



# Annual Disclosure Report Fiscal Year Ending June 30, 2022

**Riverside County  
Community Facilities District No. 07-2  
(Clinton Keith)  
Special Tax Bonds, Series 2015  
Special Tax Bonds, Series 2017  
Special Tax Bonds, Series 2020**

Prepared For



March 2023



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### CUSIP Numbers – Series 2015

Year	CUSIP	Year	CUSIP	Year	CUSIP	Year	CUSIP
2022	76911FSW5	2026	76911FTA2	2030	76911FTE4	2040	76911FTJ3
2023	76911FSX3	2027	76911FTB0	2031	76911FTF1	2044	76911FTK0
2024	76911FSY1	2028	76911FTC8	2035	76911FTH7		
2025	76911FSZ8	2029	76911FTD6	2035	76911FTL8		

### CUSIP Numbers – Series 2017

Year	CUSIP	Year	CUSIP	Year	CUSIP	Year	CUSIP
2022	76911FTR5	2027	76911FTW4	2032	76911FUB8	2037	76911FUG7
2023	76911FTS3	2028	76911FTX2	2033	76911FUC6	2042	76911FUH5
2024	76911FTT1	2029	76911FTY0	2034	76911FUD4	2045	76911FUJ1
2025	76911FTU8	2030	76911FTZ7	2035	76911FUE2		
2026	76911FTV6	2031	76911FUA0	2036	76911FUF9		

CUSIP Numbers – Series 2020

Year	CUSIP	Year	CUSIP	Year	CUSIP	Year	CUSIP
2022	76911FUN2	2026	76911FUS1	2030	76911FUW2	2035	76911FVB7
2023	76911FUP7	2027	76911FUT9	2031	76911FUX0	2040	76911FVC5
2024	76911FUQ5	2028	76911FUU6	2032	76911FUY8	2045	76911FVD3
2025	76911FUR3	2029	76911FUV4	2034	76911FVA9		

The information herein for Community Facilities District No. 07-2 of the County of Riverside, (the “District” or “CFD No. 07-2”) was prepared by Webb Municipal Finance, LLC and the Riverside County Executive Office, as Administrators. Except as otherwise noted all information is current as of September 30, 2022.

**Community Facilities District No. 07-2  
(Clinton Keith)  
Special Tax Bonds, Series 2015  
Special Tax Bonds, Series 2017  
Special Tax Bonds, Series 2020**

**Project Description**

The District issued Bonds to fund a certain facilities including the widening of the interchange at Interstate 215, the extension of the Clinton Keith Road between Antelope Road in the City of Murrieta and SR-79, including bridge facilities, and appurtenances thereto, street improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkways and landscaping related thereto, and storm drain facilities, environmental mitigation facilities needed in connection therewith, and land, rights-of-way and easements necessary for any of such facilities.

**Project Location**

The District consists of a number of noncontiguous properties located mostly in an unincorporated portion of the County, also known as French Valley, with a small portion located in the City of Murrieta. The District is approximately 10 miles north of the City of Temecula, 35 miles southeast of the City of Riverside, 90 miles southeast of the City of Los Angeles and 60 miles north of the City of San Diego. The District is located east of Interstate 15 which is a major freeway connecting the cities of Riverside and San Diego.

**Series 2015 Bonds, Series 2017 Bonds, Series 2020 Bonds**

The Special Tax Bonds, Series 2015 (the “2015 Bonds”) in the amount of \$25,170,000 with interest rates ranging from 2.125% to 5.000% were issued on August 6, 2015. Interest on the 2015 Bonds is payable semi-annually on March 1 and September 1. The final maturity of the 2015 Bonds is September 1, 2044. The outstanding principal amount of the 2015 Bonds as of September 30, 2022 is \$23,695,000.

The Special Tax Bonds, Series 2017 (the “2017 Bonds”) in the amount of \$7,610,000 with interest rates ranging from 2.000% to 5.000% were issued on June 1, 2017. Interest on the 2017 Bonds is payable semi-annually on March 1 and September 1. The final maturity of the 2017 Bonds is September 1, 2045. The outstanding principal amount on the 2017 Bonds as of September 30, 2022 is \$7,225,000.

The Special Tax Bonds, Series 2020 (the “2020 Bonds”) in the amount of \$27,220,000 with interest rates ranging from 2.000% to 4.000% were issued on October 28, 2020. Interest on the 2020 Bonds is payable semi-annually on March 1 and September 1. The final maturity of the 2020 Bonds is September 1, 2045. The outstanding principal amount on the 2020 Bonds as of September 30, 2022 is \$26,580,000.

Additional bonds may be issued for refunding purposes only.

A Special Tax is levied and collected each year to pay the principal and interest obligations on the Bonds of the District. The amount levied each year is determined by the Rate and Method of Apportionment (the "RMA") and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2022-23 was \$3,446,783.28.

