO: Elaine Andersen
City Manager
City of Folsom

FROM: Joseph P. Gagliardi
President/CEO
Folsom Tourism Bureau

RE: Folsom Tourism Bureau Improvement District
Fiscal Year: 7-1-2021 through 6-30-2022

In accordance with the Agreement between the City of Folsom and the Folsom Tourism Bureau dated November 27, 2012, the following Annual Report describes the activities undertaken during the fiscal year July 1, 2021, through June 30, 2022.

Organizational Background: The Folsom Tourism Bureau was formed in the year 2000 to focus on the growing local market for tourism development. In 2002 the Tourism Bureau pursued forming a business improvement district (BID) to strategically grow tourism in Folsom while providing a sustainable funding source to market Folsom as a destination. The Tourism Bureau immediately engaged all its hotel partners to seek their input and developed a strategy to accomplish that objective. The Tourism BID (TBID) was formed in 2003 at a rate of 2 percent for an initial 5-year timeframe and then renewed for an additional 5 years. In 2012, the Tourism BID was renewed at 4% for an additional 20-year term.

In 2016, the Greater Folsom Partnership, now known as Choose Folsom, was formed to leverage the efforts of the Folsom Tourism Bureau in conjunction with the Folsom Chamber of Commerce and Folsom Economic Development brands. This structure facilitates an integrated marketing and communication strategy for Folsom and promotes a strong connection between the business and hospitality communities.

The ultimate goal of the Folsom Tourism Bureau programs and services is to promote positive economic benefit for the City of Folsom through increasing occupancy and ADR (Average Daily Rate) in Folsom hotels. Increased activity increases TOT (Transit Occupancy Tax) and sales tax revenue as well as a residual economic benefit for related market segments in dining, retail, outdoor recreation and entertainment.

In addition, it has become increasingly apparent that destination promotion is a crucial tool that is used to assist in broader economic development issues — not just marketing to the end traveler. Promoting Folsom raises our community profile, opens the door for enhanced opportunities for traditional business relocation, expansion, and new startups to occur. Our destination promotion will also contribute substantially to highlighting the quality-of-life issues critical to the relocation decision as well as our residents' attitude about where they live.



Description of the Activities conducted during the previous fiscal year: (7/1/2021 to 6/30/22)

- Groups & Events Supported with Concierge Service: Visit Folsom actively supports community events that bring out-of-town guests. This support included a combination of marketing staff support and financial support in event underwriting and trades. We supported several events last year; a few are listed below. Events that are well run and compatible with the assets and venues in Folsom are essential to our brand development and increase tax revenue in the region.
 - July 2021 Paddle Splash Festival
 - August 2021 - Wildfire Support (supported Back Bistro dinner, gift baskets, gift cards, ice cream social at each hotel property)
 - September 2021 - Hangtown Motocross (usually in May)
 - October 2021 - Folsom Blues Breakout Half Marathon
 - November 2021 - Rio del Lago 100-Mile Run
 - November 2021 - Folsom Women's Conference
 - November 2021 - Foothill Wine Festival
 - December 2021 - California International Marathon
 - May 2022 - California Community College Baseball Championship

Changes In Personal December & Navigating the New Normal

- The first part of the 2021-2022 fiscal year was spent navigating back to a new normal after the pandemic. Events were slow to resume, and corporate travel has been even slower to return. Tourism in Folsom is an integral part of the economy. While the economic benefit started to rebound, it was clear the changing marketplace with various forces at play had presented our destination with new realities. At the end of December 2021, Mary Ann McAlea retired from the Folsom Tourism Bureau after eighteen years of service, and Sally Buchanan was hired in late March 2022. Sally spent the first couple of months on a listening tour with Folsom's eight hotel partners and worked with Choose Folsom to understand the market and needs of our stakeholders.

After gathering data and feedback, Visit Folsom determined the need for a review of existing programs and a new strategy to guide marketing and organizational efforts going forward. In July of 2022, the TEDCorp Board approved a strategic planning project. This project started in August 2022 and is designed to develop an organizational strategy that finds a balance between tourism, residents, and the experience for both, as well as to elevate the role of tourism in Folsom. This process also includes an analysis of tourism amenities and technology, and investment in these areas is expected to require an increase in funding. Visit Folsom held four stakeholder focus groups in August and September and is currently working on a visitor survey. The process will be wrapped up with a strategic plan report due in early December.



New Initiatives Started in 2022-2023

- **Strategic Visioning:** Planning for Visit Folsom marketing and organizational efforts is under way and will be finished in early December of 2022.
- **New website and content:** The website is undergoing a major overhaul including a new back-end system, new content, navigation and technology that will allow a better user experience.
- **Online Booking Engine:** RootRez technology will allow Visit Folsom to seamlessly integrate a branded booking engine into our website and highlight destination-specific attributes through custom promotions, packages, maps, content, filters, and more.
- **Data:** The Zartico Destination Operating System® takes intelligence, analytics, and data visualizations and combines it with context and strategic input to support a Destination Management Organization's data-driven decisions in real time. Zartico's Destination Operating System® has the capability to track tourism effects on locally owned businesses to foster community and improve resident satisfaction.
- **50 Economic Alliance:** Choose Folsom has partnered with our partners along the eastern Highway 50 corridor, Rancho Cordova, El Dorado County, El Dorado Hills, and Placerville. We work together to showcase everything our region offers for existing and new businesses, their employees, and their customers. This alliance naturally extends to Tourism, and we will continue to foster alignment in these areas using data points received from Zartico.
- **Bandwango:** The Foothill Wine Passport features 37 wineries in one pass and the opportunity to taste all the amazing wine the region has to offer. The Foothill Wine Tasting Pass is the gateway to the Sierra Foothill wineries. The pass is a digital ticket to custom tours and discounted tastings throughout the foothills. Each pass is delivered instantly via text message or email. There is no need to download an app because the pass is accessible on the user's phone at any time. In just seconds, the purchaser will have their pass in hand and ready to taste wine!
- **Visitor Center Experience:** This generation of travelers do not see the value in traditional visitor centers as did previous generations. The traditional model of maps, brochures, and friendly staff does not drive traffic. Given this, we have decided to create an experiential space for our visitors and customers to enjoy. The space is presently being referred to as the Visit Folsom General Store & Foothill Makers Market. Guests will not only be able to find out about Folsom, but they will also be able to grab a to-go snack, purchase high-quality Folsom souvenirs and support local makers by buying homemade wares from Folsom or the surrounding foothill region.



- HootBoard Kiosk: The new Visitor Center & General Store will include an interactive digital kiosk meant to engage visitors and help visitors and residents find attractions, information, and more. The kiosks may eventually be placed in all Folsom hotels if the first proves successful.
- Economic Development Team: Choose Folsom brought on Laura Fickle to help support Economic Development and Tourism.

Continued Initiatives

- Expanded Network of Event Promoters: Visit Folsom has devoted additional staff resources to extending the outreach for new events that complement our existing resources and hotel mix.

For events that meet our criteria of “fit” and potential for generating room nights, we enter a short-term underwriting sponsorship agreement to assist in the launch process for a new event. Building strong relationships with event promoters requires a willingness to support them as they work through the permitting and planning process with local partners.

- Leverage the Marketing Efforts of Choose Folsom: Folsom’s primary message in both economic development and tourism is the outstanding quality of life in Folsom and easy access to the best outdoor recreation in the region. This allows us to commit staff resources and dollars to add to our digital asset portfolio, public relations, and overall marketing for content that can be shared across both platforms. This gives us a tremendous advantage that would not be available if these organizations were siloed and limited by their respective areas of focus.
- Coordination of Tourism & Economic Development Activities: The Choose Folsom team conducts corporate calling, identifies all potential inventory in the commercial real estate market, and serves as the primary point of communication for all new business inquiries. The Choose Folsom teams actively participate with the Greater Sacramento Economic Council to elevate Folsom’s profile in the region.

Granite School & the Northern California Innovation District: Choose Folsom has established the Northern California Innovation District (NCID). This project empowers innovation, growth, and education with respect to all sectors of the Region and our communities, leveraging the reinvention of existing resources to support the sustainable future growth of the Region. NCID strives to connect, educate, develop, and promote the region and our community. With the spirit of growth alive in NCID’s headquarters at the historic Granite School, NCID ensures that education, innovation, and growth... past, present, and future... come together for a bright future for our Region.

- Acquire Additional Digital Assets to use Across all Platforms: Folsom is a highly visual destination, and high-quality photos and videos are more powerful than any narrative we can provide. As social media and websites are the primary vehicles for outreach, the caliber of the content defines the perception of Folsom and effectively answers the “why”



(why would I visit, why would I consider moving my business) through visual storytelling. We freely share these assets with our partners as well as businesses for their respective platforms. We continue to acquire digital assets and have recently cataloged all video in a software program called Muse, which allows us to more readily find what assets we have. This facilitates using the video more effectively.

- **Social Media:** Facebook, LinkedIn, and Instagram continue as valuable platforms for the Visit Folsom social media presence. We also share content on our Choose Folsom-sponsored event pages to maximize our investment in content development. We also use these sites and the audience we have built to support non-profit partners in their efforts to reach a larger local audience. The budget is allocated for social media advertising and boosted posts to ensure engagement.

Visitor Services

- **Visitor Collateral:** The Choose Folsom team creates, writes, and produces a wide variety of print materials that are the cornerstone of our visitor outreach for all market segments including business, leisure, and residents. During this fiscal year much of what we had on hand had been depleted during COVID. Collateral will be a major focus in 2022-2023. Items to be redesigned include the Dining Guide and the Getting Around Folsom map. We will also continue to work with our partners to showcase other popular pieces of collateral, such as the Folsom Trail map. The 2023 edition of Folsom Magazine hit the shelves on October 31. The magazine is mailed to all homes in the region and showcased in our 1000 hotel rooms.
- **Visitor Services Highlights:** Visit Folsom is proud of the resources available in the Visitor Center. As mentioned, the Visitor Center is currently undergoing a remodel and will reopen in the new year to offer an even better experience for our guests.

Throughout the course of the year, Visit Folsom receives requests from stakeholders to provide customized welcome packets for incoming groups with maps, dining guides, Folsom swag, etc. Custom visitor packets are prepared for incoming groups at the request of hoteliers, groups, new residents and major employers.

- **Visit Folsom Concierge Services:** While Visit Folsom is a relatively small bureau, we do offer a high level of service for incoming groups who are seeking support to plan their conference or meeting. Our initial point of contact can come directly through a group considering Folsom as a host city or through a hotel partner looking for some additional support to win a piece of business that is desirable for Folsom

Services include:

- Itinerary development
- Recommendations for ancillary venues such as banquet dining, group meeting space, etc.
- Resources such as our transportation incentive, which will allow a group to recoup a portion of their shuttle expense



- Introductions to partners such as FHDA, zoo staff, or others for event development
- Underwriting food/drink options like Snooks, Happy Hours or other hospitality opportunities
- Visit Folsom Marketing Committee: The Visit Folsom team meets monthly with the Director of Sales/General Managers from our eight partner properties. The meeting is an opportunity to share trends in the market, review questions on Folsom developments and create strategic plans to continue to grow the tourism revenue. We move the meeting location monthly to restaurants or entertainment venues to showcase new products and share what is new in Folsom. This group discusses economic development news and businesses which are considering moving into our market, as this is a big area of interest for our hotels. These monthly meetings were finally resumed in person this past July.
- Regional Collaboration: Folsom's partnership with the Gold Country Visitor's Association/Visit CA continues to bring increased visibility for Folsom as a highlight on regional itineraries and provides access to marketing opportunities that would be beyond the reach of our local budget. Access to international visitor markets, collaboration on regional tours and representation in the CA State Visitor Guides are just a few of the benefits of this partnership.

Additionally, partnerships with Rancho Cordova Travel & Tourism, Visit El Dorado County, and now the 50 Economic Alliance are a great benefit as collaboration often allows us to host larger groups than any one market can handle alone.

- The Folsom Transportation Program: This campaign has started to heat up again as we come out of COVID and continues to perform well for our local hotels. Weddings, family reunions, and large business team building which meet the 10-room/10ight minimum are utilizing this shuttle incentive. The promotion is supported by social media and print ads in Real Weddings Magazine, as well as sales kits for each hotel partner. There is also a tremendous referral base from satisfied customers. We continue to allocate the budget for this campaign with the objective of driving more leisure travel. We are now also experimenting with a shuttle program that helps small business groups get to and from the airport and around town.

An accounting of the revenue and expenditures for the previous fiscal year: (7/1/21 to 6/30/22)

- During this fiscal year funds were collected from the eight Folsom hotels (Lake Natoma Inn, Fairfield Inn & Suites, Hampton Inn, Hilton Garden, Larkspur Landing, Marriott Residence Inn and Marriott Courtyard, Staybridge Inn & Suites). The total amount of revenue for FY 21-22 was \$1,257,100. The total projected expenditures through June 30, 2022, for this fiscal year is \$745,568

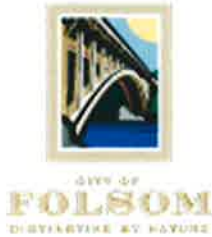


An estimate of the cost of the activities for '22-'23 fiscal year: (7/1/22 to 6/30/23)

- The Folsom Tourism Bureau expects proceeds from the BID to be \$1,300,000 for the timeframe of 7/1/22-6/30/23. The contributors include eight hotels (Lake Natoma Inn, Fairfield Inn & Suites, Hampton Inn, Hilton Garden, Larkspur Landing, Marriott Residence Inn, Marriott Courtyard, and Staybridge Inn & Suites). Expenditures are anticipated to be approximately \$928,400.

The amount of any surplus or deficit revenues to be carried over from a previous fiscal year: The Folsom Tourism Bureau is currently analyzing tourism amenities and technology through a strategic planning process, and investment in these areas is expected to rise.

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Folsom City Council Staff Report



MEETING DATE:	11/8/2022
AGENDA SECTION:	Joint Meeting Public Hearing
SUBJECT:	<p>Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022</p> <p>1. Resolution No. 10948 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022, the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith</p> <p>2. Resolution No. 009-Folsom Ranch FA - A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing</p>
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council adopt the following resolution:

Resolution No. 10948 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022, the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith

It is recommended the Governing Board of the Authority adopt the following resolution:

Resolution No. 009-Folsom Ranch FA - A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing.

BACKGROUND / ISSUE

Community Facilities District No. 20 (Russell Ranch) (CFD No. 20) is a community facilities district organized by the City Council under the Mello-Roos Act for the purpose of providing for the construction and acquisition of certain public improvements to serve property within CFD No. 20. CFD No. 20 consists of a gross area of approximately 437.6 acres and is located wholly within the City of Folsom, east of Placerville Road between Highway 50 and White Rock Road. The City established CFD No. 20 by Resolution No. 10035 on November 14, 2017.

Development within CFD No. 20 is planned to include 175 single-family units, 618 single-family high density units and 232 multi-family low density units, for a total of 1,025 units. Property within CFD No. 20 is in varying stages of development, including completed homes, homes under construction, finished lots, and partially-improved lots. It is anticipated that development will be completed in three main phases: Phase 1, Phase 2 and Phase 3. Phase 1 includes the lots owned and being sold by The New Home Company (TNHC) Northern California and Anthem United. Phase 2 and Phase 3 include lots owned by Lennar Homes and the Landbank.

The cost to construct all the facilities necessary to service property within CFD No. 20 is estimated at approximately \$37,420,700 and is comprised of backbone infrastructure, soft costs and subdivision infrastructure. Backbone facilities infrastructure improvements for CFD No.

20 are expected to include transportation improvements, water system improvements, recycled water system improvements, drainage system improvements, wastewater system improvements, and park, parkway and open space improvements. Subdivision infrastructure improvements for development of CFD No. 20 includes, among other things, intract infrastructure such as underground utilities, subdivision roadways, street lighting, soundwalls and landscaping improvements. The table below summarizes the budgeted construction costs for development within CFD No. 20.

Item	Costs	Portion Complete	Costs Remaining
Backbone Infrastructure	\$56,820,600	\$33,706,000	\$23,114,600
Phase 1 Intract	Complete	Complete	Complete
Phase 3 Intract	\$23,470,000	\$23,470,000	\$0
Phase 2 Intract	\$27,863,000	\$13,556,900	\$14,306,100
Total:	\$108,153,600	\$70,732,900	\$37,420,700

Notice of this public hearing was published in the Folsom Telegraph on October 27, 2022.

POLICY / RULE

Resolution No. 9282 – A Resolution of the City Council of the City of Folsom Approving Goals and Policies for Community Facilities Districts

Chapter 3.110, “Community Facilities Financing”, of the Folsom Municipal Code
Mello-Roos Community Facilities Act of 1982

Marks-Roos Local Bond Pooling Act of 1985

ANALYSIS

The Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (Series 2022 Revenue Bonds) are being issued by the Folsom Ranch Financing Authority (FRFA) in a not to exceed amount of \$15,000,000 to finance the purchase of the limited obligation special tax bonds (Local Obligations), issued by CFD No. 20. The purchase price of the Local Obligations will be used to finance the acquisition and construction of certain public facilities, fund a debt service reserve account, fund capitalized interest to September 1, 2023, and pay certain costs of issuance of the Local Obligations and Series 2022 Revenue Bonds.

A special tax will be levied and collected annually to service the Local Obligations. Every year, the City shall determine the annual special tax requirement. The annual special tax requirement is that amount of special tax revenue required in any fiscal year to:

- Pay administrative expenses

- Pay annual debt service on all outstanding bonds for CFD No. 20
- Pay other periodic costs on outstanding bonds, including credit enhancement or rebate payments, if applicable
- Pay any amounts required to replenish the reserve fund
- Pay for reasonably anticipated delinquent special taxes
- Fund CFD No. 20 PAYGO costs
- Pay for authorized services
- Pay other associated costs as listed in the Rate and Method of Apportionment

The special tax shall be levied each fiscal year proportionately on each Sacramento County assessor's parcel of taxable property within CFD No. 20 at a rate up to 100% of the applicable maximum special tax to satisfy the annual special tax requirement. As of the most current appraisal, the appraised value for the property within CFD No. 20 is \$365,671,363 and the value-to-lien ratio is 8.8:1, which is in compliance with the City's CFD policy. The total projected residential property tax level for developed single-family property is approximately 1.60%; for single-family high-density property is approximately 1.65%; and for developed multi-family low-density property is approximately 1.66%, and shall not exceed 2.0% of the estimated sales price of the respective homes to be constructed in CFD No. 20.

Upon the conclusion of the noticed public hearing, and by adopting the proposed City Council Resolution, the City Council is taking the following actions in connection with the Local Obligations:

1. Determining that there are significant public benefits to the City from the proposed financing and approving the Series 2022 Revenue Bonds
2. Authorizing the issuance of an aggregate principal amount of not to exceed \$15,000,000 in Local Obligations
3. Approving the form and substance and the execution and delivery of the First Supplemental Indenture with U.S. Bank Trust Company, National Association
4. Approving the form and substance and the execution and delivery of the Continuing Disclosure Certificate
5. Approving the form and substance and delivery of the Preliminary Official Statement, and authorizing the preparation, delivery and execution of a final Official Statement
6. Approving the form and substance and execution and delivery of the Local Obligation Purchase Contract
7. Approving the form and substance and execution and delivery of the Trust Agreement
8. Authorizing the officers of the City to execute any and all documents and instruments, for and on behalf of the City, to carry out the issuance of the Local Obligations

By adopting the proposed FRFA Resolution, the Governing Board is taking the following actions in connection with the Series 2022 Revenue Bonds:

1. Authorizing the issuance of an aggregate principal amount of not to exceed \$15,000,000 in Series 2022 Revenue Bonds
2. Approving the form and substance and execution and delivery of the Trust Agreement

3. Approving the form and substance and execution and delivery of the Local Obligation Purchase Contract
4. Approving the form and substance and execution and delivery of the Bond Purchase Contract
5. Approving the form and substance of the Preliminary Official Statement authorizing the Treasurer to determine when said Preliminary Official Statement is final, and authorizing the distribution of both the Preliminary Official Statement and the Official Statement to be distributed by the Underwriter.
6. Authorizing the officers of the FRFA to execute and deliver any and all documents, and to do any and all things deemed necessary to comply with the terms and intent of this resolution.

Other documents included as exhibits to this staff report include:

- Preliminary Official Statement
- Trust Agreement
- First Supplemental Indenture
- Local Obligation Purchase Contract
- Bond Purchase Agreement
- Continuing Disclosure Certificate
- Good Faith Estimates

The City has engaged the following consultants to assist in the issuance of these Series 2022 Revenue Bonds:

Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Disclosure Counsel: Orrick, Herrington & Sutcliffe LLP
 Tax Consultant: NBS
 Financial Advisor: Fieldman, Rolapp & Associates, Inc.
 Trustee: U.S. Bank Trust Company, National Association

FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom. The CFD No. 20 formation, bonded indebtedness, and expenses, are solely the responsibility of CFD No. 20. The City will receive reimbursement from the issuance of the Series 2022 Revenue Bonds for staff time and expenses and will receive an annual administrative fee throughout the term of CFD No. 20; these amounts are intended to offset expenses incurred by the City for administration and other items.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (SCH No. 2014062018) was previously certified for the Russell Ranch project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA

Guidelines. Staff has determined that no new impacts will result from this proposal that were not already considered with the previous approval. No further environmental review is required.

ATTACHMENTS

1. Resolution No. 10948 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022, the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith
2. Resolution No. 009-Folsom Ranch FA - A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing.
3. Trust Agreement by and among the Folsom Ranch Financing Authority and the City of Folsom and U.S. Bank Trust Company, National Association, as Trustee
4. First Supplemental Indenture between the City of Folsom and U.S. Bank Trust Company, National Association, as Trustee
5. Preliminary Official Statement for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022
6. Local Obligation Purchase Contract for the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 between the Folsom Ranch Financing Authority and the City of Folsom
7. Bond Purchase Agreement for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 between the Folsom Ranch Financing Authority and Piper Sandler & Co.
8. Continuing Disclosure Certificate

9. Good Faith Estimates for the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 and the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022

Submitted,



Stacey Tamagni
Finance Director
Treasurer of the Folsom Ranch Financing Authority

ATTACHMENT 1

RESOLUTION NO. 10948

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
AUTHORIZING THE ISSUANCE OF THE CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 20 (RUSSELL RANCH) SPECIAL TAX BONDS, SERIES
2022, THE EXECUTION OF A FIRST SUPPLEMENTAL INDENTURE PROVIDING
THEREFOR, AUTHORIZING THE EXECUTION OF A LOCAL OBLIGATION
PURCHASE CONTRACT, AND AUTHORIZING NECESSARY ACTIONS AND THE
EXECUTION OF OTHER DOCUMENTS IN CONNECTION THEREWITH**

WHEREAS, the City Council (the “**City Council**”) of the City of Folsom (the “**City**”) has formed the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the “**Community Facilities District**”) under the provisions of the Mello-Roos Community Facilities Act of 1982 (the “**Act**”); and

WHEREAS, the City is authorized under the Act to levy special taxes within the Community Facilities District (the “**Special Taxes**”) to pay the costs of certain public facilities (the “**Facilities**”) and to issue bonds payable from the Special Taxes; and

WHEREAS, in order to provide funds to finance certain of the Facilities (the “**Project**”), the City proposes to issue not to exceed \$15,000,000 principal amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 (the “**Local Obligations**”); and

WHEREAS, the Folsom Ranch Financing Authority (the “**Authority**”) has agreed to purchase the Local Obligations pursuant to a Local Obligation Purchase Contract (the “**Local Obligation Purchase Contract**”) between the Authority and the City with a portion of the proceeds of the Authority’s City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Authority Bonds**”); and

WHEREAS, the City Council has determined in accordance with Government Code Section 53360.4 that a negotiated sale of the Local Obligations to the Authority in accordance with the terms of the Local Obligation Purchase Contract will result in a lower overall cost to the City than a public sale; and

WHEREAS, there has been submitted to the City Clerk of the City (the “**City Clerk**”) a form of First Supplemental Indenture (the “**First Supplemental Indenture**”), between the City and U.S. Bank Trust Company, National Association, as trustee, supplementing and amending that certain Indenture, dated as of June 1, 2018 (as supplemented and amended by the First Supplemental Indenture, the “**Indenture**”), between the City and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as successor to MUFG Union Bank, N.A., each as trustee, providing for the issuance of the Local Obligations and a form of Local Obligation Purchase Contract providing for the sale of the Local Obligations to the Authority; and

WHEREAS, there has been submitted to the City Clerk a form of Trust Agreement (the

“**Trust Agreement**”), among the Authority, the City and U.S. Bank Trust Company, National Association, as trustee, providing for the issuance of the Authority Bonds; and

WHEREAS, the Authority has authorized the sale of the Authority Bonds to Piper Sandler & Co., as underwriter (the “**Underwriter**”), with the net proceeds of sale thereof to be utilized to purchase the Local Obligations from the City; and

WHEREAS, the City desires to assist the Underwriter in its compliance with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 (“**Rule 15c2-12**”) pursuant to a Continuing Disclosure Certificate (the “**Continuing Disclosure Certificate**”); and

WHEREAS, the form of a Preliminary Official Statement (the “**Preliminary Official Statement**”) to be used in connection with the offering and sale of the Authority Bonds has been prepared and is on file with the City Clerk; and

WHEREAS, there have been prepared and submitted to the City Council for consideration at this meeting the forms of:

- (a) the Trust Agreement;
- (b) the First Supplemental Indenture;
- (c) the Local Obligation Purchase Contract;
- (d) the Continuing Disclosure Certificate; and
- (e) the Preliminary Official Statement; and

WHEREAS, the City Council has considered the evidence of the public benefits to the City of the proposed financing and is fully advised in the premises; and

WHEREAS, the City desires to proceed to issue and sell the Local Obligations and to authorize the execution of such documents and the performance of such acts as may be necessary or desirable to effect the offering, sale and issuance of the Local Obligations; and

WHEREAS, on this date, the City held a public hearing on the financing of the Project in accordance with Section 6586.5 of Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the “**Marks-Roos Act**”); and

WHEREAS, in accordance with Section 6586.5 of the Marks-Roos Act, notice of such hearing was published once at least five days prior to the hearing in the *Folsom Telegraph*, a newspaper of general circulation in the City; and

WHEREAS, Government Code Section 5852.1 requires that the City Council obtain from an underwriter, financial adviser or private lender and disclose, prior to authorization of the issuance of bonds with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the bonds, (b) the sum of

all fees and charges paid to third parties with respect to the bonds, (c) the amount of proceeds of the bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the bonds, and (d) the sum total of all debt service payments on the bonds calculated to the final maturity of the bonds plus the fees and charges paid to third parties not paid with the proceeds of the bonds; and

WHEREAS, in compliance with Government Code Section 5852.1, the City Council has obtained from Fieldman, Rolapp & Associates, Inc., the municipal adviser to the City, the required good faith estimates and such estimates have been disclosed at this meeting;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council, on behalf of the City, hereby approves the issuance of the Authority Bonds to finance the Project and finds that the use of the Marks-Roos Act to assist the City in financing the Project will result in significant public benefits to the citizens of the City, including more efficient delivery of local agency services to residential and commercial development.

Section 3. Subject to the conditions described in Section 8, the issuance of the Local Obligations in an aggregate principal amount not to exceed \$15,000,000, on the terms and conditions set forth in, and subject to the limitations specified in, the Indenture, is hereby authorized and approved. The Local Obligations shall be dated, shall bear interest at the rates, shall mature on the dates, shall be subject to redemption, shall be issued in the form, and shall be as otherwise provided in the Indenture.

Section 4. The form of the First Supplemental Indenture providing for the issuance of the Local Obligations, on file with the City Clerk, is hereby approved, and the City Manager of the City (the “**City Manager**”) and the Finance Director of the City (the “**Finance Director**”) and such other officers of the City as the City Manager or the Finance Director shall designate (each an “**Authorized Officer**” and collectively, the “**Authorized Officers**”) are, and each of them is, hereby authorized and directed, for and in the name and on behalf of the City, to execute and deliver the First Supplemental Indenture in substantially said form, with such changes therein as may be approved by the City Attorney of the City (the “**City Attorney**”), such approval to be conclusively evidenced by the execution and delivery thereof.

Section 5. The form of the Continuing Disclosure Certificate, in substantially the form submitted to this meeting and made a part hereof as though set forth in full herein, is hereby approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the City, to execute and deliver the Continuing Disclosure Certificate in the form presented to this meeting, with such changes, insertions and omissions as the Authorized Officer executing the same may require or approve, such requirement or approval to be conclusively evidenced by the execution of the Continuing Disclosure Certificate by such Authorized Officer.

Section 6. The Preliminary Official Statement, in substantially the form presented to this meeting and made a part hereof as though set forth in full herein, with such changes therein as may be approved by an Authorized Officer, is hereby approved, and the use of the Preliminary Official Statement in connection with the offering and sale of the Authority Bonds is hereby authorized and approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the City, to certify to the Underwriter that the Preliminary Official Statement has been “deemed final” for purposes of Rule 15c2-12.

Section 7. The preparation and delivery of a final Official Statement (the “**Official Statement**”), and its use in connection with the offering and sale of the Authority Bonds is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement, with such changes, insertions and omissions as may be approved by an Authorized Officer, such approval to be conclusively evidenced by the execution and delivery thereof. The Authorized Officers are, and each of them is, hereby authorized and directed to execute the final Official Statement and any amendment or supplement thereto, for and in the name of the City.

Section 8. The form of the Local Obligation Purchase Contract providing for the sale of the Local Obligations to the Authority, on file with the City Clerk, is hereby approved, and the Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the City, to execute and deliver the Local Obligation Purchase Contract in substantially said form, with such changes therein as may be approved by the City Attorney, such approval to be conclusively evidenced by the execution and delivery thereof; provided that the final maturity of the Local Obligations shall be no later than September 1, 2052, the principal amount of the Local Obligations shall not exceed fifteen million dollars (\$15,000,000) and the true interest cost (taking into consideration the associated underwriter’s discount and any original issue premium or discount relating to the Authority Bonds) of the Local Obligations shall not exceed seven percent (7.0%).

Section 9. The form of the Trust Agreement, in substantially the form submitted to this meeting and made a part hereof as though set forth in full herein is hereby approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the City, to execute and deliver the Trust Agreement in the form presented to this meeting, with such changes, insertions and omissions as the Authorized Officer executing the same may require or approve, such requirement or approval to be conclusively evidenced by the execution of the Trust Agreement by such Authorized Officer.

Section 10. Pursuant to Section 53345.8 of the Act and the City’s Local Goals and Policies, the City Council hereby finds and determines that the value of the real property that would be subject to the Special Taxes to pay debt service on the Local Obligations will be at least three (3) times the principal amount of the Local Obligations to be sold and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act on property within the Community Facilities District or a special assessment levied on property within the Community Facilities District. The City Council determines in its sole discretion that it is necessary and desirable to waive certain of its Local Goals and Policies to the extent the issuance of the Local Obligations does not conform thereto.

Section 11. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things that they may deem necessary or advisable in order to consummate the transactions herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this resolution, including any subsequent amendments, waivers or consents entered into or given in accordance with any of the documents approved hereby. The City Manager, the Finance Director, the City Clerk and the officers of the City are hereby authorized and directed to execute and deliver any and all certificates and representations necessary and desirable to accomplish the transactions set forth above.

Section 12. The City Council hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

Section 13. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

RESOLUTION NO. 009-FOLSOM RANCH FA

A RESOLUTION OF THE GOVERNING BOARD OF THE FOLSOM RANCH FINANCING AUTHORITY AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH) SPECIAL TAX REVENUE BONDS, SERIES 2022; APPROVING THE FORM AND SUBSTANCE OF A TRUST AGREEMENT, AUTHORIZING MODIFICATIONS THEREOF AND EXECUTION AND DELIVERY AS MODIFIED; APPROVING A PRELIMINARY OFFICIAL STATEMENT, AUTHORIZING CHANGES THERETO AND EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT TO BE DERIVED THEREFROM; APPROVING A LOCAL OBLIGATION PURCHASE CONTRACT AND A BOND PURCHASE CONTRACT AND EXECUTION AND DELIVERY OF EACH; AND AUTHORIZING RELATED ACTIONS NECESSARY TO IMPLEMENT THE PROPOSED FINANCING

WHEREAS, the Folsom Ranch Financing Authority is a joint exercise of powers entity duly organized and existing under and by virtue of the laws of the State of California (the “**Authority**”); and

WHEREAS, the City Council (the “**City Council**”) of the City of Folsom (the “**City**”) has formed the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the “**Community Facilities District**”) under the provisions of the Mello-Roos Community Facilities Act of 1982 (the “**Act**”); and

WHEREAS, the City has completed its legal proceedings under the Act with respect to authorizing the issuance and sale of the “City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022” (the “**Local Obligations**”) for the purpose of financing certain public facilities within the City south of Highway 50; and

WHEREAS, the City is empowered under the provisions of the Act to undertake legal proceedings for the levy of a special tax and for the issuance, sale and delivery of special tax bonds upon the security of the recorded special tax liens; and

WHEREAS, the Authority is empowered under the provisions of Article 4, Chapter 5, Division 7, Title 1 of the California Government Code (the “**Law**”) to issue its bonds for the purpose of purchasing various local obligations issued by certain local agencies and applying the proceeds of the bonds to finance certain authorized public facilities; and

WHEREAS, the Authority desires to issue the “Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022” (the “**Bonds**”) pursuant to that certain Trust Agreement (the “**Trust Agreement**”), among the Authority, the City and U.S. Bank Trust Company, National Association., as trustee (the “**Trustee**”), in order to provide funds to purchase the Local Obligations; and

WHEREAS, the Authority has determined that the estimated amount necessary to finance the purchase of the Local Obligations will require the issuance of the Bonds in the aggregate principal amount not to exceed fifteen million dollars (\$15,000,000); and

WHEREAS, the Authority and the City have determined that all things necessary to make the Bonds, when authenticated by the Trustee, and issued as provided in the Trust Agreement, the valid, binding and legal obligations of the Authority according to the import thereof and hereof have been done and performed; and

WHEREAS, in furtherance of implementing the financing, there have been filed with the Authority Secretary for consideration and approval by this Board forms of the following:

- (a) a Trust Agreement, under the terms of which the Bonds are to be issued and the Revenues (as said term is defined in the Trust Agreement and as said Revenues are received by the Authority as holder of the Local Obligations) are to be administered to pay the principal of and interest on the Bonds;
- (b) a Local Obligation Purchase Contract, under the terms of which, among other things, the City agrees to sell and the Authority agrees to purchase the Local Obligations;
- (c) a Bond Purchase Contract, under the terms of which, among other things, the Authority agrees to sell and the underwriter agrees to purchase the Bonds; and
- (d) a Preliminary Official Statement, describing the Bonds and the Local Obligations; and

WHEREAS, Government Code Section 5852.1 requires that the Governing Board of the Authority obtain from an underwriter, financial adviser or private lender and disclose, prior to authorization of the issuance of bonds with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the bonds, (b) the sum of all fees and charges paid to third parties with respect to the bonds, (c) the amount of proceeds of the bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the bonds, and (d) the sum total of all debt service payments on the bonds calculated to the final maturity of the bonds plus the fees and charges paid to third parties not paid with the proceeds of the bonds; and

WHEREAS, in compliance with Government Code Section 5852.1, the Governing Board of the Authority has obtained from Fieldman, Rolapp & Associates, Inc., municipal adviser to the Authority, the required good faith estimates and such estimates have been disclosed at this meeting; and

WHEREAS, being fully advised in the matter of the proposed financing program, this Board wishes to proceed with implementation of said financing program; and

WHEREAS, all acts, conditions and things required by the Constitution and laws of the State of California to exist, to have happened and to have been performed precedent to and

in connection with the consummation of the financing authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the Authority is now duly authorized and empowered, pursuant to each and every requirement of law, to authorize the execution and delivery of certain documents in order to further implement the financing in the manner and upon the terms herein provided; and

WHEREAS, as required by the Law, the City has conducted a public hearing and has determined that the issuance of the Bonds by the Authority and the acquisition of the Local Obligations will result in significant public benefits, including more efficient delivery of local agency services to residential and commercial development.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Folsom Ranch Financing Authority as follows:

Section 1. The foregoing recitals are true and correct, and this Board so finds and determines.

Section 2. Pursuant to the Law, the Bonds shall be issued in the aggregate principal amount of not to exceed fifteen million dollars (\$15,000,000). No Bond shall mature later than September 1, 2052.

Section 3. The form and substance of the Trust Agreement are hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Trust Agreement in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The form and substance of the Local Obligation Purchase Contract is hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Local Obligation Purchase Contract in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 5. The form and substance of the Bond Purchase Contract is hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Contract in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided that the true interest cost of the Bonds shall not exceed seven percent (7.0%) and the underwriter's discount (exclusive of original issue discount) shall not exceed one and one half percent (1.50%).

Section 6. (a) The form and substance of the Preliminary Official Statement is hereby approved. The Treasurer of the Authority or designee thereof is authorized to execute the final Official Statement to be derived therefrom.

(b) This Board hereby authorizes the Treasurer of the Authority or designee thereof to find and determine that said Preliminary Official Statement in preliminary form is, and as of its date shall be deemed “final” for purposes of Rule 15c2-12 of the Securities and Exchange Commission, and the Treasurer of the Authority or designee thereof is hereby authorized to execute a certificate to such effect in the customary form.

(c) The Treasurer of the Authority or designee is authorized to approve corrections and additions to the Preliminary Official Statement by supplement or amendment thereto, by appropriate insertions, or otherwise as appropriate, provided that such corrections or additions shall be regarded by such officer as necessary to cause the information contained therein to conform to facts material to the Bonds or the Local Obligations or to the proceedings of this Board or the City Council or that such corrections or additions are in form rather than in substance.

(d) The underwriter of the Bonds is authorized to distribute said Preliminary Official Statement and the final Official Statement to be derived therefrom in connection with the sale and delivery of the Bonds.

Section 7. The officers of the Authority are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents, including any agency agreement, which they may deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution, including any subsequent amendments, waivers or consents entered into or given in accordance with any of the documents approved hereby, and to obtain a policy of bond insurance, a rating and/or a reserve fund surety policy for any series of the Bonds. Such actions heretofore taken by such officers are hereby ratified, confirmed and approved.

Section 8. This Board hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

Section 9. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 8th day of November, 2022, by the following roll call vote:

AYES: Boardmember(s):

NOES: Boardmember(s):

ABSENT: Boardmember(s):

ABSTAIN: Boardmember(s):

Kerri M. Howell, CHAIR

ATTEST:

Christa Freemantle, SECRETARY

ATTACHMENT 3

TRUST AGREEMENT

by and among the

FOLSOM RANCH FINANCING AUTHORITY

and the

CITY OF FOLSOM

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Relating to the

[\$[PAR]]
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT
NO. 20 (RUSSELL RANCH) SPECIAL TAX REVENUE BONDS,
SERIES 2022

Dated as of December 1, 2022

TRUST AGREEMENT

This Trust Agreement (the “Trust Agreement”), dated as of December 1, 2022, by and among the Folsom Ranch Financing Authority, a joint exercise of powers agency duly organized and existing under the laws of the State of California (the “Authority”), the City of Folsom, a charter city and municipal corporation duly organized and existing under its charter and the Constitution and laws of the State of California (the “City”) and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, as Trustee (the “Trustee”);

WITNESSETH:

WHEREAS, the Authority is empowered under the provisions of the Marks-Roos Local Bond Pooling Act of 1985, being Article 4, Chapter 5, Division 7, Title 1 of the California Government Code (the “Law”), to issue its bonds for the purpose of purchasing various Local Obligations (as defined herein) issued by certain local agencies; and

WHEREAS, the Authority has determined to issue its Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “Authority Bonds”) to be secured by a pledge, lien and claim upon the Revenues (as that term is defined herein) in order to provide a portion of the funds necessary to purchase the Local Obligations (as that term is defined herein); and

WHEREAS, the Authority and the City have determined that all things necessary to make the Authority Bonds (as that term is defined herein), when issued by the Authority and authenticated by the Trustee and delivered as provided herein, valid, binding and legal obligations of the Authority according to the import thereof and hereof have been done and performed; and

NOW, THEREFORE, THIS TRUST AGREEMENT WITNESSETH, that in consideration of the premises, the acceptance by the Trustee of the trusts hereby created and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to secure the payment of the interest on and principal of and redemption premiums, if any, on all Authority Bonds Outstanding (as that term is defined herein) hereunder from time to time according to their tenor and effect, and the making of such other payments required to be made by the Authority and the satisfaction of all the agreements, conditions, covenants and terms expressed and implied herein and in the Authority Bonds, the Authority does hereby assign, bargain, convey, grant, mortgage and pledge a security interest unto the Trustee and unto its successors and assigns hereunder forever in all right, title and interest of the Authority in, to and under, subject to the provisions hereof permitting the application thereof for the purposes and on the terms and conditions set forth therein, each and all of the following (collectively, the “Trust Estate”):

- (a) the proceeds of sale of the Authority Bonds;
- (b) the Revenues (as that term is defined herein);

(c) the amounts in the Funds (as that term is defined herein) established and held hereunder, except amounts in the Rebate Fund; and

(d) the Local Obligations;

TO HAVE AND TO HOLD IN TRUST all of the same hereby assigned, bargained, conveyed, granted, mortgaged and pledged or agreed or intended so to be to the Trustee and to its successors and assigns forever for the equal and ratable benefit of the Owner issued by the Authority hereunder and authenticated by the Trustee and delivered hereunder and Outstanding hereunder, without any priority as to the Trust Estate of any one Authority Bond over any other (except as expressly provided in or permitted hereby), upon the trusts and subject to the agreements, conditions, covenants and terms hereinafter set forth;

AND THIS TRUST AGREEMENT FURTHER WITNESSETH, and it is expressly declared, that all Authority Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property hereby assigned, bargained, conveyed, granted, mortgaged and pledged are to be dealt with and disposed of under, upon and subject to the agreements, conditions, covenants, terms, trusts and uses as hereinafter expressed, and the Authority and the City have agreed and covenanted, and do hereby agree and covenant, with the Trustee and with the Owner, as follows:

ARTICLE I

DEFINITIONS

SECTION 1.01. Definitions. The terms set forth below shall have the following meanings set forth herein, unless the context clearly otherwise requires:

“Act” shall mean the Mello-Roos Community Facilities Act of 1982, as amended (being Sections 53311 *et seq.* of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto.

“Authority” shall mean the Folsom Ranch Financing Authority, a joint exercise of powers agency duly organized and existing under the laws of the State of California, and its successors and assigns.

“Authority Bond” or “Authority Bonds” shall mean the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 issued hereunder. “Serial Authority Bonds” shall mean the Authority Bonds for which no Minimum Sinking Fund Payments are provided. “Term Authority Bonds” shall mean the Authority Bonds which are payable on or before their specified maturity date from Minimum Sinking Fund Payments established for that purpose and calculated to retire such Authority Bonds on or before their specified maturity date.

“Authorized Denominations” shall mean five thousand dollars (\$5,000) and any integral multiple thereof, but not exceeding the principal amount of the Authority Bonds maturing on any one date.

“Authorized Officer” shall mean, when used with reference to the Authority, the Chair, the Treasurer or any other person authorized by the Authority in a Written Order or resolution to perform an act or sign a document on behalf of the Authority for the purposes hereof, and when used with reference to the City, the Mayor, the Chief Financial Officer, the Finance Director or any other person authorized by the City in a Written Order or resolution to perform an act or sign a document on behalf of the City for the purposes hereof.

“Bond Counsel” shall mean an attorney-at-law, or a firm of such attorneys, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on obligations issued by states and their political subdivisions.

“Bond Register” shall mean the registration books specified as such in Section 2.05.

“Business Day” shall mean any day other than (i) a Saturday or a Sunday or (ii) a day on which commercial banks in New York, New York, or the city in which the Corporate Trust Office of the Trustee is located, are closed.

“Cash Flow Certificate” shall mean a written certificate executed by a Cash Flow Consultant.

“Cash Flow Consultant” shall mean a financial consultant or firm of such consultants generally recognized to be well qualified in the financial consulting field relating to municipal securities such as the Authority Bonds, appointed and paid by the City or the Authority and who, or each of whom:

- (1) is in fact independent and not under the domination of the City or the Authority;
- (2) does not have any substantial interest, direct or indirect, with the City or the Authority; and
- (3) is not connected with the City or the Authority as a member, officer or employee of the City or the Authority, but who may be regularly retained to make annual or other reports to the City or the Authority.

The Cash Flow Consultant shall not, as a result of its role as Cash Flow Consultant, be deemed to have a “financial advisory relationship” with the Authority within the meaning of California Government Code Section 53590(c).

“Chair” shall mean the Chair of the Authority.

“Chief Financial Officer” shall mean the Chief Financial Officer of the City.

“City” shall mean the City of Folsom, a charter city and municipal corporation duly organized and existing under its charter and the Constitution and laws of the State of California, and its successors.

“City Manager” shall mean the City Manager of the City.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations issued thereunder.

“Community Facilities District” shall mean the City of Folsom Community Facilities District No. 20 (Russell Ranch), established by the City pursuant to the Act.

“Corporate Trust Office” shall mean the designated corporate trust office of the Trustee at the location set forth in Section 13.03.

“Dated Date” shall mean the applicable date of the original execution and delivery of the Authority Bonds.

“DTC” shall mean The Depository Trust Company, in New York, New York; or, in accordance with then current guidelines of the Securities and Exchange Commission, such other securities depository as the Authority may designate in an Officer’s Certificate delivered to the Trustee.

“Event of Default” shall mean an event of default specified as such in Section 8.01.

“Finance Director” shall mean the Finance Director of the City.

“Fund” or “Funds” shall mean any or all, as the case may be, of the Revenue Fund, the Interest Fund, the Principal Fund, the Redemption Fund, the Proceeds Fund, the Local Obligations Fund and the Rebate Fund, including all accounts therein.

“Government Obligations” shall mean any Investment Securities described in clause (i) or clause (ii) of the definition thereof but excluding any securities that are callable or prepayable prior to the redemption or maturity date of the Authority Bonds to be paid therefrom, and excluding any securities that do not have a fixed par value or the terms of which do not promise a fixed dollar amount at maturity or earlier call date.

“Indenture Trustee” means U.S. Bank Trust Company, National Association, as trustee under the Local Obligations Indenture.

“Interest Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Interest Payment Date” shall mean March 1 and September 1 in each year, commencing on [March 1, 2023].

“Investment Securities” shall mean and include any of the following securities, to the extent permitted by the laws of the State and the City’s Investment Policy, for and on behalf of the Community Facilities District as it may be amended from time to time:

(i) Cash (insured at all times by the Federal Deposit Insurance Corporation or fully collateralized by Investment Securities described in clause (ii) hereof);

(ii) Obligations of, or obligations guaranteed as to principal and interest by, the United States of America or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the United States of America including:

- (A) All direct or fully guaranteed U.S. Treasury obligations;
- (B) Farmers Home Administration;
- (C) General Services Administration;
- (D) Guaranteed Title XI financing;
- (E) Government National Mortgage Association (GNMA); and
- (F) U.S. Treasury - State and Local Government Series;

(iii) Obligations of any of the following federal agencies which obligations represent the full faith and credit of the United States of America, including:

- (A) Export-Import Bank;
- (B) Rural Economic Community Development Administration;
- (C) U.S. Maritime Administration;
- (D) Small Business Administration;
- (E) U.S. Department of Housing & Urban Development (PHAs);
- (F) Federal Housing Administration; and
- (G) Federal Financing Bank;

(iv) Direct obligations of any of the following federal agencies which obligations are not fully guaranteed by the full faith and credit of the United States of America:

(A) Senior debt obligations issued by the Federal National Mortgage Association (FNMA) or Federal Home Loan Mortgage Corporation (FHLMC);

(B) Obligations of the Resolution Funding Corporation (REFCORP);

(C) Senior debt obligations of the Federal Home Loan Bank System;

and

(D) Senior debt obligations of other Government Sponsored Agencies;

(v) U.S. Dollar-denominated deposit accounts, federal funds and bankers' acceptances with domestic commercial banks which have a rating on their short term certificates of deposit on the date of purchase of "P-1" by Moody's and "A-1" or "A-1+" by S&P and maturing

not more than 360 calendar days after the date of purchase (provided that ratings on holding companies shall not be considered the rating of the bank) or fully collateralized by Investment Securities described in clause (ii) hereof for amounts in excess of deposit insurance;

(vi) Commercial paper which is rated at the time of purchase in the single highest classification, “P-1” by Moody’s and “A-1+” by S&P and which matures not more than 270 calendar days after the date of purchase;

(vii) Investments in a money market fund rated “AAAm” or “AAAm-G” or better by S&P, including funds for which the Trustee or an affiliate provides investment management or other services but excluding funds with a floating net asset value;

(viii) “Pre-refunded Municipal Obligations,” defined as follows: any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice and (A) which are rated, based on an irrevocable escrow account or fund (the “escrow”), in the highest rating category of Moody’s or S&P or any successors thereto; or (B) (1) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in clause (ii) of this definition, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate, and (2) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

(ix) Any bonds or other obligations of any agency, instrumentality or local governmental unit of any state of the United States of America which are rated “Aaa/AAA” or general obligations of any such state with ratings of “A2” or higher by Moody’s and “A” or higher by S&P.

(x) The Local Agency Investment Fund (established under Sections 53600-53609 of the California Government Code, as amended or supplemented from time to time).

“Law” shall mean the Marks-Roos Local Bond Pooling Act of 1985, being Article 4 of Chapter 5 of Division 7 of Title 1 of the California Government Code, and all laws amendatory thereof or supplemental thereto.

“Letter of Representation” shall mean the letter of the Authority delivered to and accepted by the Depository on or prior to the issuance of the Authority Bonds setting forth the basis on which the Depository serves as depository for such Authority Bonds as originally executed or as it may be supplemented or revised or replaced by a letter to a substitute depository.

“Local Obligations Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Local Obligations Indenture” shall mean the indenture authorizing and securing the Local Obligations and pursuant to which the Local Obligations were issued, as amended and supplemented.

“Local Obligation Purchase Contract” shall mean the purchase contract entered into between the Authority and the City providing for the purchase of the Local Obligations by the Authority with the proceeds of the Authority Bonds.

“Local Obligations” shall mean the Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 to be issued by the City for the Community Facilities District pursuant to the Act and to be purchased by the Authority pursuant to the Law.

“Mayor” shall mean the Mayor of the City.

“Minimum Sinking Fund Payments” shall mean the payments required by Section 2.01 to be deposited in the Sinking Fund Account.

“Moody’s” shall mean Moody’s Investors Service Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a municipal securities rating agency, then the term “Moody’s” shall be deemed to refer to any other nationally recognized municipal securities rating agency selected by the Authority (which shall be under no liability by reason of such selection).

“Officer’s Certificate” shall mean a certificate signed by an Authorized Officer.

“Opinion of Bond Counsel” shall mean a legal opinion signed by a Bond Counsel selected by the Authority.

“Outstanding” shall mean, with respect to the Authority Bonds and as of any date, all Authority Bonds authorized, issued, authenticated and delivered hereunder, except:

- (a) Authority Bonds canceled or surrendered to the Trustee for cancellation pursuant to Section 2.08;
- (b) Authority Bonds deemed to have been paid pursuant to Section 12.02;
- (c) Authority Bonds in lieu of or in substitution for which other Authority Bonds shall have been authenticated and delivered pursuant to Section 2.03; and
- (d) Authority Bonds paid pursuant to Section 2.03.

“Owner” shall mean, as of any date, the Person or Persons in whose name or names a particular Bond shall be registered on the Bond Register as of such date.

“Person” shall mean an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Principal Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Principal Installment,” when used with respect to any Principal Payment Date, shall mean the principal amount of Outstanding Authority Bonds due on such date.

“Principal Payment Date,” when used with reference to an Authority Bond, shall mean the maturity date or the Minimum Sinking Fund Payment date for such Authority Bond.

“Proceeds Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Rebate Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Rebate Instructions” shall mean the calculations and directions required to be delivered to the Trustee by the Authority pursuant to the Tax Certificate.

“Rebate Requirement” shall mean the Rebate Requirement defined in the Tax Certificate.

“Record Date” shall mean the fifteenth (15th) day of the month preceding any Interest Payment Date, whether or not such day is a Business Day.

“Redemption Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Responsible Officer of the Trustee” means any officer within the global corporate trust department (or any successor group or department of the Trustee) including any vice president, assistant vice president, assistant secretary or any other officer or assistant officer of the Trustee customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, with responsibility for the administration of this Trust Agreement.

“Revenue Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Revenues” shall mean all amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of principal of, or redemption premiums, if any, on, or the equivalent thereof, all Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held in the Funds held hereunder (except the Rebate Fund).

“S&P” shall mean S&P Global Ratings, a business of Standard & Poor’s Financial Services LLC, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a municipal securities rating agency, then the term “S&P” shall be deemed to refer to any other nationally recognized municipal securities

rating agency selected by the Authority (which shall be under no liability by reason of such selection).

“Secretary” shall mean the Secretary of the Authority.

“Sinking Fund Account” shall mean the account within the Principal Fund by that name established pursuant to Section 2.01.

“Special Tax” shall mean the special tax authorized to be levied and collected annually on all Taxable Property in the Community Facilities District under and pursuant to the Act at the special election held in the Community Facilities District.

“Special Tax Prepayments” shall mean all payments to the City by or on behalf of the owner of a parcel within the Community Facilities District subject to a Special Tax to accomplish a pay-off of the Special Tax obligation pertaining to such parcel and the discharge of the Special Tax lien with respect to such parcel (except the portion thereof, if any, which represents accrued interest on the Local Obligations).

“Special Tax Revenues” shall mean all money collected and received by the City on account of unpaid Special Tax obligations within the Community Facilities District, including all amounts collected in the normal course by the City, all Special Tax Prepayments and all amounts received by the City as a result of superior court foreclosure proceedings brought to enforce payment of delinquent Special Taxes within the Community Facilities District, but excluding therefrom any amounts explicitly included therein on account of collection charges, administrative cost charges, or attorneys’ fees and costs paid as a result of foreclosure actions.

“Special Record Date” shall mean the date established by the Trustee pursuant to Section 2.01 as a record date for the payment of defaulted interest on the Authority Bonds.

“State” shall mean the State of California.

“Supplemental Trust Agreement” shall mean any trust agreement supplemental to or amendatory of this Trust Agreement which is duly executed and delivered in accordance with the provisions of Article XI.

“Tax Certificate” shall mean each certificate for the Authority Bonds relating to various federal tax requirements, including the requirements of Section 148 of the Code, signed by the Authority and the City on the Dated Date, as the same may be amended or supplemented in accordance with its terms.

“Treasurer” shall mean the Treasurer of the Authority.

“Taxable Property” shall mean all property within the Community Facilities District taxable under the Act in accordance with the proceedings for the authorization of the issuance of the Local Obligations and the levy and collection of the Special Tax.

“Trust Agreement” shall mean this Trust Agreement dated as of December 1, 2022, by and among the Authority, the City and the Trustee pursuant to which the Authority Bonds are to be issued, as amended or supplemented from time to time in accordance with its terms.

“Trust Estate” shall have the meaning ascribed thereto in the granting clause hereof.

“Trustee” shall mean U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, in its capacity as Trustee hereunder, and any successor as Trustee hereunder.

“Written Order” shall mean, when used with reference to the Authority, a written order or written direction of the Authority to the Trustee signed by an Authorized Officer, and when used with reference to the City, a written direction of the City to the Trustee signed by an Authorized Officer.

SECTION 1.02. Rules of Construction. Except where the context otherwise requires, all words imparting the singular number shall include the plural number and vice versa, and all pronouns inferring the masculine gender shall include the feminine gender and vice versa. The headings or titles of the several articles and sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof. All references herein to “Articles,” “Sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and the words “hereby,” “herein,” “hereof,” “hereto,” “herewith,” “hereunder” and other words of similar import refer to this Trust Agreement as a whole and not to any particular article, section, subdivision or clause thereof.

ARTICLE II

TERMS OF AUTHORITY BONDS

SECTION 2.01. The Authority Bonds. The Authority Bonds shall be issued under and secured by this Trust Agreement and shall be in the form of fully registered bonds in denominations of five thousand dollars (\$5,000) or any integral multiple of five thousand dollars (\$5,000) in excess thereof designated the “Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022” and shall be in the aggregate principal amount of [PAR IN WORDS] dollars (\$[PAR]). The Authority Bonds shall be dated the Dated Date and shall bear interest at the rates specified in the table below, such interest being payable semiannually on each Interest Payment Date, and shall mature on the Principal Payment Dates in the following years in the following principal amounts, namely:

Principal Payment Date (September 1)	Principal Amount	Interest Rate
--------------------------------------------	---------------------	------------------

Principal Payment Date (September 1)	Principal Amount	Interest Rate
--------------------------------------------	---------------------	------------------

* Term Bonds

Minimum Sinking Fund Payments are hereby established for the mandatory redemption and payment of the Term Authority Bonds, which payments shall become due during the years ending on the dates and in the amounts set forth in the following schedule (except that if any Term Authority Bonds have been redeemed pursuant to Section 4.02 or 4.03, the amounts of such Minimum Sinking Fund Payments shall be reduced proportionately by the principal amount of all such Term Authority Bonds so redeemed), namely:

Term Authority Bond Maturing September 1, 20[]

Year Ending September 1	Minimum Sinking Fund Account Payment
-------------------------------	--------------------------------------------

* Maturity.

Term Authority Bond Maturing September 1, 20[]

Year Ending September 1	Minimum Sinking Fund Account Payment
-------------------------------	--------------------------------------------

* Maturity.

All such Minimum Sinking Fund Payments for the Term Authority Bonds shall be deposited in a separate account in the Principal Fund, which account is hereby established and shall be known as the Sinking Fund Account and which account the Authority hereby agrees and covenants to cause to be maintained by the Trustee so long as any Term Authority Bonds are

Outstanding. All money in the Sinking Fund Account on September 1 of each year during the period beginning on September 1, 20[___], and ending on September 1, 20[___], both years inclusive, shall be used and withdrawn by the Authority on each such September 1 for the mandatory redemption or payment of the Term Authority Bonds maturing on September 1, 20[___]; and all money in the Sinking Fund Account on September 1 of each year during the period beginning on September 1, 20[___], and ending on September 1, 20[___], both years inclusive, shall be used and withdrawn by the Authority on each such September 1 for the mandatory redemption or payment of the Term Authority Bonds maturing on September 1, 20[___]. The Authority hereby agrees and covenants with the Owners of the respective Term Authority Bonds to call and redeem in accordance with Section 4.04 or pay the Term Authority Bonds from Minimum Sinking Fund Payments deposited in the Sinking Fund Account pursuant to this paragraph whenever on September 1 of any year there is money in the Sinking Fund Account available for such purpose.

The interest on and principal of and redemption premiums, if any, on the Authority Bonds shall be payable in lawful money of the United States of America. The Authority Bonds shall be issued as fully registered bonds and shall be numbered from one (1) upward. The Authority Bonds shall bear interest from the Dated Date. Payment of the interest on any Authority Bond shall be made to the Person whose name appears on the Bond Register as the Owner thereof as of the close of business on the Record Date, such interest to be paid by check mailed by first class mail on each Interest Payment Date to the Owner at the address which appears on the Bond Register as of the Record Date for that purpose; except that in the case of an Owner of one million dollars (\$1,000,000) or more in aggregate principal amount of Authority Bonds, upon written request of such Owner to the Trustee received not later than such Record Date, such interest shall be paid on such Interest Payment Date in immediately available funds by wire transfer to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America. The principal of and redemption premiums, if any, on the Authority Bonds shall be payable by the Trustee at its Corporate Trust Office upon presentation and surrender of such Authority Bonds. Interest shall be calculated on the basis of a 360-day year consisting of twelve (12) 30-day calendar months; provided, that notwithstanding any other provision herein contained, any interest not punctually paid or duly provided for, as a result of an Event of Default or otherwise, shall forthwith cease to be payable to the Owner on the Record Date and shall be paid to the Owner in whose name the Authority Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Trustee, notice of which shall be given to the Owner not less than ten (10) Business Days prior to such Special Record Date.

SECTION 2.02. Form of Authority Bonds. The Authority Bonds and the forms of the certificate of authentication, the assignment and the DTC endorsement to appear thereon shall be substantially as set forth in Exhibit A hereto, with such variations, insertions or omissions as are appropriate and not inconsistent herewith.

SECTION 2.03. Authority Bonds Mutilated, Destroyed, Stolen or Lost. In the event any Authority Bond is mutilated, lost, stolen or destroyed, the Authority may execute and, upon its request in writing, the Trustee shall authenticate and deliver a substitute Authority Bond of the same principal amount and maturity as the mutilated, lost, stolen or destroyed Authority Bond in exchange and substitution for such mutilated Authority Bond, or in lieu of and substitution for such lost, stolen or destroyed Authority Bond.

Application for exchange and substitution of mutilated, lost, stolen or destroyed Authority Bonds shall be made to the Trustee at its Corporate Trust Office. In every case the applicant for a substitute Authority Bond shall furnish to the Trustee indemnification to its satisfaction, and in every case of loss, theft or destruction of an Authority Bond, the applicant shall also furnish to the Authority and the Trustee evidence to their satisfaction of such loss, theft or destruction and of the identity of the applicant, and in every case of mutilation of an Authority Bond, the applicant shall surrender the mutilated Authority Bond to the Trustee.

Notwithstanding the foregoing provisions of this Section, in the event any such Authority Bond shall have matured, and no default has occurred which is then continuing in the payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds, the Trustee shall, upon written direction from the Authority, pay the same (without surrender thereof except in the case of a mutilated Authority Bond) instead of issuing a substitute Authority Bond so long as indemnification is furnished as above provided.

Upon the issuance of any substitute Authority Bond, the Trustee may charge the Owner of such Authority Bond for its reasonable fees and expenses in connection therewith. Every substitute Authority Bond issued pursuant to the provisions of this Section by virtue of the fact that any Authority Bond is lost, stolen or destroyed shall constitute an original additional contractual obligation of the Authority, whether or not the lost, stolen or destroyed Authority Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionally with any and all other Authority Bonds duly issued hereunder to the same extent as the Authority Bonds in substitution for which such substitute Authority Bonds were issued.

SECTION 2.04. Execution of Authority Bonds. All Authority Bonds shall, from time to time, be executed on behalf of the Authority by the manual or facsimile signature of the Treasurer and attested by the manual or facsimile signature of the Secretary.

If any of the officers who shall have signed any Authority Bond shall cease to be such officer of the Authority before the Authority Bond so signed shall have been actually authenticated by the Trustee or delivered, such Authority Bond nevertheless may be authenticated, issued and delivered with the same force and effect as though the person or persons who signed such Authority Bond had not ceased to be such officer of the Authority, and any such Authority Bond may be signed on behalf of the Authority by those persons who, at the actual date of the execution of such Authority Bond, shall be the proper officers of the Authority, although on the date of such Authority Bond any such person shall not have been such officer of the Authority.

SECTION 2.05. Transfer and Registration of Authority Bonds. The Authority Bonds shall be transferred or exchanged and title thereto shall pass only in the manner provided herein, and the Trustee shall keep books constituting the Bond Register for the registration and transfer of the Authority Bonds as provided herein. All Authority Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Trustee, duly executed by the Owner or by his or her attorney duly authorized in writing, and all such Authority Bonds shall be surrendered to the Trustee and canceled by the Trustee pursuant to Section 2.08. The Authority and the Trustee shall be entitled to conclusively treat the Owner as the absolute owner of such

Authority Bond for the purpose of receiving any payment of the interest on or principal of or redemption premium, if any, on such Authority Bond and for all other purposes hereof, whether such Authority Bond shall be overdue or not, and neither the Authority nor the Trustee shall be affected by any notice to the contrary. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Authority Bond to the extent of the sum or sums so paid.

SECTION 2.06. Regulations with Respect to Exchange or Transfer of Authority Bonds.

In all cases in which the privilege of exchanging or registering the transfer of Authority Bonds is exercised, the Authority shall execute and the Trustee shall authenticate and deliver Authority Bonds in accordance with the provisions hereof. There shall be no charge to the Owner for any such exchange or registration of transfer of Authority Bonds, but the Authority may require the payment of a sum sufficient to pay any tax or other governmental charge required to be paid with respect to any such exchange or registration of transfer. Neither the Authority nor the Trustee shall be required to register the transfer or exchange of any Authority Bond during the period established by the Trustee for selection of Authority Bonds for redemption or to register the transfer or exchange of any Authority Bond selected for redemption.

Upon surrender for exchange or transfer of any Authority Bond at the Corporate Trust Office of the Trustee, the Authority shall execute and the Trustee shall authenticate and deliver in the name of the Owner (in the case of transfers) a new Authority Bond or Authority Bonds, of Authorized Denominations, in the aggregate principal amount which the registered Owner is entitled to receive.

