

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A RESOLUTION TO ANNEX ASSESSOR'S
PARCEL NUMBER 495-020-014, OWNED 3800
PROSPERITY, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, INTO COMMUNITY
FACILITIES DISTRICT NUMBER 2012-1,
SUNSET INDUSTRIAL AREA SERVICES

Resolution No.: 2020-080

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held May 19, 2020 by the following vote on roll call:

Ayes: WEYGANDT, HOLMES, UHLER, GUSTAFSON, GORE

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, at its June 22, 2010 meeting, the Placer County Board of Supervisors unanimously approved the amended Sunset Industrial Area Plan (SIA) and supported the use of a Community Facilities District (CFD) as an appropriate funding mechanism for fire protection and emergency medical services within the Sunset Area; and

WHEREAS, at its March 22, 2012 meeting, the Placer County Bond Screening Committee unanimously supported the formation of a CFD for the Sunset Area; and

WHEREAS, the name of the Community Facilities District is, "Community Facilities District Number 2012-1 *Sunset Industrial Area Services*", County of Placer, State of California aka "CFD 2012-1" formally approved by the Board of Supervisors on November 6, 2012; and

WHEREAS, the County of Placer established a Community Facilities District under terms of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, Section 53311 *et seq.*; and

WHEREAS, discretionary land development projects in the Sunset Area, boundaries of which are as shown in Exhibit A (incorporated herein by reference), were designated for future annexation to CFD 2012-1; and

WHEREAS, 3800 Prosperity, LLC, a California limited liability company, owner of record of properties within the future annexation area of CFD 2012-1, has approved a Consent and Waiver of Notice, Official Ballot, and Legal Description (Exhibit B), to impose a tax on its parcels to join CFD 2012-1, said tax is based on the rates as shown in Exhibit C (*County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services) Rate and Method of Apportionment of Special Tax*) which is incorporated herein by reference; and

WHEREAS, the services provided by CFD 2012-1 are fire protection and emergency medical services, and, as a condition of approval for development within CFD 2012-1, a special tax is imposed to provide said services for benefit of properties within CFD 2012-1; and

WHEREAS, said ballot constitutes unanimous approval of the charge to property owners within the CFD and will therefore apply to the parcel (s) submitted by 3800 Prosperity, LLC, a California limited liability company, as referenced on Exhibit D (Annexation Plat map) showing the annexation area to be incorporated into CFD 2012-1.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

1. That it annexes the parcel (s) owned by 3800 Prosperity, LLC, a California limited liability company, referenced above, into CFD 2012-1 to secure fire protection and emergency medical services within said area; and
2. That the tax established herein shall be subject to modification each year in an amount not to exceed the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco/Oakland/San Jose Metropolitan Area commencing with the 2012 tax year.
3. That the Clerk of the Board or designee shall record a Notice of Tax Lien in substantial form as noted in Exhibit E against Assessor Park Number 495-020-014.

Attachments:

