

RESOLUTION NO. 21/22-2

RESOLUTION OF THE GOVERNING BOARD OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2021-1 OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, AND THE IMPROVEMENT AREAS THEREOF, AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2021-1, ESTABLISHING AN APPROPRIATIONS LIMIT, MAKING CERTAIN FINDINGS, CALLING AN ELECTION, AND TAKING RELATED ACTIONS

WHEREAS, the William S. Hart Union High School District (“School District” or “District”) is a public school district organized and operating pursuant to California law; and

WHEREAS, on May 5, 2021 the Governing Board of the School District (“Governing Board”) adopted Resolution No. 20/21-30 stating its intention to form Community Facilities District No. 2021-1 of the William S. Hart Union High School District (“CFD No. 2021-1”) and Improvement Areas A and B thereof (each an “Improvement Area,” and collectively, the “Improvement Areas”) pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (“Act”); and

WHEREAS, a copy of Resolution No. 20/21-30, setting forth a description of the proposed boundaries of CFD No. 2021-1, and the Improvement Areas thereof, the public facilities to be provided by CFD No. 2021-1 on behalf of the Improvement Areas, the cost of providing such facilities, and the proposed rate and method of apportionment of the special taxes to be levied within each of the Improvement Areas of CFD No. 2021-1 to pay for the public facilities and other costs, including payment of the principal and interest on bonds or other securities proposed to be authorized within the Improvement Areas of CFD No. 2021-1, is on file with the Clerk of the Governing Board and is incorporated herein by this reference; and

WHEREAS, on May 5, 2021, the Governing Board adopted Resolution No. 20/21-31, stating its intention to incur bonded indebtedness in an amount not to exceed Thirty-Three Million Dollars (\$33,000,000) within proposed CFD No. 2021-1, allocated among the Improvement Areas, for the purpose of financing school facilities and other public facilities within CFD No. 2021-1; and

WHEREAS, pursuant to the directives of District Resolution No. 20/21-30 and No. 20/21-32, a copy of the proposed boundary map of proposed CFD No. 2021-1, and the Improvement Areas thereof, was recorded in the office of the County Recorder of the County of Los Angeles, State of California, on May 18, 2021, as Instrument No. 20210791010, Book No. 195, Pages 96-98, inclusive, in the Books of Assessment and Community Facilities District Maps in such office, in compliance with the provisions of Section 3110 *et seq.* of the Streets and Highways Code of the State of California (“State”) and the Act; and

WHEREAS, notice of the public hearings directed to be conducted pursuant to the directives of Resolution No. 20/21-30, and the requirements of the Act, was posted, published, and

mailed to the landowner within proposed CFD No. 2021-1, and the Improvement Areas thereof, all as required by the Act; and

WHEREAS, pursuant to a request from the landowner and the directives in Resolution No. 20/21-35, the public hearings were continued from June 9, 2021 to July 14, 2021; and

WHEREAS, the landowner made a subsequent request to continue the public hearings for a second time in order for additional time to negotiate the terms of the joint community facilities agreements with the various joint community facilities partners; and

WHEREAS, on July 14, 2021, the Governing Board approved Resolution No. 21/22-3, which continued the public hearings from July 14, 2021 to August 4, 2021; and

WHEREAS, notice of the continued public hearings was posted, published, and mailed to the landowners within proposed CFD No. 2021-1, and the Improvement Areas thereof, as required by the Act; and

WHEREAS, pursuant to the requirements of the Act, applicable State law and the provisions of Resolution No. 20/21-30, the District has completed related postings, filings and provision of notices, which have been described to the Governing Board and confirmation of which is on file with the Clerk of the Governing Board; and

WHEREAS, on August 4, 2021, pursuant to the provisions of the Act, the Governing Board conducted and completed the public hearings concerning the formation of proposed CFD No. 2021-1, and the Improvement Areas thereof, the special taxes proposed for CFD No. 2021-1, the public facilities to be financed by CFD No. 2021-1 and certain related matters; and

WHEREAS, during such hearing all persons desiring to be heard on all matters pertaining to the formation of CFD No. 2021-1, and the Improvement Areas thereof, as described in Resolution No. 20/21-30, were heard and a full and fair hearing was held; and

WHEREAS, at such hearing a Community Facilities District Report (“CFD Report”) containing a brief description of the public facilities by type which will be required to meet the needs of CFD No. 2021-1, and the Improvement Areas thereof, and the estimated cost of providing those facilities was presented to, and considered by the Governing Board; and

WHEREAS, the Governing Board has been provided with information relating to the number of registered voters within the boundaries of CFD No. 2021-1; and

WHEREAS, the Governing Board has been provided with documentation and information from and concerning the current landowners within the territory proposed to be included within CFD No. 2021-1 and the Improvement Areas, including, but not limited to, documentation concerning designated voting representatives for such property owners as required under the Act for a landowner voter election.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE GOVERNING BOARD OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Pursuant to Section 53325.1(b) of the Act, the Governing Board finds and determines that the proceedings conducted prior hereto were valid and in conformity with the requirements of the Act, including, but not by way of limitation, the following:

Adoption by the Governing Board of a Resolution of Intention to Establish CFD No. 2021-1 and the Improvement Areas thereof (Resolution No. 20/21-30), a Resolution of Intention for CFD No. 2021-1 to incur bonded indebtedness on behalf of the Improvement Areas (Resolution No. 20/21-31), and a Resolution approving the boundary map of CFD No. 2021-1 and the Improvement Areas thereof (Resolution No. 20/21-32); publication, posting and mailing of the notices of the hearings on the establishment of CFD No. 2021-1 and the Improvement Areas thereof, the authorization of special taxes, and the proposed incurring of bonded indebtedness; filing the Resolution of Intention with the County of Los Angeles; recording of the boundary map of CFD No. 2021-1 in the office of the County Recorder for the County of Los Angeles, State of California, pursuant to Section 3110 *et seq.* of the California Streets and Highways Code; the holding and conducting of the noticed public hearings on the establishment of CFD No. 2021-1, and the Improvement Areas thereof, at which time the Governing Board received the CFD Report, as ordered by the Governing Board, and at which time all interested parties and taxpayers were permitted to protest against the establishment of CFD No. 2021-1 and the Improvement Areas thereof, the proposed special tax for each Improvement Area pursuant to the respective Rate and Methods (as defined herein), the intention to incur bonded indebtedness, and the furnishing and financing of the proposed public facilities.

Section 3. The CFD Report, prepared pursuant to the Act, as previously reviewed as part of the hearing process and made a part of the record of the hearing, is hereby approved and is ordered to be kept on file with the Clerk of the Governing Board with the record of these proceedings and available for public inspection.

Section 4. The Governing Board finds that the Public Facilities (as defined in Section 6 hereof) are appropriate to be funded through CFD No. 2021-1 and the Improvement Areas thereof.

Section 5. A community facilities district to be named “**Community Facilities District No. 2021-1 of the William S. Hart Union High School District**” is hereby established pursuant to the Act for the area shown on Exhibit “A” attached hereto. The Improvement Areas of CFD No. 2021-1 shall be designated as, respectively, “**Improvement Area A of Community Facilities District No. 2021-1 of the William S. Hart Union High School District**” and “**Improvement Area B of Community Facilities District No. 2021-1 of the William S. Hart Union High School District**” for the areas shown on Exhibit “A.”

Section 6. The types of public facilities proposed to be provided within CFD No. 2021-1 are described in Exhibit “B” attached hereto, and within the CFD Report (“Public Facilities”), which are incorporated herein by this reference. Pursuant to Government Code Section 53313.5, the Governing Board hereby finds that the existing Public Facilities which may be purchased

and/or financed with funds of proposed CFD No. 2021-1, and the Improvement Areas thereof, were constructed under the direction, supervision, and legal requirements applicable to the District at the time such were designed, constructed, acquired and/or completed.

Section 7. For all funds needed to accomplish the herein described actions, it is the intention of the District, on behalf of CFD No. 2021-1, to levy annually, in accordance with the procedures contained in the Act, a special tax sufficient to pay within each Improvement Area: (i) for the design, acquisition, construction, expansion, relocation, rehabilitation, leasing, purchase and/or completion of the Public Facilities; (ii) to pay the principal and interest and other periodic costs on securities which may be issued to finance the Public Facilities and all incidental expenses thereto; (iii) any installment purchase payments or lease payments for or related to the Public Facilities, and all incidental expenses including: the cost of planning, designing, constructing, acquiring, expanding, relocating and rehabilitating the Public Facilities to be financed pursuant to the Act, including, but not limited to, the cost of environmental evaluations of the Public Facilities; (iv) the costs associated with the creation of CFD No. 2021-1, issuance of bonds or other securities, determination of the amount of taxes, collection of special taxes or other revenues, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2021-1 and the Improvement Areas thereof; (v) all costs incidental to, or connected with, the accomplishment of the purposes for which debt may be incurred, including, but not limited to, the costs of acquiring real property and construction and/or acquisition of buildings; (vi) satisfaction of contractual obligations relating to expenses or the advancement of funds for expenses existing at the time bonds or other debt or securities are issued pursuant to the Act; (vii) architectural, engineering, inspection, legal, fiscal, and financial consultant fees; (viii) reserve funds; (ix) discount fees; (x) interest on any securities of CFD No. 2021-1, and the Improvement Areas thereof, due and payable prior to the expiration of on (1) year from the date of completion of the Public Facilities, not to exceed eighteen (18) months; (xi) election costs; and (xii) all costs of issuance of securities, including, but not limited to, fees for special counsel and legal counsel, costs of obtaining credit ratings, insurance premiums, fees for letters of credit, tax surety bonds, and/or other credit enhancement costs, and printing costs.