All new Authority Bonds delivered upon any transfer or exchange shall be valid obligations of the Authority, evidencing the same debt as the Authority Bonds surrendered, shall be secured hereby and shall be entitled to all of the security and benefits hereof to the same extent as the Authority Bonds surrendered.

SECTION 2.07. Authentication of Authority Bonds. No Authority Bond shall be secured hereby or entitled to the benefits hereof or shall be valid or obligatory for any purpose unless there shall be endorsed on such Authority Bond the Trustee's certificate of authentication, substantially in the form prescribed herein, executed by the manual signature of a duly authorized signatory of the Trustee; and such certificate on any Authority Bond issued by the Authority hereunder shall be conclusive evidence and the only competent evidence that such Authority Bond has been duly authenticated and delivered hereunder.

SECTION 2.08. Cancellation of Authority Bonds. Upon the surrender to the Trustee of any mutilated Authority Bond, or any Authority Bond surrendered for transfer or exchange, or any Authority Bond redeemed or paid at maturity, the same shall forthwith be canceled and the Trustee shall destroy such Authority Bonds and the Trustee shall deliver a certificate of destruction with respect thereto to the Authority.

SECTION 2.09. Authority Bonds as Special Obligations. The Authority Bonds are special, limited obligations of the Authority, payable from the Trust Estate and secured as to the payment of the interest on and principal of and redemption premiums, if any, thereon in accordance

with their terms and the terms hereof, solely by the Trust Estate. The Authority Bonds do not constitute a charge against the general credit of the Authority or any of its members, and under no circumstances shall the Authority be obligated to pay the interest on or principal of or redemption premiums, if any, on the Authority Bonds except from the Trust Estate. None of the Community Facilities District, the City, the State, any public agency (other than the Authority) or any member of the Community Facilities District or the Authority is obligated to pay the interest on or principal of or redemption premiums, if any, on the Authority Bonds, and neither the faith and credit nor the taxing power of the Community Facilities District, the City, the State or any public agency thereof or any member of the Authority or the Community Facilities District is pledged to the payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds. The payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds does not constitute a debt, liability or obligation of the Community Facilities District, the City, the State or any public agency (other than the Authority) or any member of the Authority.

No agreement or covenant contained in any Authority Bond or herein shall be deemed to be an agreement or covenant of any officer, member, agent or employee of the Authority in his or her individual capacity, and neither the members of the Authority nor any officer or employee thereof executing the Authority Bonds shall be liable personally on any Authority Bond or be subject to any personal liability or accountability by reason of the issuance of the Authority Bonds.

SECTION 2.10. Special Covenants as to Book-Entry Only System for Authority Bonds.

(a) Except as otherwise provided in subsections (b) and (c) of this Section, all of the Authority Bonds initially issued shall be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), or such other nominee as DTC shall request pursuant to the Letter of Representation. Payment of the interest on any Authority Bond registered in the name of Cede & Co. shall be made on each Interest Payment Date for such Authority Bonds to the account, in the manner and at the address indicated in or pursuant to the Letter of Representation.

(b) The Authority Bonds initially shall be issued in the form of a single authenticated fully registered Authority Bond for each stated maturity of such Authority Bonds, representing the aggregate principal amount of the Authority Bonds of such maturity. Upon initial issuance, the ownership of all such Authority Bonds shall be registered in the registration records maintained by the Trustee pursuant to Section 2.05 in the name of Cede & Co., as nominee of DTC, or such other nominee as DTC shall request pursuant to the Letter of Representation. The Trustee and any paying agent may conclusively treat DTC (or its nominee) as the sole and exclusive owner of the Authority Bonds registered in its name for the purposes of payment of the principal or redemption price of and interest on such Authority Bonds, selecting the Authority Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Owners hereunder, registering the transfer of Authority Bonds, obtaining any consent or other action to be taken by Owners of the Authority Bonds and for all other purposes whatsoever; and neither the Trustee nor the Trustee or any paying agent shall be affected by any notice to the contrary. Neither the Trustee nor any paying agent shall have any responsibility or obligation to any Participant (which shall mean, for purposes of this Section, securities brokers and dealers, banks, trust companies, clearing

corporations and other entities, some of whom directly or indirectly own DTC), any person claiming a beneficial ownership interest in the Authority Bonds under or through DTC or any Participant, or any other person which is not shown on the registration records as being an Owner, with respect to (i) the accuracy of any records maintained by DTC or any Participant, (ii) the payment by DTC or any Participant of any amount in respect of the principal or redemption price of or interest on the Authority Bonds, (iii) any notice which is permitted or required to be given to Owners of Authority Bonds hereunder, (iv) the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Authority Bonds, or (v) any consent given or other action taken by DTC as Owner of Authority Bonds. The Trustee shall pay all principal of and premium, if any, and interest on the Authority Bonds only at the times, to the accounts, at the addresses and otherwise in accordance with the Letter of Representation, and all such payments shall be valid and effective to satisfy fully and discharge the Trustee's obligations with respect to the principal of and premium, if any, and interest on the Authority Bonds to the extent of the sum or sums so paid. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of its then existing nominee, the Authority Bonds will be transferable to such new nominee in accordance with subsection (f) of this Section.

(c) In the event that the Authority determines that the beneficial owners of the Authority Bonds shall be able to obtain Authority Bond certificates, the Trustee shall, upon the written instruction from the Authority, so notify DTC, whereupon DTC shall notify the Participants of the availability through DTC of Authority Bond certificates. In such event, the Authority Bonds will be transferable in accordance with subsection (e) of this Section. DTC may determine to discontinue providing its services with respect to the Authority Bonds at any time by giving written notice of such discontinuance to the Trustee and discharging its responsibilities with respect thereto under applicable law. In such event, the Authority Bonds will be transferable in accordance with subsection (e) of this Section. Whenever DTC requests the Trustee to do so, the Trustee will cooperate with DTC in taking appropriate action after reasonable notice to arrange for another securities depository to maintain custody of all certificates evidencing the Authority Bonds then Outstanding. In such event, the Authority Bonds will be transferable to such securities depository in accordance with subsection (e) of this Section, and thereafter, all references in this Trust Agreement to DTC or its nominee shall be deemed to refer to such successor securities depository and its nominee, as appropriate.

(d) Notwithstanding any other provision of this Trust Agreement to the contrary, so long as all Authority Bonds Outstanding are registered in the name of any nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on each such Authority Bond and all notices with respect to each such Authority Bond shall be made and given, respectively, to DTC as provided in the Letter of Representation.

(e) In the event that any transfer or exchange of Authority Bonds is authorized under subsection (b) or (c) of this Section, such transfer or exchange shall be accomplished upon receipt by the Trustee from the registered owner thereof of the Authority Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee, all in accordance with the applicable provisions of Sections 2.05 and 2.06. In the event Authority Bond certificates are issued to Owners other than Cede & Co., its successor as nominee for DTC as Owner of all the Authority Bonds, another securities depository as Owner of all the Authority Bonds, or the

nominee of such successor securities depository, the provisions of Sections 2.05 and 2.06 shall also apply to, among other things, the registration, exchange and transfer of the Authority Bonds and the method of payment of principal of, premium, if any, and interest on the Authority Bonds.

SECTION 2.11. CUSIP Numbers. The Authority in issuing the Authority Bonds may use “CUSIP” numbers (if then generally in use), and, if so, the Trustee shall use “CUSIP” numbers in notices of redemption as a convenience to Owners; provided that the Trustee shall have no liability for any defect in the “CUSIP” numbers as they appear on any Authority Bond, notice or elsewhere, and, provided further that any such notice may state that no representation is made as to the correctness of such numbers either as printed on the Authority Bonds or as contained in any notice of redemption and that reliance may be placed only on the other identification numbers printed on the securities, and any such redemption shall not be affected by any defect in or omission of such numbers. The Authority shall promptly notify the Trustee in writing of any change in CUSIP numbers.

ARTICLE III

ISSUANCE OF AUTHORITY BONDS

SECTION 3.01. Provisions for the Issuance of Authority Bonds. The Authority Bonds shall be executed by the Authority and delivered to the Trustee for authentication, together with a Written Order authorizing and directing the Trustee to authenticate the Authority Bonds and containing instructions as to the delivery of the Authority Bonds. The Trustee shall authenticate and deliver the Authority Bonds upon receipt of such Written Order and upon the following having been made available to it:

- (a) A copy of the resolution adopted by the Authority approving this Trust Agreement and the execution and delivery by the Authority hereof, duly certified by the Secretary to have been duly adopted by the Authority and to be in full force and effect on the date of such certification;
- (b) The proceeds of sale of the Authority Bonds;
- (c) An Officer’s Certificate stating that all conditions precedent to the authorization of the Authority Bonds have been satisfied and that the Authority is not in default in the performance of any of the agreements, conditions, covenants or terms contained herein;
- (d) An original executed counterpart hereof;
- (e) The Local Obligations to be purchased with the proceeds of the Authority Bonds, registered in the name of the Trustee; and
- (f) An Opinion or Opinions of Bond Counsel addressing the validity and, if applicable, the tax-exempt status of the Authority Bonds and the validity of the Local Obligations, subject to such exceptions as may be reasonable and appropriate.

SECTION 3.02. Parity and Subordinate Bonds. So long as any of the Authority Bonds remain Outstanding, the Authority shall not issue any bonds or obligations payable from Revenues.

ARTICLE IV

REDEMPTION OF AUTHORITY BONDS

SECTION 4.01. General Redemption Provisions. The Authority Bonds that are subject to redemption prior to maturity pursuant to this Trust Agreement shall be redeemable, upon mailed notice as provided in this Article, at such times and upon such terms as are contained in this Article.

SECTION 4.02. Optional Redemption. The Authority Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, upon mailed notice as provided herein, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

SECTION 4.03. Extraordinary Redemption. The Authority Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after [March 1, 2023], solely from funds derived from extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on an Interest Payment Date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[];

101% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[]; and

100% if redeemed on September 1, 20[] or any Interest Payment Date thereafter.

SECTION 4.04. Mandatory Redemption. The Term Authority Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Authority prior to their maturity date in part on September 1 of each year on and after September 1, 20[], to and including September 1, 20[]; and the Term Authority Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Authority prior to their maturity date in part on September 1 of each year on and after September 1, 20[], to and including September 1, 20[], from (and in the amount of) the Minimum Sinking Fund Payments due and payable for the Term Authority Bonds on each such date, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium.

SECTION 4.05. Redemption Instructions. Upon any prepayment of a Local Obligation, the Authority shall deliver to the Trustee at least forty-five (45) days prior to the redemption date a Written Order of the Authority designating the amounts and maturities of the Authority Bonds to be redeemed, which shall be in the manner necessary to enable the Authority to deliver a Cash Flow Certificate satisfying the requirements described below. In the event only a portion of the Outstanding Authority Bonds of any maturity are to be redeemed at any one time, the Trustee shall select the particular Authority Bonds of each maturity date to be redeemed in accordance with DTC procedures (which, at the time of the issuance of the Authority Bonds, would be a redemption by lot) or, if the Authority Bonds are not then in book-entry, in a manner that it deems appropriate and fair. The Trustee shall redeem Authority Bonds in Authorized Denominations. The Trustee shall promptly notify the Authority in writing of the numbers of the Authority Bonds so selected for redemption on any date. Upon any redemption of a portion but not all of the Outstanding Authority Bonds, the Authority shall deliver to the Trustee a Cash Flow Certificate to the effect that, assuming all payments are made with respect to the Local Obligations, (i) the Revenues, together with moneys on deposit in other funds and account held under this Trust Agreement, will be sufficient to pay all Principal Installments, Minimum Sinking Fund Payments and interest payments on the Authority Bonds when due; and (ii) the redemption premiums, if any, on the Local Obligations, together with other Revenues available to the Trustee for such purpose, are sufficient to offset any difference between the interest to accrue on the Authority Bonds to be paid or redeemed with the proceeds of prepayment of such Local Obligations (plus any redemption premium payable upon redemption of such Authority Bonds) and the income to be earned on any investment of such proceeds (assured as of the date of payment thereof), in each case until the date of payment or redemption of Authority Bonds, such that in no event will the prepayment of Local Obligations cause the Trustee to have insufficient funds to pay debt service on the Authority Bonds when due. In no event shall Authority Bonds be redeemed if upon such redemption the principal amount of the Local Obligations remaining outstanding will be less than the total principal amount of Outstanding Authority Bonds. Such Written Order of the Authority may specify that optional redemption of the Authority Bonds will be conditioned upon receipt of funds or other events.

SECTION 4.06. Notice of Redemption. Subject to receipt of the Written Order of the Authority delivered pursuant to Section 4.05, the Trustee shall, at the sole cost and expense of the Authority, give notice of redemption as hereinafter provided in this Section; provided, that Authority Bonds, identified by CUSIP numbers, serial numbers and maturity date, have been called for redemption and, in the case of Authority Bonds to be redeemed in part only, the portion

of the principal amount thereof that has been called for redemption (or if all the Outstanding Authority Bonds are to be redeemed, so stating, in which event such serial numbers may be omitted), that they will be due and payable on the date fixed for redemption (specifying such date) upon surrender thereof to the Trustee at its Corporate Trust Office, subject to any conditions to such redemption specified in the Written Order of the Authority, at the redemption price (specifying such price), together with any accrued interest to such date, and that all interest on the Authority Bonds (or portions thereof) so to be redeemed will cease to accrue on and after such date and that from and after such date such Authority Bond (or such portion thereof) shall no longer be entitled to any lien, benefit or security hereunder, and the Owner thereof shall have no rights in respect of such redeemed Authority Bond or such portion except to receive payment from such money of such redemption price plus accrued interest to the date fixed for redemption. If sufficient monies for the payment of the redemption price of all Authority Bonds to be redeemed are not then on deposit with the Trustee, such notice shall also state that redemption is conditioned upon the timely deposit of sufficient funds therefor with the Trustee.

Such notice shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the Owners of such Authority Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register; provided, that neither the failure of an Owner to receive notice of redemption of Authority Bonds hereunder nor any error in such notice shall affect the validity of the proceedings for the redemption of Authority Bonds.

Any notice of optional redemption hereunder may be rescinded by written notice given by the Authority to the Trustee no later than three (3) Business Days prior to the date specified for redemption, instructing the Trustee to send such notice of rescission. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given pursuant to this Section.

SECTION 4.07. Payment of Redeemed Authority Bonds. If notice of redemption has been given and not rescinded and if the conditions to such redemption specified therein, if any, have been satisfied, each as provided in Section 4.06, the Authority Bonds (or the portions thereof) called for redemption shall become irrevocably due and payable on the date fixed for redemption at the redemption price thereof, together with accrued interest to the date fixed for redemption, upon presentation and surrender of the Authority Bonds to be redeemed at the Corporate Trust Office of the Trustee specified in the notice of redemption. If there shall be called for redemption less than the full principal amount of an Authority Bond, the Authority shall execute and deliver and the Trustee shall authenticate, upon surrender of such Authority Bond, and without charge to the Owner thereof, Authority Bonds of like interest rate and maturity in an aggregate principal amount equal to the unredeemed portion of the principal amount of the Authority Bonds so surrendered in such Authorized Denominations as shall be specified by the Owner thereof.

If any Authority Bond or any portion thereof shall have been duly called for redemption and payment of the redemption price, together with unpaid interest accrued to the date fixed for redemption, shall have been made or provided for by the Authority, then interest on such Authority Bond or such portion thereof shall cease to accrue from such date, and from and after such date such Authority Bond or such portion thereof shall no longer be entitled to any lien,

benefit or security hereunder, and the Owner thereof shall have no rights in respect of such Authority Bond or such portion except to receive payment of such redemption price and unpaid interest accrued to the date fixed for redemption.

SECTION 4.08. Purchase in Lieu of Redemption. In lieu of redemption of any Authority Bond pursuant to the provisions of Section 4.02 or Section 4.03, and after complying with Section 4.05, amounts on deposit in the Proceeds Fund, the Principal Fund or in the Redemption Fund may be used and withdrawn by the Trustee at any time prior to a notice of redemption having been delivered, upon a Written Order for the purchase of such Authority Bonds at public or private sale as and when and at such prices as the Authority may in its discretion determine, but not in excess of the lower of the highest or then current redemption price thereof plus accrued interest to the purchase date; and all Authority Bonds so purchased shall be delivered to the Trustee for cancellation.

ARTICLE V

REVENUES AND FUNDS FOR AUTHORITY BONDS

SECTION 5.01. Establishment of Funds. There is hereby established with the Trustee, and the Trustee hereby agrees to maintain, the following special trust funds for the Authority Bonds, which the Trustee shall keep separate and apart from all other funds and moneys held by it: the Revenue Fund, the Interest Fund, the Principal Fund, the Redemption Fund, the Proceeds Fund, the Local Obligations Fund and the Rebate Fund.

SECTION 5.02. Deposit of Proceeds of Authority Bonds. The net proceeds received from the sale of the Authority Bonds (in the amount of \$[_____]), consisting of the principal amount thereof, plus the net original issue premium of \$[_____] and less an underwriter's discount of \$[_____]) shall be deposited by the Trustee in the Proceeds Fund.

SECTION 5.03. Proceeds Fund. The amounts in the Proceeds Fund shall be applied forthwith by the Trustee for the purchase of the Local Obligations pursuant to the Local Obligation Purchase Contract in accordance with a Written Order of the Authority whereupon the Proceeds Fund shall be closed. If any amount shall remain in the Proceeds Fund following such purchase, such amount shall be transferred to the Revenue Fund.

SECTION 5.04. Local Obligations Fund. All Local Obligations acquired by the Trustee pursuant to Section 5.03 shall be deposited in the Local Obligations Fund, which the Trustee shall establish and maintain.

SECTION 5.05. Revenue Fund. All Revenues received by the Trustee, other than Revenues derived from the early redemption of Local Obligations from Special Tax Prepayments (which shall be administered in accordance with Section 5.06), shall be deposited by the Trustee in the Revenue Fund. On each Interest Payment Date and Principal Payment Date, the Trustee shall transfer Revenues (to the extent that Revenues are available therein) from the Revenue Fund, in the amounts specified in Sections 5.07 and 5.08, for deposit into the respective Funds specified therein in the order of priority herein set forth, the requirements of each Fund to be fully satisfied, leaving no deficiencies therein, prior to any deposit into any Fund later in priority. On each Interest

Payment Date and Principal Payment Date, after making the deposits required by Sections 5.07 and 5.08, the Trustee shall transfer all remaining money in the Revenue Fund to the Indenture Trustee for deposit pursuant to the Local Obligations Indenture.

SECTION 5.06. Revenues Derived from Special Tax Prepayments. The City and the Authority acknowledge that amounts received by the City on account of Special Tax Prepayments are to be utilized for the sole purpose of the prior redemption of Local Obligations pursuant to Section 4.03, and not to pay current, scheduled debt service payments on the Local Obligations. Correspondingly, in order to maintain a proper ratio between debt service payments on the Local Obligations and debt service payments on the Authority Bonds, all Revenues received by the Trustee which are derived from the early redemption of Local Obligations from Special Tax Prepayments when received by the City shall be deposited in the Redemption Fund and used to redeem the Authority Bonds pursuant to Section 4.03, in accordance with a Written Order of the Authority delivered pursuant to Section 4.05.

SECTION 5.07. Interest Fund. The Trustee shall deposit in the Interest Fund on each Interest Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Interest Fund, is equal to the interest due on the Authority Bonds due on such date. On each Interest Payment Date, the Trustee shall pay the interest due and payable on the Authority Bonds on such date from the Interest Fund.

SECTION 5.08. Principal Fund. After satisfying the requirements of the foregoing Section 5.07 respecting deposits in the Interest Fund, the Trustee shall deposit in the Principal Fund (i) on each Principal Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Principal Fund (other than amounts previously deposited on account of any Authority Bonds which have matured but which have not been presented for payment) is sufficient to pay the Principal Installments on the Authority Bonds due on such Principal Payment Date and (ii) on each September 1 on which a Minimum Sinking Fund Payment is required to be made (for deposit in the Sinking Fund Account) from the Revenue Fund an amount of Revenues which is equal to the Minimum Sinking Fund Payment due and payable on such date. On each Principal Payment Date, the Trustee shall pay the principal or redemption price due and payable on the Authority Bonds on such date from the Principal Fund.

SECTION 5.09. Redemption Fund. All money held in or transferred to the Redemption Fund pursuant to Section 5.06 shall be used for the purpose of redeeming or purchasing all or a portion of the Outstanding Authority Bonds pursuant to Section 4.03, and the Trustee shall use other moneys in the Redemption Fund for the payment of the redemption price of Authority Bonds called for redemption pursuant to Section 4.02, together with accrued interest to the redemption date.

SECTION 5.10. Rebate Fund. The Trustee agrees to establish and maintain when needed a fund separate from any other fund established and maintained hereunder designated the Rebate Fund. The Trustee shall deposit in the Rebate Fund, from funds made available by the Authority, the Rebate Requirement, all in accordance with the Rebate Instructions received from the Authority. The Trustee will apply money held in the Rebate Fund as provided in Section 7.04 and according to instructions provided by the Authority. Subject to the provisions of Section 7.04, all money held in the Rebate Fund is hereby pledged to secure payments to the United States of

America, and the Authority and the City and the Owners will have no rights in or claim to such money. The Trustee will invest all money held in the Rebate Fund in Investment Securities as directed in writing by the Authority, such written direction to specify which Investment Securities are to be invested in, and all investment earnings with respect thereto shall be deposited in the Rebate Fund.

Upon receipt of the Rebate Instructions required by the Tax Certificate to be delivered to the Trustee, the Trustee will remit part or all of the balance held in the Rebate Fund to the United States of America as so directed. In addition, if the Rebate Instructions so direct, the Trustee will deposit money into or transfer money out of the Rebate Fund from or into such Funds as the Rebate Instructions shall direct. The Trustee shall be deemed conclusively to have complied with such provisions if it follows the written directions of the Authority including supplying all necessary information in the manner provided in the Tax Certificate to the extent such information is reasonably available to the Trustee, and shall have no liability or responsibility to monitor or enforce compliance by the Authority with the terms of the Tax Certificate.

The Trustee shall have no obligation to rebate any amounts required to be rebated pursuant to this Section, other than from money held in the Rebate Fund or from other money provided to it by the Authority. The Trustee shall not be responsible for computing the Rebate Requirement, and computations of the Rebate Requirement shall be furnished to the Trustee or on behalf of the Authority in accordance with the Tax Certificate.

Notwithstanding any other provision hereof, including in particular Article XII pertaining to defeasance, the obligation to remit the rebate amounts to the United States of America and to comply with all other requirements of this Section and the Tax Certificate shall survive the defeasance or payment in full of the Authority Bonds.

ARTICLE VI

SECURITY FOR AND INVESTMENT OF MONEY

SECTION 6.01. Security. All money required to be deposited with or paid to the Trustee in any of the Funds (other than the Rebate Fund) referred to in any provision hereof shall be held by the Trustee in trust, and except for money held for the payment or redemption of Authority Bonds or the payment of interest on Authority Bonds pursuant to Section 12.03, shall, while held by the Trustee, constitute part of the Trust Estate and shall be subject to the lien and pledge created hereby.

SECTION 6.02. Investment of Money. So long as the Authority Bonds are Outstanding and there is no default hereunder, all money on deposit to the credit of the Revenue Fund, the Interest Fund, the Principal Fund and the Redemption Fund and all accounts within such Funds shall, at the written request of an Authorized Officer of the Authority specifying and directing that such investment of such money be made, be invested by the Trustee in Investment Securities having maturities not later than the date necessary to provide the availability of money when needed for purposes hereof, and all money held in the Rebate Fund shall, at the written request of an Authorized Officer specifying and directing that such investment of such money be made, be invested by the Trustee in Government Obligations having maturities not later than the

date necessary to provide the availability of money when needed for purposes hereof, and the Trustee shall be entitled to conclusively rely on such instructions for purposes of this Section. The Trustee shall notify the Authority in writing prior to the date money held hereunder will be available for investment, requesting that the Authority deliver to the Trustee written instructions specifying the Investment Securities to be acquired by the Trustee with such money. The Authority, in issuing such written instructions, shall comply with the provisions of the Tax Certificate. In the absence of written instructions from the Authority regarding investment, such money shall be held uninvested. The Trustee (or any affiliate thereof) may act as principal or agent in the acquisition or disposition of any investments.

Money on deposit in the Proceeds Fund, if any, shall be invested in Investment Securities pursuant to a Written Order specifying which Investment Securities to be invested in, and such money may not be reinvested in any other Investment Securities unless the Trustee receives, at the time of such reinvestment, a further written certification to the effect that, after such reinvestment, the Revenues will be sufficient to pay principal and interest on the Authority Bonds when due.

Notwithstanding anything to the contrary contained herein, an amount of interest received with respect to any Investment Security equal to the amount of accrued interest, if any, paid as part of the purchase price of such Investment Security shall be credited to the Fund from which such accrued interest was paid. The Trustee shall not be responsible for any losses, taxes, fees, charges or consequences of any investment, reinvestment or liquidation of investment if it follows such instructions. Notwithstanding anything to the contrary contained herein, the Trustee shall have no obligation or responsibility to determine whether investment in a security is permitted by the laws of the State and the City's Investment Policy, for and on behalf of the Community Facilities District, and shall be entitled to conclusively assume that any investment it is directed to make is so permitted.

The securities purchased with the money in each Fund shall be deemed a part of such Fund. If at any time it shall become necessary or appropriate that some or all of the securities purchased with the money in any Fund be redeemed or sold in order to raise money necessary to comply with the provisions hereof, the Trustee shall effect such redemption or sale, employing, in the case of a sale, any commercially reasonable method of effecting the same. The Trustee shall not be liable or responsible for any consequences, fees, taxes or other charges resulting from any such investment or resulting from the redemption, sale or maturity of any such investment as authorized pursuant to this Section.

Investments in the Revenue Fund, the Interest Fund, the Principal Fund and the Redemption Fund may be commingled for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in particular Funds amounts received or held by the Trustee; provided, that the Trustee shall at all times account for such investments strictly in accordance with the Funds to which they are credited and otherwise as provided herein.

All earnings on the investment of the money on deposit in any Fund shall remain a part of such Fund.

ARTICLE VII

COVENANTS OF THE AUTHORITY AND THE CITY

SECTION 7.01. Payment of Authority Bonds; No Encumbrances. The Authority shall cause the Trustee to promptly pay, from Revenues and other funds derived from the Trust Estate pledged hereunder, the interest on and principal of and redemption premium, if any, on every Authority Bond issued under and secured hereby at the place, on the dates and in the manner specified herein and in such Authority Bonds according to the true intent and meaning thereof. The Authority shall not issue any bonds, notes or other evidences of indebtedness or incur any obligations payable from or secured by the Trust Estate, other than the Authority Bonds.

SECTION 7.02. Enforcement and Amendment of Local Obligations. The Authority, the City and the Trustee (subject to Article IX hereof) shall enforce all of their rights with respect to the Local Obligations to the fullest extent necessary to preserve the rights and protect the security of the Owners hereunder.

The Authority, the City and the Trustee may, without the consent of or notice to the Owners of the Authority Bonds, consent to any amendment, change or modification of any Local Obligation that may be required (a) to conform to the provisions hereof (including any modifications or changes contained in any Supplemental Trust Agreement), (b) for the purpose of curing any ambiguity or inconsistency or formal defect or omission, (c) to add additional rights acquired in accordance with the provisions of such Local Obligation, (d) in connection with any other change therein that is not to the material prejudice of the Owners of the Authority Bonds, or (e) in the Opinion of Bond Counsel, to preserve or assure the exemption of interest on the Local Obligations or Authority Bonds from federal income taxes or the exemption of such interest from State personal income taxes.

Except for the amendments, changes or modifications provided for in the preceding paragraph, neither the Authority, the City nor the Trustee shall consent to any amendment, change or modification of any Local Obligation without the written approval or consent of the Owners of not less than a majority in aggregate principal amount of Authority Bonds at the time Outstanding given and procured as provided in this Section. If at any time the Authority and the City, as the case may be, shall request the consent of the Trustee to any such proposed amendment, change or modification of a Local Obligation, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice, prepared by the Authority, of such proposed amendment, change or modification to be mailed in the same manner as provided by Section 13.03. Such notice shall briefly set forth the nature of such proposed amendment, change or modification and shall state that copies of the instrument embodying the same are on file with the Trustee for inspection by all Owners.

SECTION 7.03. Further Documents. The Authority covenants that it will from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the purpose hereof; provided, that no such instruments or actions shall pledge the faith and credit or the taxing power of the State or any political subdivision of the State.

SECTION 7.04. Tax Covenants for the Authority Bonds.

(a) The Authority and the City will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the exclusion from gross income of interest on the Authority Bonds under Section 103 of the Code. The Authority and the City will not directly or indirectly use or permit the use of any proceeds of the Authority Bonds or any other funds of the Authority or take or omit to take any action that would cause the Authority Bonds to be “private activity bonds” within the meaning of Section 141(a) of the Code or obligations which are “federally guaranteed” within the meaning of Section 149(b) of the Code. The Authority will not allow ten percent (10%) or more of the proceeds of the Authority Bonds to be used in the trade or business of any nongovernmental units and will not lend five percent (5%) or more of the proceeds of the Authority Bonds to any nongovernmental units.

(b) The Authority and the City will not directly or indirectly use or permit the use of any proceeds of the Authority Bonds or any other funds of the Authority or take or omit to take any action that would cause the Authority Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code. To that end, the Authority and the City will comply with all requirements of Section 148 of the Code to the extent applicable to the Authority Bonds. In the event that at any time the Authority is of the opinion that for purposes of this Section it is necessary to restrict or to limit the yield on the investment of any money held by the Trustee hereunder, the Authority will so instruct the Trustee in writing, and the Trustee will take such actions as directed by such instructions.

(c) The Authority will pay or cause to be paid the Rebate Requirement as provided in the Tax Certificate. This covenant shall survive payment in full or defeasance of the Authority Bonds. The Authority will cause the Rebate Requirement to be deposited in the Rebate Fund as provided in the Tax Certificate (which is incorporated herein by reference).

(d) The Trustee will conclusively be deemed to have complied with the provisions of this Section and the provisions of the Tax Certificate and shall incur no liability if it follows the directions of the Authority set forth in the Tax Certificate and the Rebate Instructions and shall not be required to take any actions hereunder in the absence of Rebate Instructions from the Authority.

(e) Notwithstanding any provision of this Section, if the Authority shall provide to the Trustee an Opinion of Bond Counsel that any specified action required under this Section is no longer required or that some further or different action is required to maintain the exclusion from gross income for federal income tax purposes of interest with respect to the Authority Bonds, the Trustee and the Authority and the City may conclusively rely on such opinion in complying with the requirements of this Section, and the covenants hereunder shall be deemed to be modified to that extent.

(f) The provisions of this Section shall survive the defeasance of the Authority Bonds.

SECTION 7.05. Maintenance of Existence. The Authority shall maintain the existence, powers and authority of the Authority as a joint exercise of powers authority under the laws of the State.

SECTION 7.06. Continuing Disclosure. The City has undertaken all responsibility for compliance with continuing disclosure requirements, and the Authority shall have no liability to the Owners of the Authority Bonds or any other person with respect to S.E.C. Rule 15c2-12. Notwithstanding any other provision hereof, failure of the City to comply with any continuing disclosure obligation shall not be considered an Event of Default; provided, that any Owners of the Authority Bonds or beneficial owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its continuing disclosure obligations.

SECTION 7.07. Redemption Fund for the Local Obligations.

(a) The City expressly acknowledges that, pursuant to the Local Obligations Indenture, the City is to establish and maintain a separate redemption fund for the Local Obligations (the "Local Obligations Redemption Fund") and, so long as the Local Obligations remain outstanding, to deposit into such Local Obligations Redemption Fund, upon receipt, any and all Special Tax Revenues received by the City in connection with the Local Obligations. The City further acknowledges that no temporary loan or other use whatsoever may be made of Special Tax Revenues, and that the Local Obligations Redemption Fund constitutes a trust fund for the benefit of the owners of the Local Obligations.

(b) The City hereby covenants for the benefit of the Authority, as owner of the Local Obligations, the Trustee, as assignee of the Authority with respect to the Revenues, and the Owners from time to time of the Authority Bonds, that it will establish, maintain and administer the Local Obligations Redemption Fund and the Special Tax Revenues in accordance with their status as trust funds as prescribed by the Act, the Local Obligations Indenture and this Trust Agreement.

(c) The City further covenants that, no later than one (1) Business Day prior to each Interest Payment Date and Principal Payment Date of the Authority Bonds, the City will advance to the Trustee against payment on the Local Obligations, as assignee of the Authority with respect to the Local Obligations, the interest due on the Local Obligations on such Interest Payment Date and the principal of all Local Obligations maturing on such Principal Payment Date, respectively, and upon receipt by the Trustee, such amounts shall constitute Revenues. For so long as Authority Bonds remain Outstanding, the Trustee shall provide written notice to the Authority no later than fifteen (15) days prior to each Interest Payment Date specifying the amount required to be paid to the Trustee pursuant to this subsection in the month subsequent thereto.

SECTION 7.08. Concerning the Trust Estate. The Authority hereby represents and warrants as follows:

(a) This Trust Agreement creates a valid and binding pledge of and security interest in the Trust Estate in favor of the Trustee in order to secure the payment of the interest on and principal of and redemption premiums, if any, on all Authority Bonds Outstanding hereunder, enforceable by the Trustee in accordance with the terms hereof.

(b) Under the laws of the State of California, (1) such pledge of and security interest in the Trust Estate and (2) each pledge, assignment, lien, or other security interest made to secure any prior obligations of Authority which, by the terms hereof, ranks on parity with or prior to the

pledge of and security interest granted hereby, are and shall be prior to any judicial lien hereafter imposed on such collateral to enforce a judgment against the Authority on a simple contract.

(c) The Authority has not heretofore made a pledge of, granted a lien on or security interest in, or made an assignment or sale of the Trust Estate that ranks on parity with or prior to the pledge and security interest granted hereby, except for the pledge and security interest granted to secure the Authority Bonds. The Authority shall not hereafter make or suffer to exist any pledge or assignment of, lien on, or security interest in such collateral that ranks prior to or on parity with the pledge and security interest granted hereby, or file any financing statement describing any such pledge, assignment, lien or security interest, except as expressly permitted hereby.

ARTICLE VIII

DEFAULTS AND REMEDIES

SECTION 8.01. Events of Default. The following shall constitute "Events of Default" hereunder:

- (a) if payment of interest on the Authority Bonds shall not be made when due; or
- (b) if payment of any Principal Installment or Minimum Sinking Fund Payment shall not be made when due and payable, whether at maturity, by proceedings for redemption, or otherwise; or
- (c) if the Authority or the City shall fail to observe or perform in any material way any other agreement, condition, covenant or term contained herein on its part to be observed or performed, and such failure shall continue for thirty (30) days after written notice specifying such failure and requiring the same to be remedied shall have been given to the Authority or the City, as the case may be, by the Trustee or by the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds, provided, that if such default be such that it cannot be corrected within the applicable period, it shall not constitute an Event of Default if corrective action is instituted by the Authority or the City within the applicable period and diligently pursued until the default is corrected; or
- (d) if there is an event of default under the Local Obligations Indenture.

SECTION 8.02. Proceedings by Trustee; No Acceleration. Upon the happening and continuance of any Event of Default the Trustee may, or at the written request of the Owners of not less than fifty percent (50%) in aggregate principal amount of Authority Bonds Outstanding, shall (but only if indemnified to its satisfaction from any liability, expense or cost), do the following:

- (a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Owners, including the right to receive and collect the Revenues;
- (b) bring suit upon or otherwise enforce any defaulting Local Obligation;

(c) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Owners;

(d) as a matter of right, have a receiver or receivers appointed for the Trust Estate and of the earnings, income, issues, products, profits and revenues thereof pending such proceedings, with such powers as the court making such appointment shall confer; and

(e) take such action with respect to any and all Local Obligations or Investment Securities as shall be necessary and appropriate, subject to Section 8.04 and to the terms of such Local Obligations or Investment Securities.

The Trustee shall have no right to declare the principal of all of the Authority Bonds then Outstanding, or the interest accrued thereon, to be due and payable immediately.

SECTION 8.03. Effect of Discontinuance or Abandonment. In case any proceeding taken by the Trustee on account of any Event of Default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, then and in every such case the Trustee and the Owners shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies and powers of the Trustee shall continue as though no such proceeding had been taken.

SECTION 8.04. Rights of Owners. Anything herein to the contrary notwithstanding, but subject to the limitations and restrictions as to the rights of the Owner contained in Sections 8.01, 8.02, and 8.05, upon the happening and continuance of any Event of Default, the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds then Outstanding shall have the right, upon providing the Trustee security and indemnity reasonably satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby, by an instrument in writing executed and delivered to the Trustee, have the right to direct the method and place of conducting all remedial proceedings to be taken by the Trustee hereunder.

The Trustee may refuse to follow any direction that conflicts with law or herewith or that the Trustee determines would subject the Trustee to personal liability without adequate indemnification therefor.

SECTION 8.05. Restriction on Owner's Action. In addition to the other restrictions on the rights of Owners to request action upon the occurrence of an Event of Default and to enforce remedies set forth in this Article, no Owner shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of any trust hereunder, or any other remedy hereunder or in the Authority Bonds, unless such Owner previously shall have given to the Trustee written notice of an Event of Default as hereinabove provided and unless the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds then Outstanding shall have made written request of the Trustee to institute any such suit, action, proceeding or other remedy, after the right to exercise such powers or rights of action, as the case may be, shall have accrued, and shall have afforded the Trustee a reasonable opportunity either to proceed to exercise the powers granted herein, or to institute such action, suit or proceeding in its or their name; nor unless there also shall have been offered to the Trustee security and indemnity reasonably satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby, and

the Trustee shall not have complied with such request within a reasonable time; and such notification, request and offer of indemnity are hereby declared in every such case to be conditions precedent to the execution of the trusts hereof or for any other remedy hereunder, it being understood and intended that no one or more Owners of Authority Bonds secured hereby shall have any right in any manner whatever by his, her or their action to affect, disturb or prejudice the security hereof, or to enforce any rights hereunder or under the Authority Bonds, except in the manner provided herein, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner provided herein, and for the equal benefit of all Owners of Outstanding Authority Bonds; subject, however, to the provisions of this Section. Notwithstanding the foregoing provisions of this Section or any other provision hereof, the obligation of the Authority shall be absolute and unconditional to pay, but solely from the Trust Estate, the interest on and principal of and redemption premiums, if any, on the Authority Bonds to the respective Owners thereof at the respective due dates thereof, and nothing herein shall affect or impair the right of action, which is absolute and unconditional, of such Owners to enforce such payment.

SECTION 8.06. Power of Trustee to Enforce. All rights of action hereunder or under any of the Authority Bonds secured hereby which are enforceable by the Trustee may be enforced by it without the possession of any of the Authority Bonds, or the production thereof at the trial or other proceedings relative thereto, and any such suit, action or proceedings instituted by the Trustee shall be brought in its own name, as Trustee, for the equal and ratable benefit of the Owners subject to the provisions hereof.

SECTION 8.07. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

SECTION 8.08. Waiver of Events of Default; Effect of Waiver. Upon the written request of the Owners of at least a majority in aggregate principal amount of all Outstanding Authority Bonds, the Trustee shall waive any Event of Default hereunder and its consequences. If any Event of Default shall have been waived as herein provided, the Trustee shall promptly give written notice of such waiver to the Authority and the City and shall give notice thereof by first class mail, postage prepaid, to all Owners of Outstanding Authority Bonds if such Owners had not previously been given notice of such Event of Default; but no such waiver, rescission and annulment shall extend to or affect any subsequent Event of Default, or impair any right or remedy consequent thereon.

No delay or omission of the Trustee or of any Owner to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default, or an acquiescence therein; and every power and remedy given by this Article to the Trustee and to the Owners may be exercised from time to time and as often as may be deemed expedient.

SECTION 8.09. Application of Money upon Event of Default. Any money received by the Trustee pursuant to this Article shall, after payment of all fees and expenses of the Trustee, and the fees and expenses of its counsel incurred in representing the Owners, be applied as follows:

(a) unless the principal of all of the Outstanding Authority Bonds shall be due and payable,

FIRST - To the payment of the Owners entitled thereto of all installments of interest then due on the Authority Bonds, in the order of the maturity of the installments of such interest, and if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the Persons entitled thereto, without any discrimination or privilege;

SECOND - To the payment of the Owners entitled thereto of the unpaid principal of and redemption premiums, if any, on any of the Authority Bonds which shall have become due (other than Authority Bonds matured or called for redemption for the payment of which money is held pursuant to the provisions hereof) in the order of their due dates, and if the amount available shall not be sufficient to pay in full the principal of and redemption premiums, if any, on such Authority Bonds due on any particular date, then to the payment ratably, according to the amount due on such date, to the Owners entitled thereto without any discrimination or privilege; and

THIRD - To be held for the payment to the Owners entitled thereto as the same shall become due of the interest on and principal of and redemption premiums, if any, on the Authority Bonds which may thereafter become due, either at maturity or upon call for redemption prior to maturity, and if the amount available shall not be sufficient to pay in full such interest and principal and redemption premiums, if any, due on any particular date, payment shall be made in accordance with the FIRST and SECOND paragraphs hereof.

(b) if the principal of all of the Outstanding Authority Bonds shall be due and payable, to the payment of the interest on and principal of and redemption premiums, if any, due on all Outstanding Authority Bonds without preference or priority of or of any interest on any Outstanding Authority Bond over any other Outstanding Authority Bond, any principal of or the redemption premium, if any, on any Outstanding Authority Bond or of any other Outstanding Authority Bond, ratably, according to the amounts due respectively for interest and principal and redemption premiums, if any, to the Owners entitled thereto without any discrimination or preference except as to any difference in the respective amounts of interest specified in the Outstanding Authority Bonds.

ARTICLE IX

THE TRUSTEE

SECTION 9.01. Appointment and Acceptance of Duties. The Trustee hereby accepts and agrees to the trusts hereby created to all of which the Authority agrees and the respective Owners of the Authority Bonds, by purchase and acceptance thereof, agrees.

SECTION 9.02. Duties, Immunities and Liability of Trustee. The Trustee shall, prior to an Event of Default, and after the curing or waiver of all Events of Default which may have occurred, perform such duties and only such duties as are specifically set forth herein, and no implied duties or obligations shall be read herein against the Trustee. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it hereby and use the same degree of care and skill in their exercise as a prudent person would exercise under the circumstances in the conduct of his or her own affairs.

In the absence of an Event of Default, the Authority may remove the Trustee. The Authority shall remove the Trustee if (A) it receives an instrument or concurrent instruments in writing signed by the Owners of not less than a majority in aggregate principal amount of the Authority Bonds then Outstanding (or their attorneys duly authorized in writing) or (B) at any time the Trustee shall cease to be eligible in accordance with this Section, or (C) the Trustee shall become incapable of acting, or (D) the Trustee shall commence a case under any bankruptcy, insolvency or similar law, or (E) a receiver of the Trustee or of its property shall be appointed, or (F) any public officer shall take control or charge of the Trustee or its property or affairs for the purpose of rehabilitation, conservation or liquidation. To effect any such removal, the Authority shall give written notice thereof to the Trustee, and thereupon the Authority (with the concurrence of the City) shall promptly appoint a successor Trustee by an instrument in writing.

The Trustee may, subject to the next following paragraph of this Section, resign by giving written notice of such resignation by mail, first class postage prepaid, to the Authority, the City and the Owners at the respective addresses listed in the Bond Register. Upon receiving such notice of resignation, the Authority (with the concurrence of the City) shall promptly appoint, by an instrument in writing, a successor Trustee.

Any removal or resignation of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of the successor Trustee by the Authority and the City and acceptance of appointment by the successor Trustee. If no successor Trustee shall have been appointed and shall have accepted appointment within thirty (30) days of giving notice of removal or notice of resignation as aforesaid, the resigning Trustee or any Owner (on behalf of himself and all other Owners) may petition, at the expense of the Authority, petition any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice (if any) as it may deem proper, appoint such successor Trustee. Any successor Trustee appointed under this Trust Agreement shall signify its acceptance of such appointment by executing and delivering to the Authority and the City and to its predecessor Trustee a written acceptance thereof, and thereupon such successor Trustee, without any further act, deed or conveyance, shall become vested with all the money, estates, properties, rights, powers, trusts, duties and obligations of such predecessor Trustee, with like effect as if it were originally named Trustee herein; but, nevertheless, at the written request of the Authority or the City or the successor Trustee, such predecessor Trustee shall execute and deliver any and all instruments of conveyance or further assurance and do such other things as may reasonably be required for more fully and certainly vesting in and confirming to such successor Trustee all the right, title and interest of such predecessor Trustee in and to any property held by it hereunder and shall pay over, transfer, assign and deliver to the successor Trustee any money or other property subject to the trusts and conditions herein set forth. Upon request of the successor Trustee, the Authority and the City shall execute and deliver any and all instruments as may be reasonably required for more fully and

certainly vesting in and confirming to such successor Trustee all such money, estates, properties, rights, powers, trusts, duties and obligations. Upon acceptance of appointment by a successor Trustee as provided in this subsection, such successor Trustee shall mail a notice of the succession of such successor Trustee to the trusts hereunder by first class mail, postage prepaid, to the Owners at their respective addresses listed in the Bond Register.

Any successor Trustee appointed under the provisions of this Section shall be a trust company or bank having the powers of a trust company, having a designated corporate trust office in California, and with a combined capital and surplus of at least one hundred million dollars (\$100,000,000) and being subject to supervision or examination by federal or state authority; and if such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this subsection the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this subsection, the Trustee shall resign promptly in the manner and with the effect specified in this Section.

No provision herein shall require the Trustee to risk or expend its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder unless the Owners shall have offered to the Trustee indemnity it deems reasonable, against the costs, expenses and liabilities that may be incurred. The Trustee shall be entitled to interest on all money advanced by it hereunder at its prime rate then in effect plus two percent (2%), but not to exceed the maximum interest rate permitted by the laws of the State.

In accepting the trust hereby created, the Trustee is acting solely as Trustee for the Owners and not in its individual capacity, and under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Authority Bonds.

The Trustee makes no representation or warranty, express or implied, as to the compliance with legal requirements of the use contemplated by the Authority or the City of the funds hereunder including, without limitation, the purchase of the Local Obligations hereunder; provided, that the Trustee shall not acquire Local Obligations other than pursuant to the provisions of Sections 5.03 and 5.04.

In no event shall the Trustee be responsible or liable for special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

The Trustee shall not be responsible for the validity or effectiveness or value of any collateral or security securing any Local Obligation. The Trustee shall not be responsible for the recording or filing of any document relating hereto or any Local Obligation or of financing statements (or amendments or continuation statements in connection therewith) or mortgage or of any supplemental instruments or documents of further assurance as may be required by law in order to perfect the security interests or lien on or in any collateral or security securing any Local

Obligation. The Trustee shall not be deemed to have made representations as to the security afforded thereby or as to the validity or sufficiency of any such document, collateral or security.

The Trustee shall not be deemed to have knowledge of any Event of Default hereunder unless and until a Responsible Officer of the Trustee shall have actual knowledge thereof at its Corporate Trust Office.

The Trustee shall not be accountable for the use or application by the Authority or the City or any other party of any funds which the Trustee has released hereunder.

The Trustee shall provide a monthly accounting of all funds held pursuant hereto to the Authority within fifteen (15) Business Days after the end of such month and shall provide statements of account for each annual period beginning July 1 and ending June 30, within ninety (90) days after the end of such period. Such accounting shall show in reasonable detail all financial transactions during the accounting period and the balance in any accounts and funds (including the Local Obligations Fund) created hereunder as of the beginning and the close of such accounting period.

The Trustee shall furnish the Authority periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the Authority. Upon the Authority's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provided only upon request. The Authority waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, to the extent permitted by law. The Authority further understands that trade confirmations for securities transactions effected by the Trustee will be available upon request and at no additional cost and other trade confirmations may be obtained from the applicable broker.

SECTION 9.03. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall succeed to the rights and obligations of the Trustee without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding; provided, that such company shall be eligible under Section 9.02.

SECTION 9.04. Compensation and Indemnification. The Authority shall pay or cause the City to pay the Trustee such compensation, as shall be agreed in writing, for its services rendered hereunder and reimburse the Trustee for reasonable expenses, disbursements and advances, including attorneys' fees and expenses, incurred by the Trustee in the performance of its obligations hereunder and with respect to the Local Obligations.

The Authority agrees, to the extent permitted by law, to indemnify the Trustee and its officers, directors, employees, attorneys and agents for, and to hold it harmless against, any loss, liability, claim or expense incurred without negligence or willful misconduct on its part arising out of or in connection with (i) the acceptance or administration of the trusts imposed hereby, including performance of its duties hereunder, including the costs and expenses of

defending itself against any claims (whether asserted by the City or any other Person) or liability in connection with the exercise or performance of any of its powers or duties hereunder (including this Section 9.04), (ii) the projects to be financed with the purchase of the Local Obligations; (iii) the sale of any Authority Bonds or the purchase of the Local Obligations and the carrying out of any of the transactions contemplated by the Authority Bonds or the Local Obligations; or (iv) any untrue statement of any material fact or omission to state a material fact necessary to make the statements made, in light of the circumstances under which they were made, not misleading in any official statement or other disclosure document utilized by the Authority or the City in connection with the sale of the Authority Bonds or the Local Obligations. The Authority's obligations hereunder with respect to indemnity of the Trustee and the provision for its compensation set forth in this Article shall survive and remain valid and binding notwithstanding the maturity and payment of the Authority Bonds or the resignation or removal of the Trustee.

The Trustee shall have no responsibility for or liability in connection with assuring that all of the procedures or conditions to closing set forth in the contract of purchase for the sale of the Authority Bonds, that all documents required to be delivered on the closing date to the parties are actually delivered, except its own responsibility to receive or deliver the proceeds of the sale, deliver the Authority Bonds and other certificates expressly required to be delivered by it and its counsel.

The Trustee shall not be responsible for determining or investigating whether any Local Obligation purchased pursuant to Section 5.03 is a Local Obligation, as defined herein, and the Trustee may conclusively rely on the Authority's determination and direction in this regard; provided, that the Trustee shall not acquire the Local Obligations other than pursuant to the provisions of Section 5.03. The Trustee shall be entitled to rely conclusively on the covenants, representations and warranties of each obligor on any Local Obligation and in the documents and certificates delivered in connection therewith and each Written Order.

SECTION 9.05. Liability of Trustee. The recitals of facts herein and in the Authority Bonds contained shall be taken as statements of the Authority or the City, and the Trustee does not assume any responsibility for the correctness of the same, and does not make any representations as to the validity or sufficiency hereof or of the Authority Bonds, and shall not incur any responsibility in respect thereof, other than in connection with the duties or obligations herein or in the Authority Bonds assigned to or imposed upon it; provided, that the Trustee shall be responsible for its representations contained in its certificate of authentication on the Authority Bonds. The Trustee shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The Trustee (in its individual or any other capacity) may become the Owner of Authority Bonds with the same rights it would have if it were not Trustee hereunder, and, to the extent permitted by law, may act as depositary for and permit any of its officers, directors and employees to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Owners, whether or not such committee shall represent the Owners of a majority in principal amount of the Authority Bonds then Outstanding. The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Owners of a majority in principal amount of the Outstanding Authority Bonds relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee hereunder. Whether or not therein expressly so provided, every provision hereof

or related documents relating to the conduct or affecting the liability of or affording protection to the Trustee shall be subject to the provisions of this Article.

SECTION 9.06. Right to Rely on Documents; Adverse Effect Determinations. The Trustee may conclusively rely on and shall be protected in acting or refraining from acting upon any notice, resolution, requisition, request, consent, order, certificate, report, opinion, bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Trustee may consult with counsel of its selection, who may be counsel of or to the Authority, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered or omitted by it hereunder in good faith and in accordance therewith.

Whenever in the administration of the trusts imposed upon it hereby the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering or omitting any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by an Officer's Certificate, and such Officer's Certificate shall be full warrant to the Trustee for any action taken or suffered or omitted in good faith under the provisions hereof in reliance upon such Officer's Certificate, but the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

The Trustee shall be entitled to advice of counsel of its selection and other professionals or agents concerning all matters of trust and its duty hereunder, but the Trustee shall not be answerable or liable for the acts or omissions of any agent, attorney-at-law, certified public accountant, or other professional if such agent, attorney-at-law, certified public accountant or other professional was selected by the Trustee with due care.

SECTION 9.07. Preservation and Inspection of Documents. All documents received by the Trustee under the provisions hereof shall be retained in its possession in accordance with its record retention policies and shall be subject at all reasonable times upon prior written notice to the inspection of the Authority, the Owners of not less than a majority of the aggregate principal amount of the Outstanding Authority Bonds, and their agents and representatives duly authorized in writing, at reasonable hours and under reasonable conditions.

SECTION 9.08. Indemnity for Trustee. Before taking any action or exercising any rights or powers hereunder, the Trustee may require that satisfactory indemnity be furnished to it for the reimbursement of any and all costs, claims and expenses which it may incur and to indemnify it against any and all liability, except liability which may result from its negligence or willful misconduct, by reason of any action so taken.

ARTICLE X

EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF AUTHORITY BONDS

SECTION 10.01. Execution of Instruments; Proof of Ownership. Any request, direction, consent or other instrument in writing required or permitted hereby to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor by different

parties and may be signed or executed by such Owners in person or by agent appointed by an instrument in writing. Proof of the execution of any such instrument and of the ownership of Authority Bonds shall be sufficient for any purpose hereof and shall be conclusive in favor of the Trustee with regard to any action taken, suffered or omitted by either of them under such instrument if made in the following manner:

(a) The fact and date of the execution by any Person of any such instrument may be proved by the certificate of any officer in any jurisdiction who, by the laws thereof, has power to take acknowledgments within such jurisdiction, to the effect that the Person signing such instrument acknowledged before him or her the execution thereof, or by an affidavit of a witness to such execution.

(b) The fact of the ownership of Authority Bonds hereunder by any Owner and the serial numbers of such Authority Bonds and the date of his ownership of the same shall be proved by the Bond Register.

Nothing contained in this Article shall be construed as limiting the Trustee to such proof, it being intended that the Trustee may accept any other evidence of the matters in this Article stated which shall be sufficient. Any request or consent of the Owner shall bind every future Owner of such Authority Bond and any Authority Bond or Authority Bonds issued in exchange or substitution therefor or upon the registration of transfer thereof in respect of anything done by the Trustee in pursuance of such request or consent.

ARTICLE XI

SUPPLEMENTAL TRUST AGREEMENTS

SECTION 11.01. Supplemental Trust Agreements with Consent of Owners. Any modification or alteration hereof or of the rights and obligations of the Authority, the City or the Owners may be made with the consent of the Owners of not less than a majority in aggregate principal amount of the Authority Bonds then Outstanding; provided, that no such modification or alteration shall be made which will reduce the percentage of aggregate principal amount of Authority Bonds the consent of the Owners of which is required for any such modification or alteration or permit the creation by the Authority or the City of any lien prior to or on parity with the lien hereof upon the Trust Estate or which will affect the times, amounts and currency of payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds or affect the rights, duties or obligations of the Trustee without the consent of the party affected thereby.

SECTION 11.02. Supplemental Trust Agreements Without Consent of Owners. The Authority and the City may, without the consent of the Owners, enter into a Supplemental Trust Agreement or Supplemental Trust Agreements, which thereafter shall form a part of this Trust Agreement, for any one or more of the following purposes:

(a) to add to the agreements and covenants of the Authority or the City contained herein other agreements and covenants thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the Authority or the City; provided, that no such agreement, covenant or surrender shall materially adversely affect the rights of any Owner;

(b) to cure any ambiguity, to supply any omission or to cure, correct or supplement any defect or inconsistent provisions contained herein or in any Supplemental Trust Agreement;

(c) to make any change which does not materially adversely affect the rights of any Owner;

(d) to grant to the Trustee for the benefit of the Owners additional rights, remedies, powers or authority;

(e) to subject hereto additional collateral or to add other agreements of the Authority or the City;

(f) to modify this Trust Agreement or the Authority Bonds to permit qualification hereof under the Trust Indenture Act of 1939, as amended, or any similar statute at the time in effect, or to permit the qualification of the Authority Bonds for sale under the securities laws of any state of the United States of America;

(g) to make any amendments or supplements necessary or appropriate to preserve or protect the exclusion from gross income for federal income tax purposes under the Code of the interest on the Authority Bonds or the exemption of interest on the Authority Bonds from State personal income taxes; or

(h) to evidence the succession of a successor Trustee.

For all purposes of this Section, the Trustee shall be entitled to conclusively rely upon and shall be fully protected in relying upon an Opinion of Bond Counsel with respect to the extent, if any, to which any action affects the rights hereunder of any Owner.

SECTION 11.03. Trustee Authorized to Enter into Supplemental Trust Agreements. The Trustee is hereby authorized to enter into any Supplemental Trust Agreement with the Authority and the City authorized or permitted by the terms hereof, and to make the further agreements and stipulations which may be therein contained, and for all purposes of this Section the Trustee shall be entitled to conclusively rely upon and shall be fully protected in relying upon an Opinion of Bond Counsel, to the effect that such Supplemental Trust Agreement is authorized or permitted by the provisions hereof.

ARTICLE XII

DEFEASANCE

SECTION 12.01. Defeasance. If and when the Authority Bonds secured hereby shall become due and payable in accordance with their terms or through redemption proceedings as provided herein, or otherwise, and the whole amount of the interest on and principal of redemption premiums, if any, so due and payable upon all of the Authority Bonds shall have been paid, or provision shall have been made for the payment of the same, together with all other sums payable hereunder by the Authority, including all fees and expenses of the Trustee, then and in that case, this Trust Agreement and the lien created hereby shall be completely discharged and satisfied and the Authority and the City shall be released from the respective agreements, conditions, covenants

and terms of the Authority and the City contained herein, and the Trustee shall assign and transfer all property (in excess of the amounts required for the foregoing) then held by the Trustee free and clear of any encumbrances as provided in Section 12.04 and shall execute such documents as may be reasonably required by the Authority or the City in this regard.

Notwithstanding the satisfaction and discharge hereof, those provisions of this Trust Agreement relating to the maturity of the Authority Bonds, interest payments and dates thereof, exchange and transfer of Authority Bonds, replacement of mutilated, destroyed, lost or stolen Authority Bonds, the safekeeping and cancellation of Authority Bonds, nonpresentment of Authority Bonds, and the duties of the Trustee in connection with all of the foregoing, shall remain in effect and shall be binding upon the Trustee and the Owner, and the Trustee shall, subject to Section 13.06, continue to be obligated to hold in trust any money or investments then held by the Trustee for the payment of the interest on and principal of and redemption premiums, if any, on the Authority Bonds, to pay to the Owner of Authority Bonds the funds so held by the Trustee as and when such payments become due, and those provisions hereof contained in Section 9.04 relating to the compensation and indemnification of the Trustee and in Section 7.04 relating to the tax covenants of the Authority and the City shall remain in effect and shall be binding upon the Trustee, the Authority and the City.

SECTION 12.02. Authority Bonds Deemed to Have Been Paid. If any money shall have been set aside and held by the Trustee for the payment or redemption of any Authority Bonds and the interest installments therefor at the maturity thereof or date fixed for redemption, such Authority Bonds shall be deemed to be paid within the meaning and with the effect provided in Section 12.01. Any Outstanding Bond shall prior to the maturity or redemption date thereof be deemed to have been paid within the meaning and with the effect expressed in Section 12.01 if (a) in case any Authority Bonds are to be redeemed on any date prior to their maturity, the Authority shall have given to the Trustee irrevocable instructions to mail notice of redemption of such Authority Bonds on such redemption date, such notice to be given in accordance with the provisions of Article IV, (b) there shall have been deposited with the Trustee in escrow either (i) money in an amount which shall be sufficient to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Authority Bonds on and prior to the date scheduled for redemption or maturity date thereof, as the case may be, or (ii) noncallable Government Obligations the principal of and the interest on which when due, and without any reinvestment thereof, will provide money which, together with the money, if any, deposited with or held by the Trustee at the same time, shall be sufficient (as verified by a report of a nationally recognized independent certified public accountant) to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Authority Bonds on and prior to the date fixed for redemption or maturity date thereof, as the case may be, and (c) in the event any of such Authority Bonds are not to be redeemed within the next succeeding sixty (60) days, the Authority shall have given the Trustee irrevocable instructions to mail, as soon as practicable in the same manner as a notice of redemption is mailed pursuant to Article IV, a notice to the Owners of such Authority Bonds that the deposit required by (b) above has been made with the Trustee and that such Authority Bonds are deemed to have been paid in accordance with this Section and stating the maturity dates or redemption dates upon which money is to be available for the payment of the interest on and principal of and redemption premiums, if any, on such Authority Bonds. Neither the securities nor money deposited with the Trustee pursuant to this Section nor interest or principal payments on any such securities shall be withdrawn or used for

any purpose other than, and shall be held in trust for, the payment of the interest on and principal of and redemption premiums, if any, on such Authority Bonds; provided, that any cash received from such interest or principal or interest payments on such obligations deposited with the Trustee, if not then needed for such purpose, shall, to the extent practicable and at the written direction of the Authority, be reinvested in Government Obligations, such written direction to specify which Government Obligations are to be invested in, maturing at times and in amounts, together with the other money and payments with respect to Government Obligations then held by the Trustee pursuant to this Section, sufficient to pay when due the interest on and principal of and redemption premiums, if any, to become due on such Authority Bonds on and prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall, upon receipt by the Trustee of a Written Order so directing, be paid over to the Authority as received by the Trustee free and clear of any trust, lien or pledge.

SECTION 12.03. Money Held for Particular Authority Bonds. Except as otherwise provided in Section 12.02 or 13.06, the amounts held by the Trustee for the payment of the interest on or principal of the redemption premiums, if any, or the interest due on any date with respect to particular Authority Bonds shall, on and after such date and pending such payment, be set aside on its books and held in trust by it solely for the Owners entitled thereto.

SECTION 12.04. Effect of Defeasance of Authority Bonds. Notwithstanding any other provision hereof, in the event that the Authority Bonds are defeased and the obligations hereunder are discharged pursuant to this Article, the Trustee shall transfer all property and money held by the Trustee (including, without limitation, the Local Obligations), to or upon the written order of the Authority.

ARTICLE XIII

MISCELLANEOUS

SECTION 13.01. Dissolution of Authority. In the event of the dissolution of the Authority, all the agreements, conditions, covenants and terms contained herein by or on behalf of, or for the benefit of, the Authority shall bind or inure to the benefit of the successors of the Authority from time to time and any officer, board, commission, agency or instrumentality to whom or to which any power or duty of the Authority shall be transferred.

SECTION 13.02. Parties Interested Herein. Except as otherwise specifically provided herein, nothing contained herein, expressed or implied, is intended or shall be construed to confer upon any Person other than the Authority, the City, the Trustee and the Owners any right, remedy or claim under or by reason hereof, this Trust Agreement being intended to be for the sole and exclusive benefit of the Authority, the City, the Trustee and the Owners.

SECTION 13.03. Notice. All written notices to be given hereunder to the Authority or the City or the Trustee shall be given by mail or electronic means to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

- If to the Authority: Folsom Ranch Financing Authority
50 Natoma Street

Folsom, CA 95630
 Attention: Treasurer
 Fax: 916-985-0870
 Email: financetreasury@folsom.ca.us

If to the City: City of Folsom
 50 Natoma Street
 Folsom, CA 95630
 Attention: Finance Director
 Fax: 916-985-0870
 Email: financetreasury@folsom.ca.us

If to the Trustee: U.S. Bank Trust Company, National Association
 One California Street, Suite 1000
 San Francisco, CA 94111
 Attention: Global Corporate Trust
 Fax: 415-677-3769
 Email: karen.lei@usbank.com

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, upon the sender's receipt of an appropriate answer back or other written acknowledgment or confirmation of receipt of the entire notice, approval, demand, report or other communication, (c) if given by first class mail deposited with the United States mail postage prepaid, seventy-two (72) hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, twenty-four (24) hours after delivery to said overnight courier, or (e) if given by any other means, upon delivery at the address specified in this Section.