EXHIBIT A: CFD 2012-1 Future Annexation Area Map

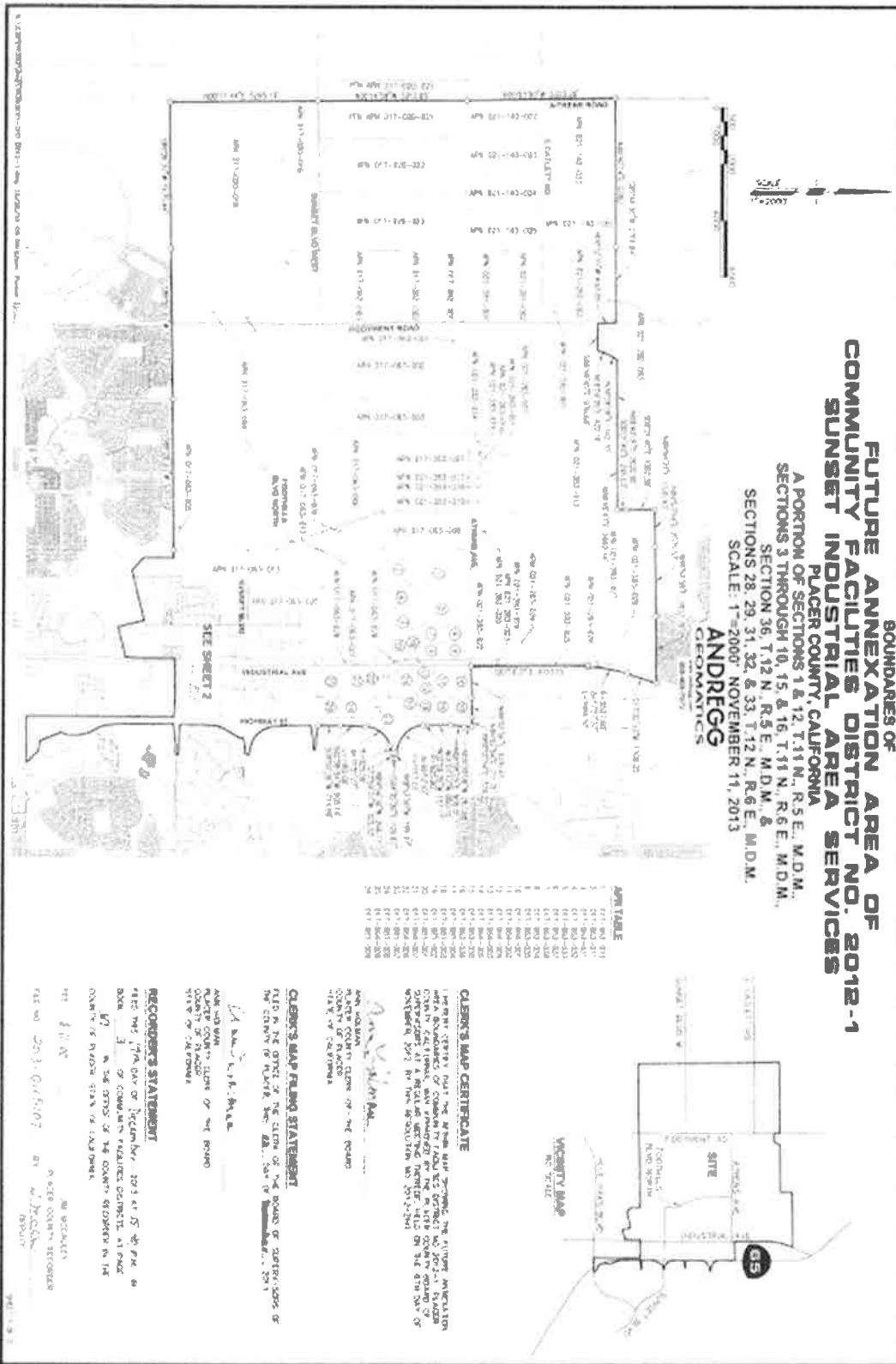
EXHIBIT B: Consent and Waiver of Notice, Official Ballot, and Legal Description

EXHIBIT C: County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area) Rate and Method of Apportionment of Special Tax

EXHIBIT D: Annexation Plat Map

EXHIBIT E: Form of Notice of Special Tax Lien

EXHIBIT A: CFD 2012-1 Future Annexation Area Map



BOOK 3 OF COMMUNITY FACILITIES DISTRICTS, PAGE 69

**BOUNDARIES OF
FUTURE ANNEXATION AREA OF
COMMUNITY FACILITIES DISTRICT NO. 2012-1
SUNSET INDUSTRIAL AREA SERVICES
PLACER COUNTY, CALIFORNIA**

A PORTION OF SECTIONS 1 & 12, T.11N., R.5E., M.D.M.,
SECTIONS 3 THROUGH 10, 15, & 16, T.11N., R.5E., M.D.M.,
SECTION 36, T.12N., R.5E., M.D.M., &
SECTIONS 28, 29, 31, 32, & 33, T.12N., R.6E., M.D.M.,
SCALE: 1"=2000' NOVEMBER 11, 2013