The Governing Board also reserves the right to establish a fund, and use tax revenues, pursuant to Section 53314.5 of the Act. As herein provided, CFD No. 2021-1 on behalf of the Improvement Areas may also, in lieu of issuing bonds, issue or execute and deliver equivalent securities, including, but not limited to, lease revenue bonds, revenue anticipation notes, revenue bonds issued through a joint powers agency or certificates of participation, which may involve a lease-purchase financing arrangement for property and/or facilities with a nonprofit public benefit corporation or a joint powers agency.

Section 8. The proposed Rate and Method of Apportionment of Special Taxes and the manner of collection of the special taxes for Improvement Areas A and B of CFD No. 2021-1 (“Rate and Method”) are described in detail in Exhibit “C-1” and “C-2,” respectively, attached hereto and made a part hereof. The special taxes are based in part upon the general benefit received by parcels of real property within each Improvement Area of CFD No. 2021-1 derived from the right to use the Public Facilities necessitated by development within the School District, including such Improvement Area within CFD No. 2021-1. The special taxes are further based upon the cost of making the Public Facilities available to the School District, including such Improvement Areas within CFD No. 2021-1. The special taxes are apportioned to each parcel on the foregoing

basis pursuant to Section 53325.3 of the Act and such special taxes are not based upon the ownership of real property.

Special taxes shall not be levied and collected with respect to any parcel that is exempt from special taxes pursuant to the Rate and Method for each Improvement Area or for which the special tax obligation has been fully prepaid and a notice of cessation of special taxes recorded.

Any special taxes collected pursuant to the authorization of the qualified electors of each Improvement Area shall be collected for the period set forth in the Rate and Method for each respective Improvement Area.

Under no circumstances will the special tax levied in any fiscal year against any parcel within CFD No. 2021-1 subject to special taxes and used for private residential purposes, as defined in Government Code Section 53321, be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD No. 2021-1, and the Improvement Areas thereof, by more than ten percent (10%) above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Section 9. In the event that a portion of the property within an Improvement Area shall become for any reason exempt, wholly or partially, from the levy of the special taxes specified in Exhibits “C-1” or “C-2,” the Governing Board shall, on behalf of CFD No. 2021-1, and the respective Improvement Area(s), increase the levy to the extent necessary, and permitted by statute and the respective Improvement Area’s Rate and Method, up to the authorized maximum tax, upon the remaining property within that Improvement Area for which is not exempt in order to yield the required debt service payments or other payments.

Section 10. Owners of such parcels within CFD No. 2021-1 and the Improvement Areas thereof may prepay the special tax obligation to CFD No. 2021-1 for such parcel(s) by those method(s) set forth in the respective Rate and Method for each Improvement Area. The Governing Board reserves the right to provide for additional terms for such prepayment(s) of special taxes as may be necessary or desirable for the effective administration thereof consistent with the existing terms of each respective Rate and Method.

Section 11. Written protests against the formation of CFD No. 2021-1, the formation of the Improvement Areas, the proposed territory to be included within CFD No. 2021-1 and the Improvement Areas thereof, or the proposed facilities to be furnished or financed through CFD No. 2021-1 have not been filed by fifty percent (50%) or more of the registered voters or property owners of one-half or more of the land within any Improvement Area.

Section 12. The special taxes proposed to be levied in the Improvement Areas of CFD No. 2021-1 to pay for the proposed Public Facilities have not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the respective Improvement Areas or property owners of one-half or more of the area of land within the respective Improvement Areas.

Section 13. A special election (each an Election, as defined below) is hereby called and ordered for CFD No. 2021-1, and within each Improvement Area, on the propositions of levying special taxes on property within the respective Improvement Areas as set forth herein. This Resolution shall constitute the election order for such special election.

Section 14. The Governing Board hereby submits to the qualified electors of each respective Improvement Area of CFD No. 2021-1 a proposition to establish an annual appropriations limit as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution for that Improvement Area. Such appropriations limit shall be equal to the amount of the proposed amount of bonded indebtedness to be authorized within the corresponding Improvement Area. The proposition to establish an appropriations limit shall be consolidated, pursuant to Government Code Section 53353.5 of the Act, with the proposition relating to levy of a special tax, and proposition to incur bonded indebtedness, and is set forth in the sample ballot in Exhibit “D-1” (as to Improvement Area A) and “D-2” (as to Improvement Area B), attached hereto and made a part hereof by this reference.

Section 15. A combined Community Facilities District Election (“Election”) is hereby called and ordered for each Improvement Area of CFD No. 2021-1 on the proposition of levying special taxes on property within the respective Improvement Areas and shall be consolidated with the Special Measure Election – Combined Community Facilities District Election on the proposition of incurring bonded indebtedness within the corresponding Improvement Area, pursuant to Section 53353.5 of the Act. The proposed proposition relative to incurring bonded indebtedness in the maximum principal aggregate amount of \$33,000,000 within CFD No. 2021-1 on behalf of the Improvement Areas as set forth in Table 1 below, and the levy of special taxes, and the proposition to establish an appropriations limit, shall be submitted to the voters in each Improvement Area on one ballot pursuant to Section 53353.5 of the Act. The form of the Measure for the Election is set forth in Exhibit “D-1” and “D-2,” attached hereto and made a part hereof by this reference.

Table 1

Improvement Area A	\$18,000,000.00
Improvement Area B	\$15,000,000.00

Section 16. The Governing Board hereby finds, determines, and directs as follows with respect to the Election:

(a) The date of the Election for each Improvement Area of CFD No. 2021-1, on the proposition authorizing the levy of the special taxes, and other combined measures, shall be August 4, 2021.

(b) Pursuant to Section 53326 of the Act, and documents furnished to the Governing Board, the Governing Board hereby determines that there are less than twelve (12) registered voters within each Improvement Area of CFD No. 2021-1.

(c) Pursuant to Section 53326(b) of the Act, the Governing Board hereby determines that the facilities to be financed through CFD No. 2021-1, and the Improvement Areas thereof, are necessary to meet the facilities demands placed on the School District as a result of development occurring, or projected to occur, within the boundaries of each Improvement Area of CFD No. 2021-1.

(d) Pursuant to Section 53326(b) of the Act, the Governing Board and the herein named Election Official have been presented with documentary evidence of authority to act for the

owner(s) of property authorized to vote in such Election. The Governing Board directs that such documentary evidence shall be retained with the transcript of proceedings in connection with the formation of CFD No. 2021-1, and the Improvement Areas thereof, and the Election conducted therein.

(e) Pursuant to Section 53326(b) of the Act, the Governing Board hereby determines and directs that each Election shall be a landowner election with each landowner within the Improvement Area having one (1) vote for each acre of property, or portion thereof, that he or she owns within the respective Improvement Area of CFD No. 2021-1 and not exempt from the special tax, as of the date of this Resolution.

(f) A Tax Rate Statement, as required by Elections Code Sections 9400–9404, shall be furnished to the qualified electors in connection with each Election. The District staff and consultants are hereby authorized to assist in the preparation and dissemination of such Tax Rate Statement.

(g) Pursuant to Section 53327(b) of the Act, the Governing Board directs that, based upon the unanimous consent of all of the landowner electors qualified to vote in each Election, the requirements for an impartial analysis and arguments for and against the combined proposition shall be waived.

(h) The Governing Board hereby waives any requirement(s) for electronic balloting in connection with the Election. For purposes of each Election, the territory within each respective Improvement Area of CFD No. 2021-1 shall constitute a single election precinct.

(i) It is hereby found that waivers of the election periods have been provided by all of the landowner voters within the boundaries of the Improvement Areas of CFD No. 2021-1, and it is hereby directed that the Election shall be conducted by either a mailed ballot election or a “walk-in” election as the Election Official shall determine. Pursuant to Section 53326(d) of the Act, the ballots for such Election may be distributed by hand by the Election Official or the Election Official’s designees. Any landowner voter within the Improvement Areas of CFD No. 2021-1 may provide a proxy, or vote through a designated voting representative, as specified through an appropriate power of attorney or written voter designation form.