In case, by reason of the suspension of or irregularities in regular mail service, it shall be impractical to mail to the Owners notice of any event when such notice is required to be given pursuant to any provision hereof, then any manner of giving such notice as the Authority shall direct and not objected to by the Trustee shall be deemed to be a sufficient giving of such notice.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions (“**Instructions**”) given pursuant to this Trust Agreement and delivered using Electronic Means (“**Electronic Means**” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the Authority shall provide to the Trustee an incumbency certificate listing officers with the Authority to provide such Instructions and containing specimen signatures of such officers, which incumbency certificate shall be amended by the Authority whenever a person is to be added or deleted from the listing. If the Authority elects to give the Trustee Instructions using Electronic Means and the Trustee in its reasonable judgment elects to act upon such Instructions,

the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall be entitled to conclusively presume without liability that directions that purport to have been sent by an officer listed on the incumbency certificate provided to the Trustee have been sent by such officer. The Authority shall be responsible for ensuring that only officers transmit such Instructions to the Trustee and that the Authority and all officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority. The Trustee shall not be liable for any losses, costs claims, or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding the fact that such directions conflict or are inconsistent with a subsequent written instruction. The Authority agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the Authority; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee in writing immediately upon learning of any compromise or unauthorized use of the security procedures.

SECTION 13.04. Holidays. If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided herein, shall not be a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided in this Trust Agreement, and no interest shall accrue for the period from and after such nominal date.

SECTION 13.05. Limitation of Liability. The Authority shall not be obligated to make any payments required hereunder or under any Bond, or be deemed to incur any liability hereunder or by reason hereof or arising out of any of the transactions contemplated hereby, payable from any funds or assets other than the Trust Estate as provided herein.

SECTION 13.06. Unclaimed Money. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of the interest on or principal of or redemption premiums, if any, on any Bond which remains unclaimed for two (2) years after the date when such amounts have become payable, if such money was held by the Trustee on such date, or for two (2) years after the date of deposit of such money if deposited with the Trustee after the date such amounts have become payable, shall be paid by the Trustee to the Authority as its absolute property free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Owners shall look only to the Authority for the payment of such amounts; provided, that before being required to make any such payment to the Authority, the Trustee shall, at the expense and written direction of the Authority, give notice by first class mail to the Owners that such money remains unclaimed and that after a date named in such notice, which date shall not be less than sixty (60) days after the date of giving such notice, the balance of such money then unclaimed will be returned to the Authority.

SECTION 13.07. Governing Law. This Trust Agreement shall be governed as to validity, construction and performance by the laws of the State.

SECTION 13.08. Severability of Invalid Provisions. If any clause, provision or section hereof is held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections hereof, and this Trust Agreement shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained herein.

SECTION 13.09. Counterparts and Electronic Execution. This Trust Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but all of which such counterparts shall together constitute but one and the same instrument. The exchange of copies of this Trust Agreement and of signature pages by facsimile or PDF transmission shall constitute effective execution and delivery of this Trust Agreement as to the parties hereto and may be used in lieu of the original Trust Agreement and signature pages for all purposes. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Trust Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email electronic signatures.

SECTION 13.10. Force Majeure. In no event shall the Trustee be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation, strikes, work stoppages, accidents, acts of war or terrorism, pandemics, epidemics, quarantine restrictions, recognized public emergencies, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services; it being understood that the Trustee shall use reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as practicable under the circumstances.

SECTION 13.11. U.S.A. Patriot Act. The parties hereto acknowledge that in accordance with Section 326 of the U.S.A. Patriot Act, the Trustee, like all financial institutions and in order to help fight the funding of terrorism and money laundering, is required to obtain, verify and record information that identifies each person or legal entity that establishes a relationship or opens an account with the Trustee. The parties to this Trust Agreement agree that they will provide the Trustee with such information as it may request in order for the Trustee to satisfy the requirements of the U.S.A. Patriot Act.

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IN WITNESS WHEREOF, the Authority has caused this Trust Agreement to be executed by the Treasurer, the City has caused this Trust Agreement to be executed in its name by the Finance Director of the City of Folsom, and the Trustee has caused this Trust Agreement to be executed by its authorized signatory, all as of the day and year first above written.

FOLSOM RANCH FINANCING AUTHORITY

By _____
Treasurer

CITY OF FOLSOM

By _____
Finance Director of the City of Folsom

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
as Trustee

By _____
Authorized Signatory

EXHIBIT A

FORM OF AUTHORITY BONDS

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

Unless this Authority Bond (as hereinafter defined) is presented by an authorized representative of The Depository Trust Company, a New York corporation (“DTC”), to the Trustee for registration of transfer, exchange, or payment, and any Authority Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT
NO. 20 (RUSSELL RANCH) SPECIAL TAX REVENUE BOND, SERIES 2022

No. R-___ \$ _____

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____%	September 1, 20[___]	December [___], 2022	344414 ____

Registered Owner: CEDE & CO.

Principal Sum: _____ DOLLARS

The Folsom Ranch Financing Authority, a joint exercise of powers agency established pursuant to the laws of the State of California (the “Authority”), for value received hereby promises to pay to the registered owner specified above, or registered assigns, on the maturity date set forth above (subject to any right of prior redemption hereinafter mentioned) the principal sum set forth above and to pay interest thereon at the interest rate per annum set forth above. The interest on this Authority Bond will be calculated on the basis of a 360-day year consisting of twelve (12) 30-day calendar months and will be payable on March 1 and September 1 in each year (each an “Interest Payment Date”), commencing on [March 1, 2023], and is payable by check, mailed by first class mail, on each Interest Payment Date to the registered owner whose name appears on the bond register maintained by the Corporate Trust Office (as defined in the

Trust Agreement hereinafter referred to) of U.S. Bank Trust Company, National Association (together with any successor as Trustee under the Trust Agreement hereinafter mentioned, the “Trustee”) as of the close of business on the fifteenth (15th) day of the month preceding such Interest Payment Date (the “Record Date”), except with respect to defaulted interest for which a special record date will be established; provided, that in the case of a registered owner of one million dollars (\$1,000,000) or more in aggregate principal amount of Authority Bonds, upon written request of such registered owner to the Trustee received not later than the Record Date, such interest shall be paid on the Interest Payment Date in immediately available funds by wire transfer to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America. The principal hereof and the redemption premium hereon, if any, are payable upon presentation and surrender hereof at the Corporate Trust Office of the Trustee. Both the interest on and principal of and redemption premium, if any, hereon are payable in lawful money of the United States of America. All capitalized terms used herein but not otherwise defined shall have the meanings contained in the hereinafter mentioned Trust Agreement.

The Authority and the Trustee shall be entitled to conclusively treat the registered owner of this Authority Bond as the absolute owner hereof for the purpose of receiving payment as herein provided and for all other purposes, and the Authority and the Trustee shall not be affected by notice to the contrary.

This Authority Bond is one of a duly authorized issue of bonds of the Authority designated as the “Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022” (the “Authority Bonds”) issued in the aggregate principal amount of [PAR IN WORDS] dollars (\$[PAR]) pursuant to the provisions relating to the joint exercise of powers found in Chapter 5 of Division 7 of Title 1 of the California Government Code, including the Marks-Roos Local Bond Pooling Act of 1985 (being California Government Code Sections 6584-6594) as amended and supplemented (the “Act”), and pursuant to a trust agreement executed and entered into as of December 1, 2022, by and among the Authority, the City of Folsom (the “City”) and the Trustee (the “Trust Agreement”). The Authority Bonds are issued for the purpose of purchasing Local Obligations, and reference is hereby made to the Trust Agreement (a copy of which is on file at the Corporate Trust Office of the Trustee) and all trust agreements supplemental thereto and to the Act for a description of the purposes thereof, of the rights thereunder of the registered owner, of the nature and extent of the security for the Authority Bonds and of the rights, duties and immunities of the Trustee, of the obligations of the City, and of the rights and obligations of the Authority thereunder, to all the provisions of which Trust Agreement the registered owner of this Authority Bond, by acceptance hereof, assents and agrees.

The Authority Bonds and the interest thereon and any redemption premiums thereon are special, limited obligations of the Authority payable solely from the Trust Estate and are secured by the Trust Estate, including amounts held in the accounts and funds (other than the Rebate Fund) established pursuant to the Trust Agreement (including proceeds of the sale of the Authority Bonds), subject only to the provisions of the Trust Agreement permitting the application thereof for the purposes and on the terms and conditions set forth in the Trust Agreement. No member or officer of the Authority, nor any person executing this Authority Bond, shall in any

event be subject to any personal liability or accountability by reason of the issuance of this Authority Bond.

THE AUTHORITY BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE AUTHORITY, PAYABLE FROM, AND SECURED AS TO THE PAYMENT OF THE PRINCIPAL OF AND ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS IN ACCORDANCE WITH THEIR TERMS AND THE TERMS OF THE TRUST AGREEMENT, SOLELY FROM THE TRUST ESTATE. THE AUTHORITY BONDS DO NOT CONSTITUTE A CHARGE AGAINST THE GENERAL CREDIT OF THE AUTHORITY OR ITS MEMBERS, AND UNDER NO CIRCUMSTANCES SHALL THE AUTHORITY BE OBLIGATED TO PAY PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS EXCEPT FROM THE TRUST ESTATE. NONE OF THE COMMUNITY FACILITIES DISTRICT, THE CITY, THE STATE OF CALIFORNIA NOR ANY PUBLIC AGENCY (OTHER THAN THE AUTHORITY) NOR ANY MEMBER OF THE COMMUNITY FACILITIES DISTRICT OR THE AUTHORITY IS OBLIGATED TO PAY THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMUNITY FACILITIES DISTRICT, THE CITY, THE STATE OF CALIFORNIA OR ANY PUBLIC AGENCY THEREOF OR ANY MEMBER OF THE AUTHORITY (INCLUDING THE CITY) OR THE COMMUNITY FACILITIES DISTRICT IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS, AND NEITHER THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS CONSTITUTES A DEBT, LIABILITY OR OBLIGATION OF THE COMMUNITY FACILITIES DISTRICT, THE CITY, THE STATE OF CALIFORNIA OR ANY PUBLIC AGENCY (OTHER THAN THE AUTHORITY) OR ANY MEMBER OF THE AUTHORITY.

The Authority Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, upon mailed notice as hereinafter provided, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

The Authority Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after [March 1, 2023], solely from funds derived from extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[];

101% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[]; and

100% if redeemed on September 1, 20[] and any Interest Payment Date thereafter.

The Authority Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Authority prior to their stated maturity date in part on September 1 of each year on and after September 1, 20[], to and including September 1, 20[], and the Authority Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Authority prior to their stated maturity date in part on September 1 of each year on and after September 1, 20[], to and including September 1, 20[], upon mailed notice as hereinafter provided, from (and in the amount of) the Minimum Sinking Fund Payment due and payable for the Authority Bonds on each such date, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium.

Notice of redemption of any Authority Bonds shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the registered owners of such Authority Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register maintained by the Trustee; provided, that neither the failure of a registered owner to receive notice of redemption of Authority Bonds nor any error in such notice shall affect the validity of the proceedings for the redemption of Authority Bonds.

Any notice of optional redemption under the Trust Agreement may be rescinded by written notice given by the Authority to the Trustee no later than three (3) Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given.

The Authority Bonds are issuable as fully registered bonds in denominations of five thousand dollars (\$5,000) or any integral multiple in excess thereof. This Authority Bond may be transferred or exchanged by the registered owner hereof, in person or by an attorney duly authorized in writing, but only in the manner, subject to the limitations and upon payment of the

charges, if any, provided in the Trust Agreement, and upon surrender and cancellation of this Authority Bond. Upon such transfer or exchange, a new Authority Bond or Authority Bonds, of authorized denominations, for the same aggregate principal amount, interest rate and maturity will be issued to the transferee in accordance with the provisions of the Trust Agreement. The Trustee is not required to register the transfer of, or to exchange, any Authority Bond during the period established by the Trustee for selection of Authority Bonds for redemption or to register the transfer of, or to exchange, any Authority Bond which has been selected for redemption pursuant to the Trust Agreement.

The Trust Agreement and the rights and obligations of the Authority and of the registered owners of the Authority Bonds may be modified or amended from time to time and at any time (and in certain cases without the consent of such registered owners) in the manner, to the extent and upon the terms provided in the Trust Agreement.

The Trust Agreement contains provisions permitting the Authority to make provisions for the payment of the interest on, and the principal and premium, if any, of, any of the Authority Bonds so that such Authority Bonds shall no longer be deemed to be Outstanding under the terms of the Trust Agreement.

It is hereby certified and recited that any and all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of this Authority Bond do exist, have happened and have been performed in due time, form and manner as required by the Constitution and laws of the State of California, including the Act, and that the amount of this Authority Bond, together with all other indebtedness of the Authority, does not exceed any limit prescribed by the Constitution and laws of the State of California, including the Act, and is not in excess of the amount of Authority Bonds permitted to be issued under the Trust Agreement.

This Authority Bond shall not be entitled to any benefit under the Trust Agreement, or become valid or obligatory for any purpose, until the certificate of authentication hereon endorsed shall have been manually signed by an authorized signatory of the Trustee.

IN WITNESS WHEREOF, the Folsom Ranch Financing Authority has caused this Authority Bond to be executed in its name and on its behalf by the manual or facsimile signature of its Treasurer and attested by the facsimile signature of its Secretary, all as of December [], 2022.

FOLSOM RANCH FINANCING AUTHORITY

By: _____
Treasurer

Attest:

Secretary

FORM OF CERTIFICATE OF AUTHENTICATION

This is one of the Authority Bonds described in the within-mentioned Trust Agreement, which has been authenticated on the date below.

Dated: December [], 2022

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Signatory

FORM OF ASSIGNMENT

For value received, the undersigned sells, assigns and transfers unto _____ this registered Authority Bond and irrevocably constitutes and appoints _____ attorney to transfer the same on the books of the Trustee, with full power of substitution in the premises.

Dated: _____

SIGNATURE GUARANTEED BY:

NOTE: Signatures must be guaranteed by an “eligible guarantor institution” meeting the requirements of membership or participation in the Security Transfer Agent Medallion Program (“STAMP”) or such other “signature guarantee program” as may be determined in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Social Security Number, Taxpayer Identification Number or other Identifying Number of Assignee: _____.

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ATTACHMENT 4

FIRST SUPPLEMENTAL INDENTURE

between the

CITY OF FOLSOM

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

as Trustee

Relating to the

\$(PAR)

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 20
(RUSSELL RANCH)
SPECIAL TAX BONDS, SERIES 2022

Dated as of December 1, 2022

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EXHIBIT A FORM OF SERIES 2022 BONDS A-1

FIRST SUPPLEMENTAL INDENTURE

This First Supplemental Indenture (the “**First Supplemental Indenture**”), dated as of December 1, 2022, is between the CITY OF FOLSOM, a charter city and municipal corporation duly organized and existing under and by virtue of its charter and the Constitution and laws of the State of California (the “**City**”), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under and by virtue of the laws of the United States of America and authorized to accept and execute trusts of the character herein set forth, as trustee (the “**Trustee**”).

BACKGROUND

- A. The City and MUFG Union Bank, N.A., as trustee (the “**Original Trustee**”), duly executed an Indenture (the “**Master Indenture**”) dated as of June 1, 2018, which authorized the issuance of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds (the “**Bonds**”) and provided for the issuance of the Bonds in series.
- B. U.S. Bank National Association (the “**Prior Trustee**”) succeeded and replaced the Original Trustee under the Master Indenture in accordance with its terms.
- C. The Trustee has succeeded and replaced the Prior Trustee under the Master Indenture in accordance with its terms.
- D. The City has determined to prescribe the terms, conditions, and form of \$[PAR] aggregate principal amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 (the “**Series 2022 Bonds**”) under the Master Indenture.
- E. The City has determined that all things necessary to cause the Series 2022 Bonds, when duly executed by the City and authenticated by the Trustee and delivered as provided herein, to be legal and valid special tax obligations of the City enforceable in accordance with their terms, and to constitute this First Supplemental Indenture a valid agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery hereof and the execution and delivery of the Series 2022 Bonds, subject to the terms hereof, have in all respects been duly authorized.
- F. The Folsom Ranch Financing Authority (the “**Authority**”) has agreed to purchase the Series 2022 Bonds pursuant to a Local Obligation Purchase Contract between the Authority and the City dated [SALE DATE], 2022 (the “**2022 Local Obligation Purchase Contract**”), with a portion of the proceeds of the Authority’s City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**2022 Authority Bonds**”).

NOW, THEREFORE, in order to secure the payment of the interest on and the principal of and the redemption premiums, if any, on all Series 2022 Bonds at any time issued and outstanding hereunder according to their tenor, and to secure the observance and performance of all the agreements, conditions, covenants, and terms therein and herein set forth, and to declare the conditions and terms upon and subject to which the Series 2022 Bonds will be issued and received,

and in consideration of the premises and of the mutual agreements and covenants contained herein and of the purchase and acceptance of the Series 2022 Bonds by the registered owners thereof from time to time, and for other valuable considerations, the receipt whereof is hereby acknowledged, the City does hereby agree and covenant with the Trustee, for the benefit of the respective registered owners from time to time of the Series 2022 Bonds, as follows:

ARTICLE I

DEFINITIONS

SECTION 1.01. Definitions.

- (a) Except as otherwise provided herein, all terms defined in Section 1.01 of the Master Indenture have the same definitions in this First Supplemental Indenture that are given to them in Section 1.01 of the Master Indenture.
- (b) Unless the context otherwise requires, the terms defined in this Section 1.01(b) have the meanings set forth, and those meanings apply for all purposes of this First Supplemental Indenture, of the Master Indenture, of the Series 2022 Bonds, and of any certificate, opinion, report, request, or other document mentioned herein or therein; and those meanings apply equally to both the singular and plural forms of the terms:

“**2022 Authority Bonds**” means the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022.

“**2022 Authority Trustee**” means U.S. Bank Trust Company, National Association, as trustee under the 2022 Trust Agreement.

“**2022 Local Obligation Purchase Contract**” means the Local Obligation Purchase Contract between the City and the Authority providing for the sale of the Series 2022 Bonds.

“**2022 Trust Agreement**” means that certain Trust Agreement, dated as of December 1, 2022, among the Authority, the City and the 2022 Authority Trustee, as trustee for the 2022 Authority Bonds.

“**Capitalized Interest Account**” means the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds Capitalized Interest Account established pursuant to Section 2.13 of the Master Indenture and reestablished pursuant to Section 2.07 of this First Supplemental Indenture.

“**Costs of Issuance Fund**” means the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds Costs of Issuance Fund established pursuant to Section 2.15 of the Master Indenture and reestablished pursuant to Section 2.08 of this First Supplemental Indenture.

“**Finance Director**” means the Finance Director of the City.

“**First Supplemental Indenture**” means this First Supplemental Indenture dated as of December 1, 2022, between the City and the Trustee entered into under the Law and the Master Indenture.

“**Master Indenture**” means the Indenture dated as of June 1, 2018, between the City and the Trustee entered into under the Law.

“**Series 2022 Acquisition and Construction Account**” means the account by that name established in the Acquisition and Construction Fund pursuant to Section 2.06 of this First Supplemental Indenture.

“**Series 2022 Bond Reserve Account**” means the account by that name established in the Bond Reserve Fund pursuant to Section 2.06 of this First Supplemental Indenture.

“**Series 2022 Bonds**” means the Bonds referred to by that name authorized to be issued by the Master Indenture and Article II of this First Supplemental Indenture.

“**Series 2022 Costs of Issuance Account**” means the account by that name established in the Costs of Issuance Fund pursuant to Section 2.06 of this First Supplemental Indenture.

“**Term Series 2022 Bonds**” means the Series 2022 Bonds that are Term Bonds.

ARTICLE II

ISSUANCE OF SERIES 2022 BONDS

SECTION 2.01. Authorization of Series 2022 Bonds. The City Council has reviewed all proceedings heretofore taken relative to the authorization of the Series 2022 Bonds and has found, as a result of such review, and hereby finds and determines, that all acts, conditions, and things required by law to exist, happen, and be performed precedent to and in the issuance of the Series 2022 Bonds do exist, have happened, and have been performed in due time, form, and manner as required by the Law. Accordingly, the City is now authorized, under every requirement of the Law, the Master Indenture, and this First Supplemental Indenture, to issue the Series 2022 Bonds in the form and manner provided herein, which Series 2022 Bonds will be entitled to the benefit, protection, and security of the Law, the Master Indenture, and this First Supplemental Indenture. The purpose for which the Series 2022 Bonds are to be issued is to provide funds to finance the acquisition and construction of certain of the Facilities, make a deposit to the Series 2022 Bond Reserve Account, make a deposit to the Capitalized Interest Account to fund interest on the Series 2022 Bonds through September 1, 2023, and to pay the Costs of Issuance of the Series 2022 Bonds.

SECTION 2.02. Registration of Series 2022 Bonds. Notwithstanding Section 2.11 of the Master Indenture, the Series 2022 Bonds shall be registered in the name of the 2022 Authority Trustee, as trustee for the Authority, and delivered to the 2022 Authority Trustee upon the issuance thereof in accordance with the provisions of the 2022 Local Obligation Purchase Contract.

SECTION 2.03. Terms of Series 2022 Bonds.

- (a) The Series 2022 Bonds will be issued in the aggregate principal amount of \$[PAR]; will be designated the “City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022;” will be dated the date of the original delivery thereof; will be issued in fully registered form without coupons in denominations of \$5,000 or any integral multiple thereof; and will mature on the dates and in the principal amounts and bear interest (computed on a 360-day year of twelve 30-day calendar months) at the rates per annum, payable semiannually on March 1 and September 1 in each year, commencing on March 1, 2023, as follows:

Maturity Date (September 1)	Principal Amount	Interest Rate
--------------------------------	------------------	---------------

* Term Bonds

- (b) Minimum Sinking Fund Account Payments are hereby established for the mandatory redemption and payment of the Series 2022_Bonds maturing on September 1, 20[___], which payments shall become due during the years ending on the dates and in the amounts set forth in the following schedule (except that if any of the Series 2022 Bonds maturing on September 1, 20[___] shall have been optionally or extraordinarily redeemed under Section 2.04 of this First Supplemental Indenture, the amounts of the Minimum Sinking Fund Account Payments for the Series 2022 Bonds maturing on September 1, 20[___] shall be reduced proportionately by the principal amount of all such Series 2022 Bonds so optionally or extraordinarily redeemed), namely:

Payments deposited in the Sinking Fund Subaccount under this paragraph whenever on September 1 of any year, beginning on September 1, 20[], there is money in the Sinking Fund Subaccount available for such purpose.

SECTION 2.04. Redemption Prices of Series 2022 Bonds.

- (a) The Series 2022 Bonds are subject to optional redemption by the City prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the City from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such prepayments of the Special Tax, upon mailed notice as provided in the Master Indenture, at the following redemption prices (computed upon the principal amount of the Series 2022 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

- (b) The Series 2022 Bonds are subject to extraordinary redemption by the City prior to their respective maturity dates, as a whole or in part on any interest payment date on or after September 1, 20[], from funds derived by the City from prepayments of the Special Tax, upon mailed notice as provided in the Master Indenture, at the following redemption prices (computed upon the principal amount of the Series 2022 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on an interest payment date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[];

101% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[]; and

100% if redeemed on September 1, 20[] or any interest payment date thereafter.

- (c) The Term Series 2022 Bonds are subject to mandatory redemption by the City before their stated maturity date as provided in Section 2.03 hereof solely from Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as provided in the Master Indenture, at a redemption price equal to the principal amount thereof to be redeemed, together with accrued interest to the date of redemption, without premium.

SECTION 2.05. Form of Series 2022 Bonds. The Series 2022 Bonds and the authentication and registration endorsements and the assignment to appear thereon must be substantially in the forms set forth in Exhibit A hereto, with such variations, insertions, or omissions as are appropriate and not inconsistent herewith.

SECTION 2.06. Application of Proceeds of Sale of Series 2022 Bonds. Upon the receipt of payment of the purchase price of the Series 2022 Bonds when the Series 2022 Bonds shall have been duly sold by the City, the Trustee shall deposit such proceeds of sale of the Series 2022 Bonds into a temporary account called the Proceeds Fund which the Trustee shall establish, maintain and hold in trust, and which shall be disbursed in full on the date of receipt (whereupon said temporary account shall be closed) in the following order:

- (a) *First*, the Trustee shall deposit \$[] in the Series 2022 Bond Reserve Account, which the Trustee shall establish and maintain as a Bond Reserve Account within the Bond Reserve Fund, which amount equals the Required Bond Reserve for the Series 2022 Bonds as of the date of issuance of the Series 2022 Bonds.
- (b) *Second*, the Trustee shall deposit \$[] in the Series 2022 Costs of Issuance Account, which the Trustee shall establish and maintain within the Costs of Issuance Fund.
- (c) *Third*, the Trustee shall deposit \$[] in the Capitalized Interest Account.
- (d) *Fourth*, the Trustee shall deposit \$[] in the Series 2022 Acquisition and Construction Account, which the Trustee shall establish and maintain within the Acquisition and Construction Fund.

SECTION 2.07. Capitalized Interest Account. There is hereby reestablished a fund to be known as the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds Capitalized Interest Account. On each of the following dates, the Trustee shall transfer the amount from the Capitalized Interest Account to the Redemption Account for the payment of interest due on the Series 2022 Bonds:

Date of Transfer	Amount
[]	\$[]

On each of the dates set forth in the table immediately above, the amount set forth shall be transferred from the Capitalized Interest Account to the Redemption Account for the payment of interest due on the Series 2022 Bonds. The Capitalized Interest Account will be closed following the last date of transfer.

SECTION 2.08. Costs of Issuance Fund. There is hereby reestablished a fund to be known as the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds Costs of Issuance Fund, to be held and administered by the Trustee. All money in the Costs of Issuance Fund shall be used and withdrawn by the Trustee to pay the Costs of Issuance upon receipt of a Written Request of the City filed with the Trustee, each of which shall be sequentially numbered and shall state the person to whom payment is to be made, the amount to be paid, the purpose for which the obligation was incurred and that such payment is a proper charge against such fund; provided, that on [_____], 2023, or upon a prior determination by the City that all Costs of Issuance relating to the Series 2022 Bonds have been paid (as set forth in a Certificate of the City so determining filed with the Trustee), any balance of money remaining in the Series 2022 Costs of Issuance Account within the Costs of Issuance Fund shall be withdrawn from the Series 2022 Costs of Issuance Account by the Trustee and transferred to the Acquisition and Construction Fund. The Series 2022 Costs of Issuance Account will be closed following the last date of transfer.

ARTICLE III

MISCELLANEOUS

SECTION 3.01. Authority for First Supplemental Indenture. This First Supplemental Indenture is executed in accordance with the Law, is supplemental to the Master Indenture, and is executed in accordance with Articles II and VII of the Master Indenture.

SECTION 3.02. Covenant of the City Against Federal Income Taxation. Notwithstanding Section 5.03 of the Master Indenture, the City will not take any action, or fail to take any action, if such action or failure to take such action would adversely affect the exclusion from gross income of the interest on the Series 2022 Bonds pursuant to Section 103 of the Code, and specifically the City will not directly or indirectly use or make any use of the proceeds of the 2022 Authority Bonds or any other funds of the City or take or omit to take any action that would cause the 2022 Authority Bonds to be “arbitrage bonds” subject to federal income taxation by reason of Section 148 of the Code or “private activity bonds” subject to federal income taxation by reason of Section 141(a) of the Code or obligations subject to federal income taxation because they are “federally guaranteed” as provided in Section 149(b) of the Code; and to that end the City, with respect to the proceeds of the Series 2022 Bonds and such other funds, will comply with all requirements of such sections of the Code and all regulations of the United States Department of the Treasury issued thereunder to the extent that such regulations are, at the time, applicable and in effect; provided, that if the City shall obtain an opinion of nationally recognized bond counsel to the effect that any action required under this Section is no longer required, or to the effect that some further action is required, to maintain the exclusion from gross income of the interest on the 2022 Authority Bonds pursuant to Section 103 of the Code, the City may rely conclusively on such opinion in complying with the provisions hereof. In the event that at any time the City is of the opinion that for purposes of this Section it is necessary to restrict or limit the yield on the investment of any money held by the Finance Director hereunder or otherwise the City shall so instruct the Finance Director in writing, and the Finance Director, for and on behalf of the City, shall take such action as may be necessary in accordance with such instructions.

SECTION 3.03. Statements of Fund and Accounts. For so long as any Bonds are Outstanding, the Trustee shall provide a monthly accounting of all funds and accounts held pursuant to the Master Indenture and any supplements thereto, including the First Supplemental Indenture, to the City within fifteen (15) Business Days after the end of such month and shall provide statements of account for each annual period beginning July 1 and ending June 30, within ninety (90) days after the end of such period. Such accounting shall show in reasonable detail all financial transactions during the accounting period and the balance in any accounts and funds created under the Master Indenture or any supplements thereto, including the First Supplemental Indenture, as of the beginning and the close of such accounting period.

SECTION 3.04. Amendment to Section 2.02(a)(i) of the Master Indenture. Pursuant to Section 7.01(b) of the Master Indenture, Section 2.02(a)(i) of the Master Indenture is hereby amended and restated as follows for so long as the Series 2022 Bonds remain Outstanding:

(a)(i) The purpose for which the Additional Bonds are to be issued; provided, that such Additional Bonds shall only be issued for the refunding of Outstanding Bonds and the payment of the Costs of Issuance;

SECTION 3.05. Amendment to Section 10.14 of the Master Indenture. Pursuant to Section 7.01(b) of the Master Indenture, Section 10.14 of the Master Indenture is hereby amended to replace the contact information for the Trustee therein with the information included below.

If to the Trustee:

U.S. Bank Trust Company, National Association
One California Street, Suite 1000
San Francisco, CA 94111
Attention: Global Corporate Trust
Fax: 415-677-3769
Email: karen.lei@usbank.com

SECTION 3.06. Terms of Series 2022 Bonds Subject to the Master Indenture. Except as expressly provided in this First Supplemental Indenture, every agreement, condition, covenant, and term in the Master Indenture applies to this First Supplemental Indenture and to the Series 2022 Bonds with the same force and effect as if they were set forth at length in this First Supplemental Indenture, with such omissions, variations, and modifications as may be appropriate to conform them to this First Supplemental Indenture.

SECTION 3.07. Effective Date of First Supplemental Indenture. This First Supplemental Indenture takes effect from and after its execution and delivery.

SECTION 3.08. Amendment. The first sentence of Section 6.03 is amended by striking “default.”

SECTION 3.09. Trustee’s Disclaimer. The Trustee accepts the amendments of the Master Indenture effected by this First Supplemental Indenture, but on the terms and conditions set forth in the Master Indenture, including the terms and provisions defining and limiting the

liabilities and responsibilities of the Trustee. Without limiting the generality of the foregoing, the Trustee shall not be responsible in any manner whatsoever for or with respect to any of the recitals or statements contained herein, all of which recitals or statements are made solely by the City, or for or with respect to (i) the validity or sufficiency of this First Supplemental Indenture or any of the terms or provisions hereof, (ii) the proper authorization hereof by the City by action or otherwise, (iii) the due execution hereof by the City or (iv) the consequences of any amendment herein provided for, and the Trustee makes no representation with respect to any such matters.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City of Folsom has caused this First Supplemental Indenture to be signed in its name by an authorized officer, and U.S. Bank Trust Company, National Association, as Trustee, in token of its acceptance of the trusts created hereunder, has caused this First Supplemental Indenture to be signed in its corporate name by its officer thereunto duly authorized, all as of the date and year first above written.

CITY OF FOLSOM

By: _____
Stacey Tamagni
Finance Director of the City of Folsom

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By _____
Authorized Officer

EXHIBIT A
FORM OF SERIES 2022 BONDS

No. _____

\$ _____

UNITED STATES OF AMERICA
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 20
(RUSSELL RANCH)
SPECIAL TAX BOND, SERIES 2022

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated as of</u>
_____ %	September 1, 20__	December [__], 2022

REGISTERED OWNER: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE FOLSOM RANCH FINANCING AUTHORITY

PRINCIPAL AMOUNT: DOLLARS

The City of Folsom, a charter city and municipal corporation duly organized and existing under and pursuant to its charter and the Constitution and laws of the State of California (the "City"), for value received hereby promises to pay (but only out of the proceeds of the Special Tax hereinafter referred to and certain other funds as described herein) to the registered owner set forth above on the maturity date set forth above (subject to any right of prior redemption hereinafter provided for) the principal amount set forth above, together with interest thereon computed on the basis of a 360-day year of twelve (12) 30-day calendar months from the interest payment date next preceding the date of registration of this Series 2022 Bond (unless this Series 2022 Bond is registered on a day during the period from the sixteenth (16th) day of the month next preceding an interest payment date to such interest payment date, both inclusive, in which event it shall bear interest from such interest payment date, or unless this Series 2022 Bond is registered on a day on or before the fifteenth (15th) day of the month next preceding the first interest payment date, in which event it shall bear interest from its dated date) until the principal hereof shall have been paid, at the interest rate per annum set forth above, payable on March 1, 2023, and semiannually thereafter on September 1 and March 1 in each year. The interest on and principal of and redemption premium, if any, on this Series 2022 Bond are payable in lawful money of the United States of America at the Corporate Trust Office (as that term is defined in the Indenture hereinafter referred to, and herein the "Corporate Trust Office") of U.S. Bank Trust Company, National Association or any other bank or trust company at its Corporate Trust Office, which may at any time be substituted in its place as provided in the Indenture hereinafter described, the Trustee of

the City for the Series 2022 Bonds (the “Trustee”). The interest on this Series 2022 Bond due on or before the maturity or prior redemption hereof shall be payable only to the person whose name appears in the registration books required to be kept by the Trustee as the registered owner hereof at the close of business as of the fifteenth (15th) day of the month next preceding each interest payment date, such interest to be paid by check mailed by first class mail on each such interest payment date to such registered owner at his or her address as it appears on such books, except that in the case of a registered owner of one million dollars (\$1,000,000) or more in principal amount of Bonds then Outstanding, payment shall be made at such owner’s option by wire transfer on each such interest payment date of immediately available funds to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America according to written instructions provided by such owner to the Trustee at least fifteen (15) days before such interest payment date. The principal of and redemption premium, if any, on this Series 2022 Bond shall be payable only to the person whose name appears in such registration books as the registered owner hereof, such principal and redemption premium, if any, to be paid only on the surrender of this Series 2022 Bond at the Corporate Trust Office of the Trustee at maturity or on redemption prior to maturity.

Notwithstanding the foregoing, the Trustee may agree with the Holder of this Series 2022 Bond that such Holder may, in lieu of surrendering the same for a new Series 2022 Bond, endorse on this Series 2022 Bond a record of partial payment of the principal of this Series 2022 Bond as follows:

PAYMENTS ON ACCOUNT OF PRINCIPAL

Payment Date	Principal Amount Paid	Balance of Principal Amount Unpaid	Signature of Holder

This Series 2022 Bond is one of a duly authorized issue of bonds in the aggregate principal amount of [PAR IN WORDS] \$([PAR]) issued by the City of Folsom (the “City”) for the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the “Community Facilities District”) located in the City, designated the “City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022” (the “Series 2022 Bonds”), which Series 2022 Bonds are issued under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (being Sections 53311 *et seq.* of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto (the “Law”), and under and pursuant to the provisions of an Indenture, dated as of June 1, 2018 (as supplemented and amended, the “Master Indenture”), between the City and the Trustee, as successor trustee, which Master Indenture authorized the issuance in various series from time to time of “City of Folsom Community

Facilities District No. 20 (Russell Ranch) Special Tax Bonds” (the “Bonds”), and a First Supplemental Indenture (the “First Supplemental Indenture,” and together with the Master Indenture, the “Indenture”) supplemental thereto, dated as of December 1, 2022, between the City and the Trustee, all of like tenor and date (except for such variations, if any, as may be required to designate varying numbers, maturities, interest rates or redemption provisions of the Series 2022 Bonds), and all capitalized terms used herein not otherwise defined shall have the meanings contained in the Indenture. All the Series 2022 Bonds are payable on a parity with all other Bonds issued under the Master Indenture in accordance with the terms and conditions of the Indenture (copies of which are on file at the office of the City Clerk of the City and at the above-mentioned office of the Trustee), and reference is hereby made to the Law and to the Indenture and any and all amendments thereof and supplements thereto for a description of the terms on which the Series 2022 Bonds are issued and for the rights of the registered owners of the Series 2022 Bonds; and all the terms of the Law and the Indenture are hereby incorporated herein and constitute a contract between the City and the registered owner from time to time of this Series 2022 Bond, to all the provisions of which the registered owner of this Series 2022 Bond, by his or her acceptance hereof, agrees and consents; and each taker and subsequent registered owner hereof shall have recourse to all the provisions of the Law and the Indenture and shall be bound by all the terms and conditions thereof.

The Series 2022 Bonds are issued to provide funds to finance certain of the Facilities, make a deposit to the Series 2022 Bond Reserve Account, pay the Costs of Issuance of the Series 2022 Bonds in accordance with the Indenture and pay interest on the Series 2022 Bonds to September 1, 2023. The Series 2022 Bonds are special tax obligations of the City and the interest on and principal of and redemption premiums, if any, on the Series 2022 Bonds are payable solely from the proceeds of the Special Tax (as that term is defined in the Indenture, and herein the “Special Tax”), net of Priority Administrative Expenses, and certain other funds, as provided in the Indenture, and the City is not obligated to pay them except from the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds. The General Fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on or principal of or redemption premiums, if any, on the Series 2022 Bonds, and no tax or assessment other than the Special Tax shall ever be levied or collected to pay the interest on or principal of or redemption premiums, if any, on the Series 2022 Bonds. The Series 2022 Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts except the proceeds of the Special Tax and such other funds, and neither the payment of the interest on or principal of or redemption premiums, if any, on the Series 2022 Bonds is a general debt, liability or obligation of the City.

The Series 2022 Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the City prior to their maturity date in part on September 1 in each of the years 20[___] through 20[___], both years inclusive; and the Series 2022 Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the City prior to their maturity date in part on September 1 in each of the years 20[___] through 20[___], both years inclusive, in each case solely from Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as hereinafter provided, at a redemption price of one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date of redemption.

The Series 2022 Bonds are subject to optional redemption by the City prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the City from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Series 2022 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] or any date thereafter.

The Series 2022 Bonds are subject to extraordinary redemption by the City prior to their respective maturity dates, as a whole or in part on any interest payment date on and after September 1, 20[], from funds derived by the City from prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Series 2022 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on an interest payment date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[];

101% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[]; and

100% if redeemed on September 1, 20[] or any interest payment date thereafter.

If less than all the Series 2022 Bonds are to be redeemed as a result of prepayments of the Special Tax at any one time, the Series 2022 Bonds shall be redeemed pro rata by maturity. If less than all the Series 2022 Bonds are to be redeemed at the option of the City at any one time, the Series 2022 Bonds of the latest maturity date or dates shall be redeemed prior to or simultaneously with the redemption of the Series 2022 Bonds maturing prior thereto, and if less than all the Series 2022 Bonds of any one maturity date are to be redeemed at any one time, the Trustee shall select the Series 2022 Bonds or the portions thereof of such maturity date to be redeemed in integral multiples of five thousand dollars (\$5,000) in a manner that it deems appropriate and fair.

Notice of redemption of this Series 2022 Bond or any portion hereof shall be mailed by the Trustee to the registered owner hereof and to those securities depositories and securities information services selected by the City in accordance with the Indenture, but neither failure to receive any such mailed notice nor any immaterial defect contained therein shall affect the sufficiency or validity of such proceedings for redemption. If notice of redemption has been duly given as aforesaid, then this Series 2022 Bond or the portion thereof to be redeemed shall, on the redemption date designated in such notice, become due and payable at the above-described redemption price; and from and after the date so designated interest on this Series 2022 Bond or the portion thereof to be redeemed shall cease to accrue and the registered owner of this Series 2022 Bond shall have no rights in respect hereof except to receive payment of the redemption price of this Series 2022 Bond or the portion thereof to be redeemed, and upon surrender of this Series 2022 Bond if redeemed in part only, the City shall execute and the Trustee shall authenticate and deliver to the registered owner hereof at the expense of the City a new Series 2022 Bond or Series 2022 Bonds equal in aggregate principal amount to the unredeemed portion of this Series 2022 Bond so surrendered.

The City has covenanted that, so long as any Series 2022 Bonds are outstanding, it will annually levy the Special Tax against all Taxable Property in the Community Facilities District and make provision for the collection of the Special Tax in amounts which will be sufficient, together with the money then on deposit in the Redemption Account, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants and terms contained in the Indenture, and which in any event will be sufficient to pay the interest on and principal of and Minimum Sinking Fund Account Payments for and redemption premiums, if any, on the Series 2022 Bonds as they become due and payable and to replenish each Bond Reserve Account established under the Indenture and to pay all current Expenses as they become due and payable in accordance with the provisions and terms of the Indenture.

The Series 2022 Bonds are issuable in the form of fully registered bonds. The registered owner of any Series 2022 Bond or Series 2022 Bonds may surrender the same (together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his or her duly authorized attorney) in exchange for an equal aggregate principal amount of Series 2022 Bonds of the same series and maturity date in the manner, subject to the conditions and upon payment of the charges provided in the Indenture.

The registration of this Series 2022 Bond is transferable on the registration books kept by the Trustee by the registered owner hereof or by his or her duly authorized attorney upon surrender of this Series 2022 Bond together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his or her duly authorized attorney, and thereupon a new Series 2022 Bond or Series 2022 Bonds of the same series and maturity date in the same aggregate principal amount will be issued to the transferee in exchange therefor in the manner, subject to the conditions and terms and upon payment of the charges provided in the Indenture. The City and the Trustee shall be entitled to conclusively treat the person in whose name this Series 2022 Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and redemption premium, if any, hereon and for all other purposes.

The rights and obligations of the City and of the registered owners of the Series 2022 Bonds may be amended at any time in the manner, to the extent and upon the terms provided in the Indenture, and in certain circumstances without the consent of such registered owners, but no such amendment shall (1) extend the maturity of this Series 2022 Bond or reduce the interest rate hereon or otherwise alter or impair the obligation of the City to pay the interest hereon or principal hereof or Minimum Sinking Fund Account Payment herefor or redemption premium, if any, hereon at the time and place and at the rate and in the currency and from the funds provided herein without the express written consent of the registered owner of this Series 2022 Bond, or (2) permit the issuance by the City of any obligations payable from the proceeds of the Special Tax other than as provided in the Indenture, or jeopardize the ability of the City to levy and collect the Special Tax, or (3) reduce the percentage of Series 2022 Bonds required for the written consent to an amendment of the Indenture, or (4) modify any rights or obligations of the Trustee without its prior written assent thereto; all as more fully set forth in the Indenture.

The Series 2022 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction, and neither the City Council of the City nor the City nor any officer or employee thereof shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the Series 2022 Bonds otherwise than from the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds, as provided in the Indenture.

This Series 2022 Bond shall not be entitled to any benefits under the Indenture or become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed shall have been manually signed by an authorized signatory of the Trustee.

It is hereby certified that all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in the issuance of this Series 2022 Bond do exist, have happened and have been performed in due time, form and manner as required by law and that the amount of this Series 2022 Bond, together with all other obligations of the City and the Community Facilities District, does not exceed any limit prescribed by the laws of the State of California and is not in excess of the principal amount of the Series 2022 Bonds permitted to be issued under the Indenture.

IN WITNESS WHEREOF, the City of Folsom has caused this Series 2022 Bond to be executed in its name and on its behalf by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Clerk of the City and has caused this Series 2022 Bond to be dated December [], 2022.

CITY OF FOLSOM

By: _____
Mayor of the City of Folsom

Countersigned:

By: _____
City Clerk of the City of Folsom

[FORM OF TRUSTEE'S CERTIFICATE OF AUTHENTICATION
TO APPEAR ON SERIES 2022 BONDS]

This is one of the Series 2022 Bonds described in the within-mentioned Indenture which has been authenticated on December [], 2022.

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee

By: _____
Authorized Signatory

[FORM OF ASSIGNMENT TO APPEAR ON SERIES 2022 BONDS]

For value received the undersigned do(es) hereby sell, assign and transfer unto _____ the within Series 2022 Bond and do(es) hereby irrevocably constitute and appoint _____ attorney to transfer the same on the bond register of the Trustee, with full power of substitution in the premises.

Dated: _____

SIGNATURE GUARANTEED BY:

Note: Signatures must be guaranteed by an “eligible guarantor institution” meeting the requirements of membership or participation in the Security Transfer Agent Medallion Program (“STAMP”) or such other “signature guarantee program” as may be determined in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Social Security Number, Taxpayer Identification Number or other identifying number of Assignee:

ATTACHMENT 5

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2022**NEW ISSUE-BOOK-ENTRY ONLY****NOT RATED**

In the opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from State of California personal income taxes. In the further opinion of Bond Counsel, interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel observes that, for tax years beginning after December 31, 2022, interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds. See "TAX MATTERS."

\$11,000,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20
(RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022

Dated: Date of Delivery**Due: September 1, as shown on inside front cover**

The Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the "Bonds") are being issued by the Folsom Ranch Financing Authority (the "Authority") to provide funds to finance the purchase of limited obligation special tax bonds (the "Local Obligations"), issued by the City of Folsom (the "City") for Community Facilities District No. 20 (Russell Ranch) (the "Community Facilities District"). The purchase price of the Local Obligations will be used to finance the acquisition of certain public facilities, fund a debt service reserve account, fund capitalized interest through September 1, 2023, and pay certain costs of issuance of the Local Obligations and Bonds.

The Bonds are being issued by the Authority pursuant to a Trust Agreement (the "Trust Agreement") among the City, the Authority and U.S. Bank Trust Company, National Association, as trustee (the "Trustee") and will be secured by a pledge of the Trust Estate, as defined herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

The Bonds are special, limited obligations of the Authority. The Bonds are payable solely from and secured by the Trust Estate of the Authority pledged under the Trust Agreement, consisting primarily of payments received by the Authority from the City under the Local Obligations, which payments are secured by a lien of the Special Taxes (defined herein) levied upon property within the Community Facilities District, as more fully described herein. Payments under the Local Obligations are calculated to be sufficient to permit the Authority to pay the principal of, and interest on, the Bonds when due.

The Local Obligations are secured by the lien of the net Special Taxes on parity with the 2018 CFD Obligations and any Additional Local Obligations (each defined herein). See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations."

The Local Obligations Indenture (defined herein) for the Local Obligations establishes a debt service reserve fund (the "Local Obligation Reserve Fund") with a debt service reserve account therein for the Local Obligations (the "Local Obligations Reserve Account"). Pursuant to the Local Obligations Indenture, a deposit is being made to the Local Obligations Reserve Account for the Local Obligations. **Amounts available from the Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal of and interest on the Bonds.** See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—Local Obligations Reserve Account."

The Bonds are being issued only as fully registered bonds registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC") and interest thereon is payable on March 1 and September 1 of each year, commencing March 1, 2023, by the Trustee to DTC. DTC will in turn remit principal or redemption price and interest to the DTC participants, which will in turn remit such principal or redemption price and interest to the Beneficial Owners of the Bonds, as described herein. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry only form in the principal amount of \$5,000 or integral multiple thereof. Purchasers of the Bonds will not receive instruments representing their interest in the Bonds purchased. See APPENDIX F—"DTC AND THE BOOK-ENTRY ONLY SYSTEM."

The Bonds are subject to optional, extraordinary and mandatory redemption as described herein.* See "THE BONDS—Redemption Provisions."

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE AUTHORITY, THE STATE OF CALIFORNIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF

* Preliminary, subject to change.

THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE COMMUNITY FACILITIES DISTRICT OR THE CITY, BUT ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM PAYMENT ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT AS MORE FULLY DESCRIBED HEREIN.

The Bonds are not rated by any rating agency. Investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. See "CERTAIN RISKS TO BONDHOLDERS" for a discussion of special risk factors that should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Bonds.

This cover page contains information for general reference only and it is *not* a complete summary of the Bonds. Investors should read the entire Official Statement to obtain information essential to the making of an informed investment decision.

Maturity Schedule, Interest Rates, Prices and CUSIPS
(See inside front cover)

The Bonds are offered when, as and if issued, subject to the approval as to their legality by Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority, and certain other conditions. Certain legal matters will be passed on for the Authority and the City by the City Attorney. Certain legal matters will be passed upon for the Underwriter by Stradling, Yocca, Carlson & Rauth, a Professional Corporation. It is anticipated that the Bonds in book-entry form will be available for delivery through the facilities of The Depository Trust Company in New York, New York on or about [____], 2022.

Piper Sandler & Co.

The date of this Official Statement is _____, 2022.

\$11,000,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20
(RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022

MATURITY SCHEDULE, INTEREST RATES, PRICES AND CUSIPS

Maturity (September 1)	Principal Amount	Interest Rate	Price	CUSIP No. ¹ (344414)
	\$	%	%	

\$ _____ % Term Bond maturing _____ 1, 20 Price ____% (CUSIP No.† 344414 __)
 \$ _____ % Term Bond maturing _____ 1, 20 Price ____% (CUSIP No.† 344414 __)

* Preliminary, subject to change.

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No dealer, broker, salesperson or other person has been authorized by the Authority, the City or the Underwriter to give any information or to make any representations other than as contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The information set forth herein has been obtained from sources which are believed to be reliable, but such information is neither guaranteed as to accuracy or completeness, nor is it to be construed as a representation of such by the Authority, the City or the Underwriter. The information and expressions of opinion stated herein are subject to change without notice; and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City or the property owners in the Community Facilities District, or in the condition of the property in the Community Facilities District, since the date hereof.

The summaries and references to the Trust Agreement, the Mello-Roos Act, the Local Obligations Indenture, the First Supplemental Indenture and to other statutes and documents referred to herein do not purport to be comprehensive or definitive and are qualified in their entirety by reference to each such statute and document. This Official Statement including any amendment or supplement hereto is intended to be deposited with one or more depositories.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE BONDS TO CERTAIN DEALERS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES SET FORTH ON THE INSIDE FRONT COVER PAGE HEREOF AND SUCH PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

Certain statements included or incorporated by reference in this Official Statement constitute forward-looking statements. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "budget" or similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

[INSERT REGIONAL AND CITY CONTEXT MAPS]

[INSERT ANY AERIAL PHOTOS]

City of Folsom
Boundary Map for Community Facilities District No. 20 (Russell Ranch)

AUTHORITY GOVERNING BOARD/CITY COUNCIL

Kerri Howell, *Chair / Mayor*
Rosario Rodriguez, *Vice Chair / Vice Mayor*
Sarah Aquino, *Member / Councilmember*
YK Chalamcherla, *Member / Councilmember*
Mike Kozlowski, *Member / Councilmember*

AUTHORITY/CITY STAFF

Elaine Andersen, *Executive Director / City Manager*
Stacey Tamagni, *Treasurer / Finance Director*
Steven Wang, Esq., *General Counsel / City Attorney*
Christa Freemantle, *Secretary / City Clerk*

SPECIAL SERVICES

BOND AND DISCLOSURE COUNSEL

Orrick, Herrington & Sutcliffe LLP

MUNICIPAL ADVISOR

Fieldman, Rolapp & Associates, Inc.

TRUSTEE

U.S. Bank Trust Company, National Association

SPECIAL TAX CONSULTANT

NBS

APPRAISER

Integra Realty Resources

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\$11,000,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20
(RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022

INTRODUCTION

The description and summaries of various documents hereinafter set forth do not purport to be comprehensive or definitive, and reference is made to each document for the complete details of all terms and conditions. All statements herein are qualified in their entirety by reference to each document. All capitalized terms used in this Official Statement and not otherwise defined herein have the same meaning as in the Trust Agreement (defined below) or the Local Obligations Indenture (defined below), as applicable.

General

This Official Statement, including the cover page, the inside cover page and the Appendices hereto, is provided to furnish certain information in connection with the issuance and sale by the Folsom Ranch Financing Authority (the "Authority") of \$11,000,000* aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the "Bonds").

Authority for Issuance

The Bonds will be issued pursuant to the provisions of the Trust Agreement (the "Trust Agreement") among the Authority, the City of Folsom (the "City"), and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as authorized pursuant to a resolution of the Authority. The Bonds will be issued pursuant to the Marks-Roos Local Bond Pooling Act of 1985, as amended, constituting Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California. The Bonds will be issued as fully registered bonds in book-entry form, in denominations of \$5,000 each or any integral multiple thereof and will be dated the date of delivery thereof and bear interest at the rates set forth on the inside front cover page hereof. See "THE BONDS—Description of the Bonds."

Purpose

The Bonds are being issued to finance the purchase of the limited obligation special tax bonds (the "Local Obligations") issued for the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the "Community Facilities District") pursuant to an Indenture (as supplemented and amended, the "Local Obligations Indenture") between the City and U.S. Bank Trust Company, National Association, as successor trustee to U.S. Bank National Association, as successor trustee to MUFG Union Bank, N.A., as trustee (the "Local Obligations Trustee"), as supplemented and amended by a First Supplemental Indenture (the "First Supplemental Indenture") between the City and the Local Obligations Trustee. The purchase price of the Local Obligations will be used to finance the acquisition and construction of certain public facilities, fund a debt service reserve account, fund capitalized interest through September 1, 2023, and pay certain costs of issuance of the Local Obligations and Bonds. See "PLAN OF FINANCE" and "THE COMMUNITY FACILITIES DISTRICT."

* Preliminary, subject to change.

The Local Obligations are authorized pursuant to (i) the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311, *et seq.* of the California Government Code (the “Mello-Roos Act”), (ii) a resolution of the City Council of the City as legislative body of the Community Facilities District adopted on November 8, 2022, and (iii) the Local Obligations Indenture. The Local Obligations are payable from the special taxes authorized to be levied and collected annually upon taxable real property within the Community Facilities District. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—General.”

Security for the Bonds

The Bonds are special, limited obligations of the Authority, payable from and secured by the Trust Estate (as defined herein) received by the Authority consisting primarily of payments received from the City as debt service payments on the Local Obligations.

The Local Obligations will be issued with an annual scheduled debt service that results in at least 110% annual debt service coverage for the Local Obligations and the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2018 (the “2018 CFD Obligations”) from the Maximum Special Tax based on the development status of the Taxable Property as of September 15, 2022, net of Priority Administrative Expenses (each as defined below). Although the scheduled payments under the Local Obligations are sufficient, in the aggregate, to provide the Authority with moneys to pay the principal of, premium, if any, and interest on the Bonds when due (see “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS”), investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. See “CERTAIN RISKS TO BONDHOLDERS” below.

The Local Obligations are secured by a pledge of special taxes received by the City (the “Special Tax” or the “Special Taxes,” as the context requires) (including any prepayment thereof and proceeds from foreclosure sales pursuant to the Local Obligations Indenture), net of Priority Administrative Expenses, and the Local Obligations Reserve Account established for the Local Obligations under the Local Obligations Indenture. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.” The Special Taxes are included on the regular property tax bill sent to the record owners of taxable properties within the Community Facilities District. The City has covenanted in the Local Obligations Indenture to commence judicial foreclosure proceedings against property with delinquent Special Taxes and to diligently pursue such proceedings to completion; provided, however, that the City is not obligated under the Local Obligations Indenture to commence such judicial foreclosure proceedings on any delinquent installment of the Special Tax for any Fiscal Year in which the City has received one hundred percent (100%) of the amount of such installment from the County of Sacramento (the “County”) pursuant to the Teeter Plan (described below). See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Payment of the Local Obligations,” “—Special Tax Authorization,” “—Covenant for Foreclosure” and “—The Teeter Plan.”

The Special Taxes secure only the Local Obligations and the 2018 CFD Obligations. For this reason, a delinquency or default in the payment of Special Taxes could cause a default in the payments of principal and interest on the Bonds if moneys in the Local Obligations Reserve Account are insufficient to make up the deficit in debt service for the Local Obligations caused by such delinquency or nonpayment.

NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COMMUNITY FACILITIES DISTRICT, THE AUTHORITY, THE STATE OF CALIFORNIA (THE “STATE”) OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF

THE BONDS. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE COMMUNITY FACILITIES DISTRICT OR THE CITY, BUT ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM DEBT SERVICE PAYMENTS ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT AS MORE FULLY DESCRIBED HEREIN.

The Communities Facilities District

General. The Communities Facilities District is located in the southeastern portion of the City, east of Placerville Road, north of White Rock Road and south of U.S. Highway 50 and consists of over 436 total gross acres, of which approximately 179.9 acres are subject to the Special Tax. The remainder is property set aside for an approximately 5.25-acre neighborhood park (with a portion of the park spanning across neighboring property outside of the Community Facilities District), an approximately 10-acre school site, additional open space, and public rights of way and infrastructure. Presently, the Community Facilities District includes properties in varying stages of development, including completed homes, homes under construction, partially-improved lots, and finished lots. Development within the Community Facilities District is expected to ultimately include a total of 1,025 single family homes.

Formation Proceedings. The Community Facilities District was formed by the City pursuant to the Mello-Roos Act. The Mello-Roos Act was enacted by the California legislature to provide an alternative method of financing certain public capital facilities and services, especially in developing areas of the State. Any local agency (as defined in the Mello-Roos Act) may establish a community facilities district to provide for and finance the cost of eligible public facilities, development-related fees, and services. Subject to approval by two-thirds of the votes cast at an election and compliance with the other provisions of the Mello-Roos Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

Pursuant to the Mello-Roos Act, the City Council undertook proceedings to form the Community Facilities District and called an election to authorize the incurring of bonded indebtedness and authorize the levy of special taxes within the Community Facilities District. On November 14, 2017, an election was held within the Community Facilities District at which the eligible voter approved the levy of special taxes in accordance with the Rate and Method of Apportionment (as defined herein). In addition, the eligible voter in the Community Facilities District authorized the issuance of bonds in an amount not to exceed \$70,000,000 for the Community Facilities District. The Rate and Method of Apportionment for the Community Facilities District (the “Rate and Method of Apportionment”) is included as APPENDIX A hereto and summarized herein under “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Analysis.”

Property Ownership and Development Status

The property within the Community Facilities District is under development, with homes completed and sold to individual homeowners, homes under construction and being marketed to individual homeowners, finished lots and partially completed lots. As of September 15, 2022, the Taxable Property within the Community Facilities District was owned by Lennar Homes of California, LLC, a California limited liability company (“Lennar Homes”); AG Essential Housing CA 4, L.P., a Delaware limited partnership (the “Landbank”), the land bank for Lennar Homes; Anthem United Homes, Inc. (“Anthem United”); The New Home Company Northern California, LLC, a Delaware limited liability company (“TNHC Northern California” and, together with Lennar Homes and Anthem United, the “Homebuilders”); and individual homeowners. See “PROPOSED PROPERTY DEVELOPMENT—

Property Ownership.” At full buildout, the Community Facilities District is expected to include 1,025 single family homes. To date, final maps have been approved and recorded for all Taxable Property within the Community Facilities District, except for 118 townhome lots owned by Lennar Homes.

As of September 15, 2022 (the date of value of the Appraisal), as summarized in the table immediately below, the Community Facilities District included 334 completed homes that had closed escrow to individual homeowners, an additional 25 completed homes that had not yet closed escrow to individual homeowners, 136 homes under construction, 141 vacant finished lots, and 389 vacant and partially improved lots.

**City of Folsom
Communities Facilities District No. 20 (Russell Ranch)
Development Status as of September 15, 2022**

	<u>Completed Homes</u>	<u>Building Permits Pulled for Developer Properties⁽¹⁾</u>	<u>Homes Under Construction</u>	<u>Vacant Finished Lots</u>	<u>Vacant Partially Improved Lots</u>
Individual Homeowners	334	N/A	N/A	N/A	N/A
Anthem United	7	7	0	0	0
TNHC Northern California	5	53	47	1	0
Lennar Homes⁽²⁾	<u>13</u>	<u>106</u>	<u>89</u>	<u>140</u>	<u>389</u>
TOTALS	359	166	136	141	389

⁽¹⁾ Does not include building permits pulled for the 334 homes that have closed to individual homeowners.

⁽²⁾ Includes lots owned by the Landbank.

Source: Lennar Homes, NBS and the Appraisal.

As of October 15, 2022, for the properties expected to be developed by Lennar Homes into 631 homes, the Community Facilities District included 12 completed homes (all of which were model homes owned by Lennar Homes), 102 homes that were under construction (of which 44 were owned by Lennar Homes and 58 were owned by the Landbank), 399 vacant finished lots (of which 20 were owned by Lennar Homes and 379 were owned by the Landbank), and 118 vacant and partially improved lots (all of which were owned by Lennar Homes).

Property Values

An appraisal of the Taxable Property (as defined in the Local Obligations Indenture) within the Community Facilities District dated October 25, 2022 (the “Appraisal”) was prepared by Integra Realty Resources, Sacramento, California (the “Appraiser”). The purpose of the appraisal was to estimate the aggregate value of the fee simple interest, subject to the special tax and based upon a hypothetical condition, for all of the Taxable Property within the Community Facilities District. Subject to the assumptions, hypothetical condition and limiting conditions contained in the Appraisal, the Appraiser estimated that the Taxable Property within the Community Facilities District had an estimated aggregate value of \$365,671,363 as of September 15, 2022. This estimated aggregate value includes \$141,168,363 in assessed value for 193 homes owned by individual homeowners and \$224,503,000 in appraised value for the remainder of the Taxable Property in the Community Facilities District. See “THE COMMUNITY FACILITIES DISTRICT—Property Values.”

Bondholders Risks

Investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. For a discussion of certain considerations relevant to an investment in the Bonds, in addition to the other matters set forth herein, see “CERTAIN RISKS TO BONDHOLDERS.” Investors should read the entire Official Statement to obtain information essential to the making of an informed investment decision.

Continuing Disclosure

The City will agree to provide certain annual financial information and operating data by not later than April 1 in each year, commencing April 1, 2023 (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report and notices will be filed with the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access database (“EMMA”). The specific nature of the information to be contained in the Annual Report or the notices of enumerated events is set forth in APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.” These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12.

Lennar Homes will covenant for the benefit of the Bondholders to provide certain information relating to Lennar Homes and its development within the Community Facilities District no later than March 31 and September 30 in each year, commencing March 31, 2023 (the “Developer Disclosure Reports”), and to provide notices of the occurrence of certain enumerated events. The Developer Disclosure Reports and notices will be filed with EMMA. The specific nature of the information to be contained in the Developer Disclosure Reports or the notices of enumerated events is set forth in APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.”

The obligation of Lennar Homes will terminate upon the occurrence of certain events set forth in Lennar Homes’ Continuing Disclosure Certificate, including when Lennar Homes owns, or has the option to purchase, Taxable Property that represents 20% or more of the Special Tax levy on all of the Taxable Property for the then current Fiscal Year.

Summaries Not Definitive

Brief descriptions of the Bonds, the Local Obligations, the security for the Bonds, the City, the Community Facilities District and the status of development within the Community Facilities District are included in this Official Statement together with summaries of certain provisions of the Bonds, the Trust Agreement, the Local Obligations Indenture and the First Supplemental Indenture. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Trust Agreement, the Local Obligations Indenture or the First Supplemental Indenture are qualified in their entirety by reference to such documents, copies of which are available for inspection at the office of Trustee.

FOLSOM PLAN AREA

General Folsom Plan Area Plan of Finance

In 2001, the City commenced plans to expand its sphere of influence area to include an area south of US Route 50. The area, known as the Folsom Plan Area is bordered to the west by Prairie City Road, the east by the Sacramento/El Dorado County boundary line, the north by US Route 50, and the south by White Rock Road. In November 2004, the citizens of the City adopted Measure W (“Measure W”), which specified certain requirements for annexing the Folsom Plan Area into the City. In June 2011, the

City adopted its Folsom Plan Area Specific Plan (the “Specific Plan”). The Local Agency Formation Commission approved the City’s plan to annex the Folsom Plan Area on January 18, 2012.

As described below, the Folsom Plan Area is an area of approximately 3,500 acres in the southern portion of the City that has been approved for development of approximately 11,461 units of residential development, plus 274.5 acres of commercial/industrial development (including mixed use development). Over the build out of the property, the City has used and anticipates continuing to use community facilities districts under the Mello-Roos Act to finance a large portion of the public infrastructure required for the development, plus certain maintenance obligations of public improvements and facilities.

Two community facilities districts formed by the City to finance public infrastructure, maintenance and services benefiting the Folsom Plan Area include Community Facilities District No. 17 (Willow Hill Pipeline) (“CFD 17”) and Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) (“CFD 18”). CFD 17 encompasses nearly all of the property within the Folsom Plan Area, excluding approximately 190 acres bordering El Dorado County in the eastern portion of the City south of US Route 50. CFD 18 encompasses all of the property within the Folsom Plan Area, overlapping all of CFD 17 and the additional 190 acres bordering El Dorado County. The City has issued bonds for CFD 17 in the principal amount of \$6,475,000, of which \$5,725,000 are currently outstanding. CFD 18 is authorized to issue up to \$200,000,000 in bonds. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area. The City currently anticipates that an initial series of CFD 18 bonds will be issued to finance a portion of the Phase 2 Water Facilities (as defined herein), although the timing and amount of any CFD 18 bond issuance is not yet known. See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—Water Supply Infrastructure.” The Community Facilities District represents approximately 13.1% by acres of CFD 17 and approximately 12.5% by acres of CFD 18. The allocable portion of bonds previously issued for CFD 17 and any bonds to be issued for CFD 18 constitute overlapping debt. See “THE COMMUNITY FACILITIES DISTRICT—Overlapping Debt.”