**ANDREGG
GEOMATICS**

APN TABLE

1	011-001-010
2	011-001-011
3	011-001-012
4	011-001-013
5	011-001-014
6	011-001-015
7	011-001-016
8	011-001-017
9	011-001-018
10	011-001-019
11	011-001-020
12	011-001-021
13	011-001-022
14	011-001-023
15	011-001-024
16	011-001-025
17	011-001-026
18	011-001-027
19	011-001-028
20	011-001-029
21	011-001-030
22	011-001-031
23	011-001-032
24	011-001-033



CLIENT'S MAP CERTIFICATE

I hereby certify that the above map showing the future annexation area boundaries of Community Facilities District No. 2012-1, Sunset Industrial Area Services, Placer County, California, was prepared by me or under my direct supervision and that I am a duly licensed professional geomatics engineer in the State of California.

ANDREGG
GEOMATICS
PLACER COUNTY, CALIFORNIA

CLIENT'S MAP FILING STATEMENT

I, the undersigned, Clerk of the Board of Supervisors of Placer County, California, do hereby certify that the above map was filed for record on this day of November, 2013.

ANDREGG
CLERK OF BOARD OF SUPERVISORS
PLACER COUNTY, CALIFORNIA

RECORDING STATEMENT

THIS MAP WAS FILED FOR RECORD ON NOVEMBER 11, 2013 AT 10:58 AM AT THE CLERK'S OFFICE OF PLACER COUNTY, CALIFORNIA. THE CLERK'S OFFICE IS LOCATED AT 1000 J STREET, SACRAMENTO, CALIFORNIA 95833.

BY: ANDREGG CLERK OF BOARD OF SUPERVISORS
PLACER COUNTY, CALIFORNIA

CONSENT AND WAIVER OF NOTICE

**County of Placer
Community Facilities District No. 2012-1
Sunset Industrial Area Services**

THIS CONSENT AND WAIVER is executed this ____ day of _____, 2020 by 3800 Prosperity, a California Limited Liability Company ("OWNER").

WHEREAS, Owner is the sole owner of record in fee of the real property described on Exhibit A, attached hereto and incorporated herein by reference (the "Annexation Property"); and,

WHEREAS, on November 6, 2012, the Placer County Board of Supervisors passed "Resolution 2012-260" to form County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services) (the "CFD") to fund fire and emergency medical services within the Sunset Industrial Area of Placer County, and being formed under the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, Section 53311 et seq.; and,

WHEREAS, the undersigned is, or is authorized to represent the Owner and is his/her designated representative to give consent and waiver contained herein with respect to annexation of Annexation Property into the CFD.

WHEREAS, Resolution 2012-260 incorporated as Exhibit A the County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services) Rate and Method of Apportionment of Special Tax (the "Rate and Method") and as Exhibit B the CFD Annexation Area (the "Annexation Area".)

WHEREAS, the Rate and Method contains the Method of Levy and Collection of Special Tax.

WHEREAS, the Rate and Method states that the maximum special tax that will be levied on developed property shall be the greater of (i) \$0.10 per building square foot or (ii) \$956.07 per acre;

WHEREAS, the Rate and Method Study further states that on each July 1 thereafter, any escalation to the maximum special tax assessed will be based on the local consumer price index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers; and, that the CPI used shall be as determined by the Bureau of Labor Statistics from January to January beginning with the period from January 2019 to January 2020.

WHEREAS, the Annexation Area includes within its boundaries those properties eligible for annexation into the CFD, including the Annexation Property.

NOW, THEREFORE:

1. The undersigned Owner requests and consents to the annexation of the Annexation Property into the CFD.

2. In accordance with the provisions of the Act, and specifically Sections 53339.7, the County may provide for the annexation of territory proposed for annexation in the future upon the unanimous approval of the owner or owners of each parcel or parcels at the time that the parcel or parcels are annexed, without additional hearings.
3. The undersigned Owner hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to the annexation of the Annexation Property into the CFD or the special election therein shall be invalidated or affected by any such irregularity, error, mistake or departure.
4. The undersigned Owner warrants and represents that it is the owner of record of the Annexation Property and has full authority to execute this Consent and Waiver. This Consent and Waiver shall be binding upon Owner and Owner's successors-in-interest, heirs, and assigns, and shall run with the Annexation Property and all separate legal parcels therefrom as may later be created.