(j) Pursuant to the provisions of Section 53327(b) of the Act, the Governing Board hereby confirms and directs that the District’s Chief Administrative Officer shall be the Election Official (“Election Official”) for the Election. The Election Official is hereby directed and authorized to take all actions necessary to conduct the Election as provided for herein, including, but not limited to, the designation of additional persons to assist in the conducting of the aforementioned Election.

(k) The Election shall be held pursuant to the provisions of the Act, the applicable provisions of the Elections Code of the State of California, and all other applicable provisions of law, subject to the proceedings referenced herein.

Section 17. Pursuant to the requirements and provisions of Government Code Section 50075.1, the Governing Board hereby finds, determines and directs as follows:

(a) The special taxes to be authorized as part of each Election shall be used only as set forth in the Act and the respective Rate and Method for the purposes set forth in Section 7 hereof, which is incorporated herein by this reference.

(b) All special taxes so levied and collected within the Improvement Areas of CFD No. 2021-1 shall be used only for the above-referenced purposes.

(c) The District staff is directed to create one or more fund(s) or account(s), which may include sub-accounts, in which the special taxes levied and collected within each Improvement Area of CFD No. 2021-1 shall be deposited. Such fund(s) and/or account(s) may, at the appropriate time, be combined or merged with funds, accounts and subaccounts created and used to pay debt service and for other purposes in connection with outstanding bonds, or other securities, issued by, or on behalf of, the Improvement Areas of CFD No. 2021-1 to finance or refinance the Public Facilities as further described herein (collectively referred to herein as the "Bonds").

(d) The District's Chief Administrative Officer, or such other officer(s) as shall be designated by the District's Superintendent, on behalf of the Improvement Areas of CFD No. 2021-1, shall have the responsibility, no less often than annually, to provide the Governing Board with a written report which shall contain at least the following information:

- (i) the amount of special taxes collected within each Improvement Area of CFD No. 2021-1 and expended for an identified period, which may be quarterly, semi-annually or annually; and
- (ii) a brief discussion of the status of the acquisition, construction or financing of the Public Facilities with the above-referenced special taxes.

The report required by this Section 17(d) may be combined with other periodic reports which include the same information, including, but not limited to, periodic reports made to the California Debt and Investment Advisory Commission ("CDIAC"), continuing disclosure reports provided in connection with the outstanding Bonds and/or those reports required under Section 17(d) of this Resolution. Reports shall be prepared for each year in which special taxes are levied and collected within each Improvement Area of CFD No. 2021-1.

The provisions of this Section 17 shall cease and terminate upon the earliest of any of the following events:

- (i) the dissolution of CFD No. 2021-1, and the Improvement Areas thereof;
- (ii) the recordation of a Notice of Cessation of Special Taxes for all of the territory within CFD No. 2021-1, and the Improvement Areas thereof; or
- (iii) the final year in which special taxes may be collected within each Improvement Area of CFD No. 2021-1 pursuant to the provisions of the respective Rate and Method.

Section 18. The Clerk of the Governing Board, District officers and staff, and District consultants are hereby directed to take all necessary and appropriate action(s) as may be required by the Election Official to conduct each Election and to carry out the directives of this Resolution.

Section 19. The Governing Board hereby directs that the District's Chief Administrative Officer, and the District staff, or at the discretion of the District, a hired consultant, will be responsible for preparing annually, a current roll of special tax levy obligations by assessor parcel number and will be responsible for estimating future tax levies in each Improvement Area of CFD No. 2021-1 pursuant to Section 53340.2 of the Act. The District staff may be contacted at 21380 Centre Pointe Parkway, Santa Clarita, California 91350, telephone number (661) 259-0033.

Section 20. Upon recordation of the Notice of Special Tax Lien for each Improvement Area of CFD No. 2021-1 pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property within CFD No. 2021-1 and this lien shall continue in full force and effect until the special tax obligation is prepaid and permanently satisfied and the lien is cancelled in accordance with law or until collection of the authorized special tax by the Governing Board, acting as the Legislative Body of each Improvement Area of CFD No. 2021-1, ceases.

Section 21. A seal consisting of two concentric circles with the name "Community Facilities District No. 2021-1 of the William S. Hart Union High School District" imprinted between such circles and the words "Formed August 4, 2021" imprinted in the center thereof, is hereby approved as the official seal of CFD No. 2021-1.

Section 22. If any term, finding, condition, directive or other provision of this Resolution (each a "Provision") or any proceeding undertaken in connection with the formation of CFD No. 2021-1, and the Improvement Areas thereof, the authorization of the special taxes or Bonds, or any matter related thereto (each a "Proceeding") is duly held, to any extent, to be invalid or unenforceable, no other Provision or Proceeding shall be affected by such holding, and each such other Provision and Proceeding shall be valid and enforceable to the fullest extent provided by law. If any Provision or Proceeding is duly held to be partially invalid or unenforceable, no other portion of such Provision or Proceeding shall be affected by such holding and each other portion of such Provision or Proceeding shall continue to be valid and enforceable to the fullest extent provided by law. If any Provision or Proceeding is duly held, to any extent, to be invalid or unenforceable with respect to any particular property within CFD No. 2021-1 and the Improvement Areas, such Provision or Proceeding shall continue to be valid and enforceable to the fullest extent provided by law with respect to all other property within CFD No. 2021-1 and the Improvement Areas. If any Provision or Proceeding is duly held, to any extent, to be invalid or unenforceable with respect to any particular person or entity, such Provision or Proceeding shall continue to be valid and enforceable to the fullest extent provided by law with respect to every other person or entity.

(Continued on following page)

Section 23. This Resolution shall take effect immediately upon adoption.

APPROVED, ADOPTED, AND SIGNED on this 4th day of August, 2021.

**WILLIAM S. HART UNION HIGH SCHOOL
DISTRICT**

By: _____
President of the Governing Board of the
William S. Hart Union High School District

ATTEST:

By: _____
Clerk of the Governing Board of the
William S. Hart Union High School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, Joe Messina, Clerk, Governing Board of the William S. Hart Union High School District, do hereby certify that the foregoing resolution was duly adopted by the Governing Board of said School District, at a meeting of such Board held on the 4th day of August, 2021, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Clerk, Governing Board of the William S. Hart Union
High School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I, Joe Messina, Clerk, Governing Board of William S. Hart Union High School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 21/22-2 of such Governing Board and that the same has not been amended or repealed.

Dated this 4th day of August, 2021.

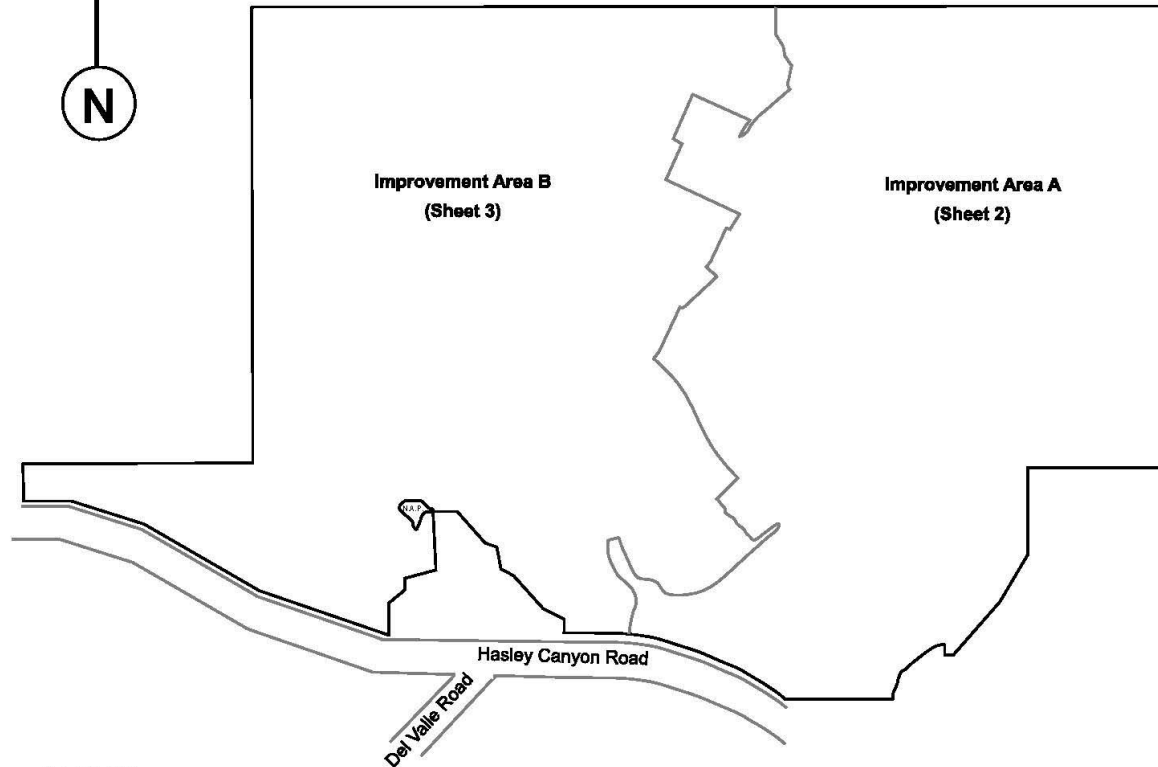
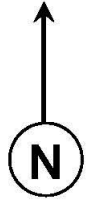
Clerk, Governing Board of the William S. Hart
Union High School District

EXHIBIT “A”

BOUNDARY MAP OF PROPOSED
COMMUNITY FACILITIES DISTRICT NO. 2021-1

SHEET 1 OF 3

PROPOSED BOUNDARIES OF
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2021-1
LOS ANGELES COUNTY
STATE OF CALIFORNIA



LEGEND



Boundaries of Community Facilities District No. 2021-1



Boundaries of Improvement Areas (See Sheets 2 and 3)

N.A.P.