Public Facilities Financing Plan

Measure W, adopted by City of Folsom residents in November 2004, required, among other things, that residents north of US Route 50 not bear the cost for infrastructure and public facilities serving the Folsom Plan Area. The City adopted a Public Facilities Financing Plan (“PFFP”) for the Folsom Plan Area on January 14, 2014. The PFFP provides an overview of how the infrastructure required for the development of the Folsom Plan Area will be financed and constructed and how various public facilities will be financed and maintained to ensure that public facilities and infrastructure will be available for the orderly development of the Folsom Plan Area without cost to the residents of the City north of US Route 50 and without an adverse impact on the service levels provided to future residents of the Folsom Plan Area.

The PFFP contemplates that the primary sources of funding for the construction of the public infrastructure and facilities in the Folsom Plan Area are community facilities districts, development impact fees collected upon permit issuance (including development impact fees of the Folsom Cordova Unified School District), direct developer financing, and matching state school grants and other school funding (including the school facilities improvement district described under “THE COMMUNITY FACILITIES DISTRICT—Overlapping Debt”). Subdivision improvements are not included as part of the PFFP.

On September 8, 2015, the City approved Resolution No. 9641, in which the City Council adopted a Nexus Study to collect certain impact fees for the Specific Plan to be collected in accordance with City Ordinance No. 1234. In addition, on the same date, the City approved Resolution No. 9642, in

which the City Council adopted a Nexus Study for the Specific Plan Infrastructure Fees (the “SPIF”) to be collected for the Specific Plan and in accordance with Ordinance No. 1235 and Chapter 3.130 of the Folsom Municipal Code. Most recently, on January 9, 2018, the City of Folsom approved Resolution No. 10040, amending Resolution No. 9641, to adjust the initial Folsom Plan Area Development Impact Fees. On the same date, the City approved Resolution No. 10059, adopting the Nexus Study Fiscal Year 2017-18 Update for the SPIF, and setting the updated infrastructure fees. On July 28, 2020, the City approved Resolution No. 10491, in which the City adopted the Nexus Study Fiscal Year 2020-21 Update for the Folsom Plan Area SPIF. On this date, the City also introduced and had the first reading for City Ordinance No. 1307, in which the City amended sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code pertaining to the SPIF Set-Aside Component of the SPIF. The SPIF Set-Aside was amended to include a new SPIF Off-Site Water Set-Aside Component to repay the City for water treatment plant costs the City had previously incurred. On August 25, 2020, the City conducted the second reading and approved Ordinance No. 1307.

Phasing of Development. For purposes of setting the PFFP costs, the City projected single family units would be sold and occupied within 13 years, multi-family low density units within 15 years, and multi-family medium and high density units within 18 years.

Backbone Infrastructure. The PFFP provides for the financing or collection of impact fees for and the construction of the backbone infrastructure required before construction in the Folsom Plan Area can proceed. Specifically, the PFFP recognizes the need for roadway improvements, on-site water system improvements, off-site water system improvements, recycled water system improvements, sanitary sewer system improvements, storm drainage system improvements, habitat mitigation, and construction of two freeway interchanges and improvements to an existing freeway interchange.

Public Facilities – the Folsom Plan Area. The PFFP describes plans for the financing of public schools, parks, transit services, trails, police and fire facilities and equipment, municipal service center, a corporation yard, solid waste facilities, a library, general capital improvements, transportation, and a community and aquatic center. The PFFP anticipates that the land for the public facilities will be dedicated to the City without cost to the City.

The Folsom Plan Area is currently being served by the existing fire resources of the City as well as other Sacramento County, El Dorado County and Placer County fire agencies through mutual aid agreements with the City. As noted in the PFFP, the City’s goal is to maintain a level of service that represents a rate of 1 station per 12,000 population. The City commenced construction on the first fire station servicing the Folsom Plan Area during September 2022. The City currently expects construction of this first fire station to last approximately 18 months and to be completed during the first quarter of 2024.

The estimated total cost of the backbone infrastructure and public facilities for the Folsom Plan Area at build-out is \$876,669,484 (in 2017 dollars), of which the City anticipates that a portion will be financed through the Folsom Plan Area SPIF and the issuance of bonds for CFD 18, the Community Facilities District or other community facilities districts and improvement areas. This estimate is subject to a variety of construction and market risks. The City and the Community Facilities District can provide no assurances that the overall costs will not increase, even significantly, in the future. The following table shows the breakdown of overall estimated costs for each category of improvement within the Folsom Plan Area as a whole.

Table 1
City of Folsom
Folsom Plan Area Public Facilities Financing Plan
Estimated Budget (2017\$)

Infrastructure	Estimated Cost	Public Improvements	Estimated Cost
Roadways	\$270,335,001	Public Schools ⁽¹⁾⁽²⁾	\$134,250,000
Dry Utility	32,476,778	Parks	74,116,000
On-Site Water	54,966,951	Transit Services	17,129,000
Off-Site Potable Water	41,655,691	Housing Trust ⁽²⁾	39,680,000
Recycled Water	10,931,440	Trails	14,420,000
Wastewater (Sewer)	21,434,147	Fire Facilities and Equipment	12,736,582
Storm Drainage	65,467,614	Police Facilities and Equipment	5,843,000
Habitat Mitigation	6,978,281	Municipal Service Center	5,434,000
Total:	\$504,245,902	Corporation Yard	8,020,000
		Solid Waste	5,542,000
		Branch Library	2,833,000
		Community and Aquatic Center ⁽³⁾	37,860,000
		General Capital	13,800,000
		Transportation ⁽²⁾	760,000
		Total:	\$372,423,582

⁽¹⁾ Assumed no active-adult units in calculation of estimated school fee revenue. Certain developments within the Folsom Plan Area are expected to include active-adult units.

⁽²⁾ Based on estimated fee revenue generated from existing fee programs.

⁽³⁾ Community and Aquatic Center was not included in the Nexus Study Update. Estimated cost based on original PFFP costs in 2013 dollars increased by 3.02%, similar to the cost increases for the Folsom Plan Area Specific Plan Stand Alone Fee facilities included in the Nexus Study Update.

Source: Folsom Specific Plan Infrastructure Fee Nexus Study Fiscal Year 2017-2018 Update (“Nexus Study Update”); City of Folsom; EPS.

Development within the Folsom Plan Area, including within the Community Facilities District, is dependent upon completion of certain of the above described infrastructure. For more information on status of construction of improvements and development necessary for development to occur within the Community Facilities District, see “PROPOSED PROPERTY DEVELOPMENT.” See also “THE COMMUNITY FACILITIES DISTRICT—Overlapping Debt.”

Folsom Plan Area Development

The Folsom Plan Area is comprised of approximately 3,500 acres zoned for 11,460 residential units and 2.8 million square feet of commercial, office and industrial space. Through multiple acquisitions beginning in 2012, affiliates of WestLand Capital Partners, L.P. (“WestLand”) acquired nearly 2,400 acres within the Folsom Plan Area, including approximately 8,350 dwelling units, 1.2 million square feet of commercial, office and industrial space, as well as several sites for elementary, middle and high schools.

Since development began in May 2017, WestLand affiliates have invested more than \$250 million into backbone infrastructure and subdivision improvements to support the development of nearly 3,000 single-family dwelling units, as well as three separate sites for multifamily development. Many of the region’s largest public and private homebuilders have been actively building in the Folsom Plan Area, including Lennar Homes, Taylor Morrison, Tri Pointe Homes Holdings, KB HOME Sacramento, Beazer Homes Holdings, Meritage Homes, Richmond American, The New Home Company, Signature Homes, Van Daele Homes, A.G. Spanos Company, Toll Brothers West, and St. Anton Communities.

Affiliates of Pacific Coast Capital Partners (“PCCP”), known as the Eagle group of companies (“Eagle”), own a majority of the non-residential land uses in the Folsom Plan Area. In two separate transactions, Eagle sold 40-acre development parcels to Dignity Health and UC Davis Health, two of the region’s major healthcare providers, for hospital and medical campus facilities. Development for the Dignity Health campus began in 2021, and significant investments in land development have been made there. The UC Davis Health property is planned to commence development in 2023.

The Folsom Plan Area is widely considered to be the premier master-planned community in the Sacramento region. In 2021 alone, over 900 building permits were issued in the Folsom Plan Area, and homebuilders have enjoyed sustained demand and pricing power as they continue to build out some of the most attractive housing in Northern California.

PLAN OF FINANCE

Facilities to be Financed

The Bonds are issued for the purpose of providing funds to purchase the Local Obligations. The Local Obligations are being issued to finance the acquisition of certain public capital improvements more particularly described in the Resolution of Formation adopted by the City Council of the City on November 14, 2017. The City entered into an acquisition and shortfall agreement (the “Acquisition Agreement”) with TNHC Russell Ranch LLC, a Delaware limited liability company (the “Original Master Developer”), as the original developer of the Community Facilities District, wherein the City agreed to use a portion of the proceeds of the Local Obligations to finance the acquisition from the Original Master Developer of those facilities set forth in the Acquisition Agreement. Such facilities consist of certain transportation improvements, water system improvements, drainage and storm drain system improvements, wastewater system improvements, park, parkway, open space, and preserve improvements, and any other improvements payable from the Specific Plan Infrastructure Fee program (collectively, the “Facilities”). Pursuant to an assignment and assumption agreement between the Original Master Developer and the Landbank, the Original Master Developer assigned its interests and delegated its duties under the Acquisition Agreement to the Landbank. Construction of the Facilities is required for development within the Community Facilities District to be completed, and Lennar Homes is responsible for completing the remaining Facilities. [Proceeds from the Local Obligations are expected to finance some, but not all, of the Facilities eligible to be financed within the Community Facilities District.]

THE BONDS

General

The Bonds are secured by a pledge of amounts paid with respect to the Local Obligations. The Local Obligations are secured by a pledge of Special Taxes levied against Taxable Property within the Community Facilities District, net of Priority Administrative Expenses. See “DEBT SERVICE SCHEDULE” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.” The Local Obligations are secured by a pledge of Special Taxes (net of Priority Administrative Expenses) on parity with the 2018 CFD Obligations and any Additional Local Obligations (defined below).

The Local Obligations Indenture establishes a Local Obligation Reserve Fund and a Local Obligations Reserve Account therein with respect to the Local Obligations. Amounts available from the Local Obligations Reserve Account are available to pay debt service on the Local Obligations. The Local Obligations Indenture requires the funding of separate debt service reserve accounts for the Local Obligations and any Additional Local Obligations, each of which may be used only to pay the principal of

and interest on the related series of special tax bonds issued under the Local Obligations Indenture. There is no reserve fund with respect to the Bonds. Amounts available from the Local Obligations Reserve Account are not available to cure a deficiency generally in the Trust Estate to make debt service payments on the Bonds.

Description of the Bonds

General. The Bonds will be dated their date of delivery and mature on September 1, as set forth on the inside front cover page hereof (each, a “Principal Payment Date”). Interest is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2023 (each, an “Interest Payment Date”).

The Bonds will be issued as fully registered bonds, without coupons, in denominations of \$5,000, or any integral multiple thereof. The Bonds will be issued in book-entry only form and will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository for the Bonds. So long as the Bonds are in book-entry only form, principal of and redemption premium, if any, on the Bonds will be payable to DTC or its nominee, who will in turn remit such payments to DTC Participants for subsequent disbursement to the Beneficial Owners. See APPENDIX F—“DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

Principal of, and redemption premium, if any, on the Bonds is payable at the corporate trust office of the Trustee. Interest on the Bonds will be paid only to the registered owners as shown on the Trustee’s books as of the fifteenth day of the calendar month next preceding each Interest Payment Date (the “Record Date”), except that in the case of an owner of \$1,000,000 or more in aggregate principal amount of Bonds outstanding, payment will be made at the owner’s option by wire transfer of immediately available funds to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America according to instructions provided by such owner to the Trustee and received no later than the Record Date for such Interest Payment Date.

The Bonds are special, limited obligations of the Authority. The Bonds are payable solely from and secured by the Trust Estate of the Authority pledged under the Trust Agreement, consisting primarily of payments received by the Authority from the City under the Local Obligations, which payments are secured by a lien of the Special Taxes (defined herein) (net of Priority Administrative Expenses) levied upon property within the Community Facilities District, as more fully described herein. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.”

Payments under the Local Obligations are calculated to be sufficient to permit the Authority to pay the principal of, and interest on, the Bonds when due. Pursuant to the Local Obligations Indenture, a Local Obligations Reserve Account is established for the Local Obligations. Amounts available from the Local Obligations Reserve Account are *not* available to cure a deficiency in the Trust Estate available to pay debt service of the Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—Local Obligations Reserve Account.”

No Additional Bonds under the Trust Agreement. The Trust Agreement does not permit the Authority to issue any additional bonds on parity with the Bonds. However, subject to certain conditions contained in the Local Obligations Indenture, the City may at any time, but only for refunding purposes, issue bonds (the “Additional Local Obligations”) payable from the net proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations and the 2018 CFD Obligations. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Terms of the Local Obligations – *Additional Local Obligations.*”

Redemption Provisions*

Optional Redemption. The Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after _____, 20__ , from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after _____, 20__
through _____, 20__ ;

102% if redeemed on any date from _____, 20__
through _____, 20__ ;

101% if redeemed on any date from _____, 20__
through _____, 20__ ; and

100% if redeemed on _____, 20__ and any date thereafter.

Extraordinary Redemption from Prepayment of Special Taxes. The Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after _____, 20__ , solely from funds derived from the extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after
_____, 20__ through _____, 20__ ;

102% if redeemed on any Interest Payment Date on _____, 20__
and _____, 20__ ;

101% if redeemed on any Interest Payment Date on _____, 20__
and _____, 20__ ; and

100% if redeemed on _____, 20__ and any Interest Payment
Date thereafter.

Prepayments from prepaid Special Taxes could be made by any of the owners of any of the property within the Community Facilities District, including the Homebuilders and the Landbank, any other developers or homebuilders owning Taxable Property in the Community Facilities District or any individual owner; and they could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. The resulting redemption of Bonds that were purchased at a price greater than the applicable redemption price could reduce the otherwise expected yield on such Bonds. See "CERTAIN RISKS TO BONDHOLDERS—Potential Early Redemption of Bonds from Prepaid Special Taxes."

* Preliminary, subject to change.

Mandatory Sinking Fund Redemption of Bonds. The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
	\$
†	
_____ † Maturity.	

The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
	\$
†	
_____ † Maturity.	

If the Bonds subject to mandatory redemption are redeemed in part prior to their stated maturity date other than from Minimum Sinking Fund Payments, the Minimum Sinking Fund Payments for such Bonds shall be reduced proportionately by the principal amount of such Bonds so redeemed.

Redemption Instructions. Upon any prepayment of a Local Obligation, the Authority shall deliver to the Trustee a Written Order of the Authority designating the amounts and maturities of the Bonds to be redeemed, which shall be in the manner necessary to enable the Authority to deliver a Cash Flow Certificate satisfying the requirements described below. In the event only a portion of the Outstanding Bonds of any maturity are to be redeemed at any one time, the Trustee shall select the particular Bonds of each maturity date to be redeemed in accordance with DTC procedures (which, at the time of the issuance of the Bonds, would be a redemption by lot) or, if the Bonds are not then in book-entry, in a manner that it deems appropriate and fair. The Trustee shall redeem Bonds in Authorized Denominations.

Upon any redemption of a portion but not all of the Outstanding Bonds, the Authority shall deliver to the Trustee a Cash Flow Certificate to the effect that, assuming all payments are made with respect to the Local Obligations, (i) the Revenues, together with moneys on deposit in other funds and accounts held under the Trust Agreement, will be sufficient to pay all Principal Installments, Minimum Sinking Fund Payments and interest payments on the Bonds when due; and (ii) the redemption premiums, if any, on the Local Obligations, together with other Revenues available to the Trustee for such purpose, are sufficient to offset any difference between the interest to accrue on the Bonds to be paid or redeemed with the proceeds of prepayment of such Local Obligations (plus any redemption premium payable upon

redemption of such Bonds) and the income to be earned on any investment of such proceeds (assured as of the date of payment thereof), in each case until the date of payment or redemption of Bonds, such that in no event will the prepayment of Local Obligations cause the Trustee to have insufficient funds to pay debt service on the Bonds when due. In no event shall Bonds be redeemed if upon such redemption the principal amount of the Local Obligations remaining outstanding will be less than the total principal amount of Outstanding Bonds. Such Written Order of the Authority may specify that optional redemption of the Bonds will be conditioned upon receipt of funds or other events.

Notice of Redemption. Subject to receipt of the Written Order of the Authority described under “—Redemption Instructions,” the Trustee shall give notice of redemption; provided, that Bonds, identified by CUSIP numbers, serial numbers and maturity date, have been called for redemption and, in the case of Bonds to be redeemed in part only, the portion of the principal amount thereof that has been called for redemption (or if all the Outstanding Bonds are to be redeemed, so stating, in which event such serial numbers may be omitted), that they will be due and payable on the date fixed for redemption (specifying such date) upon surrender thereof to the Trustee at its Corporate Trust Office, subject to any conditions to such redemption specified in the Written Order of the Authority, at the redemption price (specifying such price), together with any accrued interest to such date, and that all interest on the Bonds (or portions thereof) so to be redeemed will cease to accrue on and after such date and that from and after such date such Bond (or such portion thereof) shall no longer be entitled to any lien, benefit or security under the Trust Agreement, and the Owner thereof shall have no rights in respect of such redeemed Bond or such portion except to receive payment from such money of such redemption price plus accrued interest to the date fixed for redemption. If sufficient monies for the payment of the redemption price of all Bonds to be redeemed are not then on deposit with the Trustee, such notice shall also state that redemption is conditioned upon the timely deposit of sufficient funds therefor with the Trustee.

Such notice shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the Owners of such Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register; provided, that neither the failure of an Owner to receive notice of redemption of Bonds nor any error in such notice shall affect the validity of the proceedings for the redemption of Bonds.

Any notice of optional redemption may be rescinded by written notice given by the Authority to the Trustee no later than 3 Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given.

So long as the Bonds are in book-entry only form, notices of redemption will be given directly by the Trustee to DTC and not to the Beneficial Owners of the Bonds. See APPENDIX F—“DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

Purchase in Lieu of Redemption. In lieu of redemption of any Bond, amounts on deposit in the Proceeds Fund, the Principal Fund or in the Redemption Fund may be used and withdrawn by the Trustee at any time prior to a notice of redemption having been delivered, upon a Written Order for the purchase of such Bonds at public or private sale as and when and at such prices as the Authority may in its discretion determine, but not in excess of the lower of the highest or then current redemption price thereof plus accrued interest to the purchase date; and all Bonds so purchased shall be delivered to the Trustee for cancellation.

Payment of Redeemed Bonds. If notice of redemption has been given and not rescinded and if the conditions to such redemption specified therein, if any, have been satisfied, each as provided in the Trust Agreement, the Bonds or portions thereof called for redemption will become irrevocably due and payable on the date fixed for redemption at the redemption price thereof, together with accrued interest to the date fixed for redemption, upon presentation and surrender of the Bonds to be redeemed at the office specified in the notice of redemption. If less than the full principal amount of a Bond is called for redemption, the Authority is required to execute and deliver and the Trustee is required to authenticate, upon surrender of such Bond, and without charge to the Owner thereof, Bonds of like interest rate and maturity in an aggregate principal amount equal to the unredeemed portion of the principal amount of the Bonds so surrendered in such Authorized Denominations as specified by the Owner.

If any Bond or any portion thereof has been duly called for redemption and payment of the redemption price, together with unpaid interest accrued to the date fixed for redemption, has been made or provided for by the Authority, then interest on such Bond or such portion will cease to accrue from such date, and from and after such date such Bond or such portion will no longer be entitled to any lien, benefit or security under the Trust Agreement, and the Owner thereof will have no rights in respect of such Bond or such portion except to receive payment of such redemption price, and unpaid interest accrued to the date fixed for redemption.

ESTIMATED SOURCES AND USES OF FUNDS

The proceeds from the sale of the Bonds will be used to purchase the Local Obligations. The proceeds of the Local Obligations in turn will be used to finance acquisition of certain of the Facilities, fund capitalized interest through September 1, 2023, and pay costs of issuance of the Local Obligations and the Bonds. The following table sets forth the estimated sources and uses of the funds as allocated to the Bonds:

Sources of Funds	
Principal Amount	\$
[Plus/Less]: [Net] Original Issue [Premium/Discount]	_____
Total Sources	\$
Uses of Funds	
Acquisition and Construction Fund	\$
Underwriter's Discount	
Deposit to Local Obligations Reserve Account ⁽¹⁾	
Deposit to Local Obligations Capitalized Interest Account ⁽²⁾	
Deposit to Costs of Issuance Fund ⁽³⁾	_____
Total Uses	\$

- (1) A portion of the purchase price of the Local Obligations will be deposited into the Local Obligations Reserve Account for the Local Obligations. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."
- (2) To pay interest on the Local Obligations and, in turn, the Bonds, through September 1, 2023.
- (3) A portion of the purchase price of the Local Obligations will be used to pay costs of issuance including fees of Bond Counsel and the Municipal Advisor, the initial fees of the Trustee, noncontingent fees of the Appraiser, printing costs and other miscellaneous expenses.

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DEBT SERVICE SCHEDULE

The annual scheduled debt service for the Bonds and the 2018 CFD Obligations, assuming no early redemption other than from mandatory sinking fund installments, is set forth in Table 2A below. The Local Obligations are sized to provide 100% of the debt service on the Bonds when due and have the same principal amortization as the Bonds. The Local Obligations will be issued with an annual scheduled debt service that, when combined with the scheduled debt service for the 2018 CFD Obligations, results in at least 110% annual debt service coverage from the Maximum Special Tax based on the development status of the Taxable Property as of September 15, 2022, net of Priority Administrative Expenses (defined below). The City may issue Additional Local Obligations on parity with the Local Obligations and the 2018 CFD Obligations only in accordance with the Local Obligations Indenture and only for refunding purposes for so long as the Local Obligations are Outstanding. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Terms of the Local Obligations – *Additional Local Obligations.*”

Table 2A
Folsom Ranch Financing Authority
City of Folsom Community Facilities District No. 20 (Russell Ranch)
Special Tax Revenue Bonds, Series 2022
Debt Service Schedule*

Payment Ending (September 1)	2018 CFD Obligations Debt Service	Series 2022 Principal	Series 2022 Interest	Total Series 2022 Debt Service	Total Debt Service
2023 ⁽¹⁾					
2024					
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
2045					
2046					
2047					
2048					
2049					
2050					
2051					
2052					
TOTAL					

Totals may not foot due to independent rounding.
 * Preliminary, subject to change.
⁽¹⁾ Local Obligations debt service capitalized through September 1, 2023.
 Source: Piper Sandler & Co. for the Bonds; Trustee for the 2018 CFD Obligations.

The following table shows the expected debt service coverage for the Bonds for calendar year 2024, taking into account the debt service on both the Local Obligations and the 2018 CFD Obligations for that year, based on the projected Fiscal Year 2023-24 revenues from the Maximum Special Tax for all Taxable Property in the Community Facilities District, net of Priority Administrative Expenses in the amount of \$22,082.

Table 2B
City of Folsom Community Facilities District No. 20 (Russell Ranch)
Fiscal Year 2023-24
Debt Service and Debt Service Coverage – Local Obligations and 2018 CFD Obligations

Fiscal Year	Maximum Special Tax Revenue ⁽¹⁾	Priority Administrative Expense ⁽²⁾	Net Maximum Special Tax Revenue	2018 CFD Obligations Debt Service	Local Obligations Debt Service	Total CFD Debt Service	CFD Debt Service Coverage
2023-24	\$1,563,904	\$22,082	\$1,541,822	\$773,950	\$626,481	\$1,400,431	110.1%

⁽¹⁾ The Maximum Special Tax Rates escalate annually at 2%.
⁽²⁾ The Priority Administrative Expense amount was established at \$20,000 for Fiscal Year 2018-19 and escalates annually at 2%.
 Source: Piper Sandler & Co. for Local Obligations debt service figures; Trustee for 2018 CFD Obligations debt service figures; NBS for all other amounts.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

The Bonds are secured by a lien on and pledge of the Trust Estate, consisting primarily of payments received by the Authority from the City under the Local Obligations, which payments are secured by Special Taxes (net of Priority Administrative Expenses) levied upon property within the Community Facilities District and received by the City.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COMMUNITY FACILITIES DISTRICT, THE AUTHORITY, THE STATE OF CALIFORNIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE COMMUNITY FACILITIES DISTRICT OR CITY, BUT ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM PAYMENTS ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT AS MORE FULLY DESCRIBED HEREIN.

The Trust Agreement does not permit the Authority to issue any additional bonds on parity with the Bonds. However, subject to certain conditions contained in the Local Obligations Indenture and only for refunding purposes so long as the Local Obligations are Outstanding, the City may at any time issue Additional Local Obligations payable from the net proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations and the 2018 CFD Obligations. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—Additional Local Obligations.”

General

The Trust Estate consists of the Revenues, the amounts in certain of the funds established and held under the Trust Agreement, and the Local Obligations. The Revenues consist of amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of

principal of, or redemption premiums, if any, on, or the equivalent thereof, the Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held in the Funds held under the Trust Agreement (except the Rebate Fund).

The principal of and the interest on the Local Obligations are payable from the annual Special Taxes levied and to be collected on all real property within the Community Facilities District subject to the Special Taxes and the proceeds, if any, from the sale of such property for delinquency of such Special Taxes, after payment of the Priority Administrative Expenses. The Local Obligations are secured by a pledge on the Special Taxes (net of Priority Administrative Expenses) on parity with the pledge of such Special Taxes for the 2018 CFD Obligations and any Additional Local Obligations issued under the Local Obligations Indenture. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Payment of the Local Obligations” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations.”

The City may not issue indebtedness payable from the Special Taxes except as provided in the Local Obligations Indenture. See APPENDIX C—“SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Authorization and Issuance of Bonds—Additional Bonds; Subordinate Bonds.” The City has, however, formed CFD 17, which has issued bonds secured by special taxes with a co-equal lien on property within the Community Facilities District and has formed CFD 18, which is authorized to issue bonds secured by special taxes with a co-equal lien on property within the Community Facilities District. See “FOLSOM PLAN AREA.” The Authority, the Community Facilities District and the City have no control over the amount of additional debt payable from taxes or assessments on all or any portion of the property within the Community Facilities District that may be issued in the future by other governmental entities or districts having jurisdiction over all or a portion of the land within the Community Facilities District. To the extent such debt is payable from other assessments or special taxes levied pursuant to the applicable law, such assessments or special taxes may have a lien on the property within the Community Facilities District on parity with the lien of the Special Taxes.

Flow of Funds

Receipt and Deposit of Revenues. As noted above, Revenues consist of amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of principal of, or redemption premiums, if any, on, or the equivalent thereof, all Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held under the Trust Agreement (except the Rebate Fund). All Revenues, other than Revenues derived from the early redemption of Local Obligations from Special Tax Prepayments received by the Trustee from the Authority, will be deposited into the Revenue Fund. On each Interest Payment Date and each Principal Payment Date, the Trustee will transfer Revenues from the Revenue Fund, in the amounts required in the order of priority as set forth below, with the requirements of each fund being fully satisfied, leaving no deficiencies therein, prior to any deposit into any fund later in priority:

- First:* To the Interest Fund, an amount of Revenues which together with amounts on deposit therein, is equal to the interest due and payable on the Bonds due on such Interest Payment Date;
- Second:* To the Principal Fund (i) on each Principal Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Principal Fund (other than amounts previously deposited on account of any

Bonds which have matured but which have not been presented for payment) is sufficient to pay the Principal Installments on the Bonds due on such Principal Payment Date and (ii) on each September 1 on which a Minimum Sinking Fund Payment is required to be made (for deposit in the Sinking Fund Account) from the Revenue Fund an amount of Revenues which is equal to the Minimum Sinking Fund Payment due and payable on such date. On each Principal Payment Date, the Trustee shall pay the principal or redemption price due and payable on the Bonds on such date from the Principal Fund.

Following such deposits, any remaining money in the Revenue Fund is required to be transferred to the Local Obligations Trustee for application under the Local Obligations Indenture. For additional information regarding the Flow of Funds, see “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Local Obligations Flow of Funds.”

Revenues Derived from Special Tax Prepayments. All Revenues derived from early redemption of Local Obligations from Special Tax Prepayments received by the Trustee will be immediately deposited into the Redemption Fund to be applied to the extraordinary redemption of Bonds. See “THE BONDS—Redemption Provisions—*Extraordinary Redemption from Prepayment of Special Taxes.*”

Description of Local Obligations

The City will issue the Local Obligations in the principal amount of \$11,000,000*. The Local Obligations are secured solely by the Special Taxes (net of Priority Administrative Expenses) levied upon certain real property within the Community Facilities District and proceeds of foreclosure sales in the Community Facilities District.

The pledge of Special Taxes (net of Priority Administrative Expenses) levied within the Community Facilities District is on parity with the pledge thereof securing the 2018 CFD Obligations and any Additional Local Obligations issued under the Local Obligations Indenture. The City may issue Additional Local Obligations secured on parity with the pledge of the Special Taxes (net of Priority Administrative Expenses) within the Community Facilities District only in accordance with the Local Obligations Indenture and only for refunding purposes for so long as the Local Obligations are Outstanding. See APPENDIX C—“SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Authorization and Issuance of Bonds—*Additional Bonds; Subordinate Bonds.*”

A description of the Community Facilities District is set forth under the caption, “THE COMMUNITY FACILITIES DISTRICT.”

Issuance of Local Obligations

The Local Obligations are authorized pursuant to the Mello-Roos Act and are issued under a resolution of the City Council of the City, as legislative body of the Community Facilities District and the Local Obligations Indenture. The Mello-Roos Act was enacted by the State Legislature to provide an alternate method of financing certain essential public capital facilities and services, especially in developing areas of the State. Subject to approval by a two-thirds vote of qualified electors and compliance with the provisions of the Mello-Roos Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

* Preliminary, subject to change.

The Local Obligations constitute special tax obligations of the City payable as to both principal and interest from the annual Special Tax (after payment of the City's Priority Administrative Expenses) to be levied by the City on land within the Community Facilities District, including proceeds from the sale of property within the Community Facilities District collected as result of foreclosure of the lien of the Special Taxes and certain funds and accounts held under the Local Obligations Indenture. The City's sole recourse in the event of a delinquency or failure to pay Special Taxes on a particular parcel is to institute foreclosure proceedings with respect to that parcel. However, the City is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the City has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan" herein.

Payment of the Local Obligations

The Local Obligations constitute the limited obligations of the City payable as to both principal and interest from the annual Special Tax (net of Priority Administrative Expenses) levied by the City on Taxable Property within the Community Facilities District, including proceeds from the sale of property within the Community Facilities District collected as a result of foreclosure of the lien on the Special Taxes and certain funds and accounts held under the Local Obligations Indenture. The City's sole recourse in the event of a delinquency or failure to pay Special Taxes on a particular parcel is to institute foreclosure proceedings with respect to that parcel.

The term "Priority Administrative Expenses" means an amount equal to (a) for Fiscal Year 2018-19, \$20,000, and (b) for any subsequent Fiscal Year, the amount resulting from increasing the Priority Administrative Expenses on each July 1, from and including the July 1 immediately following the end of the then current Fiscal Year to and including the July 1 in such Fiscal Year by 2% of the amount in effect for the previous Fiscal Year.

THE LOCAL OBLIGATIONS ARE SPECIAL TAX OBLIGATIONS OF THE COMMUNITY FACILITIES DISTRICT, AND THE INTEREST ON AND PRINCIPAL OF AND REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS ARE PAYABLE SOLELY FROM THE PROCEEDS OF THE SPECIAL TAX (INCLUDING ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE, AND THE CITY IS NOT OBLIGATED TO PAY THE LOCAL OBLIGATIONS EXCEPT FROM SUCH FUNDS. THE GENERAL FUND OF THE CITY AND THE FUNDS OF THE COMMUNITY FACILITIES DISTRICT ARE NOT LIABLE, AND NEITHER THE FULL FAITH AND CREDIT OF THE COMMUNITY FACILITIES DISTRICT NOR THE CITY ARE PLEDGED FOR THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS. NO TAX OR ASSESSMENT OTHER THAN THE SPECIAL TAX SHALL EVER BE LEVIED OR COLLECTED TO PAY THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS. THE LOCAL OBLIGATIONS ARE NOT SECURED BY A LEGAL OR EQUITABLE PLEDGE OF OR CHARGE, LIEN OR ENCUMBRANCE UPON ANY PROPERTY OF THE COMMUNITY FACILITIES DISTRICT OR ANY OF ITS INCOME OR RECEIPTS EXCEPT THE PROCEEDS OF THE SPECIAL TAX (INCLUDING ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE

DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES, AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE, AND NEITHER THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS IS A GENERAL DEBT, LIABILITY OR OBLIGATION OF THE CITY OR THE COMMUNITY FACILITIES DISTRICT. THE LOCAL OBLIGATIONS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE COMMUNITY FACILITIES DISTRICT WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR RESTRICTION, AND NEITHER THE CITY COUNCIL NOR THE COMMUNITY FACILITIES DISTRICT NOR ANY OFFICER OR EMPLOYEE THEREOF SHALL BE LIABLE FOR THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS OTHERWISE THAN FROM THE PROCEEDS OF THE SPECIAL TAX (INCLUDING ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES, AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE.

Although the Special Tax will constitute a lien on property subject to taxation in the Community Facilities District, it will not constitute a personal indebtedness of the owners of such property. There is no assurance that the owners will be financially able to pay the annual Special Tax or that they will pay such tax even if financially able to do so. The risk of nonpayment by property owners is more fully described in “CERTAIN RISKS TO BONDHOLDERS—Collection of Special Tax.”

Local Obligations Flow of Funds

Application of Special Tax Fund. Pursuant to the Local Obligations Indenture, the City agrees and covenants that it will deposit the Special Tax proceeds in the Community Facilities Fund, which fund is established in the treasury of the City. All money in the Community Facilities Fund shall be used and withdrawn by the City solely for the benefit of the City in accordance with the Mello-Roos Act, including payment of Expenses. Pursuant to the Local Obligations Indenture, the City further agrees and covenants that, after payment of Priority Administrative Expenses, it will transfer to the Local Obligations Trustee from the Community Facilities Fund amounts sufficient and in sufficient time for the Local Obligations Trustee to make the transfers required by it, and the Local Obligations Trustee shall deposit such proceeds as and when received in the Special Tax Fund. All money in the Special Tax Fund is required to be set aside by the Local Obligations Trustee in the following respective special accounts and fund within the Special Tax Fund in the following order of priority, and all money in each of such accounts and fund shall be applied, used and withdrawn only for the purposes specified in the Local Obligations Indenture:

- (1) Redemption Account;
- (2) Local Obligations Reserve Fund; and
- (3) Expense Account.

Redemption Account. On or before March 1 and September 1 in each year, the Local Obligations Trustee shall, from the money in the Special Tax Fund, transfer to and deposit in the Redemption Account an amount of money equal to the aggregate amount of interest becoming due and payable on all Outstanding Local Obligations, 2018 CFD Obligations and any Additional Local Obligations on such March 1 or September 1, as the case may be, and on or before September 1 in each year, the Local Obligations Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit

in the Redemption Account an amount of money equal to the aggregate amount of principal becoming due and payable on all Outstanding serial Local Obligations, 2018 CFD Obligations and any Additional Local Obligations on such September 1 plus all Minimum Sinking Fund Account Payments required to be made on such September 1 into the Sinking Fund Subaccount; provided, that all of the aforesaid payments shall be made without priority of any payment over any other payment, and in the event that money in the Special Tax Fund on any March 1 or September 1 is not equal to the amount of interest becoming due on all Local Obligations, 2018 CFD Obligations and any Additional Local Obligations on such date, or in the event that the money in the Special Tax Fund on any September 1 is not equal to the amount of principal of the Local Obligations, 2018 CFD Obligations and Additional Local Obligations becoming due on such date, as the case may be, then such money shall be applied pro rata in such proportion as such interest and principal and Minimum Sinking Fund Account Payments bear to each other.

No deposit need be made into the Redemption Account if the amount of money contained therein is at least equal to the amount required by the terms of the preceding paragraph to be deposited therein at the times and in the amounts provided in the Local Obligations Indenture.

All money in the Redemption Account shall be used and withdrawn by the Local Obligations Trustee to pay the interest on the Local Obligations, the 2018 CFD Obligations and any Additional Local Obligations as it shall become due and payable (including accrued interest on any Local Obligations, 2018 CFD Obligations or any Additional Local Obligations purchased or redeemed prior to maturity) plus the principal of and redemption premiums, if any, on the Local Obligations, 2018 CFD Obligations and any Additional Local Obligations as they shall mature or upon the prior redemption thereof, except that any money in the Sinking Fund Subaccount shall be used only to purchase or redeem or retire the term Local Obligations, 2018 CFD Obligations and any Additional Local Obligations as provided in the Local Obligations Indenture.

Local Obligations Reserve Fund. On or before March 1 and September 1 in each year, the Local Obligations Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit in each Local Obligations Reserve Account within the Local Obligations Reserve Fund such amount of money as shall be required to restore each such Local Obligations Reserve Account to a sum equal to the Required Bond Reserve (as defined herein) for the applicable series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations, *pro rata*, to the extent that amounts are available in the Special Tax Fund for such purpose; and for this purpose all investments in each Local Obligations Reserve Account shall be valued on March 1 and September 1 of each year at the face value thereof if such investments mature within twelve (12) months from the date of valuation, or if such investments mature more than twelve (12) months after the date of valuation, at the price at which such investments are redeemable by the holder at his option, if so redeemable, or if not so redeemable, at the lesser of (i) the cost of such investments plus the amortization of any premium or minus the amortization of any discount, or (ii) the market value of such investments. For purposes of allocating remaining money in the Special Tax Fund between more than one Local Obligations Reserve Account, any such transfers to and deposits in each Local Obligations Reserve Account shall be made equally and ratably.

No deposit need be made into a Local Obligations Reserve Account if the value of the investments contained therein is at least equal to the Required Bond Reserve for the applicable series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations.

All money in each Local Obligations Reserve Account shall be used and withdrawn by the Local Obligations Trustee solely for the purpose of paying the interest on or principal of the corresponding series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations in the event there is insufficient money in the Redemption Account available for this purpose; provided, that if as a result of any of the foregoing valuations or due to redemption as a result of property owner prepayments it is

determined that the amount of money in a Local Obligations Reserve Account exceeds or will exceed the Required Bond Reserve for the applicable series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations, the Local Obligations Trustee shall withdraw the amount of money representing such excess from such fund and shall deposit such amount of money in the Redemption Account. For the avoidance of doubt, amounts in a Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal and interest on any series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations other than the specific series of Local Obligations, 2018 CFD Obligations or Additional Local Obligations to which that Local Obligations Reserve Account relates.

Expense Account: On or before March 1 and September 1 in each year, the Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit in the Expense Account a sum equal to the amount required by the City (as specified in a Written Request of the City filed with the Trustee) for the payment of budgeted Expenses during the six-month period beginning on such date, or to reimburse the City for the payment of unbudgeted Expenses during the prior six-month period. All money in the Expense Account shall be used and withdrawn by the Trustee only for transfer to or for the account of the City (as specified in a Written Request of the City filed with the Trustee) to pay budgeted Expenses as provided in the Local Obligations Indenture, or to reimburse the City for the payment of unbudgeted Expenses as provided in the Local Obligations Indenture, or to pay interest on or principal of or redemption premiums, if any, on the Local Obligations, 2018 CFD Obligations and Additional Local Obligations in the event that no other money is available therefor.

All money remaining in the Special Tax Fund (other than money in the Redemption Account or in the Local Obligations Reserve Account or in the Expense Account) on September 1 of each year, after transferring all of the sums required to be transferred therefrom on or prior to such date as described above, shall be withdrawn from the Special Tax Fund by the Trustee and transferred to the City for deposit in the Community Facilities Fund, which fund is established in the treasury of the City. All money in the Community Facilities Fund shall be used and withdrawn by the City solely for the benefit of the Community Facilities District in accordance with the Mello-Roos Act; provided, that the Trustee shall not make any such withdrawal of money in the Special Tax Fund (other than for the payment of the interest on or the principal of the Local Obligations, 2018 CFD Obligations and Additional Local Obligations) if and when (to the Trustee's actual knowledge) an Event of Default is then existing under the Local Obligations Indenture.

Special Tax Authorization

The Special Tax is to be levied and collected against all Taxable Property within the Community Facilities District in accordance with the Rate and Method of Apportionment. See APPENDIX A—"RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX." The Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected, and, except as otherwise provided in the covenant for foreclosure and in the Mello-Roos Act, is to be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for *ad valorem* property taxes. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure" and "CERTAIN RISKS TO BONDHOLDERS—Collection of Special Tax."

The Rate and Method of Apportionment of the Special Tax, subject to the maximum rates set forth therein, apportions the total debt service requirement (principal, interest, and mandatory sinking fund payments), restoration of the Required Bond Reserve, current annual expenses, pay as you go improvement costs and other costs each year among the Taxable Property in the Community Facilities

District. See APPENDIX A—“RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX.”

Pursuant to the Local Obligations Indenture, so long as any Local Obligations, 2018 CFD Obligations or Additional Local Obligations are Outstanding, the City is required annually to levy the Special Tax against all Taxable Property in the Community Facilities District and make provision for the collection of such Special Tax in amounts which will be sufficient, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants and terms contained in the Local Obligations Indenture, and which in any event will be sufficient to pay the interest on and principal of and Minimum Sinking Fund Account Payments for and redemption premiums, if any, on the Local Obligations, 2018 CFD Obligations and any Additional Local Obligations as they become due and payable, to replenish the Local Obligations Reserve Fund to the Required Bond Reserve and to pay all current Expenses as they become due and payable.

Under the Mello-Roos Act, the Special Tax levied in any fiscal year against private residential property may not 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. Under the Rate and Method of Apportionment, property is considered “Residential Property” and is subject to the aforementioned limitation once a building permit has been issued for purposes of constructing one or more Residential Units (as defined in the Rate and Method of Apportionment). See “CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax.”

Covenant for Foreclosure

The Local Obligations Indenture provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Mello-Roos Act, is subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* property taxes.

Pursuant to Section 53356.1 of the Mello-Roos Act, in the event of any delinquency in the payment of the Special Tax, the City may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Such judicial foreclosure action is not mandatory. However, the City has covenanted in the Local Obligations Indenture that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if it determines on the basis of such review that the amount so collected is deficient by more than five percent (5%) of the total amount of the Special Tax levied in such Fiscal Year within the Community Facilities District, it will within sixty (60) days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installments of the Special Tax against each lot or parcel of land in the Community Facilities District, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; provided, that irrespective of the foregoing if the City determines on the basis of such review that property owned by any single property owner in the Community Facilities District is delinquent by more than four thousand dollars (\$4,000) with respect to the Special Tax due and payable by such property owner by such delinquency date, then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided in the Local Obligations Indenture against such property owner; provided further, that any actions taken to enforce delinquent Special Tax liens shall be taken only consistent with Sections 53356.1 through 53356.7, both

inclusive, of the Government Code of the State of California; and provided further, that the City is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the City has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan (described herein).

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds (if the Local Obligations Reserve Account has been depleted) pending such sales or the prosecution of such foreclosure proceedings and receipt by the City of the proceeds of sale. However, within the limits of the Special Tax, the City may adjust the Special Tax levied on Taxable Property in the Community Facilities District (subject to the limitation on the Maximum Special Tax, defined herein), to provide an amount required to pay interest on and principal of the Local Obligations, the 2018 CFD Obligations and any additional obligations payable from the Special Tax, and the amount, if any, necessary to replenish each subaccount of the Local Obligations Reserve Fund to an amount equal to the Required Bond Reserve and to pay all current Expenses for the Community Facilities District. There is, however, no assurance that the total amount of the Special Tax that could be levied and collected against Taxable Property (as defined in the Rate and Method of Apportionment) in the Community Facilities District will be at all times sufficient to pay the amounts required to be paid by the Local Obligations Indenture, even if the Special Tax is levied at the Maximum Special Tax rates. See "CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax."

No assurance can be given that the real property subject to sale or foreclosure will be sold, or if sold, that the proceeds of sale will be sufficient to pay any delinquent installments of the Special Tax. The Mello-Roos Act does not require the City to purchase or otherwise acquire any lot or parcel of property to be sold if there is no other purchaser at such sale. The Mello-Roos Act and the Local Obligations Indenture do specify that the Special Tax will have the same lien priority as for *ad valorem* property taxes in the case of delinquency. Section 53356.6 of the Mello-Roos Act requires that property within the Community Facilities District that is sold pursuant to foreclosure under the Mello-Roos Act be sold for not less than the amount of judgment in the foreclosure action, plus post judgment interest and authorized costs, unless the consent of the owners of at least 75% of the Local Obligations, 2018 CFD Obligations and any Additional Local Obligations issued under the Local Obligations Indenture is obtained.

No Required Advances from Available Surplus Funds

Neither the City nor the Community Facilities District is obligated to advance available surplus funds available from the City treasury to pay debt service on the Local Obligations or to replenish the Local Obligations Reserve Account; provided, that nothing shall affect the right of the City under the Mello-Roos Act to make advances to cure any deficiencies.

Terms of the Local Obligations

General. The City established the Community Facilities District on November 14, 2017, authorizing the issuance of up to \$70,000,000 in bonded indebtedness. The 2018 CFD Obligations were issued in the aggregate principal amount of \$13,255,000 pursuant to the Mello-Roos Act and the Local Obligations Indenture and are currently outstanding in the amount of \$13,010,000.

The Local Obligations will be the second issuance of bonds for the Community Facilities District. The Local Obligations will be issued in the aggregate principal amount of \$11,000,000* pursuant to the Mello-Roos Act and the Local Obligations Indenture, as supplemented by the First Supplemental

* Preliminary, subject to change.

Indenture. The Local Obligations will be dated the date of delivery of the Bonds. The Local Obligations are secured by a pledge of Special Tax (net of Priority Administrative Expenses) levied within the Community Facilities District on parity with the 2018 CFD Obligations. The City may issue Additional Local Obligations on parity with the Local Obligations and the 2018 CFD Obligations in accordance with the Local Obligations Indenture and only for refunding purposes for so long as the Local Obligations are Outstanding.

Local Obligations Reserve Account. The Local Obligations Indenture establishes for this series of the Local Obligations specifically a Local Obligations Reserve Account within the Local Obligations Reserve Fund to be held by the Local Obligations Trustee. The Local Obligations Indenture requires that there be maintained in the Local Obligations Reserve Account an amount equal to the Required Bond Reserve (the "Local Obligations Reserve Account"). "Required Bond Reserve" is defined to mean, for each applicable series of local obligations, as of any date of calculation, the least of: (a) the Maximum Annual Debt Service, (b) one hundred twenty-five percent (125%) of the Average Annual Debt Service or (c) ten (10%) percent of the original proceeds of such series of local obligations; provided that the Required Bond Reserve shall be calculated on the date of issuance of each series of local obligations issued under the Local Obligations Indenture and shall not increase thereafter; and provided further that such requirement (or any portion thereof) may be satisfied by the provision of one or more policies of municipal bond insurance or surety bonds issued by a municipal bond insurer or by a letter of credit issued by a bank, the obligations insured by which insurer or issued by which bank, as the case may be, have ratings at the time of issuance of such policy or surety bond or letter of credit equal to "AA" or higher assigned by Fitch or "Aa" or higher assigned by Moody's or "AA" or higher assigned by S&P.

The Local Obligations Reserve Account is established specifically for the Local Obligations, and amounts in the Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal and interest on the 2018 CFD Obligations or any Additional Local Obligations. Pursuant to the Local Obligations Indenture, each reserve account within the Local Obligations Reserve Fund is only available for paying the interest on or principal of the corresponding series of Local Obligations, 2018 CFD Obligations or any Additional Local Obligations for which it was created. The Required Bond Reserve with respect to the Local Obligations upon their date of issuance will be \$ _____.

All money in the Local Obligations Reserve Account will be used and withdrawn by the Local Obligations Trustee solely for the purpose of paying the interest on and principal of the Local Obligations in the event there is insufficient money available for the purpose; provided, that if as a result of any of the valuation of a Required Bond Reserve or as a result of any property owner prepayment it is determined that the amount of money in the Local Obligations Reserve Account exceeds the Required Bond Reserve, the Local Obligations Trustee shall withdraw the amount of money representing such excess from such fund and shall deposit such amount of money in the Redemption Account. Amounts on deposit in the Local Obligations Reserve Account are not available to cure a deficiency in Revenues available to pay debt service on the Bonds.

Additional Local Obligations. The City may at any time, by a supplement to the Local Obligations Indenture, issue Additional Local Obligations that are payable from the proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations provided, that such Additional Local Obligations shall only be issued for the refunding of Outstanding Local Obligations, 2018 CFD Obligations or other Additional Local Obligations and the payment of the costs of issuance, subject to the following conditions, which conditions are precedent to the issuance of such Additional Local Obligations:

(i) The City shall be in compliance with all agreements, conditions, covenants and terms contained in the Local Obligations Indenture and in all Supplemental Indentures required to be observed or performed by it, and no Event of Default under the Local Obligations Indenture or under any Supplemental Indenture shall have occurred and shall be then continuing;

(ii) The City shall establish a separate subaccount of the Local Obligations Reserve Fund for the payment of such Additional Local Obligations in an amount equal to the Required Bond Reserve; and

(iii) In each year until the maturity date for the Additional Local Obligations, Maximum Special Tax less Priority Administrative Expenses is estimated to cover one hundred ten percent (110%) of the sum of the Annual Debt Service on the 2018 Local Obligations, the Local Obligations and all Additional Local Obligations, including such Additional Local Obligations to be issued, and the Value of all Taxable Property, in aggregate, is at least three (3) times the aggregate Lien on such Taxable Property.

The Local Obligations Indenture defines “Value” as current assessed valuation of the Taxable Property and/or the appraised value of the Taxable Property determined by an MAI appraiser. “Lien” is defined in the Local Obligations Indenture as the aggregate principal amount of all overlapping debt and bonds (including the Local Obligations) outstanding that are secured by a special tax levied pursuant to the Mello-Roos Act or a special assessment levied on property within the Community Facilities District, including any overlapping debt or bonds for community facilities districts or special assessment districts that is allocated to property within the Community Facilities District.

Redemption of the Local Obligations.* The Local Obligations are subject to extraordinary redemption by the Community Facilities District from funds derived by the City from prepayments of the Special Tax. The Local Obligations are also subject to optional and mandatory redemption by the City. A description of the redemption prices and terms of the Local Obligations is set forth under APPENDIX C—“SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Redemption of Bonds.”

Selection of Local Obligations for Redemption. If less than all the outstanding Local Obligations and any Additional Local Obligations are to be redeemed as a result of prepayments of the Special Tax at any one time, the Local Obligations and any Additional Local Obligations shall be redeemed pro rata by maturity. If less than all the outstanding Local Obligations and any Additional Local Obligations are to be redeemed at the option of the City at any one time, the Local Obligations and any Additional Local Obligations of the latest maturity date or dates shall be redeemed prior to or simultaneously with the redemption of the Local Obligations and any Additional Local Obligations maturing prior thereto, and if less than all the outstanding Local Obligations and any Additional Local Obligations of any one maturity date are to be redeemed at any one time, the Trustee shall select the Local Obligations and any Additional Local Obligations or the portions thereof of such maturity date to be redeemed in integral multiples of five thousand dollars (\$5,000) randomly in any manner that it deems appropriate and fair.

Special Tax Analysis

The following is a synopsis of the provisions of the Rate and Method of Apportionment, which should be read in conjunction with the complete text of the Rate and Method of Apportionment which is attached as APPENDIX A. The definitions of the capitalized terms used under this caption “—Special Tax Analysis” are as set forth in APPENDIX A. This section provides only a summary of the Rate and Method of Apportionment, and is qualified by more complete and detailed information contained in the entire Rate and Method of Apportionment attached as APPENDIX A.

* Preliminary, subject to change.

The Special Tax is to be levied and collected against all Taxable Property within the Community Facilities District in accordance with the Rate and Method of Apportionment approved by the landowner elector of the Community Facilities District. The total annual levy of the Special Tax is calculated to satisfy the annual debt service during the ensuing Fiscal Year, to replenish the reserve account for the Local Obligations, the allocable portion of administrative expenses, the amount necessary to cure any delinquencies or to fund any deficiency of the amount to be available for the payment of principal or interest on bonds which are expected to occur in the ensuing fiscal year, authorized facilities funded on a pay-as-you-go basis, less any available capitalized interest and earnings on the funds that may be used to fund the aforementioned costs.

Assignment to Land Use Categories

Each Fiscal Year, all Assessor's Parcels within the Community Facilities District will be classified by the CFD Administrator as either Taxable Property or Tax-Exempt Property. Taxable Property will be further classified as Developed Property, Small Lot Final Map Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

"Small Lot Final Map Property" means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

"Large Lot Property" means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property or Small Lot Final Map Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, or Large Lot Property.

"Single Family Property" means larger executive-style housing, large lot residential estates, and conventional single family neighborhoods with a permitted density range of 1-4 Residential Units per Acre.

"Single Family High Density Property" means detached, attached, clustered, zero lot line, and attached two-residences with a permitted density range of 4-7 Residential Units per Acre.

"Multi Family Low Density Property" means small-lot single family Residential Units, such as single family patio homes, single family zero lot line courtyard residential units, and attached Residential Units, attached or detached row homes and townhouse with a permitted density range of 7-12 Residential Units per Acre.

"Other Taxable Property" means all other land uses of Taxable Property, for which a building permit for new construction can be issued. Other Taxable Property does not include Single Family Property, Single Family High Density Property, and Multi Family Low Density Property land use categories.

Maximum Special Tax.

The Rate and Method of Apportionment is used to allocate the amount of the Special Tax required among the Taxable Property, based upon land use categories, subject to the Maximum Special Tax that may be levied against each land use category.

The following table shows the Maximum Special Tax Rates within the Community Facilities District for all anticipated allocable land use categories in Fiscal Year 2023-24.

**Table 3
City of Folsom
Communities Facilities District No. 20 (Russell Ranch)
Maximum Special Tax Rate Categories
Fiscal Year 2023-24**

Tax Category	Maximum Special Tax Rate*	Taxed Per
Developed Property		
Single Family Property	\$1,914	Residential Unit
Single Family – High Density Property	1,577	Residential Unit
Multifamily – Low Density Property	1,351	Residential Unit
Other Taxable Property	8,108	Acre
Small Lot Final Map Property		
Single Family Property	\$1,914	Residential Lot
Single Family – High Density Property	1,577	Residential Lot
Multifamily – Low Density Property	1,351	Residential Lot
Other Taxable Property	8,108	Acre
Large Lot Property	\$8,108	Acre
Undeveloped Property	\$8,108	Acre

* Increases by 2% each Fiscal Year.
Source: NBS and the City of Folsom.

The total special tax generated by the Community Facilities District may change from time to time if there are amendments or modifications to the development plan. The City covenants in the Local Obligations Indenture to not approve any amendments, changes or modifications relating to development of the property within the Community Facilities District that would reduce the amount of the Maximum Special Tax less Priority Administrative Expenses to equal less than one hundred ten percent (110%) of the sum of the Annual Debt Service on the Local Obligations, the 2018 CFD Obligations and any Additional Local Obligations in any year until the maturity date for the Local Obligations, the 2018 CFD Obligations and any Additional Local Obligations. In no event will the Maximum Special Tax for each Phase be reduced as a result of such amendments, changes or modifications below the CFD No. 20 Minimum Revenues.

Future Assessor’s Parcel Changes

The Maximum Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised total Maximum Special Tax revenue is not less than the total CFD No. 20 Minimum Revenue amount assigned

to each Phase of development within the Community Facilities District in the manner described in the Rate and Method of Apportionment.

Method of Apportionment

The CFD No. 20 Administrator shall determine the Special Tax Requirement and levy the Special Tax until the amount of Special Taxes equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Special Tax in order to satisfy the Special Tax Requirement.

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Special Tax. The Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Special Tax Requirement excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Special Tax. The Special Tax shall be levied on Large Lot Property for the entire portion of the Special Tax Requirement excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Special Tax. The Special Tax shall be levied on Undeveloped Property for the entire portion of the Special Tax Requirement that excludes Pay As You Go Costs.

Residential Property Limitation

Under no circumstances will the special tax levied in any fiscal year against residential property 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. See "CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax."

Special Tax Calculation

Table 4 below reflects the projected Maximum Special Tax for Fiscal Year 2023-24 based on the development status as of September 15, 2022, for Developed Property, Small Lot Final Map Property, and Large Lot Property (each as defined above) and the estimated Fiscal Year 2023-24 Maximum Special Tax assuming these properties were at full buildout. Table 5 below reflects the projected Maximum Special Tax for Fiscal Year 2023-24 based on the development status as of September 15, 2022, for the three main development phases within the Community Facilities District (Phase 1, Phase 2, and Phase 3) and the estimated Fiscal Year 2023-24 Maximum Special Tax assuming these properties were at full buildout. Table 6 below reflects the estimated total Special Tax levy for Fiscal Year 2023-24 based on the development status and ownership as of September 15, 2022. The following tables do not necessarily reflect the Special Tax that will be actually levied in any year. See "PROPOSED PROPERTY DEVELOPMENT—Development Entitlements" for a discussion of the anticipated timing of the remaining final map approval.

Table 4
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Estimated Fiscal Year 2023-24 Maximum Special Tax Revenue
Development Status as of September 15, 2022 (Unless Otherwise Noted)

Property	Planned Units	Appraised/Assessed Value⁽¹⁾	Est. 2023-24 Maximum Special Tax Revenue at Buildout⁽²⁾⁽³⁾	Est. 2023-24 Maximum Special Tax Revenue⁽²⁾⁽³⁾	Percentage of Est. 2023-24 Maximum Special Tax Revenue
Developed Property:					
Single Family Property	112	\$76,920,114	\$214,412	\$214,421	14%
Single Family High Density Property	274	163,137,577	431,994	431,994	28
Multi Family Low Density Property	114	68,456,297	154,058	154,058	10
Developed Property Total:	500	\$308,513,988	\$800,473	\$800,473	51%
Small Lot Final Map Property:					
Single Family Property	63	\$14,937,090	\$120,612	\$120,612	8%
Single Family High Density Property	344	38,883,430	542,357	542,357	35
Small Lot Final Map Property Total:	407	\$53,820,519	\$662,969	\$662,969	42%
Large Lot Property:					
Phase 2, Village 5 (Multi Family Low Density Property)	118	\$3,336,855	\$159,464	\$100,463	6%
Large Lot Property Total:	118	\$3,336,855	\$159,464	\$100,463	6%
Total Maximum Special Tax Revenue:	1,025	\$365,671,363	\$1,622,906	\$1,563,904	100%

Totals may not foot due to independent rounding.

(1) Appraised and assessed value amounts provided by the Appraiser.

(2) Increases by 2% each Fiscal Year.

(3) The 2023-24 Minimum Facilities Revenue amount is \$1,480,790.

Source: Except as otherwise noted, NBS.

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Table 5
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Estimated Fiscal Year 2023-24 Maximum Special Tax Revenue
Development Status as of September 15, 2022 (Unless Otherwise Noted)

Phase	Planned Units	Appraised/Assessed Value ⁽¹⁾	Est. 2023-24 Maximum Special Tax Revenue at Buildout ⁽²⁾⁽³⁾	Est. 2023-24 Maximum Special Tax Revenue ⁽²⁾⁽³⁾	Percentage of Est. 2023-24 Maximum Special Tax Revenue
Phase 1:					
Developed Property	394	\$278,431,363	\$621,527	\$621,527	40%
Phase 1 Total:	394	\$278,431,363	\$621,527	\$621,527	40%
Phase 2:					
Small Lot Final Map Property	271	\$23,701,320	\$427,264	\$427,264	27%
Large Lot Property	118	3,336,855	159,464	100,463	6
Phase 2 Total:	389	\$27,038,176	\$586,728	\$527,727	34%
Phase 3:					
Developed Property	106	\$30,082,625	\$178,946	\$178,946	11%
Small Lot Final Map Property	136	30,119,199	235,705	235,705	15
Phase 3 Total:	242	\$60,201,824	\$414,651	\$414,651	27%
Total Maximum Special Tax Revenue:	1,025	\$365,671,363	\$1,622,906	\$1,563,904	100%

Totals may not foot due to independent rounding.

⁽¹⁾ Appraised and assessed value amounts provided by the Appraiser.

⁽²⁾ Increases by 2% each Fiscal Year.

⁽³⁾ The 2023-24 Minimum Facilities Revenue amount is \$1,480,790.

Source: Except as otherwise noted, NBS.

If changes are made to development plans for the Community Facilities District, the total Maximum Special Tax may decrease from the amounts shown in the above tables, but in no event will the Maximum Special Tax by Phase decrease below the CFD No. 20 Minimum Revenue. See “—Special Tax Analysis” above.

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Table 6
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Estimated Fiscal Year 2023-24 Special Tax Levy
Development Status as of September 15, 2022 (Unless Otherwise Noted)

Property and Owner	Development Status	Planned Units	Estimated Facilities Special Tax Levy ⁽¹⁾	Percent of Estimated Total Special Tax Levy
Lennar Homes	Developed Property	106	\$178,946	13%
Lennar Homes	Small Lot Final Map Property	407	622,040	44%
Lennar Homes	Large Lot Property	118	0	0%
Total for Lennar Homes:		631	\$800,986	56%
TNHC Northern California	Developed Property	53	\$90,318	6%
Anthem United	Developed Property	7	\$11,036	1%
Individual Homeowners	Developed Property	334	\$520,172	37%
Totals:		1,025	\$1,422,513	100%

⁽¹⁾ Based on the debt service requirements for the 2018 CFD Obligations and the Local Obligations plus Priority Administrative Expenses of \$22,082.

Source: NBS.

The Teeter Plan

In 1949, the State Legislature enacted an alternative method for the distribution of secured property taxes to local agencies. This method, known as the Teeter Plan, is now set forth in Sections 4701-4717 of the California Revenue and Taxation Code. Upon adoption and implementation of the Teeter Plan by a county board of supervisors, local agencies for which the county acts as “bank” and certain other public agencies and taxing areas located in the county receive annually the full amount of their share of property taxes on the secured roll, including delinquent property taxes which have yet to be collected. While a county benefits from the penalties associated with these delinquent taxes when they are paid, the Teeter Plan provides participating local agencies with stable cash flow and the elimination of collection risk.

To implement a Teeter Plan, the board of supervisors of a county generally must elect to do so by July 15 of the fiscal year in which it is to apply. The Sacramento County Board of Supervisors has adopted the Teeter Plan. Once adopted, a county’s Teeter Plan will remain in effect in perpetuity unless the board of supervisors orders its discontinuance or unless prior to the commencement of a fiscal year a petition for discontinuance is received and joined in by resolutions of the governing bodies of not less than two-thirds of the participating districts in the county. An electing county may, however, opt to discontinue the Teeter Plan with respect to any levying agency in the county if the board of supervisors, by action taken not later than July 15 of a fiscal year, elects to discontinue the procedure with respect to such levying agency and the rate of secured tax delinquencies in that agency in any year exceeds 3% of the total of all taxes and assessments levied on the secured roll by that agency. See “CERTAIN RISKS TO BONDHOLDERS—Teeter Plan Termination.”

Upon making a Teeter Plan election, a county must initially provide a participating local agency with 95% of the estimated amount of the then accumulated tax delinquencies (excluding penalties) for

that agency. In the case of the initial year distribution of special taxes and assessments (if a county has elected to include assessments), 100% of the special tax delinquencies (excluding penalties) are to be apportioned to the participating local agency which levied the special tax. After the initial distribution, each participating local agency receives annually 100% of the secured property tax levies to which it is otherwise entitled, regardless of whether the county has actually collected the levies.

If any tax or assessment which was distributed to a Teeter Plan participant is subsequently changed by correction, cancellation or refund, a pro rata adjustment for the amount of the change is made on the records of the treasurer and auditor of the county. Such adjustment for a decrease in the tax or assessment is treated by the County as an interest-free offset against future advances of tax levies under the Teeter Plan.