OWNER:

3800 Prosperity, LLC,
a California limited liability company

By:

By: Dominic Vella
Its: Member

By: Stephen Kempster
Its: Member

Signature(s) must be notarized

EXHIBIT "A"

ANNEXATION NO. 2020-16
COMMUNITY FACILITIES DISTRICT NO. 2012-1
SUNSET INDUSTRIAL AREA SERVICES
PLACER COUNTY, CALIFORNIA
WITHIN A PORTION OF SECTION 9, TOWNSHIP 11 NORTH
RANGE 6 EAST MOUNT DIABLO MERIDIAN

LEGAL DESCRIPTION

All of the tract of land conveyed to 3800 Prosperity, LLC, a California limited liability company, by the Grant Deed recorded in Document No. 2017-0057005, Official Records of Placer County, being Lots 20 and 21, as shown and designated on the Map entitled "Tract No 974, Nichols Drive Industrial Park" filed for record December 12, 2008 in Book CC of Maps at page 7, Placer County Records, and pursuant to a Voluntary Merger recorded in Document No. 2017-0075138, Official Records of Placer County, located in Section 9, Township 11 North, Range 6 East, M.D.B.&M. described as follows:

BEGINNING at the southeasterly corner of said tract of land also being a point on the northerly right-of-way line of Prosperity Drive as said Drive is shown on that certain map entitled "Nichols Drive Industrial Park" filed in Book CC of Maps, at Page 7, Placer County Records said point being on a non-tangent curve, concave southerly, having a radius of 279.00 feet and to which a radial line bears North 16°06'08" West; thence westerly along the southerly line of said land also being the northerly right-of-way line of said Drive the following two (2) courses:

1. Westerly along said curve, through a central angle of 05°41'24", an arc distance of 27.71 feet;
2. South 68°12'28" West 292.34 feet to the southwesterly corner of said lands;

thence along the westerly line of said lands, North 21°47'32" West 179.70 feet to the northwest corner of said lands; thence along the general northerly line of said lands the following four (4) courses:

1. North 45°22'45" East 67.53 feet;
2. North 83°48'21" East 101.49 feet;
3. North 61°15'51" East 102.37 feet;
4. North 28°08'36" East 76.28 feet to the northeasterly corner of said lands;

thence along the easterly line of said lands, South 21°47'32" East 241.45 feet to the **POINT OF BEGINNING**.

The above described area of land containing 62,168 square feet (1.427 acres), more or less.

The Basis of Bearings of this description is identical to that of the Subdivision Map filed in Book CC of Maps, at page 7, Placer County Records.

Lester E. Carter

4/30/2020

Lester E. Carter, PLS No. 6148

Date



OFFICIAL BALLOT
County of Placer
Community Facilities District No. 2012-1
Sunset Industrial Area Services

Owner

3800 Prosperity, LLC, a California Limited Liability Company

Do you approve of the imposition of a special tax to be levied under the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, Section 53311 et seq., to fund fire protection and emergency medical services on the following parcels in the amount described as follows?

The maximum special tax that will be levied on developed property shall be the greater of (i) \$0.10 per building square foot or (ii) \$956.07 per acre. On July 1, 2020, and each July 1 thereafter, any escalation to the maximum special tax assessed will be based on the local consumer price index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from January to January beginning with the period from January 2019 to January 2020.

ASSESSOR PARCEL NUMBERS and LEGAL DESCRIPTION

Portion of APN(s) 495-020-014 as more fully described on attached Exhibit A

YES **NO**

The undersigned declares that he or she is the authorized representative of the owner of record of the above-described Parcels and is lawfully authorized to execute this ballot on behalf of said owner of record.