Not a Part of Community Facilities District No. 2021-1

(1) Filed in the office of the Clerk of the Governing Board of the William S. Hart Union High School District this ____ day of _____, 20__

_____, Clerk of the Governing Board,
William S. Hart Union High School District,
State of California

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2021-1 of the William S. Hart Union High School District, Los Angeles County, State of California, was approved by the Governing Board of the William S. Hart Union High School District at the regular meeting thereof, held on this ____ day of _____, 20__ by its Resolution No. _____.

_____, Clerk of the Governing Board,
William S. Hart Union High School District,
State of California

(3) FILED AT THE REQUEST OF WILLIAM S. HART UNION HIGH SCHOOL DISTRICT, THIS ____ DAY OF _____, 20__, AT _____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) _____ OF AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

LOS ANGELES COUNTY
REGISTRAR — RECORDER

BY: _____
DEPUTY RECORDER

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

Prepared by:
California Financial Services

SHEET 2 OF 3

PROPOSED BOUNDARIES OF
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2021-1
LOS ANGELES COUNTY
STATE OF CALIFORNIA

Reference is hereby made to the Assessor maps of the County of Los Angeles as of December 2020 for an exact description of the lines and dimensions of each lot and parcel.

LEGAL DESCRIPTION OF IMPROVEMENT AREA A OF COMMUNITY FACILITIES DISTRICT NO. 2021-1

ASSESSOR'S PARCEL NUMBERS 2866-062-033 AND THE PORTIONS OF ASSESSOR'S PARCEL NUMBERS 3247-032-052 AND 2866-062-032 BEING:

ALL OF TRACT NO. 52584-02, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FILED IN BOOK 1424 PAGES 62 THROUGH 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF TRACT NO. 52584-01 FILED IN BOOK 1329 PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 5, SAID SECTION 2, AS SHOWN ON SAID MAP OF TRACT NO. 52584-01;

THENCE ALONG THE WESTERLY LINE OF PARCEL MAP NO. 18907 FILED IN BOOK 224 PAGES 81 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 00°17'51" EAST 2,638.99 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, NORTH 89°53'07" WEST 1,309.76 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°31'27" WEST 1,235.45 FEET; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, SOUTH 00°28'30" WEST 153.80 FEET; THENCE SOUTH 46°35'52" EAST 16.46 FEET; THENCE SOUTH 21°25'55" EAST 10.86 FEET; THENCE SOUTH 32°48'24" EAST 43.70 FEET; THENCE SOUTH 13°26'23" EAST 61.99 FEET; THENCE SOUTH 31°55'54" EAST 67.04 FEET; THENCE SOUTH 09°32'35" WEST 89.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 37.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 61°24'18" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°19'18" AN ARC DISTANCE OF 47.35 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 44°43'36" EAST 6.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 580.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°32'28" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'32" AN ARC DISTANCE OF 40.24 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 50°26'04" WEST 165.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°51'34" AN ARC DISTANCE OF 147.62 FEET; THENCE NORTH 64°01'30" WEST 6.14 FEET; THENCE SOUTH 25°58'30" WEST 16.36 FEET; THENCE SOUTH 75°04'09" WEST 20.47 FEET; THENCE NORTH 66°09'16" WEST 2.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 510.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 62°36'39" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'00" AN ARC DISTANCE OF 106.67 FEET; THENCE NORTH 66°09'16" WEST 324.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'04" AN ARC DISTANCE OF 28.28 FEET; THENCE SOUTH 23°50'44" WEST 170.33 FEET; THENCE SOUTH 66°09'16" EAST 2.87 FEET; THENCE SOUTH 23°50'44" WEST 105.00 FEET; THENCE SOUTH 66°09'16" EAST 53.00 FEET; THENCE SOUTH 23°50'44" WEST 223.53 FEET; THENCE SOUTH 65°19'22" EAST 419.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'26" AN ARC DISTANCE OF 37.18 FEET; THENCE SOUTH 32°23'45" WEST 104.08 FEET; THENCE NORTH 65°19'22" WEST 19.75 FEET; THENCE SOUTH 24°40'38" WEST 189.17 FEET; THENCE SOUTH 33°47'57" WEST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 270.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 33°47'57" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'32" AN ARC DISTANCE OF 66.49 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 42°05'31" EAST 3.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 20.42 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 47°54'29" WEST 233.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°46'09" AN ARC DISTANCE OF 29.13 FEET; THENCE TANGENT TO SAID CURVE, NORTH 65°19'22" WEST 3.29 FEET; THENCE SOUTH 24°14'42" WEST 77.76 FEET; THENCE SOUTH 24°40'38" WEST 186.31 FEET; THENCE SOUTH 36°37'25" WEST 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 678.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 36°37'25" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°36'34" AN ARC DISTANCE OF 326.71 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 25°46'01" EAST 194.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 732.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'32" AN ARC DISTANCE OF 206.66 FEET; THENCE SOUTH 41°56'33" EAST 105.81 FEET; THENCE SOUTH 48°03'27" WEST 166.00 FEET; THENCE SOUTH 41°56'33" EAST 70.00 FEET; THENCE SOUTH 09°27'42" EAST 27.22 FEET; THENCE SOUTH 52°40'32" EAST 65.59 FEET; THENCE SOUTH 20°23'56" EAST 18.04 FEET; THENCE SOUTH 50°27'30" EAST 65.14 FEET; THENCE SOUTH 16°18'40" EAST 14.31 FEET; THENCE SOUTH 47°47'50" EAST 67.76 FEET; THENCE NORTH 53°38'18" EAST 165.45 FEET; THENCE SOUTH 41°56'33" EAST 7.00 FEET; THENCE SOUTH 03°03'27" WEST 18.38 FEET; THENCE SOUTH 48°03'27" WEST 444.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 338.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°43'35" AN ARC DISTANCE OF 305.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 72.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28'41" AN ARC DISTANCE OF 37.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°49'48" AN ARC DISTANCE OF 21.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°40'51" AN ARC DISTANCE OF 104.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 78.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°41'27" AN ARC DISTANCE OF 109.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'28" AN ARC DISTANCE OF 26.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 326.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'57" AN ARC DISTANCE OF 77.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°45'27" AN ARC DISTANCE OF 29.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'13" AN ARC DISTANCE OF 34.05 FEET; THENCE TANGENT TO SAID CURVE, NORTH 12°08'38" WEST 26.36 FEET; THENCE SOUTH 77°51'22" WEST 64.00 FEET; THENCE SOUTH 12°08'38" EAST 11.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'54" AN ARC DISTANCE OF 30.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°32'11" AN ARC DISTANCE OF 41.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 414.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°34'26" AN ARC DISTANCE OF 112.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°27'15" AN ARC DISTANCE OF 44.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°35'42" AN ARC DISTANCE OF 27.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 402.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°47'35" AN ARC DISTANCE OF 47.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'49" AN ARC DISTANCE OF 16.27 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°49'48" AN ARC DISTANCE OF 21.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 77.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'14" AN ARC DISTANCE OF 24.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°14'28" AN ARC DISTANCE OF 33.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 539.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'15" AN ARC DISTANCE OF 207.16 FEET; THENCE SOUTH 40°12'55" WEST 35.55 FEET TO A POINT IN THE NORTHERLY LINE OF HASLEY CANYON ROAD, AS SHOWN ON SAID MAP OF TRACT NO. 52584-01; THENCE ALONG SAID NORTHERLY LINE OF HASLEY CANYON ROAD, SOUTH 89°49'23" EAST 14.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°59'46" AN ARC DISTANCE OF 1,188.10 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'13" EAST 625.01 FEET TO A POINT IN THE WESTERLY LINE OF TRACT NO. 45084 FILED IN BOOK 1254 PAGES 12 THROUGH 39, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT NO. 45084, THE FOLLOWING COURSES NORTH 00°09'00" EAST 49.18 FEET; NORTH 19°58'06" EAST 109.99 FEET; NORTH 55°47'39" EAST 259.86 FEET; SOUTH 89°31'55" EAST 50.04 FEET; SOUTH 00°31'08" WEST 68.01 FEET; SOUTH 89°25'09" EAST 27.64 FEET; NORTH 41°28'15" EAST 427.22 FEET; NORTH 29°46'35" EAST 293.00 FEET; NORTH 03°52'32" EAST 514.53 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, SOUTH 89°48'29" EAST 838.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 229.302 ACRES, MORE OR LESS

SHEET 3 OF 3

PROPOSED BOUNDARIES OF
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2021-1
LOS ANGELES COUNTY
STATE OF CALIFORNIA

Reference is hereby made to the Assessor maps of the County of Los Angeles as of December 2020 for an exact description of the lines and dimensions of each lot and parcel.