The Special Tax for the City will be submitted to the County for direct levy. By submitting the Special Tax to the County, the City has agreed to allow the Community Facilities District to participate in the County's Teeter Plan. The County annually determines whether to include a particular direct levy and may make that determination on a district by district basis or a parcel by parcel basis. In addition, the County may not decide to include a particular parcel or district that had been included in its Teeter Plan in the previous year. The City can provide no assurance that the County will continue to include the Community Facilities District in the Teeter Plan.

To the extent that the County's Teeter Plan continues in existence and is carried out as adopted, the County's Teeter Plan may help protect the Owners of the Bonds from the risk of delinquencies in Special Taxes.

THE AUTHORITY

The Authority was created by a Joint Exercise of Powers Agreement, effective April 20, 2015 (the "JPA Agreement"), between the City and the City of Folsom South of 50 Parking Authority. The JPA Agreement was entered into pursuant to the Joint Exercise of Powers Act, Chapter 5 of Division 7 of Title 1 of the Government Code of the State. The Authority was created for the purpose of facilitating financing of public improvement facilities within the City south of US Route 50.

THE CITY

The Community Facilities District is located in the City, which is located in the easterly section of the Sacramento metropolitan area approximately 22 miles east of the central business district of the City of Sacramento.

Certain economic and demographic information with respect to the City is contained in APPENDIX B. This information is presented solely as background information. The Local Obligations are not general obligations of the City but, rather, are special tax obligations secured solely by the Special Taxes to be paid by the owners of property in the City and funds held pursuant to the Local Obligations Indenture.

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THE COMMUNITY FACILITIES DISTRICT

General Description and Location

The Community Facilities District is a community facilities district organized by the City Council as the legislative body of the City under the Mello-Roos Act for the purpose of providing for the acquisition and construction of certain public improvements to serve property within the Community Facilities District. The City established the Community Facilities District on November 14, 2017, authorizing the issuance of up to \$70,000,000 in bonded indebtedness. Following the issuance of the Local Obligations, the City does not anticipate financing any additional improvements through the issuance of Additional Local Obligations. Further, for so long as the Local Obligations are Outstanding, Additional Local Obligations may be issued on parity with the Local Obligations and the 2018 CFD Obligations only for refunding purposes. Any such bonds will be issued only in accordance with the provisions of the Local Obligations Indenture. The total bonded indebtedness authorized in the Community Facilities District will be limited by the requirements of the Local Obligations Indenture, including a 3:1 overlapping value to lien ratio on all land projected to be subject to the levy of the Special Tax and 110% annual coverage from the Maximum Special Tax less Priority Administrative Expenses. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—Additional Local Obligations.”

The Community Facilities District consists of a gross area of approximately 436 acres, of which approximately 179.9 acres constitute Taxable Property subject to the Special Tax. The remainder is property set aside for an approximately 5.25-acre neighborhood park (with a portion of the park spanning across neighboring property outside of the Community Facilities District), an approximately 10-acre school site, additional open space, and public rights of way and infrastructure. Development within the Community Facilities District is entitled for a total of 1,027 units but is planned to include a total of 1,025 single family homes at full buildout. The Community Facilities District is located east of Placerville Road between Highway 50 and White Rock Road. The maps appearing on the inside cover pages show the general location of the Community Facilities District.

Construction of public improvements and backbone infrastructure in the Community Facilities District is currently underway, as more particularly described “PROPOSED PROPERTY DEVELOPMENT—Property Ownership and Plans for Development—Development Plan.”

Property Values

An appraisal the Taxable Property in the Community Facilities District has been prepared by the Appraiser in connection with the issuance of the Bonds. The appraisal estimates the property value as of September 15, 2022 (the “Appraisal”). The Appraisal is attached to this Official Statement as APPENDIX G.

As of the date of inspection, the Appraiser notes that development of the property is underway. The subject property was valued based on the hypothetical condition that certain public improvements to be reimbursed by proceeds of the Bonds are complete. The Appraisal is based on property values at the time of inspection.

Subject to the assumptions and hypothetical condition, the Appraiser estimated that the value of the Taxable Property within the Community Facilities District, as of September 15, 2022, in aggregate, is \$365,671,363. This estimated aggregate value includes \$141,168,363 in assessed value for 193 homes owned by individual homeowners and \$224,503,000 in appraised value for the remainder of the Taxable Property in the Community Facilities District. See “PROPOSED PROPERTY DEVELOPMENT—

Status of Development and Development Plan of Finance for Lennar Homes” below and APPENDIX G – “APPRAISAL.”

Value-to-Lien Analysis

The following tables set forth the ratios of the appraised/assessed bulk value of the property to the total liens on the property in the Community Facilities District based on the development status as of September 15, 2022. Table 7 shows the value-to-lien ratios for the Community Facilities District based on the development status of the Taxable Property; Table 8 shows the value-to-lien ratios for the Community Facilities District based on the development status as of September 15, 2022, for the three main development phases within the Community Facilities District (Phase 1, Phase 2, and Phase 3); and Table 9 shows the value-to-lien ratios for the Community Facilities District based on the owner of the property (which in some cases reflects the expected future owner). See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements.” The value-to-lien ratio for the Community Facilities District based solely on the Local Obligations, the 2018 CFD Obligations and the appraised/assessed aggregate value of the Taxable Property within the Community Facilities District is 15.2*:1.0. The overall value to overlapping debt ratio including direct and overlapping assessment and special tax debt is 8.8*:1.0 (see “—Overlapping Debt”). Any bonds secured by special assessments or special taxes issued from time to time, whether by the City or another governmental entity, may have the effect of reducing the value to lien ratio on property within the Community Facilities District.

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* Preliminary, subject to change.

**Table 7
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Appraised/Assessed Value-to-Lien Ratios
Development Status as of September 15, 2022 (Unless Otherwise Noted)**

Development Status	Planned Units	Est. 2023-24 Maximum Special Tax Revenue⁽¹⁾	Est. 2023-24 Special Tax Levy⁽²⁾	Appraised/Assessed Value⁽³⁾	Share of Local Obligations^{(4)*}	Share of 2018 CFD Obligations⁽⁴⁾	Overlapping Debt	Appraised/Assessed Value To Lien^{(5)*}	Appraised/Assessed Overlapping Debt Value to Lien Ratio^{(5)*}
Developed Property	500	\$800,473	\$800,473	\$308,513,988	\$6,189,893	\$7,320,956	\$14,735,125	22.8	10.9
Small Lot Final Map Property	407	662,969	622,040	53,820,519	4,810,107	5,689,044	2,349,358	5.1	4.2
Large Lot Property ⁽⁶⁾	118	100,463	0	3,336,855	0	0	256,290	N/A	13.0
	1,025	\$1,563,904	\$1,422,513	\$365,671,363	\$11,000,000	\$13,010,000	\$17,340,773	15.2	8.8

* Preliminary, subject to change.

(1) Increases by 2% each Fiscal Year. Based on the development status of the Taxable Property as of September 15, 2022. The total Maximum Special Tax at full buildout is expected to be \$1,622,906.

(2) Based on estimated debt service requirements for the Bonds plus Priority Administrative Expenses of \$22,082.

(3) Amounts are allocated based on the appraised values provided by the Appraiser.

(4) Allocated based on the projected Fiscal Year 2023-24 Special Tax levy.

(5) Value to lien ratio is for the Local Obligations. Local Obligations are issued in the same principal amount of the Bonds.

(6) Based on the number of units planned for all remaining Large Lot Property, the estimated 2023-24 Maximum Special Tax Revenue at buildout is \$159,464.

Source: Except as otherwise noted, NBS.

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**Table 8
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Appraised/Assessed Value-to-Lien Ratios
Development Status as of September 15, 2022 (Unless Otherwise Noted)**

Phase	Planned Units	Est. 2023-24 Maximum Special Tax Revenue⁽¹⁾	Est. 2023-24 Special Tax Levy⁽²⁾	Appraised/ Assessed Value⁽³⁾	Share of Local Obligations^{(4)*}	Share of 2018 CFD Obligations⁽⁴⁾	Overlapping Debt	Appraised/ Assessed Value To Lien^{(5)*}	Appraised/ Assessed Overlapping Debt Value to Lien Ratio^{(5)*}
Phase 1	394	\$621,527	\$621,527	\$278,431,363	\$4,806,137	\$5,684,349	\$13,423,905	26.5	11.6
Phase 2	389	527,727	400,886	27,038,176	3,099,973	3,666,422	1,229,861	4.0	3.4
Phase 3	242	414,651	400,100	60,201,824	3,093,890	3,659,228	2,687,007	8.9	6.4
	1,025	\$1,563,904	\$1,422,513	\$365,671,363	\$11,000,000	\$13,010,000	\$17,340,773	15.2	8.8

* Preliminary, subject to change.

(1) Increases by 2% each Fiscal Year. Based on the development status of the Taxable Property as of September 15, 2022. The total Maximum Special Tax at full buildout is expected to be \$1,622,906.

(2) Based on estimated debt service requirements for the Bonds plus Priority Administrative Expenses of \$22,082.

(3) Amounts are allocated based on the appraised values provided by the Appraiser.

(4) Allocated based on the projected Fiscal Year 2023-24 Special Tax levy.

(5) Value to lien ratio is for the Local Obligations. Local Obligations are issued in the same principal amount of the Bonds.

Source: Except as otherwise noted, NBS.

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**Table 9
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Appraised/Assessed Value-to-Lien Ratios
Development Status as of September 15, 2022 (Unless Otherwise Noted)**

<u>Ownership Group</u>	<u>Planned Units</u>	<u>Est. 2023-24 Maximum Special Tax Revenue⁽¹⁾</u>	<u>Est. 2023-24 Special Tax Levy⁽²⁾</u>	<u>Appraised/ Assessed Value⁽³⁾</u>	<u>Share of Local Obligations^{(4)*}</u>	<u>Share of 2018 CFD Obligations⁽⁴⁾</u>	<u>Overlapping Debt</u>	<u>Appraised/ Assessed Value To Lien^{(5)*}</u>	<u>Appraised/ Assessed Overlapping Debt Value to Lien Ratio^{(5)*}</u>
Lennar Homes	631	\$942,378	\$800,986	\$87,240,000	\$6,193,863	\$7,325,651	\$3,916,868	6.5	5.0
TNHC Northern California	53	90,318	90,318	19,108,000	698,409	826,028	970,127	12.5	7.7
Anthem United	7	11,036	11,036	4,655,000	85,342	100,936	103,332	25.0	16.1
Individual Homeowners	334	520,172	520,172	254,668,363	4,022,386	4,757,385	12,350,445	29.0	12.1
	1,025	\$1,563,904	\$1,422,513	\$365,671,363	\$11,000,000	\$13,010,000	\$17,340,773	15.2	8.8

* Preliminary, subject to change.

(1) Increases by 2% each Fiscal Year. Based on the development status of the Taxable Property as of September 15, 2022. The total Maximum Special Tax at full buildout is expected to be \$1,622,906.

(2) Based on estimated debt service requirements for the Bonds plus Priority Administrative Expenses of \$22,082.

(3) Amounts are allocated based on the appraised values provided by the Appraiser.

(4) Allocated based on the projected Fiscal Year 2023-24 Special Tax levy.

(5) Value to lien ratio is for the Local Obligations. Local Obligations are issued in the same principal amount of the Bonds.

Source: Except as otherwise noted, NBS.

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Estimated Tax Burden on Single Family Home

The following table sets forth the estimated total tax burden on a single family residential property, a single family high density residential property and a multifamily low density residential property within the Community Facilities District, presented as an estimate of the proposed homes to be constructed in the Community Facilities District, based on estimated tax rates for Fiscal Year 2022-23.

Table 10
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Residential Property Sample Property Tax Bill
Estimated Charges for Fiscal Year 2022-23

	<u>SF</u>	<u>SFHD</u>	<u>MLD</u>
Assessed Value⁽¹⁾	\$1,095,214	\$783,043	\$602,200
Less: Homeowner Exemption	(\$7,000)	(\$7,000)	(\$7,000)
Net Assessed Value	\$1,088,214	\$776,043	\$595,200
Ad Valorem⁽²⁾	Tax Rate		
General Purpose Ad Valorem Tax (Proposition 13)	1.0000%	\$10,882.14	\$7,760.43
Los Rios College General Obligation	0.0226%	245.94	175.39
Folsom-Cordova Unified School District Improvement Dist. 2	0.0217%	236.14	168.40
Folsom-Cordova Unified School District Improvement Dist. 3	0.2758%	3,001.29	2,140.33
Total Ad Valorem Taxes	1.3201%	\$14,365.51	\$10,244.54
Special/Direct Assessments and Taxes			
Folsom Community Facilities District No. 20 (Russell Ranch) ⁽³⁾		\$1,876.94	\$1,545.71
Folsom Community Facilities District No. 17 (Willow Hill Pipeline) ⁽⁴⁾		139.30	106.20
Folsom Community Facilities District No. 18 (Folsom Plan Area) ⁽⁴⁾		1,131.45	1,046.99
Sacramento Area Flood Control ⁽⁵⁾		1.78	1.50
Total Special/Direct Assessments and Taxes		\$3,149.47	\$2,700.40
Total Estimated Annual Property Taxes		\$17,514.98	\$12,944.95
Effective Tax Rate⁽⁶⁾		1.5992%	1.6532%
		\$10,006.15	1.6616%

(1) Estimated based upon Sacramento County Assessor's secured roll value, as of January 1, 2022, for a sample residential unit.

(2) Based upon 2022-23 Sacramento County ad valorem property tax rates for TRA 04-036.

(3) 2021-22 Effective Tax Rate Evaluation Maximum Annual Facilities Special Tax for a single family, single family high density unit and a multi family low density unit with less than 2,000 square feet. The Effective Tax Rate Evaluation Maximum Annual Facilities Special Tax escalates annually at 2%.

(4) 2022-23 Maximum Annual Special Tax. The Maximum Annual Special Tax excludes the Willow Hill Pipeline Special Tax, which is currently reflected under Folsom Community Facilities District No. 17 (Willow Hill Pipeline). The Area-Wide Special Tax escalates annually at 2% and the Maintenance Special Tax and TDM Services Special Tax escalate annually based upon the annual June CPI Change, for the San Francisco-Oakland-San Jose area, not to exceed 4%.

(5) Approximate assessment for residential lots. Based upon lot size.

(6) Estimate of annual property taxes does not include any new special financing district fees, assessments, and/or special taxes imposed by the state, county, or local agencies that are yet to be established or any future annexation into existing special financing districts required by conditions for approval of development or any other imposed requirement. Information contained within is based upon records and official documents provided by various governmental agencies and third-party sources.

Source: NBS.

Overlapping Debt

Set forth below is an overlapping debt table showing the existing authorized indebtedness payable with respect to property within the Community Facilities District. Additional indebtedness could be authorized by other public agencies at any time. Further, a portion of the overlapping debt shown in the table below is based on the assessed value of the underlying property, which can be expected to increase over time as development occurs and the assessed value grows. This table has been prepared by California Municipal Statistics, Inc. as of October 1, 2022, and is included for general information purposes only. Other than with respect to CFD 17, the table below allocates overlapping debt based on the assessed value of property and not on taxes paid. The City and the Authority have not reviewed the data for completeness or accuracy and make no representations in connection therewith.

The City authorized the issuance of up to \$8,000,000 of bonds for CFD 17, of which \$6,475,000 has been issued. Further, the City authorized the issuance of up to \$200,000,000 in bonds for CFD 18. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area. The City currently anticipates that an initial series of CFD 18 bonds will be issued to finance a portion of the Phase 2 Water Facilities (as defined herein), although the timing and amount of any CFD 18 bond issuance is not yet known. A portion of any bonds issued for CFD 18 will constitute overlapping debt. Other community facilities districts formed in the Folsom Ranch area will overlap CFD 18 and potentially CFD 17 but are not expected to overlap the Community Facilities District. The lien of the Special Taxes for the Community Facilities District is on parity with the lien of the Special Taxes for CFD 17 and CFD 18.

Direct assessments and levies payable with respect to property within the Community Facilities District could potentially include up to \$750 million of general obligation bonds for the School Facilities Improvement District No. 3 of the Folsom Cordova Unified School District (“SFID 3”), approved by voters on March 27, 2007. SFID 3 encompasses approximately 52.6 square miles of land including the Community Facilities District and additional territory outside of the Community Facilities District, including territory in the City of Rancho Cordova and unincorporated Sacramento County. As of October 24, 2022, general obligation bonds in the aggregate principal amount of approximately \$195.6 million had been issued and approximately \$185.4 million were outstanding for SFID 3. At the time of the election approving the SFID 3 general obligation bonds, the ballot summary indicated the average tax rate per \$100,000 assessed valuation would be \$73.61. For 2022-23, the actual SFID 3 tax rate per \$100,000 was approximately \$275.80. The following table sets forth the ad valorem tax rates for SFID 3 over the past five years. The future tax levy per property owner in SFID 3 may vary depending on future bond issuance and/or changes in assessed value.

Table 11
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
SFID 3 Ad Valorem Rates

Year	Rate ⁽¹⁾
2022-23	0.2758%
2021-22	0.3881%
2020-21	0.2065%
2019-20	0.1366%
2018-19	0.1451%
2017-18	0.1878%

⁽¹⁾ TRAs 04-035 and 04-036
Source: NBS.

**Table 12
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Overlapping Debt**

2022-23 Local Secured Assessed Valuation: \$305,255,699 (Land and Improvements)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 10/1/22</u>
Los Rios Community College District	0.123%	\$ 550,588
Folsom-Cordova Unified School District School Facilities Improvement District No. 2	1.758	211,606
Folsom-Cordova Unified School District School Facilities Improvement District No. 3	8.474	15,708,525
City of Folsom Community Facilities District No. 17	15.197	870,055
City of Folsom Community Facilities District No. 20	100.	<u>13,010,000⁽¹⁾</u>
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$30,350,774
<u>OVERLAPPING GENERAL FUND DEBT:</u>		
Sacramento County General Fund Obligations	0.148%	\$176,063
Sacramento County Pension Obligation Bonds	0.148	795,681
Sacramento County Board of Education Certificates of Participation	0.148	3,889
City of Folsom General Fund Obligations	1.703	<u>13,873</u>
TOTAL OVERLAPPING GENERAL FUND DEBT		\$989,506
COMBINED TOTAL DEBT		\$31,340,280 ⁽²⁾

- (1) Excludes Mello-Roos Bonds to be sold.
- (2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2022-23 Local Secured Assessed Valuation:

Direct Debt (\$13,010,000)	4.26%
Total Direct and Overlapping Tax and Assessment Debt.....	9.94%
Combined Total Debt	10.27%

Source: California Municipal Statistics, Inc.

Historic Special Tax Levy

The Special Tax was first levied in the Community Facilities District for Fiscal Year 2019-20. The following table is a summary of Special Tax levies, collections and delinquencies through the second installment payment for Fiscal Year 2021-22. As of September 30, 2022, no parcels in the Community Facilities District were delinquent.

**Table 13
City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Historical Special Tax Collection and Delinquencies
As of September 30, 2022**

Fiscal Year	Total Special Tax Levied	At Fiscal Year End			As of September 30, 2022		
		Historical Parcels Delinquent	Historical Amount Delinquent	Percent Delinquent	Current Parcels Delinquent	Current Amount Delinquent	Percent Delinquent
2019-20	\$746,312	0	\$0	0.00%	0	\$0	0.00%
2020-21 ⁽¹⁾	759,781	9	87,053	11.46%	0	0	0.00%
2021-22	778,727	0	0	0.00%	0	0	0.00%

⁽¹⁾ Delinquent special tax amounts were paid on October 1, 2021.
Source: NBS.

PROPOSED PROPERTY DEVELOPMENT

Development Entitlements

Specific Plan. On June 28, 2011, the City Council approved the Specific Plan for the development of 10,210 residential homes along with commercial, industrial/office park, open space, public schools, parks, infrastructure and other land uses on the 3,513.4 acre site of the Folsom Plan Area. At build out, projected to occur over a 20-year time frame, the Folsom Plan Area is projected to have a population of approximately 24,362 persons. Along with the 1,455.6 acres of residential development, the adopted Specific Plan called for 511.3 acres of commercial, office/industrial and mixed-use, 309.5 acres of public and quasi-public use (public and private schools, parks and infrastructure); 173.6 acres of major roads and 1,063 acres of open space.

Various property owners have submitted and received approvals of Specific Plan Amendments (“SPA’s”) since the 2011 City Council adoption. These approved SPA’s have resulted in various land use changes compared to the Specific Plan that was originally approved in 2011, including an increase in the total entitled unit count to 11,461 dwelling units and reduction to approximately 2.8 million square feet of commercial, office/industrial and mixed use.

Tentative and Final Mapping. On May 26, 2015, the Folsom City Council approved the entitlements for the Community Facilities District, including the Large Lot and Small Lot Tentative Maps. Revised Large and Small Lot Vesting Tentative Subdivision Maps were approved by the City Council on June 28, 2016. Further, a Large Lot Final Map was approved by the City Council and was recorded on September 21, 2017. Pursuant to an amendment to the Large and Small Lot Vesting Tentative Maps approved by the City Council on March 13, 2018, the total number of approved dwelling units is 1,027. Development within the Community Facilities District is entitled for a total of 1,027 units but is planned to include a total of 1,025 single family homes at full buildout. To date, final maps have been approved and recorded for all Taxable Property within the Community Facilities District, except for 118 townhome lots owned by Lennar Homes. The only remaining approvals needed for Lennar Homes in the Community Facilities District will be the small lot final map for the 118 townhome lots and design review approval for these 118 units, which provides for City review of the home plans, architecture and conformance to certain development standards.

Site Access. External access to the project site is provided via Placerville Road to the west and White Rock Road to the south. Internal vehicular circulation is accessed from Alder Creek Parkway and Grand Prairie Road for the neighborhoods in Phases 1 and 3, and the future Empire Ranch Road for the neighborhood in Phase 2. Pedestrian circulation is provided by a combination of street separated sidewalks, open space trails, park trails and pathway connections. Proposed on-site improvements include: underground utilities, drainage improvements, retaining walls, driveways, on-street parking, curbs/gutters, sidewalks, pathways, trails, fencing, site lighting, site landscaping, and park enhancements.

Design Guidelines. The Russell Ranch Planned Development Design Guidelines were approved by the City on June 23, 2015, and amended on March 13, 2018. The design guidelines provide for the orderly development of the proposed single family residential subdivision. The primary purpose of these design guidelines is to articulate the general architectural and design expectations for the proposed residential neighborhood, the landscapes, hardscapes, open spaces, fencing, entry features and site lighting. The goal of the design guidelines is to establish a regulatory framework for the design of individual homes on the residential lots. The final design details of the homes are subject to review and approval by the City’s Planning Commission as part of a future Design Review application.

Development Conditions/Building Permit Limitations. Certain provisions of the PFFP for the Folsom Plan Area, as implemented through the tentative subdivision map conditions, place limits on the number of building permits that can be issued before certain facilities and/or backbone infrastructure is in place. These provisions/conditions could, but are not expected to, affect build-out of the Community Facilities District.

For example, tentative map conditions require a fire station to be operational prior to the occupancy of the 1,500th home in the Folsom Plan Area. See “FOLSOM PLAN AREA—Public Facilities Financing Plan—Public Facilities—the Folsom Plan Area” for details on the City’s plans for construction of the fire station. The City is responsible for building and operating this fire station and would expect to waive or modify this condition as it deems necessary to balance development within the Folsom Plan Area and the increasing fire service needs of the Folsom Plan Area as development progresses.

Phase 2 Water Infrastructure. The City estimates the Phase 1 Water Facilities (as defined herein) have a sustained maximum day demand of up to 2 million gallons. A study prepared by Peterson Brustad, Inc. in April 2019 then estimated that water usage would equal or exceed a sustained maximum day demand of up to 2 million gallons when approximately 2,800 to 3,300 dwelling units within the Folsom Plan Area had been occupied. As described more below, the City has engaged Peterson Brustad, Inc. to conduct a further analysis, which could result in the City revising the estimated number of occupied dwelling units in the Folsom Plan Area that would likely exceed the Phase 1 Water Facility capacity. Additionally, certain developers within the Folsom Plan Area are evaluating alternatives for the phasing and timing of the Phase 2 Water Facilities, which could also affect the Phase 1 Water Facility capacity and the corresponding number of occupied dwelling units that would likely exceed that capacity. Certain water backbone facilities, which include a water pipeline, booster pump and storage tank (collectively, the “Phase 2 Water Facilities”), are required to be constructed to provide expanded water transmission conveyance capabilities to deliver water from the water treatment plant to the Folsom Plan Area. The City continues to evaluate water usage and needs within the Folsom Plan Area. See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—Water Supply Infrastructure” below for details on the status of the Phase 2 Water Facilities and the current plan for their construction and financing.

As of September 30, 2022, final maps had been approved and recorded for 3,851 dwelling units. As of October 26, 2022, two additional final maps had been approved by the City and recorded for 234 additional dwelling units. As of that same date, there were also three additional final maps submitted to the City for review with approximately 311 dwelling units. It is anticipated that two of these final maps will be recorded by December 15, 2022, with the remaining final map expected to be recorded by the first quarter of 2023. Also as of September 30, 2022, building permits for 2,561 units and 1,819 certificates of occupancy had been issued in the Folsom Plan Area for projects underway, which include, but are not limited to, the City of Folsom Community Facilities District No. 19 (Mangini Ranch) (“CFD 19”), the Community Facilities District, the City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) (“CFD 21”) and the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (“CFD 23 IA1”) and Improvement Area No. 3 (“CFD 23 IA3”). Collectively, CFD 19, the Community Facilities District, CFD 21, CFD 23 IA1 and CFD 23 IA3 are expected to include 4,269 dwelling units, approximately 2,449 of which had been issued building permits and approximately 2,769 of which had received final map approval as of September 30, 2022.

Lennar Homes and the City do not believe that these conditions will materially impede development of the Community Facilities District. However, multiple other development projects are underway in the Folsom Plan Area, and if there were an unforeseen and significant delay in construction in the Community Facilities District it is possible that other development within the Folsom Plan Area will overtake development of the Community Facilities District, resulting in the need for construction of

the fire station and Phase 2 Water Facilities before all development could be completed within the Community Facilities District.

Army Corps of Engineers Wetland Permitting, Biological Opinion, Streambed Alteration Agreements and Section 106 Compliance. On May 22, 2014, the U.S. Army Corps of Engineers (the “USACOE”) issued a Record of Decision (“ROD”) for the Folsom South of U.S. Highway 50 Specific Plan Project - City of Folsom Backbone Infrastructure. This wetland permit covered the wetland permitting requirements for the entire backbone infrastructure necessary to serve the Folsom Plan Area. To the extent backbone infrastructure was required within a property owner’s land, the backbone wetland permit authorized the filling of waters of the U.S. necessary for such construction. Each landowner thereafter is required to obtain their own wetland permit for the fill of jurisdictional wetlands not included in the footprint of the backbone wetland permit. As discussed in greater detail below, the Folsom Plan Area has received all required environmental permits.

Development Agreement. Through City Ordinance No. 1149, the City approved a Tier 1 Development Agreement between the City and the property owners within the Folsom Plan Area on July 12, 2011. The effective date of the ordinance was August 11, 2011. The Tier 1 Development Agreement vests certain rights of the property owners and of the City and commits each party to the agreements to subsequent actions before development may proceed within the Folsom Plan Area. Separate First Amended and Restated Tier 1 Development Agreements (the “ARDAs”) were entered into among certain property owners and the City for their applicable properties, as approved by the City through City Ordinance No. 1211. The ARDAs for the property owners comprising the property within the Community Facilities District were recorded in the official records of the County of Sacramento in July 2014. The City entered into Amendment No. 1 to the ARDA with the Original Master Developer, which was recorded in the official records of the County of Sacramento in July 2015. In addition, the Original Master Developer submitted an application to the City for amendments to a portion of the overall property in the Community Facilities District with respect to eight of the lots, which the City Council approved on March 13, 2018, including an approval of Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement. See “—Property Ownership and Plans for Development— Development Plan.”

Article 2.5 (commencing with Section 65864), of Chapter 4, Division 1, Title 7 of the State Government Code, pertaining to development agreements, has the general effect of authorizing development to continue in accordance with then existing General Plan, Specific Plan, zoning and subdivision regulations notwithstanding any subsequently enacted conflicting regulations, except for regulations the failure of which to enact would place the residents in a condition which is dangerous to their health or safety or both.

Environmental Permits and Approvals. The California Environmental Quality Act (“CEQA”), constituting Division 13 of the State Public Resources Code (commencing with Section 21000) requires that an Environmental Impact Report (an “EIR”), detailing the significant environmental effects of the project and proposed mitigation measures, be prepared, considered and certified as complete by a public agency prior to its taking discretionary action on any project which may have a significant effect on the environment.

In June 2011, after statutorily required public notice, hearing and comment, the City Council certified as adequate and complete a final EIR/EIS for the Folsom South of US 50 Specific Plan for the development of the Folsom Plan Area. The EIR/EIS satisfied both CEQA and the National Environmental Policy Act for the entirety of the Folsom Plan Area. In February 2015, the Folsom City Council adopted the South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative Declaration (Backbone Infrastructure MND), dated December 9, 2014. This CEQA project

level document satisfied the required environmental review for the construction of Backbone Infrastructure for the entire Folsom Plan Area. In May 2015, the City Council certified as adequate and complete a final EIR and a CEQA Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Report Program for the Russell Ranch Project for the development of the property within the Community Facilities District, in satisfaction of CEQA for the Community Facilities District.

The Folsom Plan Area has received all required environmental permits, including a Section 404 Permit for the entire Folsom Plan Area pursuant to Section 404 of the federal Clean Water Act. This permit allows for any necessary fill of jurisdictional wetlands and streambed alterations for the construction of backbone infrastructure to serve the entire Folsom Plan Area at buildout. In addition, a Biological Opinion has been obtained from the US Fish and Wildlife Service for the entire Folsom Plan Area, together with a California Department of Fish and Wildlife Master Streambed Alteration Permit with conditions for the whole of the Folsom Plan Area.

Entitlement approvals for Russell Ranch were approved by the City of Folsom in May 2015, and amended in June 2016 and March 2018 for the development of a 1,027-unit single family residential community within the Community Facilities District, pursuant to which are expected to be developed to 1,025 total dwelling units within the Community Facilities District. Specifically, the Folsom City Council approved general and specific plan amendments, vesting large lot and small lot tentative subdivision maps with conditions of approval, an affordable housing agreement and affordable housing plan, planned development permit and design guidelines, conditions of approval, and an amended and restated development agreement in May 2015. The City Council later approved amended vesting large lot and small lot tentative subdivision maps in June 2016 and March 2018. For status of final maps, see “— Tentative and Final Mapping” above.

All state and federal regulatory permits have been obtained for backbone and Russell Ranch project development, including but not limited to a 404 permit from the U.S. Army Corps of Engineers, 401 Certification from the Regional Water Quality Control Board, and Streambed Alteration Agreement from the CA State Fish & Wildlife Agency, which require certain mitigation purchases and satisfaction of other permit conditions. Russell Ranch contains protected habitat and species, including but not limited to Swainson’s hawk foraging habitat and wetlands regulated by state and federal agencies. To date, wetland mitigation credits have been satisfied for all backbone projects, Phase 1, Phase 2, and Phase 3. Swainson’s hawk foraging habitat mitigation credits have been satisfied for all backbone projects and all Russell Ranch project phases.

Water Supply. The City entered into an agreement (the “Water Supply Agreement”) with the property owners in the Folsom Plan Area providing for a water supply for new development south of US Route 50. The Water Supply Agreement was supported by an addendum to the EIR. The Water Supply Agreement provides adequate water supply for full build out of the Community Facilities District and the rest of the Folsom Plan Area (except the portion of the Folsom Plan Area serviced by the El Dorado Irrigation District). The amount of water provided in the Water Supply Agreement to meet the build-out demands of the Folsom Plan Area project is projected to be 5,600 acre-feet annually.

Water Supply in Folsom Generally. The primary water supply source for the City of Folsom is Folsom Reservoir, which provides the water supply for all of the City south of the American River. The City has water rights and contracts for up to 34,000 acre-feet annually (“afa”) through three different contracts with the United States Bureau of Reclamation (“Reclamation”). The surface water supplies were developed through different circumstances and, as such, are subject to unique conditions and limitations. These attributes and issues affect the volume of water available under certain conditions. Surface water supply for the portions of the City north of the American River is obtained through a

contract with the San Juan Water District, and therefore is not a directly owned City supply. The surface water supplies for the City's water service area are listed below.

- A pre-1914 appropriative water right for 22,000 acre-feet per year (Agreement with Reclamation)
- A pre-1914 appropriative water right for 5,000 acre-feet per year (Co-Tenancy agreement with Golden State Water Company)
- A Central Valley Project ("CVP") repayment contract for 7,000 acre-feet per year

The City's 22,000 acre-foot entitlement is based on a pre-1914 appropriative right from the South Fork of the American River established by the Natoma Water Company ("Natoma") in 1851. Natoma's original pre-1914 water right established a maximum diversion rate "to fill a Canal Eight feet wide and Four feet deep with a current running Ten miles per hour." This correlates to a diversion rate of 60 cubic feet per second and a maximum allocation of 32,000 afa. This right is held with Golden State Water Company pursuant to a co-tenancy agreement. The City's 5,000 acre-foot entitlement is also based on Natoma's pre-1914 appropriative right from the South Fork of the American River. In November 1994, the City executed a contract with Southern California Water Company-Folsom Division ("SCWC") under which the City acquired the right to lease 5,000 afa (of SCWC's remaining 10,000 afa under the original Natoma purchase) for an indefinite period. This right is held with Golden State Water Company pursuant to a co-tenancy agreement. This water right was also formally recognized in the settlement agreement between Reclamation and the City. As authorized by Public Law No. 101-514, the City was a subcontractor under Sacramento County Water Agency's (SCWA) CVP water-service contract for 7,000 afa. In 2016, the United States, the City and SCWA completed an assignment of this portion of SCWA's CVP water-service contract from SCWA to the City. In February 2020, the City and Reclamation executed a contract that converted the CVP water-service contract into a CVP repayment contract as authorized under the Water Infrastructure Improvements for the Nation Act.

Under the agreements with Reclamation for 22,000 afa and 5,000 afa, Reclamation delivers this entire water supply without reduction on a permanent basis. Under the agreement with Reclamation for 7,000 afa of CVP water, this water supply faces possible reductions pursuant to Reclamation's Municipal and Industrial Water Shortage Policy. In 1994, the City entered into an agreement with Golden State Water Company (f/k/a Southern California Water Company, herein "GSWC") to acquire the right to divert up to 5,000 acre feet of pre-1914 water rights annually (the "GSWC Agreement"), subject to the terms and conditions of that agreement. Under the GSWC Agreement, the City is required to pay for the entire 5,000 acre-feet annual water supply regardless of whether the City is able to divert and use that quantity of water. The City uses the supplies provided in the GSWC Agreement to serve the Folsom Plan Area. The cost of water under the GSWC Agreement is paid for by Folsom Plan Area landowners and water customers.

Source of Water for the Folsom Plan Area. The City has determined that its Water Systems Optimization Review Program and implementation of metered rates will provide additional water supplies in an estimated amount of 6,450 acre-feet per year, which is in addition to the present and forecasted demands of the City's existing water users. The City intends to use a portion of this 6,450 acre-feet per year of available water to meet present and future water demand in the East Area in order to make the 5,000 acre-feet per year of GSWC Agreement water supply available for use in the Folsom Plan Area, on the terms and conditions of that Agreement. To meet this intent, the City converted the East Area water supply from the GSWC Agreement to the less expensive CVP repayment contract. The City would meet the additional build-out water demand of the Folsom Plan Area with approximately 600 acre-feet per year of water produced by the Water Systems Optimization Review Program that is in excess of the water

demand in the East Area. The water made available under the GSWC Agreement and Water Systems Optimization Review Program will be sufficient to supply the projected water demand in the Folsom Plan Area. Pursuant to the provisions of Sections 860 *et seq.* of the State Code of Civil Procedure and Government Code Sections 53511 and 53589.5, the City filed a complaint in the Superior Court of the State for the County of Sacramento to validate the agreement. The Superior Court determined that the agreement: (a) is lawful, valid, enforceable and in the best interests of the City and all persons in any way interested therein and (b) is consistent with all applicable laws and obligations, including the Measure W water supply requirement.

The City's Community Facilities District No. 2013-1 (Water Facilities and Supply) (the "Water CFD"), was formed by the City in 2014. The cost of the GSWC Agreement water will initially be paid for by the Folsom Plan Area through special taxes collected for the Water CFD on certain property in the Folsom Plan Area, including the Community Facilities District. When a building permit has been issued and a customer billing account has been established, the developed parcel is no longer subject to the levy of the special tax for the Water CFD and thereafter pays for water through water rates.

Water Conservation. The City adopted Ordinance 1118, Chapter 13.26 of the Folsom Municipal Code ("FMC"), Water Conservation. Chapter 13.26 establishes a five stage water conservation program with conservation goals and water use restrictions. The City Manager is authorized to implement and enforce whatever conservation measures are deemed necessary to achieve the water reduction requirements of the declared conservation stage.

Water Supply Infrastructure. Existing water infrastructure and pipelines run to the north side of US Route 50. For the first phase of infrastructure, the developers of the Folsom Plan Area constructed improvements to connect this water supply and extend water infrastructure pipelines to serve the initial phases of development in the Folsom Plan Area (the "Phase 1 Water Facilities"). In the next phase, the Folsom Plan Area developers will be required to construct improvements at the existing City water treatment plant to include a water booster pump station and construct a new water pipeline transmission main from the water treatment plant site into the Folsom Plan Area along with two storage tanks and a pump station improvement to serve the area-wide development with potable water. In order for each individual parcel to access that water supply, the developers of those parcels will need to extend infrastructure to their sites.

The Phase 1 Water Facilities were completed in August 2018. The City estimates the Phase 1 Water Facilities (as defined herein) have a sustained maximum day demand of up to 2 million gallons. A study prepared by Peterson Brustad, Inc. in April 2019 then estimated that water usage would equal or exceed a sustained maximum day demand of up to 2 million gallons when approximately 2,800 to 3,300 dwelling units within the Folsom Plan Area had been occupied. As described more below, the City has engaged Peterson Brustad, Inc. to conduct a further analysis, which could result in the City revising the estimated number of occupied dwelling units in the Folsom Plan Area that would likely exceed the Phase 1 Water Facility capacity. Additionally, certain developers within the Folsom Plan Area are evaluating alternatives for the phasing and timing of the Phase 2 Water Facilities, which could also affect the Phase 1 Water Facility capacity and the corresponding number of occupied dwelling units that would likely exceed that capacity.

As of September 30, 2022, for the Folsom Plan Area, final maps had been approved and recorded for approximately 3,851 dwelling units, building permits for 2,561 units had been issued, and 1,819 certificates of occupancy had been issued. As of October 26, 2022, two additional final maps had been approved by the City and recorded for 234 additional dwelling units. As of that same date, there were also three additional final maps submitted to the City for review with approximately 311 dwelling units. It is anticipated that two of these final maps will be recorded by December 15, 2022, with the remaining

final map expected to be recorded by the first quarter of 2023. During summer 2021 as a result of high levels of construction activity, the maximum day water demand exceeded 2 million gallons for several days with no service interruption to the water system. Developers within the Folsom Plan Area have made various arrangements for alternative water sources during the next two years to alleviate usage of the Phase 1 Water Facilities and in response to drought concerns. See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—*Drought Conditions and Construction Water Usage*” for more information. Based on current development plans and discussions with the developers within the Folsom Plan Area, and subject to variations due to water usage for construction within the Folsom Plan Area, the City estimates that the Phase 1 Water Facilities will reach their maximum day capacity in the summer of 2024. An increase in residential water demand, an event impacting the capacity of the Phase 1 Water Facilities, or other factors that increase water demand or decrease capacity could cause the City to reevaluate this estimated date and could adversely impact the development of property within the Folsom Plan Area if water demand is expected to exceed capacity before the Phase 2 Water Facilities are complete.

In February 2018, developers within the Folsom Plan Area began conducting alignment studies for the Phase 2 Water Facilities. Based on a preliminary analysis prepared by certain of such developers, the Phase 2 Water Facilities were initially projected, as of April 2022, to cost approximately \$29 million. Due to price increases in the required materials and anticipated supply chain delays, the Phase 2 Water Facilities were projected by ECIC and its consultants, as of July 26, 2022, to cost approximately \$45 million. The actual cost of construction of the Phase 2 Water Facilities may cost more or less depending on the cost of supplies, the cost of labor and other factors as construction proceeds. As a result of the increase in cost, the developers requested that the City consider alternative timelines for phasing construction of the Phase 2 Water Facilities. The City has engaged Peterson Brustad, Inc. to evaluate the most efficient timing and phasing of construction of the Phase 2 Water Facilities and the Zone 4 Water Facilities (as defined herein) to allow development to continue while maintaining the City’s standards for delivery of water to its customers. The City continues to evaluate water usage and needs within the Folsom Plan Area but there can be no assurance that the construction of the Phase 2 Water Facilities will be completed in time to prevent delays to residential and commercial development in the Folsom Plan Area. Additionally, increased residential or construction water usage approaching the maximum capacity of the current water facilities, or a reduction in the capacity of the current water facilities, could cause the City to consider restricting the continued development of the Folsom Plan Area, including within the Community Facilities District. See “CERTAIN RISKS TO BONDHOLDERS—Failure to Develop.”

Developers within the Folsom Plan Area have requested that the Phase 2 Water Facilities be funded in whole or in part through bonds issued for CFD 18 and certain pay-go proceeds from CFD 17 and CFD 18 special taxes. See “FOLSOM PLAN AREA—Folsom Plan Area Development” for a discussion of certain development and investment that has already occurred within the Folsom Plan Area and additional future development and investment that is anticipated as the Folsom Plan Area continues to be developed. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area and there can be no assurance that bond proceeds will be available when needed to construct the Phase 2 Water Facilities or to reimburse the developers for costs expended therefor.

In addition to the Phase 2 Water Facilities, the City anticipates that an additional water tank and pump station improvement will be needed to accommodate the increased development once there are approximately 1,600 occupied dwelling units in zones 4, 5 and 6 of the Folsom Plan Area (the “Zone 4 Water Facilities”). These zones are east of Placerville Road and generally constitute the areas covered by the Community Facilities District and CFD 21. Accordingly, homes within the Community Facilities District would be included within the estimated number of dwelling units that would require completion of the Zone 4 Water Facilities to accommodate the increased development. As of September 30, 2022,

for the area to be served by the Zone 4 Water Facilities (including the Community Facilities District), final maps had been approved and recorded for [1,031] dwelling units and [848] building permits and [571] certificates of occupancy had been issued. The Zone 4 Water Facilities and the Phase 2 Water Facilities are separate water improvements, and, if needed, the Phase 2 Water Facilities can be constructed and completed separately from the Zone 4 Water Facilities, thereby allowing development to continue in the Folsom Plan Area generally, including within the Community Facilities District. As described above, the City has engaged Peterson Brustad, Inc. to evaluate the most efficient timing and phasing of construction of the Phase 2 Water Facilities and the Zone 4 Water Facilities to allow development to continue while maintaining the City's standards for delivery of water to its customers. The City continues to evaluate water usage and needs within the Folsom Plan Area but there can be no assurance that the construction of the Phase 2 Water Facilities or the Zone 4 Water Facilities will be completed in time to prevent delays to residential and commercial development in the Folsom Plan Area.

Wastewater Treatment. The Sacramento Regional County Sanitation District has an existing wastewater treatment plant with its ongoing and permitted improvement projects projected to accommodate all wastewater from development in the Folsom Plan Area. Existing sewer transmission mains are capable of conveying wastewater from the Folsom Plan Area and initial development sites (including the Community Facilities District) to the existing treatment plant.

Flood Zones. According to the Federal Emergency Management Agency flood map, the Community Facilities District is in Zone X, which consists of areas determined to be outside of the 500-year flood plain.

Fire Zones. The Community Facilities District is located within an area identified as a moderate fire hazard severity zone. More information regarding Fire Hazard Severity Zones can be found at the California Department of Forestry and Fire Protection website at <https://frap.fire.ca.gov>, though such website is not incorporated herein by reference. The development within the Community Facilities District is subject to mitigation measures set forth in a fuel modification plan approved by the City Fire Department. The mitigation measures include, among others, limitations on the type of vegetation that may be planted within fuel modification zones established in open space areas along certain portions of the perimeter of the Community Facilities District, minimum setback of structures and irrigation requirements of the fuel modification zones. Maintenance of such zones is expected to initially be the responsibility of the property owners but upon build-out of the Community Facilities District and dedication of the open space to the City will be maintained by the City from funds provided through CFD 18. Homeowner's insurance is expected to be available to property owners within the Community Facilities District, and the coverage provided by such insurance typically insures against fire damage, although there is no assurance that homeowners within the Community Facilities District will purchase or maintain such insurance.

Drought Conditions and Construction Water Usage. In response to drought conditions in 2021, the City imposed a mandatory 20% reduction in water use on its water customers. In addition, use of City water for construction purposes required City approval. At the time, the City allowed construction within the Folsom Plan Area to proceed, including the use of City water. However, prolonged drought conditions in 2022 or 2023 could result in mandatory reductions in water usage that may adversely impact the ability of the Homebuilders within the Community Facilities District to develop the Community Facilities District in the timeline described in this Official Statement.

To help alleviate the demand on the current water facilities, certain developers within the Folsom Plan Area have made arrangements to obtain construction water from the El Dorado Irrigation District ("EID"), an alternative water provider that has existing facilities adjacent to the Folsom Plan Area. For instance, Lennar Homes has previously received construction water from EID for its development in the

Community Facilities District. Such arrangements augment, but do not replace, the need for and the use of City water, which is currently provided through the Phase 1 Water Facilities. Due to such alternative arrangements for construction water and the amount of development that has already occurred in the Folsom Plan Area, the City anticipates that the demand for construction water will likely be lower in summer 2023 than it has been in some of the recent past years.

Affordable Housing. The City and the Original Master Developer entered into an Inclusionary Housing Agreement for the Community Facilities District, which is recorded in the official records of the County of Sacramento, and provides for the Original Master Developer's compliance with the City's inclusionary housing requirement by payment of an in-lieu fee to the City. Lennar Homes is satisfying the City's inclusionary housing requirement for its properties within the Community Facilities District by payment of an in-lieu fee to the City concurrent with its pulling of building permits.

Utilities. All typical urban utility services for finished lots will be extended to the lots. These utilities include electric power, natural gas, telephone, cable television, water, refuse, and sanitary sewer and storm water facilities. The City provides water, sewer, refuse and storm water facilities, and police and fire services. Pacific Gas & Electric provides natural gas and the Sacramento Municipal Utility District (SMUD) provides electric service. Comcast provides cable service.

[Specific Plan Infrastructure Fee Credits and Improvements. The SPIF is administered by the City for the purposes of collecting impact fees for plan area wide improvements for the construction of roadways, water, sewer, drainage, dry utilities, recycled water and habitat mitigation in the Folsom Plan Area. The purpose of the SPIF is to require each landowner to pay its fair share of Folsom Plan Area area-wide improvements and to be reimbursed for any amount expended in excess of a landowner's fair share requirement. Under the terms of the SPIF Ordinance adopted by the City, property owners in the Folsom Plan Area will be eligible to enter into an agreement with the City and receive future reimbursements (that are convertible to fee credits for use within the owner's property) in exchange for the construction of eligible SPIF improvements. Based on the amount of improvements eligible for SPIF reimbursement, all of the properties within the Community Facilities District are anticipated to fully cover their SPIF obligations through the conversion of these SPIF reimbursements to SPIF fee credits. After applying the SPIF reimbursements as SPIF fee credits to all properties in the Community Facilities District, all amounts expended in excess of the project's SPIF obligation are expected to be reimbursed from the City as other SPIF fees are collected in the Folsom Plan Area.

Within the Folsom Plan Area, initial development will be required to pay a "SPIF Set-Aside" component to address initial water and sewer facility costs. This is a loan of SPIF collections to help the cash flow for the initial water and sewer costs. It will be repaid or equalized to all properties through the SPIF program as well as through CFD 18. The SPIF Set-Aside will apply to the first 2,500 Folsom Plan Area dwelling units that would be subject to the SPIF. A portion of the SPIF will be required to be paid regardless of whether a developer/property owner has advance-funded eligible SPIF infrastructure and has executed a Fee Reimbursement Agreement through the City. An exception to this rule is that a property owner who constructs certain water or sewer infrastructure for which the SPIF Set-Aside is being collected may take a credit against the SPIF Set-Aside.

In addition, in August 2020, the City approved an ordinance amending certain provisions of the SPIF ordinance to include a new SPIF – Offsite Water Set-Aside. This new SPIF – Offsite Water Set-Aside will be payable at the building permit stage and will not be eligible to be offset by fee credits.]

Property Ownership

The information in this section has been provided by Lennar Homes, the Appraisal or other sources that the City believes to be reliable. No information has been provided directly by TNHC Northern California and Anthem United. The City and the Underwriter believe this information to be reliable, but can give no assurances that it is accurate or complete. There may be material adverse changes in this information after the date of this Official Statement.

Information in this section is included because it may be considered relevant to some investors to an informed evaluation and analysis of the taxable property within the Community Facilities District and any existing or future improvements thereon as security for the Bonds. The information contained in this section does not guarantee that property ownership will not change or that the current or any subsequent property owners will pay the Special Tax when due. In fact, as described herein, ownership of much of the Taxable Property in the Community Facilities District will change prior to, or in connection with, development thereof. The Special Tax will constitute a lien on parcels subject to taxation within the Community Facilities District and not a personal indebtedness of the owners of property within the Community Facilities District. There is no assurance that the present property owners or any subsequent owners will have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay the Special Taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bond Owner will have the ability at any time to seek payment directly from the owners of property within the Community Facilities District of the Special Tax or the principal or interest on the Local Obligations, or the ability to control who becomes a subsequent owner of any property within the Community Facilities District.

As of September 15, 2022, the Taxable Property within the Community Facilities District was owned by Lennar Homes, the Landbank, Anthem United, TNHC Northern California, and individual homeowners. At full buildout, the Community Facilities District is expected to include 1,025 single family homes. Lennar Homes is utilizing a land bank for a portion of its properties within the Community Facilities District, as discussed below.

As of October 15, 2022, the Landbank owned 437 lots within the Community Facilities District, and Lennar Homes has an option to acquire these lots over time pursuant to a takedown schedule.

Table 14
City of Folsom
Communities Facilities District No. 20 (Russell Ranch)
Lennar Homes – Status of Ownership as of October 15, 2022

<u>Category</u>	<u>Number</u>
Completed Homes – Conveyed to Individual Homeowners	0
Completed Homes – Sold But Not Yet Conveyed to Individual Homeowners	0
Completed Model Homes Owned by Lennar Homes	12
Production Homes Under Construction – Owned by Lennar Homes	44
Production Homes Under Construction – Owned by the Landbank	58
Vacant Finished Lots – Owned by Lennar Homes	20
Vacant Finished Lots – Owned by the Landbank	379
Vacant Partially Improved Lots – Owned by Lennar Homes	118
Vacant Partially Improved Lots – Owned by the Landbank	<u>0</u>
Total:	631

Source: Lennar Homes.

Lennar Homes.

General. Lennar Homes is based in Irvine, California and has been in the business of developing residential real estate communities in California since 1996. Lennar Homes is wholly-owned by U.S. Home, LLC, a Delaware limited liability company (“U.S. Home”). U.S. Home is wholly-owned by Lennar Corporation, which is based in Miami, Florida (“Lennar Corporation”). Founded in 1954, Lennar Corporation completed its initial public offering in 1971 and listed its common stock on the New York Stock Exchange in 1972. Lennar Corporation’s Class A and Class B common stock are listed on the New York Stock Exchange under the symbols “LEN” and “LEN.B.” respectively. Lennar Corporation is one of the largest homebuilders in the United States based on home sales revenues and net earnings, and operates under a number of brand names, including Lennar Homes and U.S. Home. Lennar Homes primarily develops residential communities both within the Lennar Corporation family of builders and through consolidated and unconsolidated partnerships in which Lennar Homes maintains an interest.

Lennar Corporation is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and, in accordance therewith, files reports, proxy statements, and other information, including financial statements, with the Securities and Exchange Commission (the “SEC”). Such filings, particularly the Annual Report on Form 10-K and its most recent Quarterly Report on Form 10-Q, set forth, among other things, certain data relative to the consolidated results of operations and financial position of Lennar Corporation and its consolidated subsidiaries, including Lennar Homes, as of such dates.

The SEC maintains a website that contains reports, proxy and other information statements and other information regarding registrants that file electronically with the SEC, including Lennar Corporation. The address of such website is www.sec.gov. All documents filed by Lennar Corporation pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes.

Copies of Lennar Corporation’s Annual Report and related financial statements, prepared in accordance with generally accepted accounting standards, are available from Lennar Corporation’s website at www.lennar.com.

The foregoing website addresses and references to filings with the SEC are given for reference and convenience only, and the information on such websites and on file with the SEC does not form a part of this Official Statement and is not incorporated by reference herein. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such websites. Lennar Corporation and Lennar Homes are not obligated to advance funds for construction or development or to pay ad valorem property taxes or the Special Taxes and investors should not rely on the information and financial statements contained on such websites in evaluating whether to buy, hold or sell the Bonds.

The Landbank Structure. In connection with a land banking transaction, Lennar Homes transferred 513 of its 631 lots within the Community Facilities District to the Landbank in February 2021 (the “Landbank Lots”). Lennar Homes retained ownership of the 118 townhome lots within the Community Facilities District. In connection therewith, Lennar Homes and the Landbank entered into that certain Option Agreement, dated February 25, 2021 (the “Lennar Option Agreement”) whereby Lennar Homes has the option, but not the obligation, to purchase the Landbank Lots from the Landbank pursuant to a takedown schedule agreed upon between Lennar Homes and the Landbank.

Under the terms of the Lennar Option Agreement, the Landbank agreed to provide Lennar Homes the exclusive right and option to purchase the Landbank Lots in consideration for (a) an initial option payment, which payment has been made to the Landbank; (b) the covenants of Lennar Homes to timely

pay the additional payments under the Lennar Option Agreement on a monthly basis in arrears; and (c) upon exercise of the option, the payment of the purchase price for each set of lots acquired.

Lennar Homes' option to acquire the Landbank Lots is memorialized by that certain Memorandum of Option Agreement in the Official Records of Sacramento County on February 26, 2021 as Instrument No. 202102262013.

In addition to the Lennar Option Agreement, Lennar Homes and the Landbank entered into a Construction Agreement (the "Lennar Construction Agreement") requiring Lennar Homes to cause the completion and satisfaction of certain on-site and offsite improvements to the Landbank Lots (to the extent not previously completed). The Lennar Option Agreement and Lennar Construction Agreement also grant Lennar Homes the right and license to enter upon the Landbank Lots for the purpose of, among other things, constructing model homes and production dwelling units on the Landbank Lots before Lennar Homes acquires the Landbank Lots from the Landbank.

Lennar Homes' planned development of the Landbank Lots includes the construction of 513 single family residential homes and the sale of such homes to individual homebuyers. During the term of the Lennar Option Agreement, Lennar Homes is obligated to pay all taxes on the Landbank Lots, including the Special Taxes.

The Landbank Lots must, in certain circumstances, be purchased in certain groups and in a specified order, although Lennar Homes may acquire more lots than scheduled and at earlier times so long as the minimum number of required lots are acquired by the applicable takedown date.

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Under the Lennar Option Agreement, the Landbank Lots must be acquired pursuant to the following schedule, although the Lennar Option Agreement contains provision allowing for one-month extensions on acquisition of lots subject to the payment of an extension fee and other conditions:

**Takedown Schedule
Under Lennar Option Agreement – For Landbank Lots**

<u>Acquisition Date</u>	<u>Number of Lots</u>	<u>Cumulative Number of Lots Acquired</u>	<u>Status as of October 15, 2022</u>
03/10/2022	12	12	Acquired
04/10/2022	0	12	N/A
05/10/2022	0	12	N/A
06/10/2022	0	12	N/A
07/10/2022	16	28	Acquired
08/10/2022	16	44	Acquired
09/10/2022	16	60	Acquired
10/10/2022	16	76	Acquired
11/10/2022	16	92	
12/10/2022	16	108	
01/10/2023	16	124	
02/10/2023	16	140	
03/10/2023	22	162	
04/10/2023	16	178	
05/10/2023	15	193	
06/10/2023	12	205	
07/10/2023	17	222	
08/10/2023	16	238	
09/10/2023	14	252	
10/10/2023	12	264	
11/10/2023	12	276	
12/10/2023	12	288	
01/10/2024	12	300	
02/10/2024	12	312	
03/10/2024	12	324	
04/10/2024	12	336	
05/10/2024	12	348	
06/10/2024	<u>165</u>	513	
Total:	513		

Source: Lennar Homes.

The option under the Lennar Option Agreement expires on the earlier of (i) the last date permitted for the final takedown specified on the takedown schedule and the expiration of any applicable cure period, or (ii) the date Lennar Homes has acquired all of the Landbank Lots in accordance with the Lennar Option Agreement. The failure to timely acquire lots could result in the termination of the option and Lennar Homes will no longer have a right to purchase any of the remaining units under the Lennar Option Agreement.

In the event that Lennar Homes does not exercise its option on the Landbank Lots or the right to purchase the Landbank Lots expires or is terminated, the Landbank, being an investor only and not a homebuilder, would likely attempt to sell such Landbank Lots to another merchant builder.

TNHC Northern California. TNHC Northern California owned 53 lots within the Community Facilities District as of September 15, 2022, which included 5 completed homes, 47 lots with homes

under construction and 1 vacant finished lot. TNHC Northern California operates as a subsidiary of The New Home Company Inc., a privately held homebuilding company focused on the design, construction and sale of homes in major metropolitan areas within select growth markets in California, Arizona, and Colorado (including coastal Southern California, the San Francisco Bay area, metro Sacramento, Phoenix and Denver). TNHC Northern California had obtained 294 total building permits as of September 15, 2022 for its properties in the Community Facilities District. TNHC Northern California's two product lines within the Community Facilities District are expected to range in size from 2,626 to 4,164 square feet and be priced from \$1,269,990 to \$1,471,080. Base home prices are subject to change and are exclusive of lot premiums, options and extras and any incentives or price reductions that may be offered.

Anthem United. Anthem United owned 7 completed homes within the Community Facilities District as of September 15, 2022. Anthem United is a real estate development company focused on the investment, development and management of commercial and residential properties. Anthem United has a portfolio of approximately 17,500 homes in various stages of development, 8.5 million square feet of commercial property and over 7,400 acres of land and has offices in California (Roseville) and Canada (Calgary, Edmonton and Vancouver). Anthem United's product line within the Community Facilities District is expected to range in size from 1,779 to 2,953 square feet and be priced from \$718,500 to \$801,500. Base home prices are subject to change and are exclusive of lot premiums, options and extras and any incentives or price reductions that may be offered.

Development Plan

Unless otherwise indicated, the information provided in this section has been provided by Lennar Homes and has been included because it may be considered relevant to an informed evaluation and analysis of the Bonds and the Community Facilities District. No assurance can be given, however, that the proposed development of the property within the Community Facilities District will occur in a timely manner or in the configuration or to the density described herein, or that Lennar Homes, TNHC Northern California, and Anthem United, any owners or affiliates thereof, or any other current or subsequent property owners, will or will not retain ownership of its respective property within the Community Facilities District. The City, the Authority and the Underwriter can provide no assurances as to the accuracy of the information in this section.

Development within the Community Facilities District is entitled for a total of 1,027 units but is planned to include a total of 1,025 single family homes at full buildout. Earlier development plans for the Community Facilities District had anticipated a portion of the lots being developed for age-restricted homes. However, Lennar Homes currently has no plans to develop and sell age-restricted homes within the Community Facilities District and Lennar Homes is in the process of actively constructing and selling homes to individual homeowners.

Property within the Community Facilities District is in varying stages of development, including partially-improved lots, improved lots, homes under construction and completed homes, and it is anticipated that development will be completed in three main phases: Phase 1, Phase 2 and Phase 3. Phase 1 of the Community Facilities District includes the lots owned and being sold by TNHC Northern California and Anthem United and is planned to include 394 homes at the time of full buildout. Phase 2 and Phase 3 include the lots owned by Lennar Homes and the Landbank and are expected to include 389 homes and 242 homes, respectively, at the time of full buildout. As of September 15, 2022, 334 homes in total had sold and closed escrow to individual homebuyers within the Community Facilities District. Accordingly, additional home development projects within the Community Facilities District have sold out and are no longer active. The following table is a summary of product types within the active projects being developed by the Homebuilders.

Table 15
City of Folsom
Communities Facilities District No. 20 (Russell Ranch)
Summary of Active Projects by Product Type

<u>Phase</u>	<u>Project</u>	<u>Living Area (Sq. Ft.)</u>	<u>Stories</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Garage</u>	<u>Base Price</u>
1	Iron Ridge (Anthem United)	1,779	1	3	2.0	2	\$718,500
		2,407	2	4	3.0	3	765,500
		2,729	2	4	3.0	3	784,500
		2,953	2	5	4.0	3	801,500
1	Silver Crest (TNHC Northern California)	2,626	2	3	3.5	3	\$1,269,990
		3,000	2	4	3.5	3	1,449,990
		3,503	2	5	4.5	3	1,424,990
		3,502	2	5	4.5	3	1,471,080
1	Gold Hill (TNHC Northern California)	2,966	1	4	3.5	2	\$1,300,000
		3,468	1	4	4.5	2	1,400,000
		4,164	2	5	4.5	2	1,400,000
3	Brass Point (Lennar Homes)	2,150	1	4	3.0	2	\$774,990
		2,727	2	4	3.0	2	842,990
		3,046	2	5	3.0	2	871,990
		3,159	2	4	3.5	2	906,990
3	Gold Cliff (Lennar Homes)	2,713	1	4	3.0	2	\$903,990
		3,391	2	5	4.0	3	1,022,990
		3,624	2	4	3.5	3	1,094,990
		3,940	2	5	4.5	2	1,161,990
3	Platinum Peak (Lennar Homes)	3,467	1	4	3.5	2	\$1,151,990
		3,554	1	5	5.5	2	1,185,990
		4,042	2	5	4.5	3	1,201,990
		4,216	2	5	4.5	3	1,223,990
		4,242	2	6	5.5	3	1,280,990

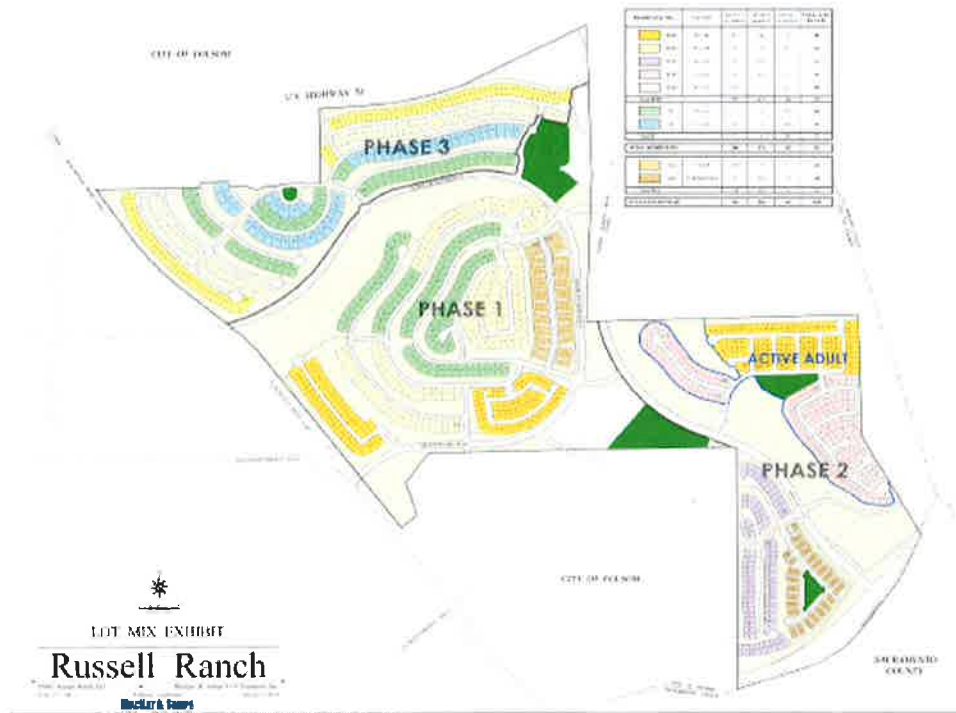
Source: The Appraisal and Lennar Homes.