OWNER:

3800 Prosperity, LLC,
a California limited liability company

By:

By: Dominic Vella
Its: Member

By: Stephen Kempster
Its: Member

Signature(s) must be notarized

EXHIBIT "A"

ANNEXATION NO. 2020-16
COMMUNITY FACILITIES DISTRICT NO. 2012-1
SUNSET INDUSTRIAL AREA SERVICES
PLACER COUNTY, CALIFORNIA
WITHIN A PORTION OF SECTION 9, TOWNSHIP 11 NORTH
RANGE 6 EAST MOUNT DIABLO MERIDIAN

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1. Westerly along said curve, through a central angle of 05°41'24", an arc distance of 27.71 feet;
2. South 68°12'28" West 292.34 feet to the southwest corner of said lands;

thence along the westerly line of said lands, North 21°47'32" West 179.70 feet to the northwest corner of said lands; thence along the general northerly line of said lands the following four (4) courses:

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The Basis of Bearings of this description is identical to that of the Subdivision Map filed in Book CC of Maps, at page 7, Placer County Records.

Lester E. Carter

Lester E. Carter, PLS No. 6148

4/30/2020

Date



**EXHIBIT C: County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area)
Rate and Method of Apportionment of Special Tax**

**COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services) shall be levied and collected according to the tax liability determined by the County of Placer or its designee, through the application of this Rate and Method of Apportionment of Special Tax. All of the property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless otherwise provided for the annexed property.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means the expenses of the County in carrying out its duties for the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, costs related to annexing property into the CFD, and all other costs and expenses of the County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the County to administer the Special Tax according to the Rate and Method.

"Assessor's Parcel" or "Parcel" means a lot or parcel with an assigned County Assessor's Parcel number shown on a County Assessor's Parcel map.

"Authorized Services" means the public services authorized to be financed, in whole or in part, by the Special Taxes in the CFD.

"CFD" or "CFD No. 2012-1" means the County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services).

"County" means the County of Placer.

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

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year according to this Rate and Method.

“Public Property” means any Parcel of Taxable Property that is owned by or irrevocably offered for dedication to the federal government, State of California, County, or other local governments or public agencies.

“Rate and Method” means this Rate and Method of Apportionment of Special Tax.

“Special Tax” means any tax levied in any Fiscal Year pursuant to the Rate and Method to pay the Special Tax Requirement.

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

“Square Footage,” or **“Square Foot”** means the floor area square footage reflected on the original building permit issued for construction of a building and any square footage subsequently added to a building after issuance of a permit for expansion or renovation.

“Taxable Property” means, in any Fiscal Year, all Assessor’s Parcels: (i) which are not exempt from the Special Tax pursuant to law or Section E below, and (ii) for which a certificate of occupancy for new construction or expansion of a vertical structure was issued by the County prior to June 30 of the preceding Fiscal Year. In the absence of a certificate of occupancy, any Parcel that is not exempt from the Special Tax shall be classified as Taxable Property if a structure on the Parcel has been occupied prior to June 30 of the preceding Fiscal Year.

B. DATA FOR ANNUAL ADMINISTRATION

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property in the CFD. The Administrator shall also determine the Acreage of each Parcel and the amount of Square Footage built on each Parcel and the Special Tax Requirement for the then current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax for Fiscal Year 2012-13 for all Parcels of Taxable Property within CFD No. 2012-1 shall be the greater of (i) \$0.08 per Square Foot or (ii) \$757.00 per Acre. After a Parcel is classified as Taxable Property, if, in any future Fiscal Year, the amount of Square Footage on the Parcel is increased, the Administrator shall determine the Maximum Special Tax by applying the greater of (i) or (ii) based on the increased Square Footage.

On July 1, 2013, and on each July 1 thereafter, the Maximum Special Tax shall be escalated by the increase, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from January to January beginning with the period from January 2012 to January 2013.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and the Special Tax shall be levied proportionately on each Parcel of Taxable Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement.

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the County may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner, and may collect delinquent Special Taxes through other available methods.

E. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method, no Special Tax shall be levied on Parcels of Public Property for which a separate agreement or contract has been entered into with the County to pay the costs of Authorized Services.

F. INTERPRETATION

The County may interpret, clarify, and revise this Rate and Method to correct any inconsistency, vagueness, or ambiguity, by resolution and/or ordinance, that does not create a material adverse effect on the levy and collection of the Special Taxes.

EXHIBIT D: Annexation Plat Map – 3800 Prosperity, LLC, a California Limited Liability Company

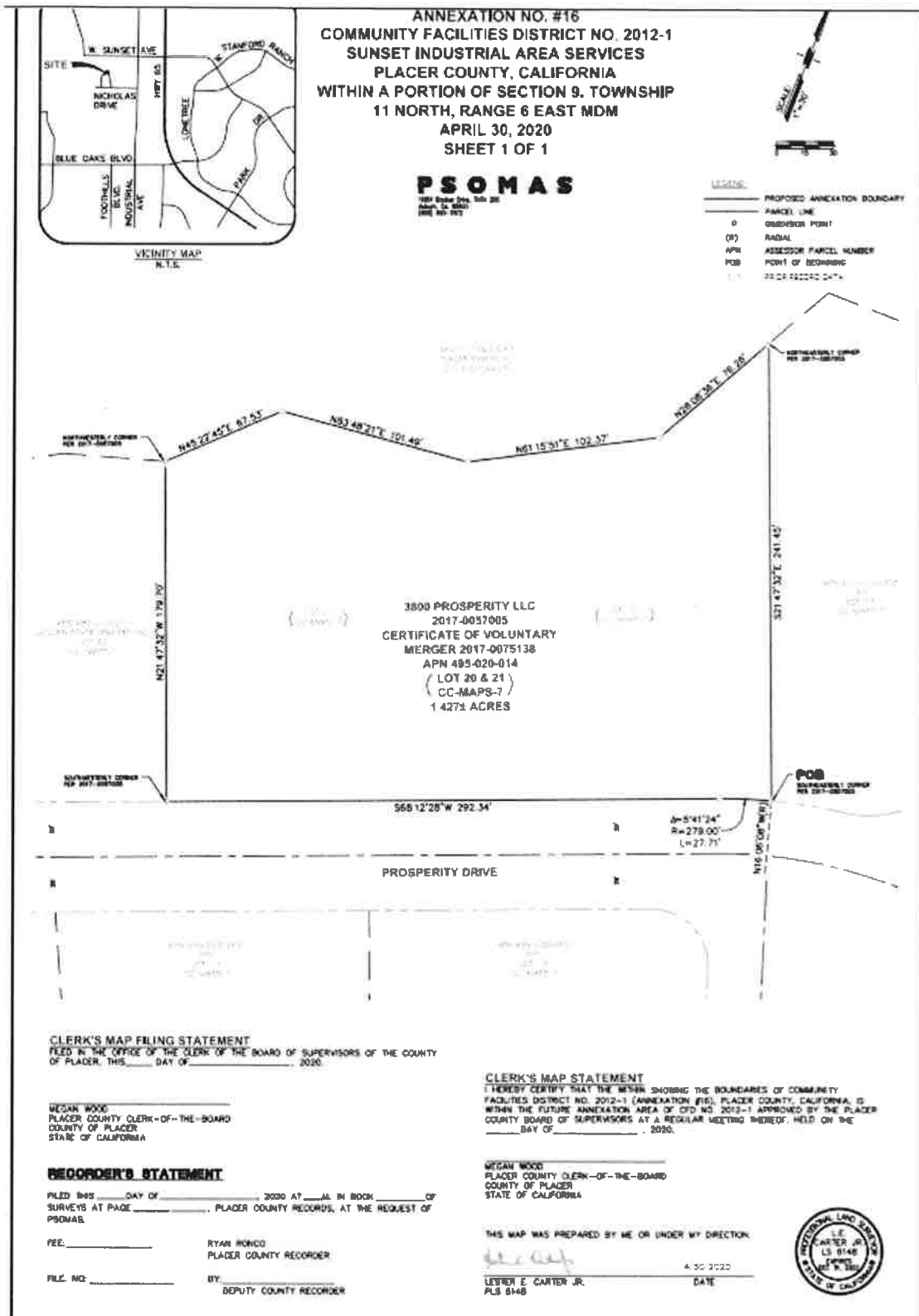


EXHIBIT E: Form of Notice of Special Tax Lien

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**
Community Development Resource Agency
County of Placer
3091 County Center Drive
Auburn, California 95603