LEGAL DESCRIPTION OF IMPROVEMENT AREA B OF COMMUNITY FACILITIES DISTRICT NO. 2021-1

THE PORTIONS OF ASSESSOR'S PARCEL NUMBERS 3247-032-052 AND 2866-062-032 BEING:

THOSE PORTIONS OF SECTION 2 AND SECTION 3, BOTH TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF TRACT NO. 52584-02 FILED IN BOOK 1424 PAGES 62 THROUGH 91, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 3, AS SHOWN ON SAID MAP OF TRACT NO. 52584-02.

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89°17'49" EAST 1,324.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, NORTH 00°02'25" WEST 2843.84 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89°35'19" EAST 1331.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°31'27" EAST 1452.83 FEET; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, SOUTH 00°26'30" WEST 153.80 FEET; THENCE SOUTH 48°35'52" EAST 18.46 FEET; THENCE SOUTH 21°25'55" EAST 10.86 FEET; THENCE SOUTH 32°48'24" EAST 43.70 FEET; THENCE SOUTH 13°28'23" EAST 61.99 FEET; THENCE SOUTH 31°55'54" EAST 87.04 FEET; THENCE SOUTH 08°32'35" WEST 89.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 37.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 61°24'18" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°19'18" AN ARC DISTANCE OF 47.35 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 44°43'38" EAST 6.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 580.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°32'28" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°58'32" AN ARC DISTANCE OF 40.24 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 50°28'04" WEST 185.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°51'34" AN ARC DISTANCE OF 147.82 FEET; THENCE NORTH 84°01'30" WEST 8.14 FEET; THENCE SOUTH 25°58'30" WEST 16.38 FEET; THENCE SOUTH 75°04'09" WEST 20.47 FEET; THENCE NORTH 68°09'18" WEST 2.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 510.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 62°36'39" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'04" AN ARC DISTANCE OF 28.28 FEET; THENCE SOUTH 23°50'44" WEST 170.33 FEET; THENCE SOUTH 68°09'18" EAST 2.87 FEET; THENCE SOUTH 23°50'44" WEST 105.00 FEET; THENCE SOUTH 68°09'18" EAST 53.00 FEET; THENCE SOUTH 23°50'44" WEST 223.53 FEET; THENCE SOUTH 65°19'22" EAST 419.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'26" AN ARC DISTANCE OF 37.18 FEET; THENCE SOUTH 32°23'45" WEST 104.08 FEET; THENCE NORTH 65°19'22" WEST 19.75 FEET; THENCE SOUTH 24°40'38" WEST 189.17 FEET; THENCE SOUTH 33°47'57" WEST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 270.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 33°47'57" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'32" AN ARC DISTANCE OF 88.49 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 42°05'31" EAST 3.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 20.42 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 47°54'29" WEST 233.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°46'09" AN ARC DISTANCE OF 28.13 FEET; THENCE TANGENT TO SAID CURVE, NORTH 85°19'22" WEST 3.29 FEET; THENCE SOUTH 24°14'42" WEST 77.78 FEET; THENCE SOUTH 24°40'38" WEST 189.31 FEET; THENCE SOUTH 38°37'25" WEST 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 878.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 38°37'25" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'34" AN ARC DISTANCE OF 326.71 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 25°48'01" EAST 194.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 732.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'32" AN ARC DISTANCE OF 208.66 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 41°58'33" EAST 105.81 FEET; THENCE SOUTH 48°03'27" WEST 186.00 FEET; THENCE SOUTH 41°58'33" EAST 70.00 FEET; THENCE SOUTH 09°27'42" EAST 27.22 FEET; THENCE SOUTH 52°40'32" EAST 65.59 FEET; THENCE SOUTH 20°23'58" EAST 18.04 FEET; THENCE SOUTH 50°27'30" EAST 65.14 FEET; THENCE SOUTH 18°18'40" EAST 14.31 FEET; THENCE SOUTH 47°47'50" EAST 87.78 FEET; THENCE NORTH 53°38'18" EAST 165.45 FEET; THENCE SOUTH 41°58'33" EAST 7.00 FEET; THENCE SOUTH 03°03'27" WEST 18.38 FEET; THENCE SOUTH 48°03'27" WEST 444.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 338.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°43'35" AN ARC DISTANCE OF 305.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 72.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°28'41" AN ARC DISTANCE OF 37.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°48'48" AN ARC DISTANCE OF 21.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 77.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°40'51" AN ARC DISTANCE OF 104.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 78.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°41'27" AN ARC DISTANCE OF 108.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'28" AN ARC DISTANCE OF 26.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 328.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'57" AN ARC DISTANCE OF 77.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°45'27" AN ARC DISTANCE OF 28.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'13" AN ARC DISTANCE OF 34.05 FEET; THENCE TANGENT TO SAID CURVE, NORTH 12°08'38" WEST 26.38 FEET; THENCE SOUTH 77°51'22" WEST 64.00 FEET; THENCE SOUTH 12°08'38" EAST 11.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 88.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'54" AN ARC DISTANCE OF 30.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°32'11" AN ARC DISTANCE OF 41.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 414.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°34'28" AN ARC DISTANCE OF 112.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°36'42" AN ARC DISTANCE OF 27.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 402.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'35" AN ARC DISTANCE OF 47.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'49" AN ARC DISTANCE OF 18.27 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°48'48" AN ARC DISTANCE OF 21.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 77.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'14" AN ARC DISTANCE OF 24.04 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°14'28" AN ARC DISTANCE OF 33.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 538.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'15" AN ARC DISTANCE OF 207.16 FEET; THENCE SOUTH 40°12'55" WEST 35.55 FEET TO A POINT IN THE NORTHERLY LINE OF HASLEY CANYON ROAD, AS SHOWN ON SAID MAP OF TRACT NO. 52584-01; THENCE ALONG SAID NORTHERLY LINE OF HASLEY CANYON ROAD, NORTH 89°49'23" WEST 154.87 FEET; THENCE ALONG THE NORTHEASTERLY LINES OF THE LAND DESCRIBED IN DOCUMENT RECORDED MARCH 17, 2004 AS INSTRUMENT NO. 04-0634850, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND SHOWN ON SAID MAP OF TRACT NO. 52584-01, THE FOLLOWING COURSES: NORTH 00°04'14" EAST 88.31 FEET; NORTH 83°43'48" WEST 147.01 FEET; NORTH 41°35'57" WEST 241.38 FEET; NORTH 58°25'29" WEST 94.36 FEET; NORTH 11°02'47" WEST 144.56 FEET; NORTH 72°20'55" WEST 60.84 FEET; NORTH 35°32'40" WEST 147.25 FEET; NORTH 52°01'08" WEST 99.93 FEET; SOUTH 87°45'12" WEST 139.77 FEET; THENCE ALONG THE WESTERLY LINE OF LOT 59 AS SHOWN ON MAP OF TRACT NO. 52584-01 FILED IN BOOK 1329 PAGES 53 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 08°16'57" WEST 22.14 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF LOT 82 AS SHOWN ON SAID MAP OF TRACT NO. 52584-01; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID LOT 82, THE FOLLOWING COURSES: THENCE SOUTH 80°00'00" WEST 14.47 FEET; NORTH 38°37'34" WEST 59.51 FEET; NORTH 89°57'49" WEST 101.34 FEET; SOUTH 45°01'45" WEST 44.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 18.00 FEET; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°12'59" AN ARC DISTANCE OF 28.87 FEET; TANGENT TO SAID CURVE, SOUTH 47°11'14" EAST 74.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 88.00 FEET; SOUTH- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°20'48" AN ARC DISTANCE OF 41.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 42.00 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'03" AN ARC DISTANCE OF 15.54 FEET; TANGENT TO SAID CURVE, SOUTH 32°02'31" EAST 15.93 FEET; SOUTH 59°54'32" EAST 8.42 FEET; NORTH 90°00'00" EAST 4.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 285.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 61°49'05" EAST; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'45" AN ARC DISTANCE OF 45.15 FEET; TANGENT TO SAID CURVE, NORTH 18°26'10" EAST 39.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.50 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°34'50" AN ARC DISTANCE OF 50.80 FEET; TANGENT TO SAID CURVE, NORTH 90°00'00" EAST 20.01 FEET; THENCE ALONG THE WESTERLY LINES OF SAID INSTRUMENT NO. 04-0634850, THE FOLLOWING COURSES: SOUTH 08°16'51" EAST 339.24 FEET; SOUTH 78°08'59" WEST 190.48 FEET; SOUTH 03°38'24" WEST 88.00 FEET; SOUTH 65°08'24" WEST 94.00 FEET; SOUTH 03°38'24" WEST 223.98 FEET TO A POINT IN THE CENTERLINE OF SAID HASLEY CANYON ROAD; THENCE ALONG SAID CENTERLINE OF HASLEY CANYON ROAD, THE FOLLOWING COURSES: NORTH 70°55'21" WEST 784.30 FEET; NORTH 60°09'58" WEST 764.68 FEET; NORTH 88°07'18" WEST 436.15 FEET; SOUTH 88°07'18" WEST 260.52 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, NORTH 00°12'48" WEST 235.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 199.924 ACRES, MORE OR LESS