Public project amenities include a future 10-acre neighborhood park (of which 5.2 acres are located within the Community Facilities District), situated next to a future elementary school site (which is located primarily within the Community Facilities District). The community will also feature a network of nearly 10 miles of on- and off-street bicycle and pedestrian trails. While the open space, trails and common area landscaping have been developed by the Original Master Developer and being developed currently by Lennar Homes, the park and school sites will be transferred to the City of Folsom and the Folsom-Cordova Unified School District, respectively, for future development. Additionally, undisturbed natural preserve areas have been set aside to protect sensitive biological habitat and provide passive open spaces throughout the community.

Private amenities within the Community Facilities District will include an approximately 7-acre private clubhouse site situated on a part of the property that will allow residents to enjoy spectacular views of the valley and to the south, and will feature a swimming pool, BBQ areas, and other outdoor amenities, as well as interior meeting, fitness, dining and entertainment amenities. The private amenities and private gated areas will be owned and maintained by a homeowners' association.

The map on the following page reflects the lot mix and the phases of development within the Community Facilities District reflecting planned development of 1,025 total units.

City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Master Plan



Status of Development and Development Plan of Finance for Lennar Homes

To date, final maps have been approved and recorded for all Taxable Property within the Community Facilities District, except for 118 townhome lots owned by Lennar Homes. The only remaining discretionary entitlements within the Community Facilities District are design review approval and the recordation of a small lot final map for the 118 townhome lots.

A significant amount of onsite and offsite infrastructure improvements have been completed in the Community Facilities District. The onsite and offsite infrastructure improvements for the 394 homes expected in Phase 1 of the Community Facilities District have been completed and are substantially complete for the 242 homes expected in Phase 3 of the Community Facilities District. Lennar Homes is in the process of completing the remaining onsite and offsite infrastructure improvements for the 389 homes expected in Phase 2 of the Community Facilities District and anticipates completion by the first quarter of 2023.

As of September 15, 2022 (the date of value of the Appraisal), as summarized in the table immediately below, the Community Facilities District included 334 completed homes that had closed escrow to individual homeowners, an additional 25 completed homes that had not yet closed escrow to individual homeowners, 136 homes under construction, 141 vacant finished lots, and 389 vacant and partially improved lots.

**Table 16
City of Folsom
Communities Facilities District No. 20 (Russell Ranch)
Development Status as of September 15, 2022**

	Completed Homes	Building Permits Pulled for Developer Properties ⁽¹⁾	Homes Under Construction	Vacant Finished Lots	Vacant Partially Improved Lots
Individual Homeowners	334	N/A	N/A	N/A	N/A
Anthem United	7	7	0	0	0
TNHC Northern California	5	53	47	1	0
Lennar Homes⁽²⁾	<u>13</u>	<u>106</u>	<u>89</u>	<u>140</u>	<u>389</u>
TOTALS	359	166	136	141	389

⁽¹⁾ Does not include building permits pulled for the 334 homes that have closed to individual homeowners.

⁽²⁾ Includes lots owned by the Landbank.

Source: Lennar Homes, NBS and the Appraisal.

Lennar Homes. As of October 15, 2022, Lennar Homes owned 12 completed model homes, 44 homes that were under construction, 20 vacant finished lots, and 118 vacant and partially improved lots within the Community Facilities District. Lennar Homes had obtained 114 building permits as of that same date. The remainder of the 631 lots that Lennar Homes acquired within the Community Facilities District (which totals 437 lots) were owned by the Landbank, and Lennar Homes has the option, but not the obligation, to purchase these lots from the Landbank pursuant to the takedown schedule summarized above. See “PROPOSED PROPERTY DEVELOPMENT – Property Ownership – *Lennar Homes – The Landbank Structure.*” The Taxable Property owned by Lennar Homes and the Landbank comprises the aforementioned Phase 2 and Phase 3 developments within the Community Facilities District.

At full buildout, the property being developed by Lennar Homes within the Community Facilities District is expected to include 631 homes, consisting of 513 single family detached homes and 118 townhomes. Of these 631 homes, 389 homes are located within the portion of the Community Facilities District known as Phase 2, and 242 homes are located within the portion of the Community Facilities District known as Phase 3. Despite the nomenclature, Lennar Homes expects the Phase 3 Taxable Property to be fully developed before the Phase 2 Taxable Property is fully developed.

Phase 2. The anticipated product mix for the 389 homes expected to be constructed within Phase 2 consists of 271 single family detached homes and 118 townhomes. The 271 single family homes are expected to include 3 product types: (i) 63 Brass Point units ranging in size from 2,150 square feet to 3,159 square feet and with estimated base home prices ranging from \$775,000 to \$907,000; (ii) 96 Silver Knoll units ranging in size from 2,307 square feet to 2,968 square feet and with estimated base home prices ranging from \$770,000 to \$855,000; and (iii) 112 Sterling Hills units ranging in size from 1,991 square feet to 3,312 square feet and with estimated base home prices ranging from \$754,000 to \$950,000. Base home prices are subject to change and are exclusive of lot premiums, options and extras and any incentives or price reductions that may be offered. Lennar Homes is in the process of designing the 118 townhomes. Lennar Homes anticipates commencing home construction within Phase 2 by December 2022 and closing escrow on the first homes in Phase 2 by June 2023.

Phase 3. The anticipated product mix for the 242 single family homes expected to be constructed within Phase 3 consists of 3 product types: (i) 83 Brass Point units ranging in size from 2,150 square feet to 3,159 square feet and with estimated base home prices ranging from \$775,000 to \$907,000;

(ii) 61 Gold Cliff units ranging in size from 2,713 square feet to 3,940 square feet and with estimated base home prices ranging from \$904,000 to \$1,162,000; and (iii) 98 Platinum units ranging in size from 3,467 square feet to 4,242 square feet and with estimated base home prices ranging from \$1,152,000 to \$1,281,000. Base home prices are subject to change and are exclusive of lot premiums, options and extras and any incentives or price reductions that may be offered. Lennar Homes has commenced home construction and sales within Phase 3 and anticipates closing escrow on its final home in Phase 3 by November 2026.

No assurance can be given that home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. See "CERTAIN RISKS TO BONDHOLDERS – Failure to Develop," "– Current Challenges to the Homebuilding Industry" and "– Increasing Mortgage Interest Rates."

Infrastructure and Intract Development.

Lennar Homes is responsible for completing the infrastructure and intract development required to fully develop the Taxable Property in Phase 2 and Phase 3. As of October 1, 2022, the Phase 3 intract development was substantially complete, and Lennar Homes had made significant progress on the Phase 2 intract development. Lennar Homes has finished intract development on all 242 Phase 3 lots and expects to complete the intract development on all 389 Phase 2 lots in November 2022.

Lennar Homes is also in the process of completing the remaining infrastructure required for full development of the Community Facilities District. As of October 1, 2022, Lennar Homes had completed construction of a hydro-modification basin for water runoff and a joint trench for, and grading of, the planned Empire Ranch Road. As of that same date, Lennar Homes was in the process of completing construction of Empire Ranch Road, which is expected to have completed by [_____]. The other remaining required infrastructure for the Phase 2 and Phase 3 Taxable Property includes a sewer lift station, landscaping and [_____], which Lennar Homes anticipates having completed by the first quarter of 2023. As of October 1, 2022, Lennar Homes had spent approximately \$43.7 million on the infrastructure for Phase 2 and Phase 3 (excluding intract development costs) and expected to spend an additional approximately \$13.1 million on infrastructure costs.

Development Plan of Finance.

To date, Lennar Homes has financed its land acquisition and various site development and homebuilding costs related to its property in the Community District through internally generated funds. As of October 1, 2022, Lennar Homes estimated the total cost of the Phase 2 and Phase 3 infrastructure and intract development to be approximately \$99.7 million, of which approximately \$80.7 million had been completed. As of that date, Lennar Homes expected to incur approximately \$[_____] million on remaining land development and land acquisition costs for its development project within the Community Facilities District. [Lennar Homes expects to use home sales revenues and internal funding to complete its development within the Community Facilities District and believes that it will have sufficient funds available to complete its planned development as described in this Official Statement].

Although Lennar Homes expects to have sufficient funds available to complete its development in the Community Facilities District as described in this Official Statement, there can be no assurance that amounts necessary to finance the development costs will be available from Lennar Homes, Lennar Corporation or any other source when needed. Neither Lennar Corporation, nor any of its subsidiaries or related entities are under any legal obligation of any kind to expend funds for the development of and

construction of homes on its property in the Community Facilities District. Any contributions by Lennar Homes or Lennar Corporation to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues, are inadequate to pay the costs to complete the planned development by Lennar Homes within the Community Facilities District and other financing is not put into place, there could be a shortfall in the funds required to complete the planned development by Lennar Homes in the Community Facilities District.

Except as described in this Official Statement and except for those consents, permits, authorizations, certifications and approvals of governmental entities required in the ordinary course of development, Lennar Homes has no actual knowledge of any impediment to construction or obtaining land use entitlements which could be reasonably expected to have a material adverse effect on its ability to complete the planned development of its property within the Community Facilities District as described in the Official Statement. Although the information in this Official Statement reflects the current development expectations of Lennar Homes, no assurance can be given that home construction and sales will be carried out on the schedule and according to the plans described herein, or that the home construction and sale plans or base prices set forth herein will not change after the date of this Official Statement. Lennar Homes reserves the right to change its development at any time without notice. Additionally, homes under contract to be sold may not result in closed escrows as sales contracts are subject to cancellation. See "CERTAIN RISKS TO BONDHOLDERS—Concentration of Ownership."

COVID-19 Impact

The planned development within the Community Facilities District is subject to disruption due to the COVID-19 pandemic and related public health and governmental authorities' orders and actions, which could have a material adverse effect on the Homebuilders' ability to complete their proposed development within the Community Facilities District and sell completed homes in the time frames and budgets, and at the sales prices, described in this Official Statement.

Lennar Homes has not experienced any material increases in costs, or any development or home sale delays resulting from decisions to reduce financing for the projects in the Community Facilities District, inability to obtain financing, work stoppages, reduced attendance of workers, lack of or delays in the delivery of building materials or the ability to obtain necessary inspections and approvals, which Lennar Homes attributes to the COVID-19 pandemic; however, Lennar Homes, like all homebuilders has experienced significant increases in material costs as well as supply chain issues. To date, Lennar Homes has continued to fund and implement its projects as described in this Official Statement and intends to do so to complete such projects.

However, the development of Lennar Homes' projects (and the development of the projects of the other Homebuilders) within the Community Facilities District is subject to delays caused by the COVID-19 pandemic. As the impacts caused by the outbreak evolve, there could be an adverse impact on the timing and costs of Lennar Homes' development (and the other Homebuilders' development as well) within the Community Facilities District. Lennar Homes cannot predict the ultimate effects of the COVID-19 outbreak or whether any such effects would have a material adverse effect on the ability to develop its projects as planned.

The COVID-19 outbreak is ongoing and, among other things, the ultimate geographic spread of the virus, the emergence and spread of new strains or variants of COVID-19, the duration and severity of the outbreak, the availability and acceptance of effective vaccines, adequate testing and treatments and the prevalence of widespread immunity to COVID-19, and the economic and other actions that may be taken by governmental authorities to contain the outbreak or to address its impact remain uncertain. The

ultimate effects of COVID-19 on the Community Facilities District, the Homebuilders' operations and financial condition, homebuyers' willingness and ability to pay the Special Tax when due, and the real estate market and United States economy in general are unknown. Such effects, if and as they arise, could have a material adverse effect on the ability to complete the development within the Community Facilities District and/or sell homes or lots as planned, and no assurance can be provided that the Homebuilders will be able to (a) complete in whole or in any part, or within any particular time, their construction of homes within the Community Facilities District; (b) avoid additional material increases in development costs or delays resulting from work stoppages, reduced attendance of workers, shortages or delays in the delivery of building materials, and/or delays in obtaining necessary inspections and approvals; or (c) sell homes, and close home sales or not experience purchase contract cancellations, due in each case to public health or governmental restrictions, further spread of COVID-19, an economic downturn driven by the pandemic, or otherwise. See "CERTAIN RISKS TO BONDHOLDERS—Potential Impact of Global Health Crises or Concerns" herein.

CERTAIN RISKS TO BONDHOLDERS

This section provides a general overview of certain risk factors which should be considered, in addition to the other matters set forth in this Official Statement, in evaluating an investment in the Bonds. This section is not meant to be a comprehensive or definitive discussion of the risks associated with an investment in the Bonds, and the order in which this information is presented does not necessarily reflect the relative importance of various risks. Potential investors in the Bonds are advised to consider the following factors, among others, and to review this entire Official Statement to obtain information essential to the making of an informed investment decision. Any one or more of the risk factors discussed below, among others, could lead to a decrease in the market value and/or in the marketability of the Bonds. There can be no assurance that other risk factors not discussed herein will not become material in the future.

Levy of the Special Tax

The principal source of payment of debt service on the Local Obligations, from which funds for the payment of the Bonds are derived, is the proceeds of the annual levy and collection of the Special Tax against property in the Community Facilities District. The annual levy of the Special Tax is subject to the Maximum Special Tax rates authorized within the Community Facilities District. The levies cannot be made at higher rates even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available moneys, will not be sufficient to pay debt service on the Local Obligations. Other funds which might be available include funds derived from the payment of delinquent Special Tax and funds derived from the tax sale or foreclosure and sale of related Taxable Property on which levies of the Special Tax are delinquent.

The levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular Taxable Property and the amount of the levy of the Special Tax against such parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of such parcels and the proportionate share of debt service on the Local Obligations, and certainly not a direct relationship.

The Special Tax levied in any particular tax year on a Taxable Property is based upon the revenue needs and application of the Rate and Method of Apportionment. Application of the Rate and Method of Apportionment will, in turn, be dependent upon certain development factors with respect to each Taxable Property by comparison with similar development factors with respect to the other Taxable Property in the Community Facilities District. Thus, in addition to annual variations of the revenue needs from the Special Tax, the following are some of the factors which might cause the levy of the Special Tax on any particular Taxable Property to vary from the Special Tax that might otherwise be expected:

- Reduction in the number of Taxable Property for such reasons as acquisition of Taxable Property by the federal government or an agency thereof, asserting immunity (however, see “Exempt Properties” below) from taxation, thereby resulting in an increased tax burden on the remaining Taxable Property.
- Failure of the related owners of Taxable Property to pay the Special Tax and delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, thereby resulting in an increased tax burden on the remaining parcels, subject to the related Maximum Special Tax.

Collection of Special Tax

In order for the City to pay debt service on the Local Obligations, from which funds for the payment of the Bonds are derived, it is necessary that the Special Tax levied against land in the Community Facilities District be paid in a timely manner. The City has established the Local Obligations Reserve Account under the Local Obligations Indenture in the amount of the Required Bond Reserve to pay debt service on the Local Obligations, in the event that a portion of the Special Taxes for the Local Obligations are not paid on time.

The Local Obligations Indenture provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Mello-Roos Act, is to be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for *ad valorem* property taxes. Pursuant to these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

Pursuant to the Mello-Roos Act, in the event of any delinquency in the payment of the Special Tax, the City may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at judicial foreclosure sale. Such judicial foreclosure action is not mandatory. However, the City has covenanted that it will annually on or before September 1 of each year review the public records of the County of Sacramento relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if it determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such Fiscal Year, it will within 60 days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installments of the Special Tax against each lot or parcel of land in the Community Facilities District, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; provided, that irrespective of the foregoing if the City determines on the basis of such review that property owned by any single property owner in the Community Facilities District is delinquent by more than \$4,000 with respect to the Special Tax due and payable by such property owner by such delinquency date, then the Community Facilities District will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against such property owner; and provided further, that any actions taken to enforce delinquent Special Tax liens shall be taken only consistent with Sections 53356.1 through 53356.7, both inclusive, of the Mello-Roos Act; and provided further, that the City is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the City has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan.

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds pending such sales or the prosecution of foreclosure proceedings and

receipt by the City of the proceeds of sale if the Local Obligations Reserve Account with respect to the Local Obligations is depleted. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure.”

The City may be unable to make full or timely payment of debt service on the Local Obligations if property owners in the Community Facilities District fail to pay installments of the Special Tax when due, if the Local Obligations Reserve Account is depleted, or if the City is unable to sell related foreclosed parcels for amounts sufficient to cover the delinquent installments of the Special Tax.

Concentration of Ownership

Currently, a large portion of the Taxable Property in the Community Facilities District is owned by the Homebuilders (including the Landbank), and consequently, a large portion of the Special Tax within the Community Facilities District will be paid by the Homebuilders until the homes are completed and sold. The Homebuilders are each in the process of building and selling completed homes to individual homeowners. No assurance can be given that the property sales will close when anticipated. See “PROPOSED PROPERTY DEVELOPMENT—Property Ownership.” Generally, the risk of delinquency or nonpayment of Special Taxes at levels which do not permit the timely payment of principal of and interest on the Bonds is inversely correlated to the diversity of ownership of Taxable Property within the Community Facilities District. The fact that a substantial portion of the property providing the ultimate security for the payment of Local Obligations is controlled by only a few owners means that timely payment of the respective Special Tax and, therefore, the Bonds, will depend initially upon the willingness and ability of these few owners to pay the Special Tax when due. The only assets of the Homebuilders that constitutes security for the Local Obligations are their real property holdings located within the Community Facilities District.

There can be no assurance that the remaining partially developed property within the Community Facilities District will be fully developed and that property ownership will be further diversified as a result. See “CERTAIN RISKS TO BONDHOLDERS—Failure to Develop.”

Payment of the Special Tax is Not a Personal Obligation of a Property Owner

A PROPERTY OWNER IS NOT PERSONALLY OBLIGATED TO PAY THE SPECIAL TAX. RATHER, THE SPECIAL TAXES ARE OBLIGATIONS ONLY AGAINST THE PROPERTY. IF THE VALUE OF THE PARCELS OF PROPERTY IS NOT SUFFICIENT, TAKING INTO ACCOUNT OTHER OBLIGATIONS ALSO PAYABLE THEREBY, TO FULLY DISCHARGE THE SPECIAL TAX, THE CITY WILL HAVE NO RECOURSE AGAINST THE PROPERTY OWNER.

Potential Early Redemption of Bonds from Prepaid Special Taxes

Property owners within the Community Facilities District are permitted to prepay their Special Taxes at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such payments will result in a redemption of the Bonds on the Interest Payment Date for which timely notice may be given under the Trust Agreement following the receipt of the prepayment. The resulting redemption of Bonds purchased at a price greater than par could reduce the otherwise expected yield on such Bonds. See “THE BONDS—Redemption Provisions—*Extraordinary Redemption from Prepayment of Special Taxes.*”

Special Tax Delinquencies

The Special Taxes are billed to the properties within the Community Facilities District on the *ad valorem* property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do *ad valorem* property tax installments. In each year the County includes the Community Facilities District in the Teeter Plan, the County will be obligated to pay the City 100% of the amount of the Special Taxes actually levied in the Community Facilities District, regardless of any delinquencies. However, the County is required to terminate the Teeter Plan if two-thirds of the participants so petition the Board of Supervisors and may discontinue the Teeter Plan as to the Community Facilities District if the delinquency rate in the Community Facilities District exceeds 3%. Moreover, the County determines annually whether to include a particular district in the Teeter Plan. See “—Teeter Plan Termination” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan.” Significant delinquencies in the payment of annual Special Tax installments, or delays in the prosecution of foreclosure proceedings to collect such Special Taxes, could result in a default in the payment of the debt service on the Bonds. See “—Bankruptcy” and “—FDIC/Federal Government Interests in Properties” below, for a discussion of the limitations on the City’s ability to foreclose on the lien of the Special Taxes in certain circumstances and the policy of the Federal Deposit Insurance Corporation regarding the payment of special taxes.

Teeter Plan Termination

The County has implemented its Teeter Plan as an alternate procedure for the distribution of certain property tax and assessment levies on the secured roll. The County determines annually which special taxes and assessment levies to include in the Teeter Plan. Pursuant to its Teeter Plan, once the County determines to include special taxes and assessment levies in the Teeter Plan, the County provides the local agency and taxing area with full tax and assessment levies instead of actual tax and assessment collections. In return, the County is entitled to retain all delinquent tax and assessment payments, penalties and interest. Thus, the County’s Teeter Plan may help protect Owners from the risk of delinquencies in the payment of Special Taxes. However, the County is entitled, and under certain circumstances could be required, to terminate its Teeter Plan with respect to all or part of the local agencies and taxing areas covered thereby. In addition, the County may decide not to include certain special taxes and assessment levies, including the Community Facilities District, in the Teeter Plan in any fiscal year. Any termination of the Teeter Plan with respect to the Community Facilities District would eliminate such protection from delinquent Special Taxes. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan.”

Land Values

If a property owner defaults in the payment of the Special Tax, from which funds for the payment of the Bonds are derived, the City’s only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. The value of taxable property in the Community Facilities District is therefore an important consideration in evaluating the security for the Bonds. Land values could be adversely affected by economic factors beyond the City’s control, such as relocation of employers out of the area, stricter land use regulations, the absence of water, or destruction of property caused by, among other eventualities, earthquake, flood or other natural disaster, or by environmental pollution or contamination.

Appraisal Risks

The Appraiser has estimated the market value of certain property in the Community Facilities District on the basis of certain assumptions which the Appraiser believes to be reasonable under the

circumstances. See the Appraisal included in APPENDIX G hereto. However, certain of the assumptions made by the Appraiser may prove to be untrue.

Although the City believes that the Appraiser's methodology and assumptions are reasonable under the circumstances, the Appraiser's aggregate value conclusions are expressions of professional opinion only. No assurance can be given that the aggregate values of property in the Community Facilities District are equal to or greater than the Appraiser's estimated values, nor can any assurance be given that such aggregate values will not decline during the period of time the Bonds are Outstanding. The values of the property in the Community Facilities District can be adversely affected by a variety of factors, including, but not limited to, the occurrence of one or more of the special risk events discussed herein. A decline in the value of a parcel in the Community Facilities District could lower the ability or willingness of the owner of such parcel to pay Special Taxes when due and would decrease the amount recoverable at a foreclosure sale of such parcel.

See "THE COMMUNITY FACILITIES DISTRICT—Property Values" for a further discussion of estimated property values in the Community Facilities District.

Exempt Properties

Certain properties within the Community Facilities District are or may become exempt from the Special Tax in accordance with the Rate and Method of Apportionment. In addition, the Mello-Roos Act provides that properties or entities of the state, federal or local government are exempt from Special Tax; provided, however, that property acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. In addition, the Mello-Roos Act provides that if property subject to Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay Special Tax with respect to that property is to be treated as if it were a special assessment. Further, properties receiving a welfare exemption under subsection (g) of Section 214 of the California Revenue and Taxation Code are exempt from the Special Tax unless debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption. Neither the City or Lennar Homes are aware of any property within the Community Facilities District currently receiving a welfare exemption. The constitutionality and operation of these provisions of the Mello-Roos Act have not been tested.

In particular, insofar as the Mello-Roos Act requires payment of a special tax by a federal entity acquiring property within the community facilities district, it may be unconstitutional. If for any reason property within the Community Facilities District becomes exempt from taxation, then, subject to the Rate and Method of Apportionment, including the limitation on the maximum special tax rates set out in the Rate and Method of Apportionment, the special tax will be reallocated to the remaining taxable properties within the Community Facilities District. This would result in the owners of such property paying a greater amount of the Special Tax and could have an adverse impact upon the timely payment of the Special Tax. Moreover, if a substantial portion of land within the Community Facilities District becomes exempt from the Special Tax because of public ownership, or otherwise, the maximum rate that could be levied upon the remaining property might not be sufficient to pay principal of and interest on the related Local Obligations and could adversely affect the ability of the City to pay principal of and interest on the Bonds when due.

Maximum Special Tax

Within the limits of the Special Tax, the City may adjust the Special Tax on all property in the Community Facilities District to provide an amount required to pay interest on, principal of, Minimum Sinking Fund Payments for and redemption premiums, if any, on the Local Obligations, and the amount,

if any, necessary to cure delinquencies and replenish the Local Obligations Reserve Account to an amount equal to the Required Bond Reserve, and to pay all current Expenses for the Community Facilities District.

Although the Maximum Special Tax is designed to provide Special Tax revenues on an annual basis, there is no assurance that the Maximum Special Tax on the property in the Community Facilities District will be sufficient to pay the amounts required to be paid by the Local Obligations Indenture at all times, from which funds for the payment of the Bonds are derived. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Special Tax Authorization” and APPENDIX A—“RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX.”

Under the Rate and Method of Apportionment, the Facilities Special Tax levied in any fiscal year against any Assessor’s Parcel (as defined in the Rate and Method of Apportionment) of Developed Property classified as Residential Property may not 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 against such Assessor’s Parcel in that fiscal year had there never been any such delinquencies or defaults. Pursuant to the Rate and Method of Apportionment, property is considered “Residential Property” once a building permit could be issued for the purposes of constructing one or more Residential Units, including either single family detached homes or multi-family attached properties, such as apartments, and property is considered “Developed Property” if a building permit for new construction was issued prior to June 30 of the previous fiscal year.

No Acceleration Provision

The Local Obligations Indenture does not contain a provision allowing for the acceleration of the Bonds in the event of a payment default or other default under the terms thereof.

Loss of Tax Exemption

As discussed under “TAX MATTERS,” interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of issuance, as a result of acts or omissions of the City subsequent to the issuance of the Bonds in violation of the City’s covenants with respect to the Bonds. Should interest become includable in gross income, the Bonds are not subject to redemption by reason thereof and will remain outstanding until maturity or unless earlier redeemed pursuant to optional or mandatory redemption.

Parity Taxes and Special Assessments

The ability or willingness of a property owner in the Community Facilities District to pay the Special Tax, from which funds for the payment of the Bonds are derived, could be affected by the existence of other taxes and assessments imposed upon the property either currently existing or imposed in the future. The assessments and any penalties thereon constitute a lien against the lots and parcels of land on which they have been levied until they are paid. Such lien is on parity with all special taxes and special assessments levied by other agencies and is co-equal to and independent of the lien for general property taxes and other special assessments regardless of when they are imposed upon the same property. The Special Tax has priority over all existing and future private liens imposed on the property. In addition, other public agencies whose boundaries overlap those of the Community Facilities District could, with or in some circumstances without the consent of the owners of the land in the Community Facilities District, impose additional taxes or assessment liens on the property in the Community Facilities District in order to finance public improvements to be located inside or outside of the Community Facilities District.

Although the City has covenanted not to impose additional special taxes or assessments on property within the Community Facilities District except in accordance with the Local Obligations Indenture, the Authority and the Community Facilities District have no control over the ability of other entities and districts to issue indebtedness secured by special taxes or assessments payable from all or a portion of the property in the Community Facilities District. The imposition of additional liens on parity with the assessments could reduce the ability or willingness of the owners of parcels in the Community Facilities District to pay the Special Tax and increases the possibility that foreclosure proceeds will not be adequate to pay delinquent Special Taxes or the principal of and interest on the Local Obligations when due. As described under “FOLSOM PLAN AREA—Public Facilities Financing Plan,” and “THE COMMUNITY FACILITIES DISTRICT—Overlapping Debt” the City plans to issue additional obligations secured by special taxes from time to time to finance backbone infrastructure and public improvements within the Folsom Plan Area and the boundaries of the Community Facilities District. For example, CFD 18 authorized the issuance of up to \$200,000,000 in obligations. The special taxes securing such additional obligations would be payable on parity with the Special Taxes, and the City currently anticipates that an initial series of CFD 18 bonds will be issued to finance a portion of the Phase 2 Water Facilities, although the timing and amount of any CFD 18 bonds issuance is not yet known. In addition, property owners may choose to participate in a residential PACE program (a mechanism for financing energy efficiency and renewable energy improvements on private property), consenting to assessments on their parcels that would be on a parity with the Special Taxes.

Future Private Indebtedness

At the present time, the Community Facilities District includes properties that are undergoing development or are developed. In order to develop any improvements on that undeveloped land, the property owners will need to construct private improvements, the cost of which may increase the private debt for which the land in the Community Facilities District or other land or collateral owned by the property owners is security over that contemplated by the Local Obligations, and such increased debt could reduce the ability or desire of the property owners to pay the Special Tax secured by the land in the Community Facilities District. It should be noted however, that the lien of any private financing secured by the land within the Community Facilities District would be subordinate to the lien of the Special Tax.

Disclosures to Future Purchasers

The City has recorded notice of the Special Tax Lien in the Office of the County Recorder of the County of Sacramento. While title companies normally refer to such notices in title reports, there can be

no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a parcel of land, a home or a commercial or industrial facility in the Community Facilities District or the lending of money thereon. The Mello-Roos Act requires the subdivider (or its agent or representative) of a subdivision to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. State Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with the above requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax, from which funds for the payment of the Bonds are derived, when due.

Bankruptcy

The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid tax, as discussed in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. In addition, the prosecution of a foreclosure action could be delayed due to crowded local court calendars or delays in the legal process. The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the lien of the Special Tax to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings. The federal bankruptcy laws provide for an automatic stay of foreclosure and sale of tax sale proceedings, thereby delaying such proceedings perhaps for an extended period. Any such delays would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds and the possibility of delinquent tax installments not being paid in full. To the extent that property in the Community Facilities District continues to be owned by a limited number of property owners, the chances are increased that the Local Obligations Reserve Fund could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Local Obligations Reserve Account to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Local Obligations on a timely basis. The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid tax could be delayed by bankruptcy, reorganization, insolvency, moratorium or other similar laws affecting rights of creditors generally or by the laws of the State relating to judicial foreclosure. Further, should remedies be exercised under the federal bankruptcy laws against parcels in the Community Facilities District, payment of the Special Tax may be subordinated to bankruptcy law priorities. Thus, certain claims may have priority over the Special Tax in a bankruptcy proceeding even though they would not outside of a bankruptcy proceeding.

FDIC/Federal Government Interests in Properties

The ability of the City to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the "FDIC"), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Under the Supremacy Clause of the United States Constitution, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the Community Facilities District but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments. Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the City wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson*, 597 F.2d 174 (1979), the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("FNMA") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

Neither the Authority nor the City have undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes within the Community Facilities District, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

In the event that any financial institution making any loan which is secured by real property within the Community Facilities District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, then the ability of the Authority to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "Policy Statement") provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-ad *valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit has issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from Mello-Roos special taxes. According to information available from the Sacramento County assessment roll, the FDIC does not currently own any of the property in the Community Facilities District.

The Authority and the City are unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the Community Facilities District in which the FDIC has or obtains an interest, although prohibiting the lien of the FDIC to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at foreclosure sale. Such an outcome could cause a draw on the reserve account for the Local Obligations and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the Local Obligations and the Bonds.

Zoning and Land Use Decisions

The Special Taxes, from which funds for the payment of the Bonds are derived, are to be levied annually based upon the land use categories in effect for the property. Decisions made by the City Council, which has control over zoning and land use decisions for property in the City, will affect the prospective use of the property and, therefore, the tax base for the Special Tax. The Rate and Method of Apportionment does not permit land use changes to reduce the tax base to below the Special Tax Requirement.

Ballot Initiatives and Measures

From time to time constitutional initiatives or other initiative measures may be adopted by State voters or voters of the City. For example, Measure W, adopted by City residents in November 2004, required, among other things, that residents north of State Highway 50 not bear the cost for infrastructure and public facilities serving the Folsom Plan Area. The adoption of any such initiative in the future might place limitations on the ability of the State or any political subdivisions thereof, including the Authority or the City, to increase revenues or to increase appropriations, the ability of the landowners to complete their developments, or the ability of the City to collect the Special Tax.

Shapiro v. San Diego

On August 1, 2014, the California Court of Appeal, Fourth Appellate District, Division One, issued its opinion in *Shapiro v. San Diego City Council*, 117 Cal. Rptr. 2d 631, 96 Cal. App. 4th 904 (2002). The case involved a Convention Center Facilities District (the "CCFD") established by the City of San Diego, much like a community facilities district established under the provisions of the Mello-Roos Act. The CCFD is comprised of all of the real property in all of the City of San Diego. However, the special tax to be levied within the CCFD was to be levied only on hotel properties.

At the election to authorize such special tax, the electorate was limited to owners of hotel properties and lessees of certain of such hotel properties. Thus, the election was a landowner election limited to owners and lessees of properties on which the special tax would be levied, and not a registered voter election. Such approach to determining who would constitute the qualified electors of the CCFD was based on Section 53326(c) of the Mello-Roos Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed district whose property would be subject to the special tax. The Court held that the CCFD special tax election was invalid under the California Constitution because Article XIII A, Section 4 thereof and Article XIII C, Section 2 thereof require that the electors in such an election be the registered voters within the district.

In the case of the CCFD, at the time of the election there were many, many registered voters within the CCFD (viz., all of the registered voters in the City of San Diego). There were no registered voters within the Community Facilities District at the time of the election to authorize the Special Tax. In City of San Diego, the Court expressly stated that it was not addressing the validity of landowner voting

to impose special taxes pursuant to the Mello-Roos Act in situations where there are fewer than 12 registered voters. Thus, by its terms, the Court's holding does not apply to the Special Tax election in the Community Facilities District. Moreover, Section 53341 of the Mello-Roos Act provides that any "action or proceeding to attack, review, set aside, void or annul the levy of a special tax...shall be commenced within 30 days after the special tax is approved by the voters." The Special Tax with respect to the Community Facilities District was approved by the voters on November 14, 2017. Based on Section 53341 of the Mello-Roos Act and its analysis of existing laws, regulations, rulings and court decisions, the City does not believe that a challenge to the Special Tax may now be brought.

Recent Changes to Federal Income Tax Law

H.R. 1 of the 115th U.S. Congress was enacted into law on December 22, 2017 (the "Tax Act"). The Tax Act makes significant changes to many aspects of the Code. The Community Facilities District, the City, the Authority and Lennar Homes cannot predict the effect that the Tax Act may have on the cost of home ownership, the price of homes in the Community Facilities District, the rate at which homes in the Community Facilities District are sold to individual homeowners by the Homebuilders, the ability or willingness of homeowners to pay Special Tax or property taxes on Taxable Property within the Community Facilities District, or the values contained in this Official Statement or in the Appraisal.

Risks of Real Estate Secured Investments Generally

The owners of the Bonds will be subject to the risks generally incident to an investment secured by real estate, including, without limitation, (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of Community Facilities District, the supply of or demand for competitive properties in such area, and the market value of residential property or buildings and/or sites in the event of sale or foreclosure, including as a result of tax reform; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies; (iii) increased construction costs, workforce shortages, supply chain disruptions or other similar factors affecting the development, financing or marketing capabilities of the Developer; (iv) federal, state and local regulations, including environmental, land use, zoning and building requirements; and (v) natural disasters (including, without limitation, earthquakes, fires and floods), which may result in uninsured losses. There can be no assurance that land development operations within the Community Facilities District will not be adversely affected by these risks.

No assurance can be given that the Homebuilders or any other current or future homeowners within the Community Facilities District will pay the Special Tax in the future or that they will be able to pay such Special Tax on a timely basis. See "—Bankruptcy" below, for a discussion of certain limitations on the Community Facilities District's ability to pursue judicial proceedings with respect to delinquent parcels. Further, many homes within the Community Facilities District will have a higher-than-average price point as compared to other homes in the region, which may impact the absorption of the residential units within the Community Facilities District.

Current Challenges to the Homebuilding Industry

The pace of homebuilding in the Community Facilities District may be adversely affected by a variety of factors, including changes in economic conditions, interest rates, water shortages, and other similar factors, and recently including workforce shortages and supply chain disruptions. For example, obtaining garage doors and window shortages have recently been challenging for home builders generally. Additionally, some California municipalities have been experiencing supply chain disruptions for the electrical transformers and water meters needed for new development, having been advised in

some cases of up to a 2-year delay for new electrical transformer orders. Lennar Homes is not currently aware of any anticipated electrical transformer supply chain disruptions for the development within the Community Facilities District. Additionally, the City has taken steps to prevent a water meter supply chain disruption. The City has made arrangements with a supplier to have approximately 1,000 new water meters set aside for its future use. Also, City staff have obtained authorization from the City's City Council to purchase additional new water meters as needed for new development in the City so that such purchases can be made expeditiously and without the need for further City Council action. However, no assurance can be given that supply chain disruptions for the materials needed to complete development within the Community Facilities District will not occur.

Increasing Mortgage Interest Rates

Most of the purchasers of Homebuilders' homes finance their acquisitions with mortgage financing. As such, rising interest rates, decreased availability of mortgage financing or of certain mortgage programs, higher down payment requirements or increased monthly mortgage costs could have a negative impact on the estimated absorption rates of each Homebuilder's planned for-sale homes in the Community Facilities District. Further, a combination of higher mortgage rates, delays in construction stemming from delays in the supply chain, homebuyers' inability to sell their existing homes and adverse changes in local, regional or national economic conditions, among other factors, could contribute to an increase in each Homebuilder's rate of home order cancellations. An increase in the level of such cancellations could similarly have a negative impact on the estimated absorption rates of the Homebuilders' planned for-sale homes in the Community Facilities District.

Failure to Develop

Land development operations are subject to comprehensive federal, State and local regulations. Approval is required from various agencies in connection with the layout and design of developments, the nature and extent of improvements, construction activity, land use, zoning, school and health requirements, as well as numerous other matters. It is possible that the approvals necessary to complete development of all taxable property within the Community Facilities District are not obtained on a timely basis or that litigation could be filed regarding approvals. Failure to obtain any such agency approval or satisfy any such government requirement or any litigation concerning such agency approval or government requirement could adversely affect land development operations. In addition, current and future governmental restrictions, including, but not limited to, governmental policies restricting or controlling development within the Community Facilities District, could be enacted, and future land use initiatives approved by the voters in the City could add more restrictions and requirements on development within the Community Facilities District, which restrictions may increase the cost to develop the Community Facilities District. One such governmental restriction is the requirement to install rooftop photovoltaic solar systems for residential buildings under three stories constructed starting in 2020. Costs associated with the installation of solar to the homebuilders may reduce the willingness of homebuilders to construct homes and increased costs of those homes may decrease the willingness of homeowners to buy such homes.

Moreover, there can be no assurance that the means and incentive to conduct land development operations within the Community Facilities District will not be adversely affected by a deterioration of the real estate market or economic conditions generally, future local, State and federal governmental policies relating to real estate development, the income tax treatment of real property ownership, acts of war or terrorism, or other factors.

A portion of the Taxable Property in the Community Facilities District is presently being developed. Undeveloped property is less valuable per acre than developed property, especially if there

are no plans to develop such property or if there are severe restrictions on the development of such property, and therefore provides less security to the owners of the Bonds should it be necessary for the City to foreclose due to the nonpayment of the Special Taxes. Delays in any property owner's ability to obtain discretionary approvals (including any delays caused by litigation) would in turn delay the construction of improvements and development of the Taxable Property within the Community Facilities District. Furthermore, an inability to develop the land within the Community Facilities District as currently proposed would result in slower rates of diversification of property ownership within the Community Facilities District. Concentration of ownership increases the risk of a failure to collect sufficient Special Taxes to pay debt service on the Bonds, all other things being equal. The timely payment of Special Taxes levied on undeveloped property depends primarily upon the ability and willingness of owners of such property to pay such taxes when due. Certain infrastructure improvements are required before development in the Community Facilities District is complete. Also, the Phase 2 Water Facilities described under the heading "PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—*Water Supply*" are expected to be needed before the full development of the Folsom Plan Area, and the City estimates the Phase 1 Water Facilities have a sustained maximum day demand capacity of up to 2 million gallons. The City has engaged Peterson Brustad, Inc. to conduct an analysis, which could result in the City revising the estimated number of occupied dwelling units in the Folsom Plan Area that would likely exceed the Phase 1 Water Facility capacity. A slowdown in or cessation of the development of land within the Community Facilities District could reduce the ability and willingness of such owners to make Special Tax payments, and could greatly reduce the value of such property in the event it has to be foreclosed upon to collect delinquent special taxes. See "—Bankruptcy" above for a discussion of certain limitations on the ability of the City to pursue judicial foreclosure proceedings with respect to taxpayers with delinquent Special Taxes.

No Independent Review of Valuation or Viability of Completed Projects

Property within the Community Facilities District is comprised of separate and distinct projects as described above. Payment of Special Taxes are inherently dependent upon the development within the Community Facilities District, and, with respect to residential properties, the ability of the buyers of completed homes to pay. The Authority, the City, and the Underwriter have not reviewed any business plan for continued ownership, development and/or operation of the property within the Community Facilities District. Similarly, the Authority, the City and the Underwriter have not conducted any independent evaluation of the existing or projected economic viability or profitability of any of the plans for development, including review and/or evaluation of financial statements of any owner or developer of any parcel subject to the Special Tax. The information contained herein regarding the proposed development and the owners of the parcels within the Community Facilities District has been supplied by such owners and the Underwriter has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of such information.

In the event an owner or developer experiences financial difficulties, including difficulties resulting from construction or operation of the development within the Community Facilities District, the value of the affected parcel within the Community Facilities District may decline and/or such owner or developer may elect to refrain from payment of future Special Taxes for such parcel. See also "—Failure to Develop."

Potential Impact of Global Health Crises or Concerns

The ability or willingness of property owners to develop property in the Community Facilities District, the speed at which property owners develop property in the Community Facilities District, the ability or willingness of property owners to sell property in the Community Facilities District, the speed at which property owners are able sell property in the Community Facilities District, the ability or

willingness of property owners to pay the Special Tax on property in the Community Facilities District when due, the value of the property in the Community Facilities District, or the ability of the City to collect delinquent Special Taxes through judicial foreclosure could be adversely affected by a global, national or localized outbreak of an infectious disease, such as COVID-19, a new strain of coronavirus, or by the fear of such an outbreak. The construction industry in the United States relies heavily on international trade for myriad construction materials. A global, national or localized outbreak could impact the availability of workers in countries producing construction materials, potentially resulting in supply chain shutdowns, which may result in substantial construction delays and project cost overruns.

The spread of COVID-19 and the response to its spread has altered the behavior of businesses and people in a manner that has had and is continuing to have a negative impact on global and local economies, and which has resulted in a volatile stock market response and a general disruption of financial markets in the United States and globally. In response to COVID-19, California instituted a statewide stay-at-home order and many California counties issued similar orders. While many COVID 19 restrictions in California and its various counties have ceased or been eased, the same or additional restrictions could be reinstated if the outbreak again worsens, due to the currently increasing spread of any variant of COVID-19, or otherwise, or another similar event occurs. Essential services, including housing construction, were generally exempt from the orders and continued during the pandemic. However, the economic and financial impacts of the stay-at-home orders and the economic downturn related to COVID-19 are predicted to last for multiple years. Executive and legislative efforts have also been made during the COVID-19 pandemic and may be made again in the future that either require or allow county tax collectors to cancel or waive penalties, costs and other charges associated with the delinquent payment of property taxes and the Special Tax upon a showing of property owner hardship caused by the COVID-19 pandemic or related or similar stay-at-home orders. These efforts may affect a property owner's willingness to pay the Special Taxes before they are delinquent.

These events and other factors resulting from such an outbreak, particularly if prolonged, could result in, or increase the likelihood of, the occurrence of certain of the other potential adverse effects described in this Official Statement, including those relating to declines in the value of property, the failure to complete the development of property, the inability to sell, lease and/or operate property, the inability or unwillingness to pay the Special Tax, and delays in (or insufficient funds received from) the collection of delinquent Special Taxes through judicial foreclosure. A future outbreak of COVID-19 or another infectious disease or the threat of any such outbreak could have similar or additional adverse effects. The Authority cannot predict the ultimate effects of the COVID-19 outbreak or any future outbreak or potential future outbreak of an infectious disease, or whether any such effects would have a material adverse effect on the ability to develop the Community Facilities District as planned, the ability or willingness of property owners to pay Special Taxes when due, or the ability of the Authority to pay debt service on the Bonds when due.

Cybersecurity

The City, like other public and private entities, relies on a large and complex technology environment to conduct its operations, and consequently faces the threat of cybersecurity incidents. The City and its departments could face cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computers and other sensitive digital networks and systems. Such cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City's information technology systems to misappropriate assets and/or information or to cause operational disruption and damage. The City maintains insurance to cover cybersecurity incidents, has cybersecurity risk management policies and procedures and periodically trains its employees on cybersecurity risks. The City, in addition to

conducting regular internal reviews, also hires external auditors to perform quarterly and annual reviews of its cybersecurity program.

While the City conducts periodic tests and reviews of its networks, no assurances can be given that such security and operational control measures will be successful in guarding against all cyber threats and attacks. New technical cyber vulnerabilities are frequently discovered in the United States. In addition, cyber attacks have become more sophisticated and increasingly are capable of impacting municipal control systems and components. The techniques used to obtain unauthorized access to, or to disable or degrade, electronic networks, computers, systems and solutions are rapidly evolving and have become increasingly complex and sophisticated. The results of any attack on the computer and information technology systems could have a material adverse impact on the operations of the City and damage the digital networks and systems. The City cannot predict the outcome of any such attack, nor the effect on the operations and finances of the City.

Geologic, Topographic and Climatic Conditions

The value of the property in the Community Facilities District in the future can be adversely affected by a variety of additional factors, particularly those which may affect infrastructure and other public improvements and private improvements on property and the continued habitability and enjoyment of such private improvements. Such additional factors include, without limitation, geologic conditions such as earthquakes, topographic conditions such as earth movements, landslides and floods and climatic conditions such as droughts and wildfire.

The occurrence of seismic activity in the Community Facilities District could result in substantial damage to properties in the Community Facilities District which, in turn, could substantially reduce the value of such properties and could affect the ability or willingness of the property owners to pay the Special Tax on their property. The Community Facilities District is not located in any existing special study zone delineated by the Chief of the Division of Mines and Geology of the State of California as an area of known active faults and is not otherwise known to be located within an area of any significant seismic activity. However, it may be expected that one or more of such conditions may occur and may result in damage to improvements of varying seriousness, that the damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances, the value of the property may decline.

In recent years, wildfires have caused extensive damage throughout the State. In some instances, entire neighborhoods have been destroyed. Several of the fires that occurred in recent years damaged or destroyed property in areas that were not previously considered to be at risk from such events. Some commentators believe that climate change will lead to even more frequent and more damaging wildfires in the future. In general, property damage due to wildfire could result in a significant decrease in the market value of property in the Community Facilities District and in the ability or willingness of property owners to pay Special Taxes.

The Community Facilities District is located within an area identified as a moderate fire hazard severity zone. More information regarding Fire Hazard Severity Zones can be found at the California Department of Forestry and Fire Protection website at <https://frap.fire.ca.gov>, though such website is not incorporated herein by reference. The development within the Community Facilities District is subject to mitigation measures set forth in a fuel modification plan approved by the City Fire Department. The mitigation measures include, among others, limitations on the type of vegetation that may be planted within fuel modification zones established in open space areas along certain portions of the perimeter of the Community Facilities District, minimum setback of structures and irrigation requirements of the fuel

modification zones. Maintenance of such zones is expected to initially be the responsibility of the property owners but upon build-out of the Community Facilities District and dedication of the open space to the City will be maintained by the City from funds provided through CFD 18. Homeowner's insurance is expected to be available to property owners within the Community Facilities District, and the coverage provided by such insurance typically insures against fire damage, although there is no assurance that homeowners within the Community Facilities District will purchase or maintain such insurance.

In the event of a wildfire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the Community Facilities District. As a result, a substantial portion of the property owners may be unable or unwilling to pay the Special Taxes when due. In addition, the value of land in the Community Facilities District could be diminished in the aftermath of such a natural disaster, reducing the resulting proceeds of foreclosure sales in the event of delinquencies in the payment of the Special Taxes.

Folsom Dam, located on the American River within the jurisdictional boundaries of the City, was built in 1955 by the United States Army Corps of Engineers and is owned by the United States Bureau of Reclamation. An auxiliary spillway to enable the dam to more easily release water as it nears capacity was completed by the Army Corps of Engineers in October 2017. The City, together with the County and other local agencies, have established a hazard mitigation plan in the event of a dam failure. Geologic, topographic and climatic conditions, if severe, could result in damage to the dam which could further cause damage to the surrounding region and may limit water supply for the City and the Community Facilities District.

Endangered Species

During recent years, there has been an increase in activity at the State of California and federal level related to the possible listing of certain plant and animal species found in California as endangered species. An increase in the number of endangered species is expected to curtail development in a number of areas. The property within the Community Facilities District contains protected habitat and species, including but not limited to Swainson's hawk and tri-colored blackbird foraging habitats and wetlands regulated by state and federal agencies. Foraging habitat mitigation credits have been satisfied by the Original Master Developer for all backbone projects and all Russell Ranch project phases. At present, the property within the Community Facilities District is not known to be inhabited by any other plant or animal species listed as threatened or endangered under either the State or federal endangered species acts or which either the California Fish and Game Commission or the United States Fish and Wildlife Service has proposed for addition to the respective endangered species list. Notwithstanding this fact, new species are proposed to be added to the State and federal protected lists on a regular basis. Any action by the State or federal governments to protect species located on or adjacent to undeveloped property could negatively affect the developer's ability to complete development as planned. This, in turn, could reduce the likelihood of timely payment of the Special Tax, from which funds for the payment of the Bonds is derived, and would likely reduce the value of the land and the potential revenues available at a foreclosure sale for delinquent Special Taxes. See "CERTAIN RISKS TO BONDHOLDERS—Land Values."

Hazardous Substances

While governmental taxes, assessments, and charges are a common claim against the value of a parcel, other less common claims may be relevant. One of the most serious in terms of the potential reduction in the value of a parcel in the Community Facilities District is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to

as “CERCLA” or the “Superfund Act,” is the most well-known and widely applicable of these laws, but laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels in the Community Facilities District be affected by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the financial and legal liability of a property owner to develop the affected parcel or other parcels, as well as the value of the property that is realizable upon a delinquency and foreclosure.

The appraised value of property in the Community Facilities District does not take into account the possible reduction in marketability and value of any of the parcels by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition of the parcel. While the City is not aware that the owner (or operator) of any of parcels has such a current liability with respect to any of the parcels, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a parcel within the Community Facilities District that is realizable upon a delinquency.

Naturally Occurring Asbestos

California Air Resource Board (“CARB”) adopted the Airborne Toxic Control Measure (“ATCM”) for Construction, Grading, Quarrying and Surface Mining Operations. This statewide regulation is applicable to grading or any other projects disturbing soil in areas of California where asbestos may exist, as determined by the California Geological Survey (“CGS”). The ATCM applies to any size construction project although there are additional notification requirements for projects that exceed one acre. Areas and parcels moderately likely to contain naturally occurring asbestos are located in the eastern parts of Sacramento County, including in the City.

Natural weathering or human disturbance can break the asbestiform minerals down to microscopic fibers, which are easily suspended in air. There is no health threat if asbestos fibers in soil remain undisturbed and do not become airborne. When inhaled, these thin fibers irritate tissues and resist the body’s natural defenses. Asbestos causes cancers of the lung (such as mesothelioma) and the lining of internal organs, asbestosis, and other diseases that inhibit lung function. Scientists consider certain types of asbestos fibers (i.e., tremolite fibers and similarly structured amphibole asbestos particles) that are frequently identified in the City to be more potent than other types in causing mesothelioma.

The EIR for the Folsom Plan Area required all new development to undertake a site investigation to determine the presence of naturally occurring asbestos and, if necessary, prepare and implement an asbestos dust control plan. The Original Master Developer has undertaken an asbestos dust control plan with respect to development within the Community Facilities District.

The health concerns associated with the presence of naturally occurring asbestos in the Community Facilities District may adversely affect the marketability of property in the area.

LEGAL MATTERS

The validity of the Bonds, the Local Obligations and certain other legal matters are subject to the approving legal opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority (“Bond Counsel”). Bond Counsel has not undertaken any responsibility for the accuracy, completeness or fairness of this Official Statement and expresses no opinion as to the matters set forth herein. Certain legal matters will be passed upon for the City and the Authority by the City Attorney. Certain legal matters relating to the Local Obligations will be passed upon by Orrick, Herrington & Sutcliffe LLP, as bond counsel to the City. The fees of Bond Counsel and Disclosure Counsel are contingent upon the issuance of the Bonds.

TAX MATTERS

In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”) and is exempt from State of California personal income taxes. Bond Counsel is of the further opinion that interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel observes that, for tax years beginning after December 31, 2022, interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual, or receipt of interest on, the Bonds. A complete copy of the proposed form of opinion of Bond Counsel is set forth as APPENDIX E hereto.

To the extent the issue price of any maturity of the Bonds is less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes “original issue discount,” the accrual of which, to the extent properly allocable to each Beneficial Owner thereof, is treated as interest on the Bonds which is excluded from gross income for federal income tax purposes and exempt from State of California personal income taxes. For this purpose, the issue price of a particular maturity of the Bonds is the first price at which a substantial amount of such maturity of the Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Beneficial Owners of the Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of Beneficial Owners who do not purchase such Bonds in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) (“Premium Bonds”) will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross

income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner's basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

The Code imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The Authority and the City have made certain representations and covenanted to comply with certain restrictions, conditions and requirements designed to ensure that interest on the Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken), or events occurring (or not occurring), or any other matters coming to Bond Counsel's attention after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds. Accordingly, the opinion of Bond Counsel is not intended to, and may not, be relied upon in connection with any such actions, events or matters.

Although Bond Counsel is of the opinion that interest on the Bonds is excluded from gross income for federal income tax purposes and is exempt from State of California personal income taxes, the ownership or disposition of, or the accrual or receipt of amounts treated as interest on, the Bonds may otherwise affect a Beneficial Owner's federal, state or local tax liability. The nature and extent of these other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner's other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, in whole or in part, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals or clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding the potential impact of any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of the Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Authority or the City, or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Authority and the City have covenanted, however, to comply with the requirements of the Code.

Bond Counsel's engagement with respect to the Bonds ends with the issuance of the Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Authority, the City or the Beneficial Owners regarding the tax-exempt status of the Bonds in the event of an audit examination by the IRS. Under current procedures, Beneficial Owners would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit

examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Authority or the City legitimately disagrees, may not be practicable. Any action of the IRS, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Bonds, and may cause the Authority, the City or the Beneficial Owners to incur significant expense.

Payments on the Bonds generally will be subject to U.S. information reporting and possibly to “backup withholding.” Under Section 3406 of the Code and applicable U.S. Treasury Regulations issued thereunder, a non-corporate Beneficial Owner of Bonds may be subject to backup withholding with respect to “reportable payments,” which include interest paid on the Bonds and the gross proceeds of a sale, exchange, redemption, retirement or other disposition of the Bonds. The payor will be required to deduct and withhold the prescribed amounts if (i) the payee fails to furnish a U.S. taxpayer identification number (“TIN”) to the payor in the manner required, (ii) the IRS notifies the payor that the TIN furnished by the payee is incorrect, (iii) there has been a “notified payee underreporting” described in Section 3406(c) of the Code or (iv) the payee fails to certify under penalty of perjury that the payee is not subject to withholding under Section 3406(a)(1)(C) of the Code. Amounts withheld under the backup withholding rules may be refunded or credited against a Beneficial Owner’s federal income tax liability, if any, provided that the required information is timely furnished to the IRS. Certain Beneficial Owners (including among others, corporations and certain tax-exempt organizations) are not subject to backup withholding. The failure to comply with the backup withholding rules may result in the imposition of penalties by the IRS.

NO LITIGATION

At the time of delivery of and payment for the Bonds and the Local Obligations, the Authority and/or the City, as applicable, will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or regulatory agency, public board or body pending or threatened against the Authority or the City affecting their existence, or the titles of their respective officers, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds or the Local Obligations, the application of the proceeds thereof in accordance with the Trust Agreement, or the collection or levy of the Special Taxes to pay the principal of and interest on the Local Obligations, or in any way contesting or affecting the validity or enforceability of the Local Obligations and the Bonds, the Trust Agreement, the Local Obligations Indenture, the Bond Purchase Contract entered into among the Authority, the City and the Underwriter or any other applicable agreements or any action of the Authority or the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the Authority or the City or their authority with respect to the Bonds or the Local Obligations or any action of the Authority or the City contemplated by any of said documents, nor, to the knowledge of the Authority, is there any basis therefor.

NO RATING

The Authority has not made, and does not contemplate making, application to any rating agency for the assignment of a rating to the Bonds. The absence of a rating may significantly adversely affect the ability of the owner of Bonds to sell such Bonds.

MUNICIPAL ADVISOR

The City has retained Fieldman, Rolapp & Associates, Inc. as municipal advisor (the “Municipal Advisor”) with respect to the issuance of the Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement.

Compensation of the Municipal Advisor relating to the issuance of the Bonds is contingent upon the issuance of the Bonds.

UNDERWRITING

The Bonds are being purchased by Piper Sandler & Co. (the “Underwriter”) pursuant to a Bond Purchase Contract (the “Purchase Contract”), by and among the Authority, the City and the Underwriter. Pursuant to the Purchase Contract, the Underwriter has agreed to purchase all of the Bonds from the Authority at a purchase price of \$[_____], being the aggregate principal amount of the Bonds of \$[_____], [plus/less] [net] original issue [premium/discount] of \$[_____] and less an Underwriter’s discount of \$[_____]. The Underwriter may offer and sell the Bonds to certain dealers and others at prices lower than the public offering prices set forth on the inside front cover page hereof.

CONTINUING DISCLOSURE

The City

The City has covenanted for the benefit of the Owners to provide certain financial information and operating data relating to the Bonds by not later than nine months following the end of the City’s fiscal year (which fiscal year currently ends June 30) commencing with the report for the 2021-22 Fiscal Year (the “Annual Report”), which is due April 1, 2023, and to provide notices of the occurrence of certain enumerated events. The Annual Report and the notices of enumerated events will be filed with EMMA, and the first Annual Report may include the filing of or reference to this Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of enumerated events is contained within APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.” These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

The City is committed to complete and accurate continuing disclosure in accordance with its continuing disclosure obligations under the federal securities laws, including rules and regulations promulgated by the SEC and the MSRB, as those rules may be amended from time to time. However, during the past five years, there was a specific instance where complete and accurate disclosure was not achieved by the City or its related agencies when a notice of listed event for a ratings upgrade on October 12, 2018, was not timely filed for certain of the Folsom Public Financing Authority’s water revenue bonds. The description of this instance of non-compliance in this Official Statement is not an acknowledgement that any such non-compliance was material. Further, the City made a remedial filing to address this instance of non-compliance and has policies and procedures in place in order to achieve compliance with its continuing disclosure undertakings.

Lennar Homes

Lennar Homes has covenanted for the benefit of the Bondholders to provide certain information relating to it, its development plan and its financing plan (the “Developer Disclosure Reports”), and to

provide notices of the occurrence of certain enumerated events until the obligation to so provide such information, data and notices is otherwise terminated in accordance with the provisions of such certificate. A form of the Continuing Disclosure Certificate for Lennar Homes is included in APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.” Such information is to be provided semiannually not later than March 31 and September 30 of each year, commencing with the Developer Disclosure Report due March 31, 2023. The Developer Disclosure Reports are to be filed with EMMA.

The Authority and the City have not considered, or reached any conclusion as to, whether or not Lennar Homes is an obligated person under the Rule. The Authority takes no responsibility for the form or content or for the adequacy of Lennar Homes’ Continuing Disclosure Certificate for its intended purpose.

The obligations of Lennar Homes under its Continuing Disclosure Certificate will terminate upon the occurrence of certain events set forth therein, including when Lennar Homes owns, or has the option to purchase, Taxable Property that represents 20% or more of the Special Tax levy on all of the Taxable Property for the then current Fiscal Year.

Lennar Homes Prior Continuing Disclosure Compliance: To the actual knowledge of Lennar Homes, other than as disclosed in this paragraph, in the last five years, Lennar Homes has not failed to comply in any material respects with its previous continuing disclosure undertakings, specifically regarding its requirement to provide developer periodic reports or to provide notice of occurrence of enumerated events with respect to community facilities districts or assessment districts in California. However, (i) in connection with a continuing disclosure obligation entered into with respect to the \$12,850,000 County of El Dorado District No. 2014-1 (Carson Creek) Special Tax Bonds Series 2016, Lennar Homes was late in filing the periodic reports due on April 1, 2017 and October 1, 2017; the oversight was discovered in late January, 2018, and Lennar Homes promptly filed a curative report on February 1, 2018; (ii) in connection with the \$16,780,000 California Municipal Finance Authority Special Tax Revenue Bonds BOLD Program Series 2020B, Lennar Homes inadvertently failed to file the initial Semi-Annual Report by the due date of May 1, 2021, but filed a curative report on May 21, 2021; and (iii) in connection with the \$5,795,000 City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B, Lennar Homes inadvertently failed to file the initial annual report by the due date of April 1, 2022, but filed a curative report on September 21, 2022.

MISCELLANEOUS

This Official Statement is not to be construed as a contract or agreement among the Authority, the City and the purchasers of the Bonds. Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. The information and expressions of opinion herein are subject to change without notice and neither the delivery of the Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City or the Community Facilities District since the date hereof.

References are made herein to certain documents and reports which are brief summaries thereof which do not purport to be complete or definitive and reference is made to such documents and reports for full and complete statements of the contents thereof. Copies of such documents and reports are available for inspection at the office of the Finance Director, City of Folsom, City Hall, 50 Natoma Street, Folsom, California 95630.

The execution and delivery of the Official Statement by the Authority and the City has been duly authorized by the Board of Directors of the Authority and the City Council, respectively.

FOLSOM RANCH FINANCING AUTHORITY

By: _____
Treasurer

CITY OF FOLSOM

By: _____
City of Folsom Finance Director

APPENDIX A
RATE, METHOD OF APPORTIONMENT AND MANNER OF
COLLECTION OF SPECIAL TAX

APPENDIX B

ECONOMIC AND DEMOGRAPHIC INFORMATION RELATING TO THE CITY OF FOLSOM

APPENDIX C
SUMMARY OF PRINCIPAL DOCUMENTS

APPENDIX D

FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS

CITY CONTINUING DISCLOSURE CERTIFICATE

THIS CONTINUING DISCLOSURE CERTIFICATE (this “Disclosure Certificate”), dated as of _____, 2022, is executed and delivered by the City of Folsom (the “City”) relative to the Folsom Ranch Financing Authority (the “Authority”) in connection with the issuance by the Authority of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “Bonds”). The Bonds are being issued pursuant to a Trust Agreement (the “Trust Agreement”), among the City, the Authority and U.S. Bank Trust Company, National Association (the “Trustee”). The City covenants and agrees as follows.

SECTION 1. Purpose of the Disclosure Certificate. The Disclosure Certificate is being executed and delivered by the City for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 hereof.

“Annual Report Date” means the date in each year that is nine months after the end of the City’s fiscal year, which date, as of the date of this Disclosure Certificate, is April 1.

“Community Facilities District” means the City of Folsom Community Facilities District No. 20 (Russell Ranch).

“Dissemination Agent” shall mean NBS, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“EMMA System” means the MSRB’s Electronic Municipal Market Access system, or such other electronic system designated by the MSRB.

“Financial Obligation” means, for purposes of the Listed Events set out in Section 5(a)(10) and Section 5(b)(7), a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “Financial Obligation” shall not include Municipal Securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Listed Events” means any of the events listed in subsection (a) of Section 5 hereof.

“MSRB” means the Municipal Securities Rulemaking Board, or any successor thereto.

“Official Statement” means the Official Statement, dated _____, 2022, relating to the Bonds.

“Participating Underwriter” means the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, provide to the MSRB through the EMMA System, in an electronic format and accompanied by identifying information all as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 hereof, not later than the Annual Report Date, commencing with the report for the 2021-22 Fiscal Year. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 hereof; provided, however, that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if not available by that date. If the City’s fiscal year changes, it shall, or shall instruct the Dissemination Agent to, give notice of such change in the same manner as for a Listed Event under subsection (e) of Section 5 hereof. The first Annual Report may include the filing of or reference to the Official Statement.

(b) Not later than 15 business days prior to the date specified in subsection (a) of this Section for the providing of the Annual Report to the MSRB, the City shall provide the Annual Report to the Dissemination Agent.

(c) If the Dissemination Agent is other than the City, then not later than fifteen (15) Business Days prior to said date, the City shall provide the Annual Report to the Dissemination Agent. If the City is unable to provide the Annual Report to the MSRB by the Annual Report Date, the City shall send a notice to the MSRB in substantially the form attached as Exhibit A to the Disclosure Certificate.

(d) The Dissemination Agent shall:

(i) provide any Annual Report received by it to the MSRB, as provided herein; and

(ii) file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate and stating the date it was so provided.