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383

NOTICE OF SPECIAL TAX LIEN

**COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(Sunset Industrial Area Services)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the undersigned Clerk of the Board of Supervisors of the County of Placer, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Supervisors of the County of Placer. The special tax secured by this lien is authorized to be levied for the purpose of paying the cost of the public services described in Exhibit A, and to pay the cost of administering the Community Facilities District (defined below).

The special tax is authorized to be levied within "County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services)" (the "CFD") which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Placer the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD in accordance with Section 3115.5 of the Streets and Highways Code of California.

The name(s) of the owner(s) and the assessor's tax parcel numbers of the real property included within the CFD and not exempt from the special tax are as set forth in Exhibit C attached hereto and hereby made a part hereof.

Reference is made to the boundary map of the CFD recorded on December 17, 2013 in Book 3 of Maps of Assessment and Community Facilities Districts at Page 69-1, as Document No. 2013-0115109-00 in the office of the County Recorder for the County of Placer, State of California, which map is now the final boundary map of the CFD and reference is made to the future annexation boundary map of the CFD recorded on December 17, 2013 in Book 3 of Maps of Assessment and Community Facilities Districts at Page 69, as Document No. 2013-0115107-00 in the office of the County Recorder for the County of Placer, State of California.

Dated: As of May 19, 2020

By: _____
Clerk of the Board,
County of Placer

EXHIBIT A

NOTICE OF SPECIAL TAX LIEN

**COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD

The County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services) (the "CFD") will provide revenues, in whole or in part, the following services, which benefit the parcels within the CFD, and which generally include the following:

I. Authorized Services

Fire protection and emergency medical services within the Sunset Industrial Area of Placer County.

NOTICE OF SPECIAL TAX LIEN
EXHIBIT B

*County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area) Rate and
Method of Apportionment of Special Tax*

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**
Community Development Resource Agency
County of Placer
3091 County Center Drive
Auburn, California 95603

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383

NOTICE OF SPECIAL TAX LIEN

**COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(Sunset Industrial Area Services)**

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The special tax is authorized to be levied within "County of Placer Community Facilities District No. 2012-1 (Sunset Industrial Area Services)" (the "CFD") which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Placer the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the CFD in accordance with Section 3115.5 of the Streets and Highways Code of California.

The name(s) of the owner(s) and the assessor's tax parcel numbers of the real property included within the CFD and not exempt from the special tax are as set forth in Exhibit C attached hereto and hereby made a part hereof.

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Dated: As of May 19, 2020

By: _____
Clerk of the Board,
County of Placer

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NOTICE OF SPECIAL TAX LIEN

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COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

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I. Authorized Services

Fire protection and emergency medical services within the Sunset Industrial Area of Placer County.

EXHIBIT B

NOTICE OF SPECIAL TAX LIEN

**THE COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(To be inserted at time recordation)

EXHIBIT C

NOTICE OF SPECIAL TAX LIEN

**THE COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

**ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND
WITHIN the CFD**

Owner	APN	Acres
3800 Prosperity, LLC, a California Limited Company	495-020-014	1.43 +/-

EXHIBIT C

NOTICE OF SPECIAL TAX LIEN

**THE COUNTY OF PLACER
COMMUNITY FACILITIES DISTRICT NO. 2012-1
(SUNSET INDUSTRIAL AREA SERVICES)**

**ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND
WITHIN the CFD**

Owner	APN	Acres
3800 Property, LLC, a California Limited Liability Company	495-020-014	1.43 +/- acres