EXHIBIT “B”

DESCRIPTION OF FACILITIES TO BE FINANCED

The types of facilities (“Facilities”) proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2021-1 of the William S. Hart Union High School District (“CFD No. 2021-1”), under the Mello-Roos Community Facilities Act of 1982, as amended (“Act”), are as follows:

“School Facilities” includes, but not by way of limitation, facilities of the William S. Hart Union High School District (“School District”) consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities as reasonably determined from time to time by the School District, during the term of the special taxes as follows:

A. School sites and facilities, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such school facilities.

B. Modernization, rehabilitation, relocation and expansion of existing school facilities and related infrastructure.

C. Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.

D. Furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities.

E. The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of school facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any “debt,” as defined in Government Code Section 53317(d), the costs to issue and sell any such debt (including, without limitation, underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond trustee or fiscal agent, bond and official statement printing, and administrative expenses of the School District and/or CFD No. 2021-1), and all other incidental expenses.

The School Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and/or specifications approved by the School District. The School Facilities described in this Exhibit are representative of the types of improvements to be funded or financed by CFD No. 2021-1. Addition, deletion or modification of School Facilities may be made consistent with the requirements of the School District, CFD No. 2021-1, and the Mello-Roos Act.

“Water Facilities” consist of water transmission and pump station facilities, including pumps, piping, utility connections, and any necessary appurtenances.

“Sanitation Facilities” consist of sewer treatment, collection, transmission and reclamation facilities, including sewer collection lines, wastewater treatment facilities, reclaimed water facilities, treated wastewater facilities and related and appurtenant facilities, and land, rights of way and easements necessary for any of such facilities.

“Elementary and Middle School Facilities” consist of Grades K-8 school sites, preschool facilities, school facilities, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore.

EXHIBIT "C-1"

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF IMPROVEMENT AREA A OF COMMUNITY FACILITIES DISTRICT NO. 2021-1 OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels within Improvement Area ("IA") A of Community Facilities District No. 2021-1 ("CFD") of the William S. Hart Union High School District ("School District") each Fiscal Year commencing in Fiscal Year 2021/2022, in an amount determined by the Board through the application of the Rate and Method of Apportionment of Special Taxes ("RMA") described below. All the real property within the IA, unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

SECTION A DEFINITIONS

For purposes of this RMA, the terms hereinafter set forth have the following meanings:

"Acreage" means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Administrator may rely on the land area shown on the applicable Final Map.

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

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of the CFD related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, the reasonable expenses of collecting delinquencies, the administration of Bonds, the proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of the CFD, and reasonable costs otherwise incurred in order to carry out the authorized purposes of the CFD including a proportionate amount of School District general administrative overhead related thereto.

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

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

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

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

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

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

"Assigned Annual Special Tax" means the Special Tax of that name described in Section D hereof.

"Backup Annual Special Tax" means the Special Tax of that name described in Section E hereof.

"Board" means the Governing Board (Board of Trustees) of the School District, or its designee, acting as the Legislative Body of the CFD.

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

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

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

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

"County" means the County of Los Angeles, California.

"CFD" means Community Facilities District No. 2021-1 of the William S. Hart Union High School District.

"Developed Property" means all Assessor's Parcels of Taxable Property for which building permit(s) were issued for one or more Units on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels are associated with a Lot within a Final Map that was recorded prior to January 1 of the prior Fiscal Year, as reasonably determined by the Administrator.

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

"Final Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates individual Lots, recorded in the Office of the County Recorder.

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

"IA" means Improvement Area A of Community Facilities District No. 2021-1 of the School District.

"Land Use Class or Classes" means the tax classifications depicted in Table 1 for all Assessor's Parcel of Developed Property based on the Building Square Footage of the Units permitted on such Assessor's Parcel.

"Lot" means an individual legal lot created by a Final Map for which a building permit for residential construction has been or could be issued.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section C, which can be levied by the CFD, on behalf of the IA, in a given Fiscal Year on such Assessor's Parcel.

"Mitigation Agreement" means the Amended and Restated School Facilities Funding and Mitigation Agreement made and entered into as of _____, 2021 by and among the School District, Community Facilities District No. 2008-1 of the School District, and WH Castaic 497, LLC, as it may be amended.

"Net Taxable Acreage" means the total Acreage of Developed Property expected to exist in the IA after all Final Maps are recorded.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel as described in Section H hereof.

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

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

"Present Value of Taxes" means for any Assessor's Parcel the sum of (i) the unpaid portion, if any, of the Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the present value the Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified in Section J, but in no event longer than 33 Fiscal Years. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor's Parcels. In the case of Developed Property subject to apportionment of the Annual Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Annual Special Tax less the

Assigned Annual Special Tax divided by (ii) the Backup Annual Special Tax less the Assigned Annual Special Tax is equal for all applicable Assessor's Parcels.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to Section K, but cannot be classified as Exempt Property because to do so would reduce the Net Taxable Acreage below the required minimum Acreage set forth in Section K, as applicable.

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

"School District" means the William S. Hart Union High School District, a public school district organized and operating pursuant to the Constitution and laws of the State of California.

"Special Tax" means any of the special taxes authorized to be levied on Taxable Property within the IA by the CFD pursuant to the Act and this RMA.

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

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

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

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

SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2021/2022, all Assessor's Parcels within the

IA shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property. Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit.

Table 1

Land Use Classification	
Land Use Class	Building Square Footage
1	≤ 1,900 sq. ft.
2	1,901 – 2,200 sq. ft.
3	2,201 – 2,500 sq. ft.
4	2,501 – 2,800 sq. ft.
5	2,801 – 3,100 sq. ft.
6	3,101 – 3,400 sq. ft.
7	3,401 – 3,900 sq. ft.
8	> 3,900 sq. ft.

SECTION C MAXIMUM SPECIAL TAX RATE

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of the amount derived by the application of the (a) Assigned Annual Special Tax or (b) Backup Annual Special Tax.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property shall be derived by the application of the Assigned Annual Special Tax.

3. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property or Provisional Undeveloped Property shall be derived by the application of the Assigned Annual Special Tax.

SECTION D ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property will be determined in accordance with Table 2 below, subject to increases as described below.

Table 2

**Fiscal Year 2021/2022
Assigned Annual Special**

Taxes for Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax Rate
1	≤ 1,900 sq. ft.	\$1,326.00 per Unit
2	1,901 – 2,200 sq. ft.	\$1,425.00 per Unit
3	2,201 – 2,500 sq. ft.	\$1,554.00 per Unit
4	2,501 – 2,800 sq. ft.	\$1,682.00 per Unit
5	2,801 – 3,100 sq. ft.	\$1,777.00 per Unit
6	3,101 – 3,400 sq. ft.	\$1,875.00 per Unit
7	3,401 – 3,900 sq. ft.	\$1,991.00 per Unit
8	> 3,900 sq. ft.	\$2,123.00 per Unit

2. Approved Property, Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be \$6,524.00 per acre of Acreage, subject to increases as described below.

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2022, the Assigned Annual Special Tax rate applicable to Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

b. Approved Property, Undeveloped Property and Provisional Undeveloped Property

On each July 1, commencing July 1, 2022, the Assigned Annual Special Tax rate per acre of Acreage for Approved Property, Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION E BACKUP ANNUAL SPECIAL TAX

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax.