SECTION 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following:

(a) The City’s audited financial statements, if any, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City’s audited financial statements, if any, are not available by the time the Annual Report is required to be filed pursuant to subsection (a) of Section 3 hereof, the Annual Report shall contain unaudited financial statements, and the audited financial statements, if any, shall be filed in the same manner as the Annual Report when they become available.

(b) The following information:

(i) The principal amount of Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of the December 31 next preceding the Annual Report Date along with debt service schedules for the Bonds and any bonds

secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of such date;

(ii) The balance in each reserve account for the Local Obligations, and a statement of the required bond reserve amount, as of the December 31 next preceding the Annual Report Date;

(iii) The total assessed value of all parcels within the Community Facilities District on which the Special Taxes are levied, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date, and a statement of assessed value-to-lien ratios therefor based on special tax and assessment debt, either by individual parcel or by categories (e.g., “below 3:1,” “3:1 to 4:1” etc.);

(iv) The Special Tax delinquency rate for the Community Facilities District as of the December 31 next preceding the Annual Report Date; the number of parcels within the Community Facilities District delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date; the amount of each delinquency; the length of time delinquent and the date on which foreclosure was commenced, or similar information pertaining to delinquencies deemed appropriate by the City; provided, however, that parcels with aggregate delinquencies of \$1,000 or less (excluding penalties and interest) may be grouped together and such information may be provided by category;

(v) The status of foreclosure proceedings and a summary of the results of any foreclosure sales in the Community Facilities District as of the December 31 next preceding the Annual Report Date;

(vi) The identity of any property owner, representing more than 5% of the Special Tax levy, delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date;

(vii) All tentative and final maps approved and/or recorded within the Community Facilities District, describing the gross acres, the planned commercial acres and the number and type of planned residential dwelling units;

(viii) The number of new building permits issued and a description of the purpose of such permits (e.g., new single-family, new multi-family, new commercial, new industrial);

(ix) A land ownership summary listing the top ten Special Tax payers for the Community Facilities District, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date; and

(x) For the current Fiscal Year, the amount of the Maximum Special Tax and the actual Special Tax levied within the Community Facilities District, with such amounts reported separately for Developed Property, Small Lot Final Map Property and Large Lot Property; provided, however, that once all Taxable Property within the Community Facilities District is Developed Property, the Maximum Special Tax and the actual Special Tax levied may each be shown on an aggregate basis in the Annual Report. For the purposes of this subparagraph (x), all capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Rate and Method of Apportionment for the Community Facilities District.

In addition to any of the information expressly required to be provided under this Section, as set forth above, the City shall provide such further information, if any, as may be necessary to make the

specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which have been submitted to the MSRB through the EMMA System. The City shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section, the City shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies.
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (iv) Substitution of credit or liquidity providers, or their failure to perform.
- (v) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue IRS Form 5701 (TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax-exempt status of the security.
- (vi) Defeasances.
- (vii) Tender offers.
- (viii) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note: For the purposes of the event identified in subparagraph (ix), the event is considered to occur when any of the following occur: the appointment of a receiver, trustee or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (ix) Rating changes.
- (x) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial Obligation of the City, any of which reflect financial difficulties.

(b) The City shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds, if material:

- (i) Modifications to rights of Bond holders.
- (ii) Bond calls.
- (iii) Release, substitution or sale of property securing repayment of the Bonds.
- (iv) Non-payment related defaults.

(v) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.

(vi) Appointment of a successor or additional trustee or the change of name of a trustee.

(vii) Incurrence of a Financial Obligation of the City, or agreement to covenants, events of default, remedies, priority rights, or similar terms of a Financial Obligation of the City, any of which affect Bondholders.

(c) Whenever the City obtains knowledge of the occurrence of a Listed Event described in subsection (b) above, the City shall determine if such event would be material under applicable federal securities laws.

(d) If the City learns of the occurrence of a Listed Event described in subsection (a) of this Section, or determines that knowledge of a Listed Event described in subsection (b) of this Section would be material under applicable federal securities laws, the City shall notify the Dissemination Agent thereof in writing and instruct the Dissemination Agent to report the occurrence pursuant to subsection (e) of this Section. If in response to a request under subsection (b) of this Section, the City determines that the Listed Event would not be material under applicable Federal securities law, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (e) of this Section.

(e) If the Dissemination Agent has been instructed by the City to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB through the EMMA System. Notwithstanding the foregoing, notice of Listed Events described in paragraph (vii) of subsection (a) of this Section and paragraph (ii) of subsection (b) of this Section need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Trust Agreement.

SECTION 6. Termination of Reporting Obligation. The City's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may

discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the City pursuant to the Disclosure Certificate.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of subsection (a) of Section 3 hereof, Section 4 hereof or subsections (a) and (b) of Section 5 hereof, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by Owners of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of Owners or Beneficial Owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the annual financial information containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial statements or information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be given in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the City or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of outstanding Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific

performance by court order, to cause the City to comply with its obligations under the Disclosure Certificate. A default under the Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreement, and the sole remedy under the Disclosure Certificate in the event of any failure of the City to comply with the Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall be entitled to the protections and limitations from liability afforded to the Trustee under the Trust Agreement. The Dissemination Agent shall not be responsible for the form or content of any Annual Report or notice of Listed Event. The Dissemination Agent shall receive reasonable compensation for its services provided under this Disclosure Certificate. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City of Folsom has executed this Disclosure Certificate as of the date first above written.

CITY OF FOLSOM

By: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Folsom Ranch Financing Authority

Name of Issue: Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022

Date of Issuance: _____, 2022

NOTICE IS HEREBY GIVEN that the City of Folsom (the "City") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated _____, 2022, executed by the City for the benefit of the Holders and Beneficial Owners of the above-referenced bonds. [The City anticipates that the Annual Report will be filed by _____.]

Dated: _____

CITY OF FOLSOM

By: _____
Finance Director of the City of Folsom

CONTINUING DISCLOSURE CERTIFICATE – HOME BUILDER

This Continuing Disclosure Certificate – Home Builder (the “Disclosure Certificate”) dated as of _____, 2022, is executed and delivered by Lennar Homes of California, LLC, a California limited liability company (the “Developer”) in connection with the issuance of \$ _____ aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “Bonds”). The Bonds are being issued pursuant to a Trust Agreement, dated as of December 1, 2022 (the “Trust Agreement”), among the Folsom Ranch Financing Authority (the “Issuer”), the City of Folsom (the “City”) and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds. The Developer acknowledges that the Issuer and the City have undertaken no responsibility with respect to any reports, notices or disclosures provided or required under this Disclosure Certificate, and has no liability to any person, including any holder or beneficial owner of the Bonds, with respect to this Disclosure Certificate.

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined herein, the following capitalized terms shall have the following meanings:

“Affiliate” of another Person means (a) any Person directly or indirectly owning, controlling, or holding with power to vote, 50% or more of the outstanding voting securities of such other Person, (b) any Person 50% or more of whose outstanding voting securities are directly or indirectly owned, controlled, or held with power to vote, by such other Person, and (c) any Person directly or indirectly controlling, controlled by, or under common control with, such other Person; for purposes hereof, control means the power to exercise a controlling influence over the management or policies of a Person, unless such power is solely the result of an official position with such Person.

“Assumption Agreement” means an agreement containing terms substantially similar to this Disclosure Certificate, whereby a Major Developer agrees to provide Semi-Annual Reports and notices of significant events with respect to the portion of the Property owned by such Major Developer and its Affiliates, and with respect to the improvements or payments necessary to cause the Planned Development Stage to be reached that such Major Developer, or an Affiliate thereof, intends or is obligated (contractually or otherwise) to make or cause to be made.

“Bonds” means the \$ _____ Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022.

“Developer” means Lennar Homes of California, LLC.

“Development Plan” means with respect to a Major Developer, the specific improvements such Major Developer intends to make, or cause to be made, in order for the Planned Development Stage to be reached, and the time frame in which such improvements are intended to be made; the Developer’s Development Plan, as of the date hereof, is described in the Official Statement under the caption “PROPOSED PROPERTY DEVELOPMENT—Status of Development and Development Plan of Finance for Lennar Homes—*Lennar Homes*”.

“Disclosure Certificate” means this Disclosure Certificate as the same may be amended from time to time.

“Dissemination Agent” means initially, the Developer, and any successor Dissemination Agent designated in writing by the Developer and which has filed with the City a written acceptance of such designation.

“District” means the City of Folsom Community Facilities District No. 20 (Russell Ranch), as the same may be modified by the City Council of the City from time to time.

“Event of Bankruptcy” means, with respect to a Person, that such Person files a petition or institutes a proceeding under any act or acts, state or federal, dealing with or relating to the subject or subjects of bankruptcy or insolvency, or under any amendment of such act or acts, either as a bankrupt or as an insolvent, or as a debtor, or in any similar capacity, wherein or whereby such Person asks or seeks or prays to be adjudicated a bankrupt, or is to be discharged from any or all of such Person’s debts or obligations, or offers to such Person’s creditors to effect a composition or extension of time to pay such Person’s debts or asks, seeks or prays for reorganization or to effect a plan of reorganization, or for a readjustment of such Person’s debts, or for any other similar relief, or if any such petition or any such proceedings of the same or similar kind or character is filed or instituted or taken against such Person, or if a receiver of the business or of the property or assets of such Person is appointed by any court, or if such Person makes a general assignment for the benefit of such Person’s creditors.

“Financing Plan” means, with respect to a Major Developer, the method by which such Major Developer intends to finance its Development Plan, including specific sources of funding for such Development Plan; the Developer’s Financing Plan, as of the date hereof, is described in the Official Statement under the caption “PROPOSED PROPERTY DEVELOPMENT – Development Plans of Finance – *Lennar Homes*”.

“Fiscal Year” means the twelve-month period terminating on June 30 of each year.

“Listed Event” means any of the events listed in Section 5 hereof.

“Major Developer” means any property owner, which owns (itself or through Affiliates) or has the option to purchase Taxable Property that represents 20% or more of the Special Tax levy on all of the Taxable Property for the then current Fiscal Year.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission as a repository of disclosure information. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at <http://emma.msrb.org>.

“Official Statement” means the final, executed Official Statement relating to the Bonds.

“Participating Underwriter” shall mean Piper Sandler & Co., the original underwriter of the Bonds.

“Person” means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Planned Development Stage” means, with respect to any portion of the Property, the stage of development at which such portion of the Property is ready to be presented to the marketplace as a finished residential unit.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“Semiannual Report” shall mean any Semiannual Report provided by the Developer on or prior to March 31 and September 30 of each year, commencing with the Semiannual Report due March 31, 2023, pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Special Taxes” means the special taxes levied on the Taxable Property within District.

“State” shall mean the State of California.

“Taxable Property” means the real property within the boundaries of the District that is not exempt from the Special Taxes authorized to be levied in the District.

“Trust Agreement” means the Trust Agreement, dated as of December 1, 2022, among the Issuer, the City and the Trustee, and as further amended and supplemented from time to time.

“Trustee” means U.S. Bank Trust Company, National Association, as trustee under the Trust Agreement, or any successor as trustee.

SECTION 3. Provision of Semiannual Reports. So long as the Developer’s obligations hereunder have not been terminated pursuant to Section 7, the Developer shall provide to the MSRB and the City a Semiannual Report which is consistent with the requirements of Section 4, not later than March 31 and September 30 of each year, commencing March 31, 2023. If, in any year, March 31 or September 30 falls on a Saturday, Sunday or holiday, such deadline shall be extended to the next following business day. The Semiannual Report must be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB, and may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Sections 4 or 5 hereof.

SECTION 4. Content of Semiannual Reports. The Developer’s Semiannual Report shall contain or incorporate by reference the following information:

(a) If information regarding such Major Developer has not previously been included in a Semiannual Report or in the Official Statement, the Development Plan and Financing Plan of such Major Developer or, if information regarding such Major Developer has previously been included in a Semiannual Report or in the Official Statement, a description of the progress made in the Development Plan of such Major Developer since the date of such information and a description of any significant changes in such Development Plan and the Financing Plan and the causes or rationale for such changes.

(b) Identification of the conveyance by the Developer of any portion of its Taxable Property that is responsible in the aggregate for 20% or more of the Special Taxes levied on all of the Taxable Property within the District to an entity that is not an Affiliate since the Official Statement or a more recent Semiannual Report.

(c) The number of building permits issued with respect to such Major Developer’s Taxable Property during the six-month period ending on December 31 and June 30 for the respective Semiannual Report date.

(d) The number of lots that have not reached the Planned Development Stage sold within the Taxable Property owned by the Developer since the date of the Official Statement or a more recent

Semiannual Report, and, if any such lots were sold to a Major Developer, the identity of the Major Developer.

(e) The number of finished homes sold and conveyed to individual homeowners by the Developer in the District during the six-month period ending on December 31 and June 30 for the respective Semiannual Report date.

(f) Any material amendments to land use entitlements for Taxable Property of the Developer, if such amendments would prevent or significantly delay the implementation of the Developer's Development Plan as described in the Official Statement or in any previous Semiannual Report.

The Developer's Semiannual Reports required to be provided under Section 4 hereof must be filed in accordance with Section 3.

SECTION 5. Reporting of Significant Events. Pursuant to the provisions of this Section 5, the Developer shall promptly give, or cause to be given, notice of the occurrence of any of the following events with respect to the Developer:

(a) Any failure of the Developer, or any Affiliate of the Developer, to pay by the date due general property taxes or assessments due with respect to its Taxable Property, to the extent such failure is not promptly cured by the Developer upon discovery thereof.

(b) Any denial or termination of credit, any denial or termination of, or default under, any line of credit or loan or any other loss of a source of funds that could have a material adverse effect on the Developer's most recently disclosed Financing Plan or Development Plan or on the ability of the Developer, or any Affiliate of the Developer owning any Taxable Property, to pay any Special Taxes with respect to its Taxable Property when due.

(c) The occurrence of an Event of Bankruptcy with respect to the Developer, or any Affiliate, that could have a material adverse effect on the Developer's most recently disclosed Financing Plan or Development Plan or on the ability of the Developer, or any Affiliate of the Developer owning any Taxable Property, to pay Special Taxes with respect to its Taxable Property when due.

(d) Any previously undisclosed governmentally-imposed preconditions to commencement or continuation of development on the Developer's Taxable Property, if such preconditions would prevent or significantly delay the Developer's Development Plan as described in the Official Statement or in any previous Semiannual Report.

(e) Any previously undisclosed legislative, administrative or judicial challenges to development on the Developer's Taxable Property, if such challenges would prevent or significantly delay the Developer's Development Plan as described in the Official Statement or in any previous Semiannual Report.

Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall promptly report the occurrence of the Listed Event by filing a notice of such occurrence with the MSRB in electronic format, accompanied by such identifying information as is prescribed by the MSRB.

SECTION 6. Assumption of Obligations. If any portion of the Taxable Property owned by the Developer, or any Affiliate of the Developer, is conveyed such that, upon such conveyance, such new owner will be a Major Developer, the obligations of the Developer under this Disclosure Certificate with

respect to the Taxable Property transferred by the Developer shall be assumed by such Major Developer pursuant to an Assumption Agreement.

SECTION 7. Termination of Reporting Obligation. All of the Developer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all the Bonds. The Developer's obligations under this Disclosure Certificate shall terminate upon the earliest to occur of (a) the date on which the Developer is no longer a Major Developer, as defined herein, or (b) the date on which all of the Developer's obligations are assumed under one or more Assumption Agreements entered into pursuant to Section 6 hereof, or (c) the date on which all Special Taxes levied on the Taxable Property owned by the Developer and its Affiliates are paid or prepaid in full. Upon the occurrence of any such termination prior to the final maturity of the Bonds, the Developer shall give notice of such termination in the same manner as for a Listed Event under Section 5 hereof.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision hereof, the Developer may amend provisions of this Disclosure Certificate and any provision hereof may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3, 4 or 5 hereof, it may be made in connection with a change in circumstances that arises from a change in legal requirements, change in law; and

(b) The proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of holders, or (ii) does not, in the opinion of bond counsel approved by the City, materially impair the interests of the holders or beneficial owners of the Bonds.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Semiannual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Semiannual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Semiannual Report or notice of occurrence of a Listed Event.

SECTION 10. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing 30 days' written notice to the Developer. The Developer shall be responsible for paying the fees and expenses of the Dissemination Agent.

SECTION 11. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Developer, the Participating Underwriter, the City and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other Person.

SECTION 13. Notices. Any notices or communications to the Developer and the other parties described herein may be given as set forth in Exhibit A hereto or such other address that shall be specified by the Developer or the other parties described herein from time to time.

SECTION 14. Governing Law. This Disclosure Certificate and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Certificate as of the day and year written above.

**LENNAR HOMES OF CALIFORNIA, LLC,
A California limited liability company**

By: _____
[]
[]

EXHIBIT A TO CONTINUING DISCLOSURE CERTIFICATE – HOME BUILDER

Any notices or communications to the Developer or the other parties described in the Continuing Disclosure Certificate – Home Builder may be given as follows:

To the Developer: Lennar Homes of California, LLC
[]
[]
[]

To the Issuer: _____

Attention: _____
Email: _____
Phone: _____

To the Dissemination Agent: _____

Attention: _____
Email: _____
Phone: _____

To the Participating Underwriter: _____

Attention: _____
Email: _____
Phone: _____

APPENDIX E

PROPOSED FORM OF OPINION OF BOND COUNSEL

Folsom Ranch Financing Authority
Folsom, California

Folsom Ranch Financing Authority
City of Folsom Community Facilities District No. 20 (Russell Ranch)
Special Tax Revenue Bonds, Series 2022
(Final Opinion)

Ladies and Gentlemen:

We have acted as bond counsel to the Folsom Ranch Financing Authority (the “Issuer”) in connection with the issuance of \$[_____] aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “Bonds”), issued pursuant to a trust agreement, dated as of December 1, 2022 (the “Trust Agreement”), among the Issuer, the City of Folsom (the “Local Agency”) and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”). The Trust Agreement provides that the Bonds are issued for the stated purpose of enabling the Issuer to acquire certain special tax bonds to be issued by the Local Agency. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Trust Agreement.

In such connection, we have reviewed the Trust Agreement; the Tax Certificate, dated the date hereof (the “Tax Certificate”), executed and delivered by the Issuer and the Local Agency; opinions of counsel to the Issuer, the Local Agency and the Trustee; certificates of the Issuer, the Local Agency, the Trustee and others; and such other documents, opinions and matters to the extent we deemed necessary to render the opinions set forth herein.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after original delivery of the Bonds on the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after original delivery of the Bonds on the date hereof. Accordingly, this letter speaks only as of its date and is not intended to, and may not, be relied upon or otherwise used in connection with any such actions, events or matters. We disclaim any obligation to update this letter. We have assumed the genuineness of all documents and signatures provided to us and the due and legal execution and delivery thereof by, and validity against, any parties other than the Issuer. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the second paragraph hereof. Furthermore, we have assumed compliance with all covenants and agreements contained in the Trust Agreement and the Tax Certificate, including (without limitation) covenants and agreements compliance with which is necessary to assure that future actions, omissions or events will not cause interest on the Bonds to be included in gross income for federal income tax purposes.

We call attention to the fact that the rights and obligations under the Bonds, the Trust Agreement and the Tax Certificate and their enforceability may be subject to bankruptcy, insolvency, receivership, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors’ rights, to the application of equitable principles, to the exercise of judicial discretion in

appropriate cases and to the limitations on legal remedies against governmental entities such as the Issuer and the Local Agency in the State of California. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute or to have the effect of a penalty), right of set-off, arbitration, judicial reference, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinion with respect to the state or quality of title to or interest in any of the assets described in or as subject to the lien of the Trust Agreement or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such assets. We also express no opinion regarding the plans, specifications, maps, financial reports or other engineering or financial details of the proceedings, or upon the Rate and Method of Apportionment for the City of Folsom Community Facilities District No. 20 (Russell Ranch) or the validity of the Special Tax levied upon any individual parcel. Our services did not include financial or other non-legal advice. Finally, we undertake no responsibility for the accuracy, completeness or fairness of the Official Statement, dated _____, 2022, or other offering material relating to the Bonds and express no opinion or conclusion with respect thereto.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Bonds constitute the valid and binding special, limited obligations of the Issuer.
2. The Trust Agreement has been duly executed and delivered by, and constitutes the valid and binding obligation of, the Issuer. The Trust Agreement creates a valid pledge, to secure the payment of the principal of and interest on the Bonds, of the Trust Estate, including the Revenues and any other amounts (including proceeds of the sale of the Bonds) held by the Trustee in the Funds established pursuant to the Trust Agreement (except the Rebate Fund), subject to the provisions of the Trust Agreement permitting the application thereof for the purposes and on the terms and conditions set forth in the Trust Agreement.
3. Interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from State of California personal income taxes. Interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. We observe that, for tax years beginning after December 31, 2022, interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. We express no opinion regarding other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

Faithfully yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

per

APPENDIX F**DTC AND THE BOOK-ENTRY ONLY SYSTEM**

The description that follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Bonds, payment of principal of, premium, if any, and interest on the Bonds to Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interests in the Bonds, and other related transactions by and between DTC, Participants and Beneficial Owners, is based on information furnished by DTC which the Authority believes to be reliable, but the Authority does not take responsibility for the completeness or accuracy thereof. The Authority cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners either (a) payments of principal, premium, if any, and interest with respect to the Bonds or (b) certificates representing ownership interests in or other confirmation of ownership interests in the Bonds, or that they will so do on a timely basis or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such maturity, and will be deposited with DTC. If, however, the aggregate principal amount of any maturity exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such maturity.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. (or such other DTC nominee) do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, redemption price, and interest payments with respect to the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority on a payable date in accordance with their respective holdings shown on DTC records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC or its nominee, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption price and interest to Cede & Co. (or such

other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, bond certificates are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority deems reliable, but the Authority takes no responsibility for the accuracy thereof.

THE TRUSTEE, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES ONLY TO CEDE & CO., OR ITS SUCCESSOR AS DTC'S PARTNERSHIP NOMINEE. ANY FAILURE OF CEDE & CO., OR ITS SUCCESSOR AS DTC'S PARTNERSHIP NOMINEE TO ADVISE ANY PARTICIPANT, OR OF ANY PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OR SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION OF THE BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.

APPENDIX G

APPRAISAL

ATTACHMENT 6

9/28/22

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX BONDS, SERIES 2022

LOCAL OBLIGATION PURCHASE CONTRACT

[SALE DATE]

City of Folsom
50 Natoma Street
Folsom, California 95630

Ladies and Gentlemen:

The undersigned Folsom Ranch Financing Authority (the “Authority”) offers to enter into this Local Obligation Purchase Contract (the “Local Obligation Purchase Contract”) with you, the City of Folsom (the “City”), which, upon acceptance, will be binding upon the City and the Authority; and except as otherwise provided herein, all capitalized terms used herein shall have the meanings attributed to them in the Indenture, dated as of June 1, 2018 (the “Original Indenture”), as supplemented by the First Supplemental Indenture, dated as of December 1, 2022 (the “First Supplemental Indenture” and, together with the Original Indenture, the “Indenture”), each between the City and U.S. Bank Trust Company, National Association, as successor trustee (the “Trustee”).

1. Purchase, Sale and Delivery of the Obligations.

(a) Subject to the terms and conditions and in reliance upon the representations and agreements set forth herein, the Authority hereby agrees to purchase from the City, and the City hereby agrees to sell to the Authority, all (but not less than all) of the \$[PAR] aggregate principal amount of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 (the “Local Obligations”) issued under the Indenture, dated the date of their initial delivery, bearing interest payable on the dates and at the interest rates, and maturing on the dates and in the amounts and subject to the optional, extraordinary and mandatory redemption provisions, as set forth in Exhibit A attached hereto and incorporated herein.

The purchase price for the Local Obligations shall be \$[_____], which purchase price shall be paid from the proceeds of sale of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022, issued under the Trust Agreement, dated as of December 1, 2022, by and among the Authority, the City and U.S. Bank Trust Company, National Association, as trustee (the “Trust Agreement”), which bonds issued under the Trust Agreement are referred to herein as

the “Authority Bonds.”

The Local Obligations shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable as provided in the Indenture.

(b) At 8:30 a.m., California time, on [CLOSING DATE], or at such earlier or later time or date as shall be agreed by the City and the Authority (such time and date being herein referred to as the “Closing Date”), the City will deliver to the Authority at the offices of Orrick, Herrington & Sutcliffe LLP, Sacramento, California (or such other location as may be designated by the Authority and approved by the City) the Local Obligations in definitive forms, duly executed by the City and authenticated by the Trustee, and will deliver to the Authority the other documents herein mentioned; and the Authority will accept such delivery and pay the total purchase price of the Local Obligations as set forth in paragraph (a) of this section as provided in the Indenture (such delivery and payment being herein referred to as the “Closing”).

2. Representations and Agreements of the City. The City represents to and agrees with the Authority that:

(a) The City is and will be at the Closing Date duly organized and existing as a charter city and municipal corporation under its charter and the Constitution and laws of the State of California, with full power and authority to issue the Local Obligations and to carry out and consummate the transactions contemplated by the Local Obligations, this Local Obligation Purchase Contract, the First Supplemental Indenture and the Trust Agreement (collectively, the “Financing Documents”), and the Financing Documents are and will be at the Closing Date valid and binding obligations of the City;

(b) When delivered to and paid for by the Authority at the Closing in accordance with the provisions of this Local Obligation Purchase Contract, the Local Obligations will have been duly authorized, executed, issued and delivered and will constitute valid and binding obligations of the City in conformity with, and entitled to the benefit and security of, the Indenture;

(c) By official action of the City prior to or concurrently with the acceptance hereof, the City has authorized and approved the execution and delivery of the Financing Documents and the Original Indenture, and authorized and approved the performance by the City of the obligations on its part contained in the Financing Documents and the Original Indenture and has authorized and approved the consummation by the City of all other transactions contemplated by this Local Obligation Purchase Contract;

(d) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or, to the knowledge of the City, threatened against the City or its properties or operations (i) seeking to restrain or enjoin the issuance, sale, execution or delivery of the Local Obligations, (ii) in any way contesting or affecting the validity or enforceability of any of the Financing Documents or the Original Indenture, any proceedings of the City taken concerning the issuance or sale of the Local Obligations, the collection of the special tax securing the Local Obligations (the “Special Tax”) or the existence or powers of the City relating to the issuance of the Local Obligations or

(iii) which, if determined adversely to the City or its interests, would have a material and adverse effect on the consummation of the transactions contemplated by or the validity of the Financing Documents or the Original Indenture or on the operations of the City with respect to the Local Obligations;

(e) The execution and delivery of the Financing Documents and the delivery of the Original Indenture, and the consummation of the transactions therein and herein contemplated, and the fulfillment of or compliance with the terms and conditions thereof and hereof, will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, loan agreement, lease, contract or other agreement or instrument to which the City is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the City, which conflict, violation, breach, default, lien, charge or encumbrance might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Financing Documents or the Original Indenture or the operations of the City with respect to the Local Obligations;

(f) The City is not in breach of or default under any applicable law or administrative regulation of the State of California or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party or is otherwise subject, which breach or default may have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Financing Documents or the Original Indenture, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute such a breach or default under any such instrument;

(g) All approvals, consents, authorizations, certifications and other orders of any governmental authority, board, agency or commission having jurisdiction, and all filings with any such entities, which would constitute conditions precedent to or the failure to obtain which would materially adversely affect the performance by the City of its obligations under the Financing Documents or the Original Indenture have been duly obtained, and no further consent, approval, authorization or other action or filing with or by any governmental or regulatory authority having jurisdiction over the City is or will be required for the issue and sale of the Local Obligations or the consummation by the City of the other transactions described in the Financing Documents or the Original Indenture;

(h) The Special Tax constituting the security for the Local Obligations has been duly and lawfully authorized under and pursuant to the Mello-Roos Community Facilities District Act of 1982 (the "Act") within the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the "District") and such Special Tax is secured by a valid and legally binding continuing lien on the land subject to the Special Tax as provided in the Act;

(i) The City has authorized and will annually levy and collect the Special Tax, in addition to amounts necessary to pay debt service on the Local Obligations, in an amount sufficient (subject to any maximum special tax permitted by law) to pay the Expenses (as defined

in the Indenture) arising directly from the administration or enforcement of the Local Obligations.

The execution and delivery of this Local Obligation Purchase Contract by the City shall constitute a representation by the City to the Authority that the representations and agreements contained in this Section 2 are true as of the date hereof; provided, that as to all matters of law the City is relying on the advice of counsel to the City; and provided further, that no member of the City Council shall be individually liable for the breach of any representation, warranty or agreement contained herein.

3. Conditions to the Purchase of the Local Obligations by the Authority. The obligation of the Authority to accept delivery of and pay for the Local Obligations on the Closing Date shall be subject, at the option of the Authority, to (i) the accuracy in all material respects of the representations and agreements on the part of the City contained herein as of the date hereof and as of the Closing Date, (ii) the accuracy in all material respects of the statements of the officers and other officials of the City made in any certificates or other documents furnished pursuant to the provisions hereof, and (iii) the performance by the City of its obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

(a) At the Closing Date, the Financing Documents and the Original Indenture shall be in full force and effect in the form heretofore submitted to the Authority and there shall have been taken in connection with the issuance of the Local Obligations and with the transactions contemplated thereby and by this Local Obligation Purchase Contract, all such actions as, in the opinion of Orrick, Herrington & Sutcliffe LLP (“Bond Counsel”), shall be necessary and appropriate;

(b) At the Closing Date, the Financing Documents and the Original Indenture shall not have been amended, modified or supplemented, except as may have been agreed to by the Authority;

(c) At or prior to the Closing Date, the Authority and the Trustee shall have received the following documents, in each case satisfactory in form and substance to the Authority:

(1) An executed copy of each of the Financing Documents and a copy of the Original Indenture;

(2) An unqualified approving opinion of Bond Counsel, dated the Closing Date and addressed to the City, as to the validity of the Local Obligations;

(3) An opinion of the City Attorney, dated the Closing Date and addressed to the City and the Authority, in substantially the form attached hereto as Exhibit B; and

(4) Such additional legal opinions, certificates, proceedings, instruments and other documents as the Authority or Bond Counsel may reasonably request to evidence compliance by the City with legal requirements, the truth and accuracy, as of the Closing Date, of the representations of the City contained herein, and the due performance or

satisfaction by the City at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the City.

If the City shall be unable to satisfy the conditions to the Authority's obligations contained in this Local Obligation Purchase Contract, this Local Obligation Purchase Contract shall terminate and neither the Authority nor the City shall have any further obligation hereunder.

4. Expenses. All expenses and costs of the City and the Authority incident to the authorization, issuance and sale of the Local Obligations and the Authority Bonds, including fees and expenses of consultants, the Trustee, the appraiser, Bond Counsel and counsel for the City and the underwriting fees and expenses incurred by the Authority in connection with the sale of the Authority Bonds shall be paid by the City, and the City agrees that it will pay such expenses and costs from the proceeds of the Local Obligations.

5. Notices. Any notice or other communication to be given to the City under this Local Obligation Purchase Contract may be given by delivering the same in writing at the City's address set forth above, Attention: Finance Director, and any such notice or other communications required to be given to the Authority may be given by delivering the same in writing to the Authority at 50 Natoma Street, Folsom, California 95630, Attention: Treasurer. The approval of the Authority when required hereunder or the determination of their satisfaction as to any document referred to herein shall be in writing signed by the Authority and delivered to the City.

6. Parties In Interest; Governing Law. This Local Obligation Purchase Contract is made solely for the benefit of the City, the Authority and the Trustee and no other persons, partnership, association or corporation shall acquire or have any right hereunder or by virtue hereof. This Local Obligation Purchase Contract shall be governed by the laws of the State of California.

7. Pledge; Assignment. The City hereby approves the pledge and assignment of all of the Authority's right, title and interest in the Local Obligations to the Trustee under the Indenture for the benefit of the owners of the Authority Bonds.

8. Limitation on Liability. The Authority shall incur no liability hereunder or by reason hereof or arising out of the transactions contemplated hereby, and shall be under no obligation to purchase the Local Obligations hereunder, except from proceeds of the Authority Bonds available therefor held by the Trustee under, and subject to the conditions set forth in, the Indenture. The City shall incur no liability hereunder or by reason hereof or arising out of the transactions contemplated hereunder, except as otherwise provided in Sections 4 and 5 hereof, or be obligated to make any payments with respect to the Local Obligations, except from amounts pledged to the payment of the Local Obligations (including the Special Tax levied and collected in the District) pursuant to the terms thereof.

9. Counterparts. This Local Obligation Purchase Contract may be signed in two or more counterparts; all such counterparts, when signed by all parties, shall constitute but one single agreement.

FOLSOM RANCH FINANCING AUTHORITY

By _____
Stacey Tamagni
Treasurer

ACCEPTED AND AGREED TO:

CITY OF FOLSOM

By _____
Stacey Tamagni
Finance Director of the City of Folsom

Exhibit A**Local Obligations Maturity Schedule and Redemption Provisions**Maturity Schedule

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
<u>September 1</u>		

* Term Bonds

Redemption Provisions

Extraordinary Redemption. The Local Obligations are subject to extraordinary redemption by the City prior to their respective maturity dates, as a whole or in part on any interest payment date on or after September 1, 20[], from funds derived by the City from prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Local Obligations or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on an interest payment date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[];

101% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[]; and

100% if redeemed on September 1, 20[] or any interest payment date thereafter.

Optional Redemption. The Local Obligations are subject to optional redemption by the City prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the City from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Local Obligations or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

Mandatory Sinking Fund Account Redemption of the Local Obligations. The Local Obligations maturing on September 1, 20[], are subject to mandatory redemption by the City prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive; and the Local Obligations maturing on September 1, 20[], are subject to mandatory redemption by the City prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive, in each case solely from Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as provided in the Indenture, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption.

Minimum Sinking Fund Account Payments are established for the mandatory redemption and payment of the Local Obligations described in the paragraph above, which payments shall become due during the years ending on the dates and in the amounts as set forth in the following schedules (except that if any of the Local Obligations shall have been optionally redeemed or redeemed from property owner prepayments, the amounts of the Minimum Sinking Fund Account Payments shall be reduced proportionately by the principal amount of all such Local Obligations so redeemed), namely:

Local Obligation Maturing September 1, 20[]

<u>Year</u> <u>Ending</u> <u>September 1</u>	<u>Minimum</u> <u>Sinking Fund</u> <u>Account Payment</u> \$
----------------------------------------------------	-----------------------------------------------------------------------

* Maturity.

Local Obligation Maturing September 1, 20[]

<u>Year</u> <u>Ending</u> <u>September 1</u>	<u>Minimum</u> <u>Sinking Fund</u> <u>Account Payment</u> \$
----------------------------------------------------	-----------------------------------------------------------------------

* Maturity.

Exhibit B

[Form of City Attorney Opinion]

[CLOSING DATE]

Folsom Ranch Financing Authority
Folsom, California

City of Folsom
Folsom, California

Piper Sandler & Co.
Sacramento, California

U.S. Bank Trust Company, National Association
San Francisco, California

City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Special Tax Bonds, Series 2022

Ladies and Gentlemen:

I have served as counsel to the City of Folsom (the “City”) in connection with the issuance, sale and delivery of the above-referenced securities (collectively, the “Local Obligations”), and this letter is being delivered pursuant to the Local Obligation Purchase Contract dated as of ____, 2022 (the “Local Obligation Purchase Contract”) by and between the Folsom Ranch Financing Authority (the “Authority”) and the City, and all capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Local Obligation Purchase Contract.

As such counsel, I have examined and am familiar with (i) those documents relating to the existence, organization and operation of the City and the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the “Community Facilities District”), including Resolution No. 10035, duly adopted by the City on November 14, 2017, establishing the Community Facilities District; (ii) Resolution No. [_____] of the City Council approving the issuance of the Local Obligations, the issuance of the Authority Bonds, the Financing Documents and the Official Statement (such resolutions referenced in (i) and (ii), together the “Resolutions”); (iii) all necessary documentation of the City relating to the authorization, execution and delivery of the Local Obligations and all of the Financing Documents; (iv) the Preliminary Official Statement, dated [_____] , 2022 (the “Preliminary Official Statement”) relating to the Authority Bonds; (v) the Official Statement, dated [_____] , 2022 (the “Official Statement”) relating to the Authority Bonds; and (vi) the Continuing Disclosure Certificate of the City, dated the date hereof (the “Continuing Disclosure Certificate”) relating to the Authority Bonds.

Based on the foregoing, I am of the opinion that:

1. The City is a municipal corporation and charter city, corporate and politic, duly organized and existing under the Constitution and laws of the State of California and its Charter.

2. The Resolutions have been duly adopted at meetings of the City Council, which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Resolutions are in full force and effect and have not been modified, amended, rescinded or repealed since the date of their respective adoption.

3. The City has the full legal right, power and authority to execute, deliver and perform its obligations and duties under the Financing Documents, the Original Indenture and the Continuing Disclosure Certificate, including the right and power under the Act to execute the Indenture.

4. The City has complied with the provisions of applicable law in all matters relating to the transactions contemplated by the Financing Documents, the Original Indenture and the Continuing Disclosure Certificate, and the Original Indenture is in full force and effect.

5. The Financing Documents; the Original Indenture; the Continuing Disclosure Certificate; the Letter of Representations of the City, dated [____], 2022 (the "City Letter of Representations" and, together with the Financing Documents, the Original Indenture and the Continuing Disclosure Certificate, the "City Documents") and the Official Statement have each been duly and lawfully authorized, executed and delivered by the City, are each in full force and effect and, assuming due authorization, execution and delivery by the other parties thereto, each constitutes a legal, valid and binding agreement of the City enforceable against the City in accordance with its terms, subject to laws relating to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting the enforcement of creditors' rights generally and to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against cities in the State of California.

6. The First Supplemental Indenture and the Local Obligations have been duly and validly authorized, sold, executed, authenticated and delivered, as applicable, in accordance with the Act and with the Indenture.

7. No approval, consent or authorization of any governmental or public agency, authority or person is required for the execution and delivery by the City of the Financing Documents or the Continuing Disclosure Certificate or the performance by the City of its respective obligations thereunder or under the Original Indenture.

8. The execution and delivery of the Financing Documents and the Continuing Disclosure Certificate by the City, and compliance with the provisions thereof and with the provisions of the Original Indenture, will not conflict with or constitute a breach of, or default under, any instrument relating to the organization, existence or operation of the City, or any commitment, agreement or other instrument to which the City is a party or by which it or its

property is bound or affected, or any ruling, regulation, ordinance, resolution, judgment, order or decree to which the City (or any of its officers in their respective capacities as such) is subject or any provision of the laws of the State of California relating to the City and its affairs.

9. The Local Obligations are valid and binding special tax obligations of the City payable from proceeds of the Special Tax and the other funds provided in the Indenture for such payment and are enforceable in accordance with their terms, subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting creditors' rights, to the application of equitable principles where equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against cities in the State of California, and the terms of the Law and of the Original Indenture.

10. Based upon my review of the Preliminary Official Statement, and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Preliminary Official Statement, nothing has come to my attention which would lead me to believe that the Preliminary Official Statement (excluding therefrom the financial statements and the statistical data and the information concerning The Depository Trust Company, the book-entry system and the appendices thereto, as to which no opinion is expressed) as of its date and as of the date of the Local Obligation Purchase Contract contained any untrue statement of a material fact with respect to the City or omitted or omits to state any material fact with respect to the City necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

11. Based upon my review of the Official Statement, and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Official Statement, nothing has come to my attention which would lead me to believe that the Official Statement (excluding therefrom the financial statements and the statistical data and the information concerning The Depository Trust Company, the book-entry system and the appendices thereto, as to which no opinion is expressed) as of its date and the date hereof contained or contains any untrue statement of a material fact with respect to the City or omitted or omits to state any material fact with respect to the City necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

12. Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the City or the Community Facilities District) or, to my knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their members and officers to their respective offices; or (b) affect the validity of the City Documents or restrain or enjoin the repayment of the Local Obligations or in any way contest or affect the validity of the City Documents or contest the authority of the City to enter into or perform its obligations under any of the City Documents or under which a determination adverse to the City or the Community Facilities District would have a material adverse effect upon the financial condition or the revenues of the City or the Community Facilities District, questions the right of the City to use the Special Tax levied within the Community Facilities District for the repayment of the Local Obligations or affects in any manner the right or ability of the City to

collect or pledge the Special Tax levied within the Community Facilities District for the repayment of the Local Obligations.

Very truly yours,

City Attorney

ATTACHMENT 7

§ _____
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022

BOND PURCHASE AGREEMENT

_____, 2022

Folsom Ranch Financing Authority
50 Natoma Street,
Folsom, California 95630

Ladies and Gentlemen:

Piper Sandler & Co., as underwriter (the “**Underwriter**”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the Folsom Ranch Financing Authority (the “**Authority**”), which upon acceptance will be binding upon the Underwriter and the Authority. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the Authority purchasing from the City of Folsom (the “**City**”) its Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 (the “**Special Tax Bonds**”) in the aggregate principal amount of \$ _____, and upon the Authority and the City satisfying all of the obligations imposed upon them under this Purchase Agreement. This offer is made subject to the Authority’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 8:00 P.M., local time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Authority at any time prior to the acceptance hereof by the Authority. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Trust Agreement, dated as of ____ 1, 2022 (the “**Trust Agreement**”), by and among the Authority, U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”), and the City. The Special Tax Bonds are being issued pursuant to an Indenture dated as of May 1, 2018, as supplemented by a First Supplemental Indenture, dated as of ____ 1, 2022 (the “**City Indenture**”), each by and between the City and U.S. Bank Trust Company, National Association, as successor trustee to U.S. Bank National Association, as successor trustee to MUFG Union Bank, N.A., as trustee (the “**District Trustee**”).

1. Purchase, Sale and Delivery of the Bonds.

Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the Authority and the Authority hereby agrees to sell to the Underwriter all (but not less than all) of the \$ _____ aggregate principal amount of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates

and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be \$ _____ (being 100% of the aggregate principal amount thereof [plus/less] a [net] original issue [premium/discount] of \$ _____ and less an Underwriter's discount of \$ _____). From the proceeds of the Bonds, the Authority agrees to purchase the Special Tax Bonds from the City pursuant to the terms of the Local Obligation Purchase Contract (the "**Local Obligation Purchase Contract**"), dated _____, 2022, by and between the City and the Authority.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Revenues as provided in the Trust Agreement, the Official Statement (as hereinafter defined), and the Marks-Roos Local Bond Pooling Act of 1985, as amended, being Article 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the "**Bond Law**"). The issuance of the Bonds has been duly authorized by the Authority pursuant to Resolution No. _____ (the "**Authority Resolution**") adopted by the Governing Board of the Authority on _____, 2022. The net proceeds of the Bonds will be used to purchase the Special Tax Bonds.

The Special Tax Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from special taxes pledged thereto as provided in the City Indenture. The Special Tax Bonds are payable from the special taxes pledged under the City Indenture on a parity with the outstanding City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2018 (the "**2018 Special Tax Bonds**").

The Special Tax Bonds are issued under the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "**Community Facilities District Act**"). The issuance of the Special Tax Bonds, the preparation and distribution of the Preliminary Official Statement and the Local Obligation Purchase Contract have been duly authorized by the City Council of the City of Folsom (the "**City Council**") as the legislative body for Community Facilities District No. 20 (the "**Community Facilities District**"), pursuant to Resolution No. _____ (the "**Community Facilities District Resolution**"). The net proceeds of the Special Tax Bonds will be used, as indicated in the City Indenture, for the following purposes: (1) paying costs of issuance of the Bonds and the Special Tax Bonds; (2) funding the Required Bond Reserve for the Special Tax Bonds; (3) providing funds for the acquisition of certain public facilities; and (4) fund capitalized interest on the Special Tax Bonds to September 1, 2023.

Prior to the acceptance of this Purchase Agreement by the Authority, the Authority shall have caused to be delivered to the Underwriter: (i) the Letter of Representations of the City (the "**City Letter of Representations**") in substantially the form set forth in Exhibit B hereto; (ii) a Letter of Representations of Lennar Homes of California ("**Lennar Homes**") in substantially the form set forth in Exhibit C hereto; (iii) the certificate of AG Essential Housing CA 4, L.P. ("**AG4**") in substantially the form set forth in Exhibit E hereto; (iv) a certificate of Anthem United Homes, Inc. ("**Anthem**") with respect to information in the Preliminary Official Statement regarding Anthem, in form and substance acceptable to the Underwriter; and (v) a certificate of The New Home Company Northern California, LLC ("**TNHC**") with respect to information in the Preliminary Official Statement regarding TNHC, in form and substance acceptable to the Underwriter.

A. The Authority acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations and agreements made by the Authority herein and by the City in the City Letter of Representations, and the Authority shall take all action necessary

to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation or agreement made by the Authority herein is incorrect in any material respect.

The Authority acknowledges and agrees that: (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the Authority and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and is not acting as a Municipal Advisor (as defined in Section 15B of the Securities Exchange Act of 1934, as amended); (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Authority or the City with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Authority or the City on other matters); and (iv) the Authority and the City have consulted their own legal, financial and other advisors to the extent that they have deemed appropriate.

B. Pursuant to the authorization of the Authority, the Underwriter has distributed copies of the Preliminary Official Statement dated _____, 2022, relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the "**Preliminary Official Statement**." By its acceptance of this Purchase Agreement, the Authority hereby ratifies the use by the Underwriter of the Preliminary Official Statement, and the Authority agrees to execute a final official statement relating to the Bonds (including any supplements and/or amendments thereto, the "**Official Statement**") which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Orrick Herrington & Sutcliffe LLP, the City and the Authority's Bond Counsel ("**Bond Counsel**") and Disclosure Counsel ("**Disclosure Counsel**"), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 3(N) hereof. The Authority hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The Authority further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Trust Agreement, the City Indenture, this Purchase Agreement, the Local Obligation Purchase Contract and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the Authority or the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

C. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"), the City will undertake for and on behalf of the Authority pursuant to the Continuing Disclosure Certificate, in the form attached to the Official Statement as Appendix D (the "**Continuing Disclosure Certificate**"), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

D. Except as the Underwriter and the Authority may otherwise agree, the Authority will deliver to the Underwriter, at the offices of Bond Counsel in Sacramento, California, or at such other location as may be mutually agreed upon by the Underwriter, the City and the Authority, the documents hereinafter mentioned; and the Authority will deliver to the Underwriter through the facilities of The Depository Trust Company ("**DTC**") in New York, New York, the Bonds, in definitive form (all Bonds bearing CUSIP numbers), duly executed by the Authority and authenticated by the Trustee in the manner provided for in the Trust Agreement and the Bond Law at

8:00 a.m. California time, on _____, 2022 (the “**Closing Date**”), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the “**Closing**”). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC.

2. Public Offering and Establishment of Issue Price.

A. The Underwriter agrees to make a bona fide public offering of all of the Bonds initially at the public offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the marketing of the Bonds, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds will be offered and sold to certain dealers at prices lower than such initial offering prices.

B. The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit H, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the Public of the Bonds. All actions to be taken by the Authority under this section to establish the issue price of the Bonds may be taken on behalf of the Authority by the Authority’s municipal advisor, Fieldman Rolapp & Associates, Inc. (the “**Municipal Advisor**”) and any notice or report to be provided to the Authority may be provided to the Authority’s Municipal Advisor.

C. Except as otherwise set forth in Exhibit A attached hereto, the Authority will treat the first price at which 10% of each maturity of the Bonds (the “**10% test**”), identified under the column “10% Test Used” in Exhibit A, is sold to the Public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Authority the price or prices at which it has sold to the Public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the Public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold to the Public.

D. The Underwriter confirms that it has offered the Bonds to the Public on or before the date of this Purchase Agreement at the offering price or prices (the “**initial offering price**”), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column “Hold the Offering Price Rule Used,” as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the Public of each such maturity as of the Sale Date as the issue price of that maturity (the “**hold-the-offering-price rule**”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of

that maturity to any person at a price that is higher than the initial offering price to the Public during the period starting on the Sale Date and ending on the earlier of the following: (i) the close of the fifth (5th) business day after the Sale Date; or (ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the Public at a price that is no higher than the initial offering price to the Public.

The Underwriter shall promptly advise the Issuer when it has sold 10% of that maturity of the Bonds to the Public at a price that is no higher than the initial offering price to the Public, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.

E. The Underwriter confirms that any selling group agreement and any retail distribution agreement relating to the initial sale of the Bonds to the Public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the Public the unsold Bonds of each maturity allotted to it until it is notified by the Underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the Public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter. The Authority acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the Public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a retail distribution agreement was employed in connection with the initial sale of the Bonds to the Public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a Related Party to the Underwriter shall not constitute sales to the Public for purposes of this section. Further, for purposes of this section:

1. “**Public**” means any person other than an underwriter or a related party;

2. “**Underwriter**” means (A) any person that agrees pursuant to a written contract with the Authority (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public);

3. a purchaser of any of the Bonds is a “**Related Party**” to an Underwriter if the Underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common

ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. “**Sale Date**” means the date of execution of this Purchase Agreement by all parties.

3. Representations and Covenants of the Authority. The Authority represents and covenants to the Underwriter that:

A. The Authority is a joint exercise of powers authority, duly organized and existing under the Constitution and laws of the State of California (the “**State**”), and formed pursuant to Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code (the “**JPA Act**”), with full right, power and authority: (i) to enter into this Purchase Agreement; (ii) to enter into the Trust Agreement; (iii) to adopt the Authority Resolution authorizing the issuance of the Bonds and entry into this Purchase Agreement and the Trust Agreement and to take all other actions on the part of the Authority relating thereto (the “**Authority Proceedings**”); (iv) to issue, sell and deliver the Bonds to the Underwriter as provided herein; (v) to purchase the Special Tax Bonds; and (vi) to carry out and consummate the transactions on its part contemplated by this Purchase Agreement, the Trust Agreement and the Official Statement.

The Trust Agreement, the Bonds, the Local Obligation Purchase Contract and this Purchase Agreement are collectively referred to herein as the “**Authority Documents.**”

B. By all necessary official action of the Authority, the Authority has duly authorized and approved the execution and delivery by the Authority of, and the performance by the Authority of the obligations on its part contained in, the Authority Documents, and has approved the use by the Underwriter of the Preliminary Official Statement and the Official Statement and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the Authority Documents will constitute the legally valid and binding obligations of the Authority enforceable upon the Authority in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. The Authority has complied, and will at the Closing Date be in compliance in all respects, with the terms of the Authority Documents that are applicable to the Authority.

C. The information in the Preliminary Official Statement and in the Official Statement relating to the Authority and the terms of the Bonds (other than statements pertaining to DTC and its book-entry system, as to which no view is expressed), does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the Authority will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Authority will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “**End of the Underwriting Period**” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be a written notice delivered to the Authority and the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.”

E. As of the time of acceptance hereof and as of the Closing Date, except as otherwise disclosed in the Official Statement, the Authority is not, and as of the Closing Date, will not be, in breach of or in default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Authority is a party or is otherwise subject; and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument; which breach, default or event could have an adverse effect on the Authority’s ability to perform its obligations under the Authority Documents; and, as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the Authority Documents and compliance by the Authority with the provisions of each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Authority (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties is bound; nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be provided by the Authority Documents.

F. At the time of acceptance hereof there is, and as of the Closing Date, there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an “**Action**”) pending (notice of which has been served on the Authority) or to the knowledge of the Authority threatened, in which any such Action: (i) in any way questions the corporate existence of the Authority or the titles of the officers of the Authority to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of Revenues (as defined in the Trust Agreement) or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the Authority Documents or the consummation of the transactions on the part of the Authority contemplated thereby; (iii) contests the exclusion of the interest on the Bonds from federal or state income taxation or contests the powers of the Authority which may result in any material adverse change relating to the financial condition of the Authority; or (iv) contests the completeness or accuracy of the

Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and, as of the time of acceptance hereof, there is, and as of the Closing Date, there will be no known basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

G. The Authority will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the Authority will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

H. The Authority Documents conform as to form and tenor to the descriptions thereof contained in the Official Statement. The Authority represents that the Bonds, when issued, executed and delivered in accordance with the Trust Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the Authority, entitled to the benefits of the Trust Agreement. The Trust Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Trust Agreement, subject in all cases to the provisions of the Trust Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

I. The Authority has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the Authority is a bond issuer whose arbitrage certifications may not be relied upon.

J. Any certificate signed by any authorized officer of the Authority and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Authority to the Underwriter as to the statements made therein.

K. The Authority will apply the proceeds of the Bonds in accordance with the Trust Agreement.

L. Between the date of this Purchase Agreement and the Closing Date, the Authority will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

M. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the Authority will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Trust Agreement.

N. The Preliminary Official Statement was deemed final by a duly authorized representative of the Authority prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The Authority hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the Authority shall cause a final form of the Official Statement to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

The Authority hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel, Disclosure Counsel and the Underwriter, from time to time prior to the Closing Date.

The Authority hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the Authority to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the Authority shall constitute a representation to the Underwriter that the representations contained in this Section 3 are true as of the date hereof.

4. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations on the part of the Authority contained herein and of the City in the City Letter of Representations, to the accuracy in all material respects of the statements of the officers and other officials of the Authority made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the Authority of its obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Authority Resolution, the Community Facilities District Resolution, the Authority Documents and this Purchase Agreement, the City Indenture, the Local Obligation Purchase Contract, the Special Tax Bonds, the City Letter of Representations and the Continuing Disclosure Certificate shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the Special Tax Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate. The Trust Agreement, the City Indenture, the Local Obligation Purchase Contract, the Special Tax Bonds, the City Letter of Representations and the Continuing Disclosure Certificate are herein referred to collectively as the “**City Documents.**”

B. At the Closing Date, except as was described in the Preliminary Official Statement, the Authority shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of

the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Authority is a party or is otherwise subject or bound, and the performance by the Authority of its obligations under the Authority Documents, the Authority Resolution and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Authority is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the Authority of its obligations under the Authority Documents or the Authority Resolution.

C. At the Closing Date, except as described in the Official Statement, the City shall not be, in any respect material to the transactions referred to in the City Letter of Representations or contemplated therein, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, and the performance by the City of its obligations under the Community Facilities District Resolution, the City Documents, and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed hereunder, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the City of its obligations under the City Documents or the performance of the conditions precedent to be performed by the City under the City Documents.

D. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

E. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds shall not have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the Authority terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

1. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of

Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America or the Internal Revenue Service, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

2. Legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds or the Special Tax Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Trust Agreement or the City Indenture are not exempt from qualification under or other requirements of the Trust Agreement Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds or the Special Tax Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

3. A general suspension of trading in securities on the New York Stock Exchange, or a general banking moratorium declared by Federal, State of New York or State of California officials authorized to do so;

4. The introduction, proposal or enactment of any amendment to the Federal or California Constitution or any action by any Federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the Authority or the City, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes, or the ability of the Authority to purchase any Special Tax Bonds as contemplated by the Official Statement;

5. Any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement, or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

6. Any national securities exchange, the Comptroller of the Currency, or any other governmental authority, shall impose as to the Bonds, the Special Tax Bonds or obligations of the general character of the Bonds or the Special Tax Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

7. There shall have occurred any material outbreak or escalation of hostilities or other calamity or crisis the effect of which on the financial markets of the United States

is such as to make it impracticable, in the judgment of the Underwriter, following consultation with the Authority, to sell the Bonds;

8. The filing or threat of an Action described Section 3.F hereof or Section K of the City Letter of Representations; or

9. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Authority.

F. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. The Official Statement, executed on behalf of the Authority by its Treasurer or other authorized officer;

2. The Authority Documents, duly executed and delivered by all parties thereto;

3. The Authority Resolution, together with a certificate of the Secretary of the Authority, dated as of the Closing Date, to the effect that such resolution is a true, correct and complete copy of the resolution duly adopted by the Governing Board of the Authority ;

4. The Community Facilities District Resolution, together with a certificate dated as of the Closing Date of the City Clerk, acting on behalf of the Community Facilities District, to the effect that the Community Facilities District Resolution is a true, correct and complete copy of the one duly adopted by the City Council, acting as the legislative body of the Community Facilities District;

5. The City Documents duly executed and delivered by all parties thereto;

6. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the Authority, of Bond Counsel, in substantially the form included as Appendix E to the Official Statement, together with a letter addressed to the Trustee to the effect that such opinion may be relied upon by the Trustee to the same extent as if such opinion was addressed to the Trustee;

7. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, in substantially the form attached hereto as Exhibit F;

8. An opinion, dated the Closing Date and addressed to the Authority and the Underwriter, of counsel to Lennar Homes, in substantially the form attached hereto as Exhibit G,

9. A certificate, dated the Closing Date and signed by the Treasurer of the Authority or other authorized officer, to the effect that: (i) the representations of the Authority contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best knowledge of such officer, no event has

occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the Authority has complied with all the agreements and satisfied all the conditions on its part to be performed or satisfied under the Authority Documents and the Authority Resolution at or prior to the Closing Date;

10. A certificate dated the Closing Date and signed by an authorized representative of the City or an authorized designee, on behalf of the City to the effect that: (i) the representations made by the City contained in the City Letter of Representations are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, provided that any references as to the Preliminary Official Statement shall be deemed to be to the Official Statement; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the City has complied with all the agreements and satisfied all the conditions on its part to be satisfied under the City Documents prior to the Closing Date;

11. An opinion of the City Attorney of the City, as counsel to the Authority, dated the date of Closing and addressed to the Underwriter, the Authority and the City, to the effect that:

(i) The Authority is a public body, corporate and politic, duly organized and validly existing as a joint powers authority under the laws of the State of California;

(ii) The Authority has full legal power and lawful authority to enter into the Authority Documents and to carry out the transactions contemplated under the Authority Documents;

(iii) The Authority Resolution was duly adopted at a regular meeting of the governing body of the Authority, which was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Authority Resolution is in full force and effect and has not been modified, amended, rescinded or repealed since the date of its adoption;

(iv) The Authority Documents have been duly authorized, executed and delivered by the Authority and constitute the legal, valid and binding obligations of the Authority enforceable against the Authority in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, to the application of equitable principles where equitable remedies are sought and to the exercise of judicial discretion in appropriate cases;

(v) To the best knowledge of such counsel, the execution and delivery of the Authority Documents and the Official Statement and compliance with the provisions thereof under the circumstances contemplated thereby: (a) do not in any material respect conflict with or constitute on the part of the Authority a breach of or default under any agreement or other instrument to which the Authority is a party or by which it is bound; and (b) do not and will not in any material respect or constitute on the part of the Authority a violation, breach of or default under any court order or consent decree to which the Authority is subject;

(vi) The Authority Documents and the Official Statement have been duly authorized by the Governing Board of the Authority and executed on its behalf by an authorized officer of the Authority;

(vii) Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the Authority) or, to the City Attorney's knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the Authority, or the titles of its members and officers to their respective offices; (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the collection of the Revenues or the pledge thereof; (c) in any way question or affect any of the rights, powers, duties or obligations of the Authority with respect to the Revenues or the moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds; (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds; or (e) in any way question or affect the Authority Documents or the transactions contemplated by the Authority Documents, the Official Statement, or any activity regarding the Bonds;

12. An opinion of the City Attorney of the City, dated the date of Closing and addressed to the Underwriter, the Authority and the City, to the effect that:

(i) The City is a municipal corporation and charter city, corporate and politic, duly organized and existing under the Constitution and laws of the State of California and its Charter;

(ii) The Community Facilities District is a community facilities district organized and existing pursuant to the Community Facilities District Act;

(iii) The Community Facilities District Resolution has been duly adopted at a meeting of the City Council, acting as the legislative body of the Community Facilities District, which was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Community Facilities District Resolution is in full force and effect and has not been modified, amended, rescinded or repealed since the date of its adoption;

(iv) The City Documents and the Official Statement have been duly authorized, executed and delivered by the City and constitute the legal, valid and binding obligations of the City enforceable against the City in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, to the application of equitable principles where equitable remedies are sought and to the exercise of judicial discretion in appropriate cases;

(v) Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the City) or, to such counsel's knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City, or the titles of its members and officers to their respective offices; or (b) affect the validity of the City Documents or restrain or enjoin the repayment of the Special Tax Bonds or in any way contest or affect the validity of the City Documents or contest the authority of the City to enter into or perform its obligations under any of the City Documents or under which a determination

adverse to the City would have a material adverse affect upon the financial condition or the revenues of the City, questions the right of the City to use Special Taxes levied within the Community Facilities District for the repayment of the Special Tax Bonds or affects in any manner the right or ability of the City to collect or pledge the Special Taxes levied within the Community Facilities District for the repayment of the Special Tax Bonds;

13. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds and the Special Tax Bonds, including certified copies of the Trust Agreement, the City Indenture and all resolutions of the City and the Authority relating thereto;

14. A certificate dated the Closing Date from NBS addressed to the Authority, the City and the Underwriter to the effect that: (i) the Special Tax (after payment of Priority Administrative Expenses) if collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Taxes as of the Closing Date would generate at least 110% of the annual debt service payable with respect to all bonds payable from the Special Tax, including the Special Tax Bonds, in each year, based on such assumptions and qualifications as shall be acceptable to the Underwriter; and (ii) the statements in the Preliminary Official Statement and the Official Statement provided by NBS concerning the Special Taxes and the Rate and Method of Apportionment of the Special Taxes and all information supplied by it for use in the Preliminary Official Statement, as of the date of the Preliminary Official Statement, and in the Official Statement, as of the date of the Official Statement and as of the Closing Date, did not and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading;

15. Certified copies of the general resolution of the Trustee and District Trustee authorizing the execution and delivery of certain documents by certain officers of the Trustee and District Trustee, which resolution authorizes the execution of the Trust Agreement, the City Indenture and the authentication of the Bonds and the Special Tax Bonds;

16. A certificate of the Trustee, addressed to the Underwriter, the Authority and the City dated the Closing Date, to the effect that: (i) the Trustee is authorized to carry out corporate trust powers, and have full power and authority to perform their respective duties under the Trust Agreement and the City Indenture; (ii) the Trustee is duly authorized to execute and deliver the Trust Agreement and the City Indenture, to accept the obligations created by the Trust Agreement and the City Indenture and to authenticate the Bonds and the Special Tax Bonds pursuant to the terms of the Trust Agreement and the City Indenture, respectively; (iii) no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the Special Tax Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the Special Tax Bonds and the acceptance and performance of the obligations created by the Trust Agreement and the City Indenture; and (iv) to the best of its knowledge, compliance with the terms of the Trust Agreement and the City Indenture will not conflict with, or result in a violation or breach of, or constitute a default under, any loan agreement, trust agreement, bond, note, resolution or any other agreement or instrument to which the Trustee is a party or by which it is bound, or any law or any rule, regulation, order or decree of any court or governmental agency or body having jurisdiction over the Trustee or any of its activities or properties;

17. An opinion of counsel to the Trustee, dated the Closing Date, addressed to the Underwriter, the Authority and the City to the effect that the Trustee is a national banking association duly organized and validly existing under the laws of the United States having full power and being qualified to enter into, accept and agree to the provisions of the Trust Agreement and the City Indenture, and that each of such documents has been duly authorized, executed and delivered by the Trustee and, assuming due execution and delivery by the other parties thereto, constitutes the legal, valid and binding obligation of the Trustee enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought;

18. A certificate of the Authority dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

19. An opinion of Stradling Yocca Carlson & Rauth, counsel to the Underwriter ("**Underwriter's Counsel**"), dated the date of Closing and addressed to the Underwriter in form and substance acceptable to the Underwriter;

20. A certificate of Lennar Homes dated the Closing Date, substantially in the form attached as part of Exhibit D hereto;

21. A closing certificate of each of AG4, Anthem and TNHC dated the Closing Date, in form and substance acceptable to the City and the Underwriter;

22. A Certificate of the Appraiser, substantially in the form attached hereto as Exhibit I;

23. A Continuing Disclosure Certificate of Lennar Homes (the "**Lennar Homes Continuing Disclosure Certificate**") in the form attached as Appendix D to the Official Statement.

24. Evidence that the requirements set forth in Article II of the City Indenture for the issuance of the Special Tax Bonds as Additional Bonds (as defined in the City Indenture) on a parity with the 2018 Special Tax Bonds have been satisfied; and

25. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations of the Authority contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the Authority and the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Authority in connection with the transactions contemplated hereby and by the City Indenture, the Trust Agreement, and the Official Statement.

If the Authority shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall

terminate and neither the Authority nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the Authority set forth in Section 6 hereof shall continue in full force and effect.

5. Conditions to the Obligations of the Authority.

A. The obligations of the Authority shall be subject to the satisfaction of the conditions contained in Section 4 of this Purchase Agreement.