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2021/2022 or such later Fiscal Year in which such Final Map is created, subject to increases as described below:

$$B = (U \times A) / L$$

The terms above have the following meanings:

- B = Backup Annual Special Tax per Lot for the applicable Fiscal Year
- U = Assigned Annual Special Tax per Acre of Undeveloped Property in the Fiscal Year the calculation is performed
- A = Acreage of Taxable Property expected to exist at buildout within such Final Map at the time of calculation, as determined by the Administrator
- L = Number of Lots within the applicable Final Map at the time of calculation

2. **Changes to a Final Map**

If the Final Map(s) described in the preceding Section E(1) are subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property changed or modified in each such Final Map shall be a rate per square foot of Acreage calculated as follows:

- a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.
- b. The result of paragraph a above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.
- c. The result of paragraph b above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage that shall be applicable to the modified Assessor's Parcels, subject to increases as described below.

3. **Increase in the Backup Annual Special Tax**

Each July 1, commencing the July 1 following the initial calculation of the Backup Annual Special Tax rate for Developed Property within a Final Map, the Backup Annual Special Tax for each Lot within such Final Map shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2021/2022 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes on all Taxable Property in accordance with the following steps:

- Step One:** The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

- Step Two:** If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Three:** If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Four:** If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the Annual Special Tax on each Assessor's Parcel of Developed Property, for which the Maximum Special Tax is the Backup Annual Special Tax, shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Five:** If additional moneys are needed to satisfy the Special Tax Requirement after the fourth step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

SECTION G PREPAYMENT OF SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

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

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following

meanings: P	=	Prepayment
Amount PVT	=	Present Value
of Taxes RFC	=	Reserve Fund

Credit

PAF = Prepayment Administrative Fees

3. **Special Tax Prepayment Procedures and Limitations**

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement, indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the CFD, on behalf of the IA.

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes, net of Administrative Expenses, that may be levied on all Taxable Property, excluding Provisional Undeveloped Property, after such prepayment shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the CFD, without notice to the owners of property within the IA for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD, on behalf of the IA, to assist in the efficient preparation of the required bond market disclosure.

SECTION H PARTIAL PREPAYMENT OF SPECIAL TAXES

1. **Partial Prepayment Times and Conditions**

The Special Tax obligation for Assessor's Parcels of Taxable Property may be partially prepaid in increments of ten (10) Units, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcels at the time the Special Tax obligation would be partially prepaid. An owner of an Assessor's Parcel(s) intending to partially prepay the Special Tax shall provide the CFD with written notice of their intent to partially prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Partial Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Partial Prepayment

Amount.

2. **Partial Prepayment Calculation**

The Partial Prepayment Amount shall be calculated according to the following

$$\text{formula: } PP = PVT \times F - RFC + PAF$$

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. **Partial Prepayment Procedures and Limitations**

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement or indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the CFD.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Board shall indicate in the records of the CFD that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid multiplied by the applicable Assigned Annual Special Tax and Backup Annual Special Tax prior to the prepayment.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Assigned Annual Special Taxes, net of Administrative Expenses, that may be levied on all Taxable Property, excluding Provisional Undeveloped Property, after such partial prepayment, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the CFD, without notice to the owners of property within the IA for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD, on behalf of the IA, to assist in the efficient preparation of the required bond market disclosure.

SECTION I ANNUAL SPECIAL TAX REMAINDER

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

SECTION J TERMINATION OF SPECIAL TAX

The Special Tax shall be levied for a term of three (3) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Tax shall not be levied later than Fiscal Year 2062/2063. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the CFD have been acquired and all reimbursements have been paid, and (iii) all other obligations of the CFD have been satisfied.

SECTION K EXEMPTIONS

The Administrator shall classify as Exempt Property in the chronological order in which each Assessor Parcel becomes (i) owned by the State of California, federal or other local governments, (ii) used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association, (iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 72.4470 acres of Acreage ("Minimum Taxable Acreage").

Notwithstanding the above, the Administrator or Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of the Acreage of all Taxable Property to less than the Minimum Taxable Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Minimum Taxable Acreage will be classified as Provisional Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION L APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

SECTION M MANNER OF COLLECTION

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

EXHIBIT "C-2"

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF IMPROVEMENT AREA B OF COMMUNITY FACILITIES DISTRICT NO. 2021-1 OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels within Improvement Area ("IA") B of Community Facilities District No. 2021-1 ("CFD") of the William S. Hart Union High School District ("School District") each Fiscal Year commencing in Fiscal Year 2021/2022, in an amount determined by the Board through the application of the Rate and Method of Apportionment of Special Taxes ("RMA") described below. All the real property within the IA, unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

SECTION A DEFINITIONS

For purposes of this RMA, the terms hereinafter set forth have the following meanings:

"Acreage" means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Administrator may rely on the land area shown on the applicable Final Map.

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

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of the CFD related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, the reasonable expenses of collecting delinquencies, the administration of Bonds, the proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of the CFD, and reasonable costs otherwise incurred in order to carry out the authorized purposes of the CFD including a proportionate amount of School District general administrative overhead related thereto.

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

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

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

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

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

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

"Assigned Annual Special Tax" means the Special Tax of that name described in Section D hereof.

"Backup Annual Special Tax" means the Special Tax of that name described in Section E hereof.

"Board" means the Governing Board (Board of Trustees) of the School District, or its designee, acting as the Legislative Body of the CFD.

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

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

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

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

"County" means the County of Los Angeles, California.

"CFD" means Community Facilities District No. 2021-1 of the William S. Hart Union High School District.

"Developed Property" means all Assessor's Parcels of Taxable Property for which building permit(s) were issued for one or more Units on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels are associated with a Lot within a Final Map that was recorded prior to January 1 of the prior Fiscal Year, as reasonably determined by the Administrator.

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

"Final Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates individual Lots, recorded in the Office of the County Recorder.

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

"IA" means Improvement Area B of Community Facilities District No. 2021-1 of the School District.

"Land Use Class or Classes" means the tax classifications depicted in Table 1 for all Assessor's Parcel of Developed Property based on the Building Square Footage of the Units permitted on such Assessor's Parcel.

"Lot" means an individual legal lot created by a Final Map for which a building permit for residential construction has been or could be issued.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section C, which can be levied by the CFD, on behalf of the IA, in a given Fiscal Year on such Assessor's Parcel.

"Mitigation Agreement" means the Amended and Restated School Facilities Funding and Mitigation Agreement made and entered into as of _____, 2021 by and among the School District, Community Facilities District No. 2008-1 of the School District, and WH Castaic 497, LLC, as it may be amended.

"Net Taxable Acreage" means the total Acreage of Developed Property expected to exist in the IA after all Final Maps are recorded.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel as described in Section H hereof.

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

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

"Present Value of Taxes" means for any Assessor's Parcel the sum of (i) the unpaid portion, if any, of the Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the present value the Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified in Section J, but in no event longer than 33 Fiscal Years. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor's Parcels. In the case of Developed Property subject to apportionment of the Annual Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Annual Special Tax less the

Assigned Annual Special Tax divided by (ii) the Backup Annual Special Tax less the Assigned Annual Special Tax is equal for all applicable Assessor's Parcels.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to Section K, but cannot be classified as Exempt Property because to do so would reduce the Net Taxable Acreage below the required minimum Acreage set forth in Section K, as applicable.

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

"School District" means the William S. Hart Union High School District, a public school district organized and operating pursuant to the Constitution and laws of the State of California.

"Special Tax" means any of the special taxes authorized to be levied on Taxable Property within the IA by the CFD pursuant to the Act and this RMA.

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

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

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

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

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2021/2022, all Assessor's Parcels within the IA shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property. Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit.

Table 1

Land Use Classification	
Land Use Class	Building Square Footage
1	≤ 1,900 sq. ft.
2	1,901 – 2,200 sq. ft.
3	2,201 – 2,500 sq. ft.
4	2,501 – 2,800 sq. ft.
5	2,801 – 3,100 sq. ft.
6	3,101 – 3,400 sq. ft.
7	3,401 – 3,900 sq. ft.
8	> 3,900 sq. ft.

SECTION C
MAXIMUM SPECIAL TAX RATE

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of the amount derived by the application of the (a) Assigned Annual Special Tax or (b) Backup Annual Special Tax.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property shall be derived by the application of the Assigned Annual Special Tax.

3. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property or Provisional Undeveloped Property shall be derived by the application of the Assigned Annual Special Tax.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAXES**

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property will be determined in accordance with Table 2 below, subject to increases as described below.

Table 2

**Fiscal Year 2021/2022
Assigned Annual Special
Taxes for Developed Property**

Land Use Class	Building Square Footage	Assigned Annual Special Tax Rate
1	≤ 1,900 sq. ft.	\$1,326.00 per Unit
2	1,901 – 2,200 sq. ft.	\$1,425.00 per Unit
3	2,201 – 2,500 sq. ft.	\$1,554.00 per Unit
4	2,501 – 2,800 sq. ft.	\$1,682.00 per Unit
5	2,801 – 3,100 sq. ft.	\$1,777.00 per Unit
6	3,101 – 3,400 sq. ft.	\$1,875.00 per Unit
7	3,401 – 3,900 sq. ft.	\$1,991.00 per Unit
8	> 3,900 sq. ft.	\$2,123.00 per Unit

2. Approved Property, Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be \$7,703.00 per acre of Acreage, subject to increases as described below.

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2022, the Assigned Annual Special Tax rate applicable to Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

b. Approved Property, Undeveloped Property and Provisional Undeveloped Property

On each July 1, commencing July 1, 2022, the Assigned Annual Special Tax rate per acre of Acreage for Approved Property, Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION E BACKUP ANNUAL SPECIAL TAX

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax.

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2021/2022 or such later Fiscal Year in which such Final Map is created, subject to increases as described below:

$$B = \frac{(U \times A)}{L}$$

The terms above have the following meanings:

- | | | |
|---|---|--|
| B | = | Backup Annual Special Tax per Lot for the applicable Fiscal Year |
| U | = | Assigned Annual Special Tax per Acre of Undeveloped Property in the Fiscal Year the calculation is performed |
| A | = | Acreage of Taxable Property expected to exist at buildout within such Final Map at the time of calculation, as determined by the Administrator |
| L | = | Number of Lots within the applicable Final Map at the time of calculation |

2. Changes to a Final Map

If the Final Map(s) described in the preceding Section E(1) are subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property changed or modified in each such Final Map shall be a rate per square foot of Acreage calculated as follows:

- a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.
- b. The result of paragraph a above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.
- c. The result of paragraph b above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage that shall be applicable to the modified Assessor's Parcels, subject to increases as described below.

3. Increase in the Backup Annual Special Tax

Each July 1, commencing the July 1 following the initial calculation of the Backup Annual Special Tax rate for Developed Property within a Final Map, the Backup Annual Special Tax for each Lot within such Final Map shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX**

Commencing Fiscal Year 2021/2022 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes on all Taxable Property in accordance with the following steps:

Step One: The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the Annual Special Tax on each Assessor's Parcel of Developed Property, for which the Maximum Special Tax is the Backup Annual Special Tax, shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the fourth step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

**SECTION G
PREPAYMENT OF SPECIAL TAXES**

1. Special Tax Prepayment Times and Conditions

The Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid, if there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. An owner of an Assessor's Parcel intending to prepay the Special Tax shall provide the School District with written notice of intent to

prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Prepayment Amount for such Assessor's Parcel and shall notify such owner of such Prepayment Amount.

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

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

3. Special Tax Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement, indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the CFD, on behalf of the IA.

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes, net of Administrative Expenses, that may be levied on all Taxable Property, excluding Provisional Undeveloped Property, after such prepayment shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the CFD, without notice to the owners of property within the IA for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD, on behalf of the IA, to assist in the efficient preparation of the required bond market disclosure.

SECTION H PARTIAL PREPAYMENT OF SPECIAL TAXES

1. Partial Prepayment Times and Conditions

The Special Tax obligation for Assessor's Parcels of Taxable Property may be partially prepaid in increments of ten (10) Units, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcels at the time the Special Tax obligation would be partially prepaid. An owner of an Assessor's Parcel(s) intending to partially prepay the Special Tax shall provide the CFD with written notice of their intent to partially prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Partial Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Partial Prepayment Amount.

2. Partial Prepayment Calculation

The Partial Prepayment Amount shall be calculated according to the following

$$\text{formula: } PP = PVT \times F - RFC + PAF$$

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Partial Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement or indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees

attributable to the prepayment shall be retained and deposited into the applicable account by the CFD.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Board shall indicate in the records of the CFD that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid multiplied by the applicable Assigned Annual Special Tax and Backup Annual Special Tax prior to the prepayment.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Assigned Annual Special Taxes, net of Administrative Expenses, that may be levied on all Taxable Property, excluding Provisional Undeveloped Property, after such partial prepayment, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the CFD, without notice to the owners of property within the IA for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD, on behalf of the IA, to assist in the efficient preparation of the required bond market disclosure.

SECTION I ANNUAL SPECIAL TAX REMAINDER

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

SECTION J TERMINATION OF SPECIAL TAX

The Special Tax shall be levied for a term of three (3) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Tax shall not be levied later than Fiscal Year 2062/2063. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the CFD have been acquired and all reimbursements have been paid, and (iii) all other obligations of the CFD have been satisfied.

SECTION K

EXEMPTIONS

The Administrator shall classify as Exempt Property in the chronological order in which each Assessor Parcel becomes (i) owned by the State of California, federal or other local governments, (ii) used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association, (iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 47.1485 acres of Acreage ("Minimum Taxable Acreage").

Notwithstanding the above, the Administrator or Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of the Acreage of all Taxable Property to less than the Minimum Taxable Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Minimum Taxable Acreage will be classified as Provisional Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION L APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

SECTION M MANNER OF COLLECTION

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

EXHIBIT “D-1”

SAMPLE BALLOT FORM – COMBINED ELECTION

OFFICIAL BALLOT

**BALLOT
NO. XXX**

OFFICIAL BALLOT - MARK CROSS (+)
ON BALLOT WITH PEN OR PENCIL

OFFICIAL BALLOT

COMBINED SPECIAL TAX AND BOND ELECTION
CONDUCTED WITHIN
IMPROVEMENT AREA A OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

August 4, 2021

To vote, mark a cross (+) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the Election Official of the William S. Hart Union High School District and obtain another.

PROPOSITION A:

Shall Improvement Area A of Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public school facilities, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$18,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for public school facilities and to pay for bonded indebtedness authorized under this Proposition A?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

D-1-1

Sample Ballot
Community Facilities District No. 2021-1
Improvement Area A

PROPOSITION B:

Shall Improvement Area A of Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public water facilities owned and operated by the Los Angeles County Waterworks District No. 36, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$18,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public water facilities and to pay for bonded indebtedness authorized under this Proposition B?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION C:

Shall Improvement Area A of Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public sewer facilities owned and operated by the Santa Clarita Valley Sanitation District, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$18,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public sewer facilities and to pay for bonded indebtedness authorized under this Proposition C?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION D:

Shall Improvement Area A of Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public elementary and middle school facilities owned and operated by the Castaic Union School District, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$18,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public elementary and middle school facilities and to pay for bonded indebtedness authorized under this Proposition D?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION E:

For each year, commencing with fiscal year 2021-2022, shall an appropriations limit, as defined by Section 8(b) of Article XIII B of the California Constitution, be established for Improvement Area A of Community Facilities District No. 2021-1 of the William S. Hart Union High School District in an amount equal to \$18,000,000?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

THIS BALLOT HAS A VALUE OF __ VOTES

EXHIBIT “D-2”

SAMPLE BALLOT FORM – COMBINED ELECTION

OFFICIAL BALLOT

**BALLOT
NO. XXX**

OFFICIAL BALLOT - MARK CROSS (+)
ON BALLOT WITH PEN OR PENCIL

OFFICIAL BALLOT

COMBINED SPECIAL TAX AND BOND ELECTION
CONDUCTED WITHIN
IMPROVEMENT AREA B OF
COMMUNITY FACILITIES DISTRICT NO. 2021-1
OF THE WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

August 4, 2021

To vote, mark a cross (+) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the Election Official of the William S. Hart Union High School District and obtain another.

PROPOSITION F:

Shall Improvement Area B of Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public school facilities, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$15,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for public school facilities and to pay for bonded indebtedness authorized under this Proposition F?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

D-2-1

Sample Ballot
Community Facilities District No. 2021-1
Improvement Area B

PROPOSITION G:

Shall Improvement Area B Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public water facilities owned and operated by the Los Angeles County Waterworks District No. 36, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$15,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public water facilities and to pay for bonded indebtedness authorized under this Proposition G?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION H:

Shall Improvement Area B Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public sewer facilities owned and operated by the Santa Clarita Valley Sanitation District, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$15,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public sewer facilities and to pay for bonded indebtedness authorized under this Proposition H?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION I:

Shall Improvement Area B Community Facilities District No. 2021-1 (“CFD No. 2021-1”) of the William S. Hart Union High School District (“School District”) be authorized to finance the cost of public elementary and middle school facilities owned and operated by the Castaic Union School District, as described in Resolution No. 20/21-30 of the School District, by incurring bonded indebtedness in a maximum amount of \$15,000,000, and shall CFD No. 2021-1 be authorized to annually levy special taxes on property within CFD No. 2021-1, as set forth in Resolution No. 20/21-30, to pay for such public elementary and middle school facilities and to pay for bonded indebtedness authorized under this Proposition I?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

PROPOSITION J:

For each year, commencing with fiscal year 2021-2022, shall an appropriations limit, as defined by Section 8(b) of Article XIII B of the California Constitution, be established for Improvement Area B of Community Facilities District No. 2021-1 of the William S. Hart Union High School District in an amount equal to \$15,000,000?

YES	<i>SAMPLE</i>
NO	<i>SAMPLE</i>

THIS BALLOT HAS A VALUE OF __ VOTES