B. If the Authority shall be unable to satisfy the conditions to the obligations of the Authority to purchase, accept delivery of and pay for the Special Tax Bonds contained in the Local Obligation Purchase Contract, or if the obligations of the Authority to purchase, accept delivery of and pay for the Special Tax Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Authority nor the City shall be under any further obligation hereunder, except that the obligations of the Authority set forth in Section 7 hereof shall continue in full force and effect.

6. Expenses. Whether or not the transactions contemplated by this Purchase Agreement are consummated, the Underwriter shall be under no obligation to pay, and the Authority shall pay only from the proceeds of the Bonds, or cause the City to pay out of the proceeds of the Special Tax Bonds or any other legally available funds of the City, the Community Facilities District or the Authority, but only as the Authority and such other party providing such services may agree, all expenses and costs of the Authority incident to the performance of its obligations in connection with the authorization, execution, sale and delivery of the Bonds to the Underwriter, including, without limitation, printing costs, initial fees of the Trustee, including fees and disbursements of their counsel, if any, fees and disbursements of Bond Counsel, Disclosure Counsel and other professional advisors employed by the Authority, costs of preparation, printing, signing, transportation, delivery and safekeeping of the Bonds and for expenses (included in the expense component of the spread) incurred by the Underwriter on behalf of the Authority's employees which are incidental to implementing this Purchase Agreement, including, but not limited to, meals, transportation, lodging, and entertainment of those employees. The Underwriter shall pay all out-of-pocket expenses of the Underwriter, including, without limitation, advertising expenses, the California Debt and Investment Advisory Commission fee, CUSIP Services Bureau charges, regulatory fees imposed on new securities issuers and any and all other expenses incurred by the Underwriter in connection with the public offering and distribution of the Bonds, including fees of its counsel.

7. Notices. Any notice of other communication to be given to the City or the Authority under this Purchase Agreement may be given by delivering the same in writing to the City of Folsom, 50 Natoma Street, Folsom, CA, 95630, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co, 3626 Fair Oaks Blvd., Suite 100, Sacramento, California 95864, Attention: Dennis McGuire.

8. Parties In Interest. This Purchase Agreement is made solely for the benefit of the Authority and Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof.

9. Survival of Representations. The representations of the Authority under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered

void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the Authority and regardless of delivery of and payment for the Bonds.

10. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

11. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority and shall be valid and enforceable as of the time of such acceptance.

12. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding among the parties hereto in relation to the sale of the Bonds by the Authority.

13. Governing Law. This Purchase Agreement shall be governed by the laws of the State of California.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

14. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

FOLSOM RANCH FINANCING
AUTHORITY

By: _____
Its: Treasurer

EXHIBIT A

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022**

Schedule of Bond Maturities, Principal Amounts, Interest Rates, Yields and Initial Offering Prices

<i>Maturity Date (September 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Initial Offering Price</i>	<i>10% Test Used</i>	<i>Hold the Price Offering Rule Used</i>
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^T Term Bonds.

^C Priced to the September 1, 20__ optional redemption date, at __% of par.

Optional Redemption. The Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after _____, 20__, from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after _____, 20__ through _____, 20__;

102% if redeemed on any date from _____, 20__ through _____, 20__;

101% if redeemed on any date from _____, 20__ through _____, 20__; and

100% if redeemed on _____, 20__ and any date thereafter

Extraordinary Redemption from Prepayment of Special Taxes. The Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in

part on any Interest Payment Date on or after _____, 20__, solely from funds derived from the extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after _____, 20__ through _____, 20__;

102% if redeemed on any Interest Payment Date on _____, 20__ and _____, 20__;

101% if redeemed on any Interest Payment Date on _____, 20__ and _____, 20__; and

100% if redeemed on _____, 20__ and any Interest Payment Date thereafter.

Mandatory Sinking Fund Redemption of Bonds. The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
_____	_____

†

_____† Maturity.

The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
_____	_____

†

_____† Maturity.

EXHIBIT B**LETTER OF REPRESENTATIONS OF THE CITY**

Piper Sandler & Co.
3626 Fair Oaks Boulevard
Sacramento, California 95864

Re: *City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022*

Ladies and Gentlemen:

In connection with the proposed offer and sale of the above-referenced bonds (the “**Special Tax Bonds**”), the City of Folsom hereby represents and covenants to Piper Sandler & Co., as underwriter (the “**Underwriter**”) of the Folsom Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”), as follows:

A. The City is duly organized and validly existing as a municipal corporation and charter city under the Constitution and laws of the State of California and the Charter, and has duly authorized the formation of the Community Facilities District pursuant to resolutions and an ordinance duly adopted by the City Council (collectively, the “**Community Facilities District Formation Resolution**” and, together with Resolution No. _____ authorizing the issuance and sale of the Special Tax Bonds, the “**Community Facilities District Resolutions**”) and the Community Facilities District Act. The City Council, as the legislative body of the City and the Community Facilities District, has duly adopted the Community Facilities District Resolutions, and has caused to be recorded in the real property records of the County of Sacramento, a notice of special tax lien (the “**Notice of Special Tax Lien**”) (the Community Facilities District Formation Resolution and Notice of Special Tax Lien being collectively referred to herein as the “**Formation Documents**”). Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a Community Facilities District under the laws of the State of California. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under the City Indenture, the Trust Agreement and the Local Obligation Purchase Contract, and to carry out all transactions contemplated by each of such agreements; (ii) to issue, sell and deliver its Special Tax Bonds to the Authority; (iii) to enter into the Continuing Disclosure Certificate; and (iv) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the City Indenture, the Trust Agreement, the Local Obligation Purchase Contract, the Special Tax Bonds, this Letter of Representations and the Official Statement.

This Letter of Representations, the Trust Agreement, the City Indenture, the Local Obligation Purchase Contract, the Special Tax Bonds and the Continuing Disclosure Certificate are collectively referred to herein as the “**City Documents**.”

B. The City has complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial

noncompliance by the City, if any, will not impair the ability of the City to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Special Tax Bonds, the City will continue to comply with the covenants of the City contained in the City Documents.

C. Except as described in the Preliminary Official Statement, the City is not, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, and the performance of its obligations under the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to the City Documents, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the City of its obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to the City Documents.

D. Except as may be required under the “blue sky” or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City of its obligations under the City Documents, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

E. The City Documents will conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement.

F. The Special Tax Bonds are payable from the Special Taxes, as set forth in the City Indenture, the levy of which has been duly and validly authorized pursuant to the Community Facilities District Act and the Special Taxes within the Community Facilities District will be fixed and levied in an amount which, together with other available funds, is required for the payment of the principal of, and interest on, the applicable Special Tax Bonds when due and payable, all as provided in the City Indenture. The City has covenanted to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes.

G. The City Indenture creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the City Indenture, on the terms and conditions set forth in the City Indenture.

H. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City’s knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District or which are senior to or on a parity with the Special Taxes referred to in paragraph (G) hereof.

I. The information contained in the Preliminary Official Statement and in the Official Statement (other than statements therein pertaining to the DTC and its book-entry system and under the caption “PROPOSED PROPERTY DEVELOPMENT — Property Ownership,” “— Development Plan,” “— Status of Development,” “— Development Plans of Finance” and “CONTINUING DISCLOSURE — Lennar Homes,” as to which no view is expressed) does not and shall not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (J) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

J. Up to and including 25 days after the End of the Underwriting Period, the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “**End of the Underwriting Period**” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be a written notice delivered to the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.”

K. At the time of acceptance hereof there is and as of the Closing there will be no action pending (notice of which has been served on the City) or to the best knowledge of the City threatened, in which any such action: (i) in any way questions the existence of the Community Facilities District or the titles of the officers of the City to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the Special Tax Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Special Tax Bonds or the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City contemplated thereby; (iii) contests the exemption of interest on the Special Tax Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the Community Facilities District; or (iv) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

L. Any certificate signed on behalf of the City by any officer or employee of the City authorized to do so shall be deemed a representation by the City to the Authority and the Underwriter on behalf of itself and the City as to the statements made therein.

M. At or prior to the Closing, the City will have duly authorized, executed and delivered the Continuing Disclosure Certificate in substantially the form attached as Appendix D to the Official Statement. Except as disclosed in the Preliminary Official Statement, the City has not failed to comply in all respects with any previous undertakings with regard to the Rule to provide annual reports or notices of material events in the last five years.

N. The City will apply the proceeds of its Special Tax Bonds in accordance with the City Indenture.

O. Between the date of the Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement by and between the Authority and the Underwriter.

CITY OF FOLSOM

By: _____
Finance Director of the City of Folsom

EXHIBIT C

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022**

**LETTER OF REPRESENTATIONS OF
LENNAR HOMES OF CALIFORNIA, LLC**

_____, 2022

Folsom Ranch Financing Authority
50 Natoma Street,
Folsom, California 95630

City of Folsom
50 Natoma Street,
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Letter of Representations (the “**Letter of Representations**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

The undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of Lennar Homes of California, LLC, a California limited liability company (“**Lennar Homes**”), and the undersigned, on behalf of Lennar Homes, further certifies as follows:

1. Lennar Homes is a limited liability company validly existing and in good standing as a limited liability company under the laws of the State of California and is in good standing in the State of California and has all requisite right, power and authority: (i) to execute and deliver this Letter of Representations; (ii) execute and deliver at the Closing the Lennar Homes Continuing Disclosure Certificate; and (iii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, certain property within the City of Folsom Community Facilities District No. 20 (the “**Community Facilities District**”) is held in the

name of Lennar Homes or its Affiliates¹ (herein the “**Property**”). The undersigned, on behalf of Lennar Homes, makes the representations herein with respect to all such Property.

3. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned,² (a) Lennar Homes and its Affiliates are not in breach of or in default under any applicable judgment or decree or any loan agreement, option agreement, development agreement, indenture, fiscal agent agreement, bond or note (collectively, the “**Material Agreements**”) to which Lennar Homes or its Affiliates are a party or otherwise subject, which breach or default could reasonably be expected to materially and adversely affect Lennar Homes’ ability to complete the development of the Property as proposed in the Preliminary Official Statement or to pay the Special Taxes due with respect to the Property and (b) no event has occurred and is continuing that with the passage of time or giving of notice, or both, would constitute such a breach or default.

4. To the Actual Knowledge of the Undersigned, neither Lennar Homes, nor any of its Affiliates is in default on any obligation to repay borrowed money, which default is reasonably likely to materially and adversely affect Lennar Homes’ ability to complete the development of the Property as proposed in the Preliminary Official Statement or to pay the Special Taxes due with respect to the Property.

5. Except as set forth in the Preliminary Official Statement, no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, regulatory agency, public board or body is pending against Lennar Homes (with proper service of process or proper notice to Lennar Homes having been accomplished) or, to the Actual Knowledge of the Undersigned, is pending against any current Affiliate (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned is threatened in writing against Lennar Homes or any such Affiliate which if successful, is reasonably likely to materially and adversely affect Lennar Homes’ ability to complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax or *ad valorem* tax obligations on its Property when due.

6. As of the date thereof, the Preliminary Official Statement, solely with respect to information contained therein with respect to Lennar Homes, its Affiliates, ownership of the Property, Lennar Homes’ development plan, Lennar Homes’ financing plan, Lennar Homes’ lenders, if any, and contractual arrangements of Lennar Homes or any Affiliates (including, if material to

¹ “**Affiliate**” means, with respect to a Person (i) any other Person directly, or indirectly through one or more intermediaries, controlling, controlled by or under common control with such Person, and (ii) for whom information, including financial information or operating data, concerning such Person referenced in clause (i) is material to an evaluation of the Community Facilities District and the Bonds (i.e., information relevant to Lennar Homes’ development plans with respect to its Property and the payment of its Special Taxes, or such Person’s assets or funds that would materially affect Lennar Homes’ ability to develop its Property as described in the Preliminary Official Statement or to pay its Special Taxes). “**Person**” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “control” (including the terms “controlling,” “controlled by” or “under common control with”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

² As used in this Letter of Representations, the phrase “**Actual Knowledge of the Undersigned**” shall mean the knowledge of the undersigned as of the date hereof obtained from interviews with such current officers and responsible employees of Lennar Homes and its Affiliates as the undersigned has determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth herein. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of Lennar Homes’ current business and operations.

Lennar Homes' development plan or Lennar Homes' financing plan, other loans of such Affiliates) as set forth under the captions "INTRODUCTION—Property Ownership and Development Status," "PROPOSED PROPERTY DEVELOPMENT" and "CONTINUING DISCLOSURE—Lennar Homes" is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

7. Lennar Homes covenants that, while the Bonds or any refunding obligations related thereto are outstanding, Lennar Homes and its Affiliates which it controls will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District, to challenge the adoption of Ordinance No. 1279 of the City levying Special Taxes within the Community Facilities District, to invalidate the Community Facilities District or any of the Bonds or any refunding bonds related thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the amended notice of special tax lien relating thereto. The foregoing covenant shall not prevent Lennar Homes in any way from bringing any other action, suit or proceeding including, without limitation, (a) an action or suit contending that the Special Taxes have not been levied in accordance with the methodologies contained in the Community Facilities District's Rate and Method of Apportionment of Special Taxes pursuant to which the Special Taxes are levied, or (b) an action or suit with respect to the application or use of the Special Taxes levied and collected.

8. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, Lennar Homes is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

9. To the Actual Knowledge of the Undersigned, neither Lennar Homes nor any Affiliate has been delinquent to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property owned by Lennar Homes or any Affiliate within the boundaries of a community facilities district or an assessment district within California that (a) would have caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being commenced against Lennar Homes or any such Affiliate.

10. Lennar Homes intends to comply with the provision of the Mello-Roos Community Facilities District Act of 1982, as amended relating to the Notice of Special Tax described in Government Code Section 53341.5 in connection with the sale of the Property, or portions thereof.

11. To the Actual Knowledge of the Undersigned, Lennar Homes is able to pay its bills as they become due and no legal proceedings are pending against Lennar Homes (with proper service of process to Lennar Homes having been accomplished) or, to the Actual Knowledge of the Undersigned, threatened in writing in which Lennar Homes may be adjudicated as bankrupt or discharged from any and all of its debts or obligations, or granted an extension of time to pay its debts or obligations, or be allowed to reorganize or readjust its debts, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

12. To the Actual Knowledge of the Undersigned, Affiliates of Lennar Homes are able to pay their bills as they become due and no legal proceedings are pending against any Affiliates of Lennar Homes (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned, threatened in writing in which the Affiliates of Lennar Homes may be adjudicated as bankrupt or discharged from any or all of their debts or obligations, or granted an extension of time to pay their debts or obligations, or be allowed to reorganize or readjust their debts or obligations, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

13. If between the date hereof and the Closing Date any event relating to or affecting Lennar Homes, its Affiliates, ownership of the Property, Lennar Homes' development plan, Lennar Homes' financing plan, Lennar Homes' lenders, if any, and contractual arrangements of Lennar Homes or any Affiliates (including, if material to Lennar Homes' development plan or Lennar Homes' financing plan, other loans of such Affiliates) shall occur of which the undersigned has actual knowledge and which the undersigned believes would cause the information under the sections of the Preliminary Official Statement indicated in Paragraph 6 hereof, to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the undersigned shall notify the City and the Underwriter and if in the opinion of counsel to the City or the Underwriter such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, Lennar Homes shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance reasonably satisfactory to counsel to the City and to the Underwriter.

14. Lennar Homes agrees to deliver a Closing Certificate dated the date of issuance of the Bonds at the time of issuance of the Bonds in substantially the form attached as Exhibit A.

15. Lennar Homes agrees to deliver the Lennar Homes Continuing Disclosure Certificate at the time of issuance of the Bonds in substantially the forma attached as Appendix D to the Preliminary Official Statement.

16. On behalf of Lennar Homes, I have reviewed the contents of this Letter of Representations and have met with counsel to Lennar Homes for the purpose of discussing the meaning of its contents.

The undersigned has executed this Certificate solely in his or her capacity as an officer of Developer and he or she will have no personal liability arising from or relating to this Certificate.

LENNAR HOMES OF CALIFORNIA, LLC
a California limited liability company

By: _____
Its: _____

EXHIBIT D

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022**

CLOSING CERTIFICATE OF LENNAR HOMES OF CALIFORNIA, LLC

_____, 2022

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, CA, 95630

City of Folsom
50 Natoma Street
Folsom, CA, 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”) and to the Bond Purchase Agreement, dated _____, 2022 (the “**Purchase Agreement**”), entered into in connection therewith. This certificate is delivered by Lennar Homes of California, LLC, a California limited liability company (“**Lennar Homes**”) pursuant to the Purchase Agreement. Capitalized terms used herein or in the Letter of Representations (defined below) and not otherwise defined have the meanings ascribed to them in the Purchase Agreement. A copy of a Letter of Representations (the “**Letter of Representations**”), dated _____, 2022, delivered by Lennar Homes, is attached hereto as Exhibit A.

The undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of Lennar Homes, and the undersigned, on behalf of Lennar Homes, further certifies as follows:

1. Lennar Homes has received the final Official Statement relating to the Bonds. Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 6 of the Letter of Representations relating to Lennar Homes, its Affiliates, ownership of the Property, Lennar Homes’ development plan, Lennar Homes’ financing plan, Lennar Homes’ lenders, if any,

and contractual arrangements of Lennar Homes or any Affiliates (including, if material to Lennar Homes' development plan or Lennar Homes' financing plan, other loans of such Affiliates) which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the "End of the Underwriter Period" as defined in the Purchase Agreement, if any event relating to or affecting Lennar Homes, its Affiliates, ownership of the Property, the Lennar Homes' development plan, Lennar Homes' financing plan, Lennar Homes' lenders, if any, and contractual arrangements of Lennar Homes or any Affiliates (including, if material to Lennar Homes' development plan or Lennar Homes' financing plan, other loans of such Affiliates) shall occur as a result of which it is necessary, in the opinion of the Underwriter or counsel to the City, to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances existing at the time it is delivered to a purchaser, the Developer shall reasonably cooperate with the City and the Underwriter in the preparation of an amendment or supplement to the Official Statement in form and substance reasonably satisfactory to the Underwriter and Disclosure Counsel which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to a purchaser, not misleading.

4. Lennar Homes has duly and validly executed and delivered the Lennar Homes Continuing Disclosure Certificate.

5. The undersigned has executed this Certificate solely in his or her capacity as an officer of Lennar Homes and he or she will have no personal liability arising from or relating to this Certificate.

LENNAR HOMES OF CALIFORNIA, LLC
a California limited liability company

By: _____
Its: _____

EXHIBIT A

LETTER OF REPRESENTATIONS OF LENNAR HOMES OF CALIFORNIA, LLC

EXHIBIT E

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022**

CERTIFICATE OF AG ESSENTIAL HOUSING CA 4, L.P.

Folsom Ranch Financing Authority
50 Natoma Street,
Folsom, California 95630

City of Folsom
50 Natoma Street,
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Certificate (the “**Certificate**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

The undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of AG Essential Housing CA 4, L.P., a Delaware limited partnership (the “**Landowner**”), and the undersigned, on behalf of the Landowner, further certifies as follows:

1. The Landowner is a limited partnership validly existing and in good standing as a limited partnership under the laws of the State of Delaware and is duly registered to transact intrastate business in the State of California as a foreign limited partnership and is in good standing in the State of California and has all requisite right, power and authority: (i) to execute and deliver this Letter of Representations; and (ii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, certain property within the City of Folsom Community Facilities District No. 20 (the “**Community Facilities District**”) is held in the name of the Landowner (herein the “**Property**”). The undersigned, on behalf of the Landowner, makes the representations herein with respect to all such Property.

3. As of the date thereof, the Preliminary Official Statement, solely with respect to information contained therein with respect to the Landowner and ownership of the Property as set

forth under the caption “PROPOSED PROPERTY DEVELOPMENT—Property Ownership—*The Landbank Structure* is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. The Landowner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Landowner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District, to challenge the adoption of Ordinance No. 1279 of the City levying Special Taxes within the Community Facilities District, to invalidate the Community Facilities District or any of the Bonds or any refunding bonds related thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the amended notice of special tax lien relating thereto. The foregoing covenant shall not prevent the Landowner in any way from bringing any other action, suit or proceeding including, without limitation, (a) an action or suit contending that the Special Taxes have not been levied in accordance with the methodologies contained in the Community Facilities District’s Rate and Method of Apportionment of Special Taxes pursuant to which the Special Taxes are levied, or (b) an action or suit with respect to the application or use of the Special Taxes levied and collected.

5. Except as disclosed in the Preliminary Official Statement, the Landowner is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

6. The Landowner has been delinquent to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property owned by the Landowner within the boundaries of a community facilities district or an assessment district within California that (a) would have caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being commenced against the Landowner.

7. The undersigned has executed this Certificate solely in his or her capacity as an officer of the Landowner and he or she will have no personal liability arising from or relating to this Certificate.

AG ESSENTIAL HOUSING CA 4, L.P., a
Delaware limited partnership

By: _____
Its: _____

EXHIBIT F

SUPPLEMENTAL OPINION OF BOND COUNSEL

[Date of Issuance]

Piper Sandler & Co., as Underwriter
Sacramento, California

Folsom Ranch Financing Authority
City of Folsom Community Facilities District No. 20 (Russell Ranch)
Special Tax Revenue Bonds, Series 2022

(Supplemental Opinion)

Ladies and Gentlemen:

This letter is addressed to you, as Underwriter, pursuant to Section 4.F.7. of the Bond Purchase Agreement, dated _____, 2022 (the “**Purchase Agreement**”), between you and the Folsom Ranch Financing Authority (the “**Authority**”), providing for the purchase of \$ _____ principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”). The Bonds are being issued pursuant to a Trust Agreement, dated as of _____ 1, 2022 (the “**Trust Agreement**”), by and among the Authority, the City of Folsom (the “**City**”) and U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Trust Agreement or, if not defined in the Trust Agreement, in the Purchase Agreement.

We have delivered our final legal opinion (the “**Bond Opinion**”) as bond counsel to the Authority concerning the validity of the Bonds and certain other matters, dated the date hereof and addressed to the Authority. You may rely on such opinion as though the same were addressed to you.

In connection with our role as bond counsel to the Authority, we have reviewed the Purchase Agreement; the Trust Agreement; the Local Obligations Indenture; the Tax Certificate, dated the date hereof (the “**Tax Certificate**”) of the Authority and the City; certain portions of the posted official statement of the Authority, dated _____, 2022, with respect to the Bonds (the “**Official Statement**”); opinions of counsel to the Authority and the Trustee; certificates of the Authority, the City, the Trustee, Integra Realty Resources (the “**Appraiser**”), NBS (the “**Special Tax Consultant**”), Lennar Homes, [Anthem, THNC] and others; and such other documents, opinions and matters to the extent we deemed necessary to render the opinions and conclusions set forth herein.

The opinions and conclusions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions or conclusions may be affected by actions taken or omitted or events occurring after the original delivery of the Bonds on date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after the original delivery of the Bonds on date hereof.

We have assumed the genuineness of all documents and signatures provided to us and the due and legal execution and delivery thereof by, and validity against, any parties other than the Authority. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the third paragraph hereof. We have further assumed compliance with all covenants and agreements contained in such documents. In addition, we call attention to the fact that the rights and obligations under the Bonds, the Trust Agreement, the Local Obligations Indenture, the Tax Certificate and the Purchase Agreement and their enforceability may be subject to bankruptcy, insolvency, reorganization, receivership, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against governmental entities such as the Authority and the City in the State of California. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute or to have the effect of a penalty), right of set-off, arbitration, judicial reference, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinions with respect to the state or quality of title to or interest in any assets described in or as subject to the lien of the Trust Agreement or the Local Obligations Indenture or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such assets. We also express no opinion regarding plans, specifications, maps, financial reports or other engineering or financial details of the proceedings, or upon the Rate and Method of Apportionment for City of Folsom Community Facilities District No. 20 (Russell Ranch) or the validity of the Special Tax levied upon any individual parcel.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions and conclusions:

1. The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Trust Agreement is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

2. The Purchase Agreement has been duly executed and delivered by, and constitutes a valid and binding obligation of, the Authority.

3. The statements contained in the Official Statement under the captions "THE BONDS," "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2022 BONDS" (excluding therefrom the information under the headings "—Special Tax Analysis," "—Special Tax Calculation," and "—The Teeter Plan"), and "TAX MATTERS," and in Appendix E "PROPOSED FORM OF OPINION OF BOND COUNSEL" and Appendix C—"SUMMARY OF PRINCIPAL DOCUMENTS," excluding any material that may be treated as included under such captions by cross-reference or reference to other documents or sources, insofar as such statements expressly summarize certain provisions of the Trust Agreement and the Local Obligations Indenture, or set out the content of our Bond Opinion, are accurate in all material respects.

4. We are not passing upon and do not assume any responsibility for the accuracy (except as explicitly stated in paragraph 3 above), completeness or fairness of any of the statements contained in the Official Statement, and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. In our capacity as bond counsel to the Authority in connection with issuance of the Bonds, we participated in conferences with your

representatives, your counsel, representatives of the City, the Authority, their counsel, representatives of Lennar Homes and their counsel, consultants, the Appraiser, engineers, the Special Tax Consultant and others, during which conferences the contents of the Official Statement and related matters were discussed. Based on our participation in the above-mentioned conferences (which, with respect to the Preliminary Official Statement, did not extend beyond the date of the Purchase Agreement, and with respect to the Official Statement did not extend beyond its date), and in reliance thereon, on oral and written statements and representations of the Authority, the Community Facilities District, and others and on the records, documents, certificates, opinions and matters herein mentioned, subject to the limitations on our role as bond counsel to the Authority, we advise you as a matter of fact and not opinion that (a) no facts had come to the attention of the attorneys in our firm rendering legal services with respect to the Preliminary Official Statement which caused us to believe as of the date of the Purchase Agreement, based on the documents, drafts and facts in existence and reviewed as of that date that the Preliminary Official Statement contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by Securities and Exchange Commission Rule 15c-12 or otherwise left blank and any other differences with the information in the Official Statement), and (b) no facts had come to the attention of the attorneys in our firm rendering legal service with respect to the Official Statement which caused us to believe as of the date of the Official Statement and as of the date hereof that the Official Statement contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that, we expressly exclude from the scope of this paragraph and express no opinion or conclusion, with respect to both the Preliminary Official Statement and the Official Statement, about any CUSIP numbers, financial, accounting, statistical or economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about feasibility, valuation, appraisals, absorption, real estate or environmental matters, litigation, any statements about compliance with prior continuing disclosure undertakings, or any information about book-entry, DTC, Cede & Co., ratings, rating agencies, underwriters, underwriting, and the information contained in Appendices A, B, D, F and G included or referred to therein or omitted therefrom. No responsibility is undertaken or conclusion expressed with respect to any other disclosure document, materials or activity, or as to any information from another document or source referred to by or incorporated by reference in the Preliminary Official Statement or the Official Statement.

This letter is furnished by us as bond counsel to the Authority. No attorney-client relationship has existed or exists between our firm and you in connection with the Bonds or by virtue of this letter. We disclaim any obligation to update this letter. This letter is delivered to you as Underwriter of the Bonds, is solely for your benefit as such Underwriter in connection with the original delivery of the Bonds on the date hereof and is not to be used, circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person. This letter is not intended to, and may not, be relied upon by owners of the Bonds or by any other party to whom it is not specifically addressed.

Very truly yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

EXHIBIT G
OPINION OF DEVELOPER'S COUNSEL

_____, 2022

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 200
Sacramento, California 95864

Re: \$ _____ Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022

Ladies and Gentlemen:

We have acted as counsel to Lennar Homes of California, LLC, a California limited liability company (the “**Developer**”) in connection with the issuance and sale by the Folsom Ranch Financing Authority (the “**Issuer**”) of \$ _____ Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “**Bonds**”) to provide funds to finance the purchase of limited obligation special tax bonds (the “**CFD 20 Local Obligations**”), issued by the City of Folsom (the “**City**”) for the benefit of the City of Folsom Community Facilities District No. 20 (Russell Ranch) (the “**District**”). This opinion is rendered pursuant to the Bond Purchase Agreement dated _____, 2022 (the “**Bond Purchase Agreement**”), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

1. The Bond Purchase Agreement;
2. The Preliminary Official Statement and the Final Official Statement (together, the “**Official Statement**”);
3. Lennar Homes Continuing Disclosure Certificate dated _____, 2022, executed by Developer (the “**Developer Disclosure Certificate**”); and
4. Letter of Representations of Lennar Homes of California, LLC, dated _____, 2022, and the Closing Certificate of Lennar Homes of California, LLC, dated _____, 2022, both as required pursuant to the Bond Purchase Agreement (collectively, the “**Developer Certificate**”).

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon Lennar Homes' Certificate. We advise you that the phrase "to our knowledge," as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Developer, or as a result of our examination of Lennar Homes' Certificate, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws.

In rendering our opinions herein, we have assumed the following, with your approval:

i. The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Developer); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any signature on behalf of Developer purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;

ii. The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than Lennar Homes, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;

iii. The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs 1 through 4, above;

iv. The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity; and

v. All official public records relied upon by us are accurate and complete.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. Developer is a limited liability company validly existing and in good standing as a limited liability company under the laws of the State of California and is in good standing in the State of California, and has full power and authority to enter into Lennar Homes Disclosure Certificate.

2. Lennar Homes has duly and validly executed and delivered Lennar Homes Disclosure Certificate, and Lennar Homes Disclosure Certificate constitutes the legal, valid

and binding obligation of Lennar Homes, enforceable against Developer in accordance with its terms.

3. To our knowledge, the execution and delivery by Developer of Lennar Homes Disclosure Certificate and the performance of its obligations thereunder do not and will not result in a violation of any provision of, or in default under any agreement or other instrument to which Developer is a party.

4. To our knowledge, Developer is not in violation of any provision of or in default under, its organizational documents or any agreement or other instrument, violation or default under which would materially and adversely affect the business, properties, assets, liabilities or conditions (financial or other) of Lennar Homes with respect to Developer's ability to develop real property owned by Developer within the District.

5. To our knowledge, except as set forth in the Official Statement, there is no litigation pending against Developer (with service of process to Developer having been duly given and completed) or overtly threatened against Developer which would materially and adversely affect the validity or enforceability of Lennar Homes Disclosure Certificate, Developer's ability to complete the development of its property as proposed in the Official Statement or to pay the Special Taxes.

6. Without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Official Statement under the captions "INTRODUCTION—Property Ownership and Development Status," "PROPOSED PROPERTY DEVELOPMENT" and "CONTINUING DISCLOSURE—Lennar Homes" (except that no opinion or belief need to be expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial, statistical or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, assessed valuations or appraised values, or to any information which is attributable to a source other than Developer, contained in the Official Statement), no facts came to our attention during the course of our representation of Developer that would lead us to believe that the information under said captions of the Official Statement relating to Lennar Homes and Lennar Homes' organizations, activities, properties and financial condition, and its proposed development of the Property, contains any untrue statement of a material fact or omits any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

a) We express no opinion as to matters governed by any laws other than the substantive laws of California which are in effect as of the date hereof, and we assume no obligation to modify or supplement this opinion with respect to changes in such laws after the date hereof.

b) As counsel to Lennar Homes in this matter, we have not rendered financial advice to Lennar Homes and do not represent, by this opinion or otherwise, that we have reviewed or made any assessment about, nor do we offer any opinion about, the financial condition of Lennar Homes, past, present or future, including any financial information contained in Lennar Homes Disclosure Certificate; nor have we reviewed the financial feasibility of this transaction or those matters which the proceeds of the Bonds will fund or any of its components and, accordingly, we offer no opinion whatsoever regarding such financial feasibility.

c) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

d) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to Lennar Homes' development of its property as proposed in the Official Statement.

We express no opinion as to any matter other than as expressly set forth above, and, in conjunction therewith, specifically express no opinion concerning the application of or compliance with any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, and the Trust Indenture Act of 1939, as amended, any state securities or "Blue Sky" law, or any federal, state or local tax law, as respecting the Bonds.

This letter is intended solely for your use in relation to the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter.

We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including, without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof, and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

EXHIBIT H

FOLSOM RANCH FINANCING AUTHORITY CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH) SPECIAL TAX REVENUE BONDS SERIES 2022

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. (“PSC”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the “**Bonds**”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) PSC offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “**Initial Offering Prices**”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated _____, 2022, by and between PSC and the Folsom Ranch Financing Authority (the “**Authority**”), PSC has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “**hold-the-offering-price rule**”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.]

3. ***Defined Terms.***

(a) ***General Rule Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) ***Hold-the-Offering-Price Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) ***Holding Period*** means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____, 2022), or (ii) the date on which PSC has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.]

(d) ***Issuer*** means the Folsom Ranch Financing Authority.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2022.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents PSC’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Orrick Herrington & Sutcliffe LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

PIPER SANDLER & CO.

By: _____

Name: _____

Dated: _____, 2022

SCHEDULE A
SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING
PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(Attached)

**SCHEDULE B
PRICING WIRE OR EQUIVALENT COMMUNICATION**

(Attached)

EXHIBIT I

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)
SPECIAL TAX REVENUE BONDS
SERIES 2022**

_____, 2022

CERTIFICATE OF APPRAISER

Folsom Ranch Financing Authority
50 Natoma Street,
Folsom, CA, 95630

City of Folsom
50 Natoma Street,
Folsom, CA, 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 200
Sacramento, California 95864

The undersigned hereby states and certifies:

1. That he is an authorized principal of Integra Realty Resources (the “**Appraiser**”) and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Appraiser has prepared an appraisal report, dated _____, 2022 (the “**Appraisal Report**”), on behalf of the City of Folsom (the “**City**”) and the Folsom Ranch Financing Authority (the “**Authority**”) in connection with the Preliminary Official Statement, dated _____, 2022 (the “**Preliminary Official Statement**”) and the Official Statement dated _____, 2022 (“**Official Statement**”), for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds Series 2022 (the “**Bonds**”).

3. That the Appraiser hereby consents to the reproduction and use of the Appraisal Report appended to the Preliminary Official Statement and the Official Statement. The Appraiser also consents to the references to the Appraiser and the Appraisal made in the Preliminary Official Statement and the Official Statement.

4. In the opinion of the Appraiser the assumptions made in the Appraisal Report are reasonable. Since the date of value of the Appraisal Report, the Appraiser is not aware of any facts that would cause its opinion of value of the taxable property in the Community Facilities District to be lower than the value in the Appraisal.

5. Each of the parcels appraised by the Appraiser is encompassed within the Community Facilities District as set forth in the boundary map of the Community Facilities District.

6 That, as of the date of the Official Statement and as of the date hereof, the Appraisal Report appended to the Official Statement, to the best of my knowledge and belief, and subject to all of the Limiting Conditions and Major Assumptions set forth in the Appraisal Report, does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and no events or occurrences have been ascertained by us or have come to our attention that would substantially change the estimated values stated in the Appraisal Report. However, we have not performed any procedures since the date of the Appraisal Report to obtain knowledge of such events or occurrences nor are we obligated to do so in the future.

7. The City and the Underwriter, Piper Sandler & Co., are entitled to rely on the Certificate.

Dated: _____, 2022

INTEGRA REALTY RESOURCES

By: _____
Authorized Representative

ATTACHMENT 8

CITY CONTINUING DISCLOSURE CERTIFICATE

THIS CONTINUING DISCLOSURE CERTIFICATE (this “Disclosure Certificate”), dated as of _____, 2022, is executed and delivered by the City of Folsom (the “City”) relative to the Folsom Ranch Financing Authority (the “Authority”) in connection with the issuance by the Authority of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022 (the “Bonds”). The Bonds are being issued pursuant to a Trust Agreement (the “Trust Agreement”), among the City, the Authority and U.S. Bank Trust Company, National Association (the “Trustee”). The City covenants and agrees as follows.

SECTION 1. Purpose of the Disclosure Certificate. The Disclosure Certificate is being executed and delivered by the City for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 hereof.

“Annual Report Date” means the date in each year that is nine months after the end of the City’s fiscal year, which date, as of the date of this Disclosure Certificate, is April 1.

“Community Facilities District” means the City of Folsom Community Facilities District No. 20 (Russell Ranch).

“Dissemination Agent” shall mean NBS, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“EMMA System” means the MSRB’s Electronic Municipal Market Access system, or such other electronic system designated by the MSRB.

“Financial Obligation” means, for purposes of the Listed Events set out in Section 5(a)(10) and Section 5(b)(7), a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “Financial Obligation” shall not include Municipal Securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Listed Events” means any of the events listed in subsection (a) of Section 5 hereof.

“MSRB” means the Municipal Securities Rulemaking Board, or any successor thereto.

“Official Statement” means the Official Statement, dated _____, 2022, relating to the Bonds.

“Participating Underwriter” means the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, provide to the MSRB through the EMMA System, in an electronic format and accompanied by identifying information all as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 hereof, not later than the Annual Report Date, commencing with the report for the 2021-22 Fiscal Year. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 hereof; provided, however, that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if not available by that date. If the City’s fiscal year changes, it shall, or shall instruct the Dissemination Agent to, give notice of such change in the same manner as for a Listed Event under subsection (e) of Section 5 hereof. The first Annual Report may include the filing of or reference to the Official Statement.

(b) Not later than 15 business days prior to the date specified in subsection (a) of this Section for the providing of the Annual Report to the MSRB, the City shall provide the Annual Report to the Dissemination Agent.

(c) If the Dissemination Agent is other than the City, then not later than fifteen (15) Business Days prior to said date, the City shall provide the Annual Report to the Dissemination Agent. If the City is unable to provide the Annual Report to the MSRB by the Annual Report Date, the City shall send a notice to the MSRB in substantially the form attached as Exhibit A to the Disclosure Certificate.

(d) The Dissemination Agent shall:

- (i) provide any Annual Report received by it to the MSRB, as provided herein; and
- (ii) file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate and stating the date it was so provided.

SECTION 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following:

(a) The City’s audited financial statements, if any, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City’s audited financial statements, if any, are not available by the time the Annual Report is required to be filed pursuant to subsection (a) of Section 3 hereof, the Annual Report shall contain unaudited financial statements, and the audited financial statements, if any, shall be filed in the same manner as the Annual Report when they become available.

(b) The following information:

(i) The principal amount of Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of the December 31 next preceding the Annual Report Date along with debt service schedules for the Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of such date;

(ii) The balance in each reserve account for the Local Obligations, and a statement of the required bond reserve amount, as of the December 31 next preceding the Annual Report Date;

(iii) The total assessed value of all parcels within the Community Facilities District on which the Special Taxes are levied, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date, and a statement of assessed value-to-lien ratios therefor based on special tax and assessment debt, either by individual parcel or by categories (e.g., “below 3:1,” “3:1 to 4:1” etc.);

(iv) The Special Tax delinquency rate for the Community Facilities District as of the December 31 next preceding the Annual Report Date; the number of parcels within the Community Facilities District delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date; the amount of each delinquency; the length of time delinquent and the date on which foreclosure was commenced, or similar information pertaining to delinquencies deemed appropriate by the City; provided, however, that parcels with aggregate delinquencies of \$1,000 or less (excluding penalties and interest) may be grouped together and such information may be provided by category;

(v) The status of foreclosure proceedings and a summary of the results of any foreclosure sales in the Community Facilities District as of the December 31 next preceding the Annual Report Date;

(vi) The identity of any property owner, representing more than 5% of the Special Tax levy, delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date;

(vii) All tentative and final maps approved and/or recorded within the Community Facilities District, describing the gross acres, the planned commercial acres and the number and type of planned residential dwelling units;

(viii) The number of new building permits issued and a description of the purpose of such permits (e.g., new single-family, new multi-family, new commercial, new industrial);

(ix) A land ownership summary listing the top ten Special Tax payers for the Community Facilities District, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date; and

(x) For the current Fiscal Year, the amount of the Maximum Special Tax and the actual Special Tax levied within the Community Facilities District, with such amounts reported separately for Developed Property, Small Lot Final Map Property and Large Lot Property; provided, however, that once all Taxable Property within the Community Facilities District is Developed Property, the Maximum Special Tax and the actual Special Tax levied may each be shown on an aggregate basis in the Annual Report. For the purposes of this subparagraph (x), all capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Rate and Method of Apportionment for the Community Facilities District.

In addition to any of the information expressly required to be provided under this Section, as set forth above, the City shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which have been submitted to the MSRB through the EMMA System. The City shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section, the City shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies.
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (iv) Substitution of credit or liquidity providers, or their failure to perform.
- (v) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax-exempt status of the security.
- (vi) Defeasances.
- (vii) Tender offers.
- (viii) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note: For the purposes of the event identified in subparagraph (ix), the event is considered to occur when any of the following occur: the appointment of a receiver, trustee or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (ix) Rating changes.
 - (x) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial Obligation of the City, any of which reflect financial difficulties.
- (b) The City shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds, if material:

- (i) Modifications to rights of Bond holders.
- (ii) Bond calls.
- (iii) Release, substitution or sale of property securing repayment of the Bonds.
- (iv) Non-payment related defaults.

(v) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.

(vi) Appointment of a successor or additional trustee or the change of name of a trustee.

(vii) Incurrence of a Financial Obligation of the City, or agreement to covenants, events of default, remedies, priority rights, or similar terms of a Financial Obligation of the City, any of which affect Bondholders.

(c) Whenever the City obtains knowledge of the occurrence of a Listed Event described in subsection (b) above, the City shall determine if such event would be material under applicable federal securities laws.

(d) If the City learns of the occurrence of a Listed Event described in subsection (a) of this Section, or determines that knowledge of a Listed Event described in subsection (b) of this Section would be material under applicable federal securities laws, the City shall notify the Dissemination Agent thereof in writing and instruct the Dissemination Agent to report the occurrence pursuant to subsection (e) of this Section. If in response to a request under subsection (b) of this Section, the City determines that the Listed Event would not be material under applicable Federal securities law, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (e) of this Section.

(e) If the Dissemination Agent has been instructed by the City to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB through the EMMA System. Notwithstanding the foregoing, notice of Listed Events described in paragraph (vii) of subsection (a) of this Section and paragraph (ii) of subsection (b) of this Section need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Trust Agreement.

SECTION 6. Termination of Reporting Obligation. The City's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the City pursuant to the Disclosure Certificate.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of subsection (a) of Section 3 hereof, Section 4 hereof or subsections (a) and (b) of Section 5 hereof, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by Owners of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of Owners or Beneficial Owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the annual financial information containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial statements or information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be given in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the City or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of outstanding Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under the Disclosure Certificate. A default under the Disclosure Certificate shall not be deemed an Event of Default under the

Trust Agreement, and the sole remedy under the Disclosure Certificate in the event of any failure of the City to comply with the Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall be entitled to the protections and limitations from liability afforded to the Trustee under the Trust Agreement. The Dissemination Agent shall not be responsible for the form or content of any Annual Report or notice of Listed Event. The Dissemination Agent shall receive reasonable compensation for its services provided under this Disclosure Certificate. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City of Folsom has executed this Disclosure Certificate as of the date first above written.

CITY OF FOLSOM

By: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Folsom Ranch Financing Authority

Name of Issue: Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022

Date of Issuance: _____, 2022

NOTICE IS HEREBY GIVEN that the City of Folsom (the "City") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated _____, 2022, executed by the City for the benefit of the Holders and Beneficial Owners of the above-referenced bonds. [The City anticipates that the Annual Report will be filed by _____.]

Dated: _____

CITY OF FOLSOM

By: _____
Finance Director of the City of Folsom

ATTACHMENT 9

**Folsom Ranch Financing Authority
City of Folsom CFD No. 20 (Russell Ranch)
Special Tax Revenue Bonds, Series 2022**

SB 450 Summary / Government Code 5852.1*

Estimated Par Amount	\$10,820,000 ¹
A. True Interest Cost (TIC) of the Bonds	5.62% ¹
B. Sum of all fees and charges paid to 3rd parties	\$435,250 ²
C. Bond Proceeds Net of Reserves, Capitalized Interest and 3rd Party Fees and Charges	\$8,956,358
Net proceeds	10,643,641 ¹
Less Reserve Fund	(830,881) ¹
Less Sum of all fees and charges paid to 3rd parties	(435,250) ¹
Less Capitalized Interest	(421,152) ¹
D. Total Payment Amount	\$23,361,756
Total Principal and Interest to Maturity**	22,425,756 ¹
Special Tax Admin. /Continuing Disclosure Fee	765,000 ³
Fiscal Agent Fee	96,000 ⁴
Arbitrage /Rebate Fee	45,000 ⁵
County Collection Charge	30,000 ⁶

*Summary reflects good faith estimates as of 10/19/22 and all costs associated with the financing; subject to change based on interest rates, market conditions, and other factors

**Less Capitalized Interest

Sources:

¹ Preliminary Cash Flows from Piper Sandler with market rates as of 10/19/22

² Costs of Issuance

³ NBS - estimated 30 years at \$25,500 per year

⁴ US Bank - 30 years at \$3,200 per year

⁵ NBS - estimated 30 years at \$1,500 per year

⁶ NBS - estimated 30 years at \$1,000 per year

**City of Folsom CFD No. 20 (Russell Ranch)
Special Tax Bonds, Series 2022**

SB 450 Summary / Government Code 5852.1*

Estimated Par Amount	\$10,820,000 ¹
A. True Interest Cost (TIC) of the Bonds	5.62% ¹
B. Sum of all fees and charges paid to 3rd parties	\$435,250 ²
C. Bond Proceeds Net of Reserves, Capitalized Interest and 3rd Party Fees and Charges	\$8,956,358
Net proceeds	10,643,641 ¹
Less Reserve Fund	(830,881) ¹
Less Sum of all fees and charges paid to 3rd parties	(435,250) ¹
Less Capitalized Interest	(421,152) ¹
D. Total Payment Amount	\$23,325,756
Total Principal and Interest to Maturity**	22,425,756 ¹
Special Tax Admin. /Continuing Disclosure Fee	765,000 ³
Fiscal Agent Fee	60,000 ⁴
Arbitrage /Rebate Fee	45,000 ⁵
County Collection Charge	30,000 ⁶

*Summary reflects good faith estimates as of 10/19/22 and all costs associated with the financing; subject to change based on interest rates, market conditions, and other factors

**Less Capitalized Interest

Sources:

¹ Preliminary Cash Flows from Piper Sandler with market rates as of 10/19/22

² Costs of Issuance

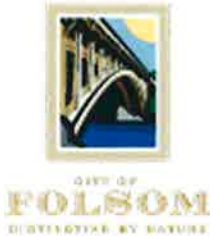
³ NBS - estimated 30 years at \$25,500 per year

⁴ US Bank - 30 years at \$2,000 per year

⁵ NBS - estimated 30 years at \$1,500 per year

⁶ NBS - estimated 30 years at \$1,000 per year

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Folsom City Council Staff Report



MEETING DATE:	11/8/2022
AGENDA SECTION:	Old Business
SUBJECT:	Underutilized and Vacant City-Owned Properties and Direction to Staff
FROM:	City Manager's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff is seeking direction on the following recommendations.

Recommendation 1: Vacant City-Owned Parcels is:

- Remove Site 12 from the list of consideration as it is not a viable option for sale or alternative use. The remaining sites (0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11) have various merits that require some additional evaluation to get a better idea of which ones are most suited to either sell, rezone, retain/activate, and/or explore or develop.

Recommendation 2: Einstein Café (in order of preference):

- Offer the space to the Friends of Folsom Library as an extension or replacement for their current sales space. In the Commission’s vision, along with book sales, the space would offer a seating area equipped with high end vending machines. The City would receive revenue directly from the vending machines, and indirectly from the Friends, who would anticipate selling more items and discontinue paying rent for offsite storage.
- Open a Request for Proposal (RFP) process to operate the space as a café & seating area.
- Make the space available for rent to community members as a meeting space.

Recommendation 3: Zittel Family Amphitheater and the Dan Russell Rodeo Arena:

- Maintain branding/focus of fun, free, family (Zittel Amphitheater)
- Maintain youth sports schedule and their use of fields (Dan Russell Rodeo Arena)
- Continue current events at Arena (Rodeo/Rodeo Cross/Renaissance Faire)

- Continue current events at Amphitheater (Ice Rink/Farmer's Market)
- Recover staff costs associated with supporting events
- Recover costs associated with damage/repairs
- City staff to continue managing the master calendar of events at both facilities
- Follow up with the additional considerations as listed below in Analysis

BACKGROUND

On February 27, 2022, the City Council created an Ad-Hoc Subcommittee to review City properties. The purpose of the Ad-Hoc Subcommittee was to “Identify and evaluate underutilized city-owned properties and recommend their sale, lease, use, repurpose, or other disposition as an economic development tool for the City.”

The Ad-Hoc subcommittee consisted of:

Sarah Aquino, City Councilmember
 Rosario Rodriguez, Vice Mayor
 Jennifer Cabrera, Resident
 Robert Goss, Resident
 Lance Klug, Resident
 Todd Speelman, Resident
 Clark Whitten, Resident
 Will Kempton, P&R Commissioner
 Brian Wallace, P&R Commissioner
 Joe Gagliardi, Choose Folsom

At the August 23, 2022, City Council meeting, City Councilmember Aquino and Vice Mayor Rodriguez made a presentation of their evaluation and recommendations.

The Ad-Hoc Subcommittee reviewed and visited 13 vacant city-owned parcels and arrived at various recommendations for selling, rezoning, retaining/activating, or exploring development opportunities.

In addition, the Subcommittee looked at three other city-owned properties:

- Vacant space at the Georgia Murray Library – previously occupied by café uses (Einstein Café)
- Zittel Family Amphitheater in Folsom Historic District
- Dan Russell Rodeo Arena

The direction for the above three city properties was to refer the Einstein Café space to the Library Commission and the Zittel Family Amphitheater and Dan Russell Rodeo Arena to the Parks and Recreation Commission. In general, however, the request of those commissions was to discuss how best to activate the spaces, generate revenue, consider outsourcing and public-private partnerships, and discuss other uses, if desired.

The City Council requested to hear back from staff and the Commissions within 90 days.

ANALYSIS

Vacant City-Owned Parcels

A City staff team consisting of the City Manager, City Attorney, Parks and Recreation Director, Public Works Director, Community Development Director, and Environmental Water Resources Director evaluated and reviewed the 13 vacant city-owned parcels.

Using the table included in the City Council presentation (Attachment 1), the team discussed and evaluated the Ad-Hoc Subcommittee's recommendations for each site. Staff arrived at various suggestions and/or conclusions based on the site's environmental constraints (i.e. wetlands, dense protected trees, etc.), future uses planned for the site (i.e. affordable housing, park/trail, etc.), existing arrangements (i.e. identified for tree mitigation), detailed parcel information such as its zoning, general plan, and surveyor notes (i.e. too small/too irregular to develop), and whether the site's development would be subject to the Surplus Land Act. Staff's review and analysis is included in Attachment 2. A few of the sites had multiple recommendations, such as "rezone" and "retain/activate" and as such, they are discussed in multiple scenarios below.

Staff provides the following overview as shown in Attachment 2:

Sell. The recommendation was to sell four properties (Sites 0, 10, 11, 12). Property 12 is not likely sellable, as the piece on the north side of Glenn Drive has jurisdictional wetlands and the piece on the south side is within a future park site. Staff suggests exploring the sale of three additional properties (Sites 3, 7 and 8) as shown in Attachment 2. All sites for sale would be subject to the Surplus Land Act. There is total of 6 sites that could be considered for sale (Sites 0, 3, 7, 8, 10, and 11).

Rezone. The recommendation was to rezone two properties (Sites 4 and 5) to park/open space. If this is done, it is recommended that this be presented to the Parks and Recreation Commission. After that, it would go to Planning Commission and City Council. Both sites are heavily covered in tree growth and would likely require environmental review to change its current use, even if passive, such as a connection to the historic district. Making these sites more accessible would likely translate into increased maintenance and oversight costs.

Retain/Activate. The recommendation was to retain/activate six (6) properties (Sites 1, 2, 3, 7, 8, 9). For sites 1 and 2 retention and activation are possible with the need for tree mitigation and/or future road improvements. These sites were not seen as future housing or commercial development due to their irregular size. Adding to the Johnny Cash Legacy Park didn't seem beneficial due to the roadway in between the sites. For Site 3, the City site is located next to a privately owned piece. This site could either be sold to that entity or the City could buy the adjacent private site. The site by itself could yield about 10-12 parking stalls and if combined with the adjacent site, another 20-30 parking stalls. Future uses on the site could be explored more. For Sites 7 and 8, these are between Diamond Glen Homeowners Association (HOA) and Kikkoman. They are irregular site shapes and not likely suitable for development. As mentioned above, Sites 7 and 8 could be considered for sale. For Site 9, this site is currently occupied partially

by Placerville Sacramento Valley Railroad (PSVRR), includes some city items that have been stored there, and also houses the vacant historic Railroad Superintendent's house. A historic analysis of the Superintendent's house will provide guidance on maintenance of the structure which, if funded, could become a tourism location. More analysis is required to explore what is possible for Site 9.

Explore Development Opportunity. The recommendation was to explore development opportunity for five properties (Sites 1, 2, 3, 9, 10). Sites 1, 2, 3, and 9 are discussed above. Site 10, the RT Parking Lot at the Glenn Station, is on the City's site for future housing which includes preserving some parking for RT use. There is no applicant or application for development of this site.

In summary, staff suggests that Site 12 be removed from the list of consideration as it is not a viable option for sale or alternative use. The remaining sites (0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11) have various merits that require further evaluation and/or additional steps to get a better idea of which ones are most suited for either sell, rezone, retain/activate, and/or explore or develop.

Underutilized City-Owned Properties

Attachment 3 summarizes the review and recommendations described below.

Georgia Murray Library/Vacant Space

On October 18, 2022, the Library Commission met to discuss the potential future use of the space recently vacated by the Einstein Café. The vision of the Commission is to offer a seating area where library visitors could relax with a drink or food and socialize while visiting the Library (think of a café at Barnes & Noble). The Commission recognized that it may be challenging for a business to be successful in that location as well as staffing it if the business doesn't attract a large number of customers. As such, they suggested installing high end vending machines to dispense food and drink.

With that in mind, their recommendations in order of preference are:

1. Offer the space to the Friends of Folsom Library as an extension or replacement for their current sales space. In the Commission's vision, along with book sales, the space would offer a seating area equipped with high end vending machines. The City would receive revenue directly from the vending machines, and indirectly from the Friends, who would anticipate selling more items and discontinue paying rent for offsite storage.
2. Open a Request for Proposal (RFP) process to operate the space as a café & seating area.
3. Make the space available for rent to community members as a meeting space.

Zittel Family Amphitheater and Dan Russell Rodeo Arena

The Parks and Recreation Commission formed an Ad-Hoc Subcommittee on September 6, 2022, to evaluate these two properties. The Ad-Hoc Subcommittee met four times with staff, and separately on a few occasions with Folsom Historic District Association (FHDA) and Historic Folsom Resident's Association (HFRA). Staff provided rental and revenue history for

each property along with information about year-round and occasional uses of both sites. On November 1, 2022, the Parks and Recreation Commission met to take action on the Ad-Hoc Subcommittee's evaluation and recommendations. The recommendations for Zittel and the Arena are similar in some cases and unique in others. A combined list of these recommendations with distinctions where appropriate, is provided below:

- Maintain branding/focus of fun, free, family (Zittel Amphitheater)
- Maintain youth sports schedule and their use of fields (Dan Russell Rodeo Arena)
- Continue current events at Arena (Rodeo/Rodeo Cross/Renaissance Faire)
- Continue current events at Amphitheater (Ice Rink/Farmer's Market)
- Recover staff costs associated with supporting events
- Recover costs associated with damage/repairs
- City staff to continue managing the master calendar of events at both facilities

The Ad-Hoc Subcommittee provided the following additional considerations moving forward for Zittel Family Amphitheater and the Dan Russell Rodeo Arena:

- Review and discuss increased activation with FHDA and Choose Folsom (Zittel)
- Review and discuss increased activation with Choose Folsom and others (Arena)
- Review and discuss new improvements needed to modify each venue (i.e., fencing, additional shading, ADA enhancements, etc.)
- Consider laddering improvements or changes to incrementally bring about new ideas
- Consideration should be given to neighborhood impacts with intensification and/or new uses
- Connect with potential promoters for additional programming while respecting master calendar
- Determine (with help of promoters) factors that make the amphitheater less desirable (fees, no fencing, etc.)
- Consider public-private partnerships for individual events
- Gain an understanding of what is necessary to drive additional use/programming
- Ensure costs incurred by the city are covered even in partnerships in which the city is waiving hourly fees

ATTACHMENTS

- At-A-Glance: Underutilized City-Owned Properties (From City Council Presentation 8/23/2022)
- Undeveloped City-Owned Properties
- Underutilized City-Owned Properties

Submitted,

Elaine Andersen, City Manager

ATTACHMENT 1

At-a-Glance:

Underutilized city-owned properties

Number	Location / Address	Sell	Rezone	Retain & Activate	Explore Development Opportunity
0	End of Fong Street	✓			
1	E. Natoma & Folsom Lake Xing			✓	✓
2	E. Natoma & Briggs Ranch			✓	✓
3	906 Leidesdorff			✓	✓
4	Figueroa @ Rodeo Park		✓	✓	
5	200 Mormon		✓		
6	N/A				
7	Behind Diamond Glen			✓	
8	Behind Diamond Glen			✓	
9	Wye Property			✓	✓
10	RT Parking Lot @ Glenn Station	✓			✓
11	Parkshore Drive	✓			
12	Glenn Drive	✓		✓	

ATTACHMENT 2

Undeveloped city-owned properties

Staff Evaluation of City Council Suggestions

Number	Location / Address	Sell	Rezone	Retain & Activate	Explore Development Opportunity	Subject to Surplus Land Act	Staff Comments
0	End of Fong Street	x				•	<ul style="list-style-type: none"> • Would need to process parcel map. • Would be subject to affordable offering first.
1	E. Natoma & Folsom Lake Xing			x	x		<ul style="list-style-type: none"> • May need some property for future roundabout • Use for tree mitigation • Create path to existing open space/park on Porto • GP: Community Commercial • Zoning: R-1-M/A-I-A
2	E. Natoma & Briggs Ranch			x	x		<p>Same as above for #1</p> <ul style="list-style-type: none"> • GP: Community Commercial • Zoning: A-1-A
3	906 Leidesdorff	✘		x	x		<ul style="list-style-type: none"> • City could acquire adjacent lot or City sell • Up to 12 parking stalls on City site • Up to 30 parking stalls on adjacent site • GP: HF (Hist Folsom Mixed Use) • Zoning: HD
4	Figueroa @ Rodeo Park		x				<ul style="list-style-type: none"> • Would need to go to P&R Commission for recommendation • Then to PC and CC for approval • Parcel has dense tree coverage-some protected • Not a flat site • Parcel is landlocked but adjacent to Digger and Sharon Williams Park • Could be good connection to Historic District with constraints • GP: MLD • Zoning: R-4 (General Apartment)
5	200 Mormon		x				<p>Same as above for #4</p> <ul style="list-style-type: none"> • Limited access off Mill St.
6	N/A						
7	Behind Diamond Glen	✘		x		•	<ul style="list-style-type: none"> • Reach out to Diamond Glen HOA and Kikkoman • Maybe sell lot • Parcel has tree coverage-some protected • Surveyor notes: too small/too irregular • Landlocked • GP: MLD • Zoning: R-M (PD)
8	Behind Diamond Glen	✘		x		•	<p>Same as above for #7</p> <ul style="list-style-type: none"> • Limited Glenn Drive access

Undeveloped city-owned properties

Staff Evaluation of City Council Suggestions

Number	Location / Address	Sell	Rezone	Retain & Activate	Explore Development Opportunity	Subject to Surplus Land Act	Staff Comments
9	Wye Property			x	x		<ul style="list-style-type: none"> • Waiting for Historic Analysis report for maintenance recommendations • HistoriCorps is an organization that assists with repairs • Addressing clean up from lessee • Moving city storage to other location • Could have environmental constraints • Need to evaluate opportunities of site • GP: Industrial • Zoning: M-1 (PD) light industrial
10	RT Parking Lot @ Glenn Station	x			x	•	<ul style="list-style-type: none"> • On the City's list of potential housing sites • No applicant for project yet • Would need to maintain some Light Rail parking • GP: MHD • Zoning: R-4 General Apt
11	Parkshore Drive	x				•	<ul style="list-style-type: none"> • Landlocked within WAPA • Protected trees • Will reach out to WAPA for sell/interest • GP: Industrial • Zoning: M-1 (PD) light industrial
12	Glenn Drive	x					<ul style="list-style-type: none"> • Parcel split by Glenn Drive. • Southern section has city trail and park on it • Northern section has jurisdictional wetlands • GP: Industrial • Zoning: M-1 (PD) light industrial

Staff suggested addition

ATTACHMENT 3

Underutilized city-owned properties Staff and Commission Evaluation

Number	Location	Retain & Activate	Ad-Hoc Recommendation	Staff and Commission Comments
1	Einstein Café-Library	x	Refer to Library Commission for their input on how best to activate the space and generate revenue with potential uses not limited to food vendors	Went to Library Commission on Tuesday, October 18, 2022. Commission Recommends (in order of preference): 1. Offer space to Friends of Library. Include high end vending machines 2. Open an RFP to operate space as café and seating area 3. Make space available for rent to community members as a meeting space
2	Zittel Family Amphitheater	x	Refer to Parks & Rec Commission for their input on how best to activate the space and the surrounding district and possibly generate additional revenue Consider whether it would be better to outsource all operations to a third party, or continue existing partnership with FHDA with possible limitation on the number of free uses per year	Went to P&R Commission on Sept. 6. Formed an Ad-Hoc Subcommittee that met September 13, October 3, October 10, and October 21. Met with full commission on November 1, 2022: A summary of the Ad-Hoc Subcommittee's direction is as follows: <ul style="list-style-type: none"> • Maintain branding/focus of fun, free, family (Zittel Amphitheater) • Continue current events at Amphitheater (Ice Rink/Farmer's Market) • Recover staff costs associated with supporting events • Recover costs associated to damage/repairs • City staff to continue managing the master calendar of events at both facilities The Ad-Hoc Subcommittee provided the following additional considerations moving forward for Zittel Family Amphitheater and the Dan Russell Rodeo Arena: <ul style="list-style-type: none"> • Review and discuss increased activation with FHDA and Choose Folsom (Zittel) • Review and discuss new improvements needed to modify each venue (i.e. fencing, additional shading, ADA enhancements, etc.) • Consider laddering improvements or changes to incrementally bring about new ideas • Consideration should be given to neighborhood impacts with intensification and/or new uses • Connect with potential promoters for additional programming while respecting master calendar • Determine (with help of promoters) factors that make the amphitheater less desirable (fees, fencing, etc.) • Consider public-private partnerships for individual events • Gain an understanding of what is necessary to drive additional use/programming <ul style="list-style-type: none"> • Ensure costs incurred by the city are covered even in partnerships in which the city is waiving hourly fees

Underutilized city-owned properties Staff and Commission Evaluation

Number	Location	Retain & Activate	Ad-Hoc Recommendation	Staff and Commission Comments
3	Dan Russell Rodeo Arena	x	<p>Refer to Parks & Rec Commission for their input on how best to activate the space and generate revenue</p> <p>Consider a public/private partnership or issuing an RFP for promoter to manage and operate venue</p> <p>Explore other uses</p>	<p>Went to P&R Commission on Sept. 6. Formed an Ad-Hoc Subcommittee that met September 13, October 3, October 10, and October 21. Met with full commission on November 1, 2022:</p> <p>A summary of the Ad-Hoc Subcommittee's direction is as follows:</p> <ul style="list-style-type: none"> • Continue current events at Arena (Rodeo/Rodeo Cross/ Renaissance Faire) • Recover staff costs associated with supporting events • Recover costs associated to damage/repairs • City staff to continue managing the master calendar of events at the facility <p>The Ad-Hoc Subcommittee provided the following additional considerations moving forward for Zittel Family Amphitheater and the Dan Russell Rodeo Arena:</p> <ul style="list-style-type: none"> • Review and discuss increased activation with Choose Folsom and others (Arena) • Review and discuss new improvements needed to modify each venue (i.e. fencing, additional shading, ADA enhancements, etc.) • Consider laddering improvements or changes to incrementally bring about new ideas • Consideration should be given to neighborhood impacts with intensification and/or new uses • Connect with potential promoters for additional programming while respecting master calendar • Determine (with help of promoters) factors that make the amphitheater less desirable (fees, fencing, etc.) • Consider public-private partnerships for individual events • Gain an understanding of what is necessary to drive additional use/programming <p>• Ensure costs incurred by the city are covered even in partnerships in which the city is waiving hourly fees</p>