The Special Taxes levied and Assessed Value for Fiscal Year 2022-23 and value-to-lien by Rate and Method classification are:

Table 2-1  
Special Tax Levy

Land Use Category	Parcels	Total Special Taxes FY 2022-23	Total AV FY 2022-23	2015 Bonds Outstanding	2017 Bonds Outstanding	2020 Bonds Outstanding	Outstanding Bonds	Value-to-Lien
Developed Single Family	2,672	\$3,331,503.04	\$1,337,472,026	\$22,902,503	\$6,983,354	\$25,691,012	\$55,576,870	21.21:1
Developed Multi Family	122	\$115,280.24	\$40,792,230	\$792,497	\$241,646	\$888,988	\$1,923,130	24.07:1
Approved Single Family	3	\$0.00	\$379,305	\$0	\$0	\$0	\$0	N/A
Undeveloped Property	8	\$0.00	\$7,491,136	\$0	\$0	\$0	\$0	N/A
<b>Total</b>	<b>2,805</b>	<b>\$3,446,783.28</b>	<b>\$1,386,134,697</b>	<b>\$23,695,000</b>	<b>\$7,225,000</b>	<b>\$26,580,000</b>	<b>\$57,500,000</b>	<b>24.11:1</b>

The following tables present certain property ownership data<sup>1</sup> and the development status of the District.

Table 3-1  
Largest Property Owners Subject to Special Taxes Based on Total Special Taxes Levied  
Fiscal Year 2022-23

Property Owner	Parcels	Total Special Taxes FY 2022-23	% of Total Special Taxes	Total AV FY 2022-23	% of Total AV
PARDEE HOMES	25	\$31,170.50	0.90%	\$6,090,612	0.44%
OPENDOOR PROPERTY TRUST	3	\$3,740.46	0.11%	\$1,592,259	0.11%
INDIVIDUAL OWNER	3	\$3,740.46	0.11%	\$1,337,299	0.10%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$1,219,087	0.09%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$1,140,903	0.08%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$1,097,567	0.08%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$1,032,081	0.07%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$956,563	0.07%
THR CALIF	2	\$2,493.64	0.07%	\$857,303	0.07%
INDIVIDUAL OWNER	2	\$2,493.64	0.07%	\$826,125	0.07%
<b>Subtotal</b>	<b>45</b>	<b>\$56,106.90</b>	<b>1.63%</b>	<b>\$16,149,799</b>	<b>1.17%</b>
All Others	2,749	\$3,390,676.38	98.37%	\$1,362,114,457	98.83%
<b>Total</b>	<b>2,805</b>	<b>\$3,446,783.28</b>	<b>100.00%</b>	<b>\$1,378,264,256</b>	<b>100.00%</b>

Table 3-2  
Property Breakdown by Development Status<sup>2</sup>

Development Status	Parcels	Total Special Taxes FY 2022-23	% of Total Special Taxes	Total AV FY 2022-23	% of Total AV	2015, 2017, and 2020 Bonds Outstanding	Value-to-Lien
Developed	2,794	\$3,446,783.28	100.00%	\$1,378,264,256	99.43%	\$57,500,000	23.97:1
Approved	3	\$0.00	0.00%	\$379,305	0.03%	\$0	N/A
Undeveloped	8	\$0.00	0.00%	\$7,491,136	0.54%	\$0	N/A
<b>Total</b>	<b>2,805</b>	<b>\$3,446,783.28</b>	<b>100.00%</b>	<b>\$1,386,134,697</b>	<b>100.00%</b>	<b>\$57,500,000</b>	<b>24.11:1</b>

<sup>1</sup> Parcels do not include 3 Approved and 8 Undeveloped parcels which are taxable but were not levied for Fiscal Year 2022-23.

<sup>2</sup> "Developed" is defined as any parcel for which a building permit was issued prior to April 1 of the preceding Fiscal Year.

Table 3-3  
Value-to-Lien Ratio Based on Bonds Outstanding  
Fiscal Year 2022-23

Value-to-Lien Category	Parcels	Total AV 2022-23	2015, 2017, and 2020 Bonds Outstanding	% Outstanding	Value-to-Lien
Less than 5.01:1 <sup>3</sup>	8	\$683,173	\$166,398	0.29%	4.11:1
Between 5.01 – 10.00:1	19	\$2,680,609	\$395,195	0.69%	6.78:1
Between 10.01 – 15.00:1	64	\$17,041,380	\$1,311,037	2.28%	13.00:1
Between 15.01 – 20.00:1	407	\$149,180,262	\$8,299,289	14.43%	17.98:1
Between 20.01 – 25.00:1	1,209	\$563,281,331	\$24,784,251	43.10%	22.73:1
Between 25.01 – 30.00:1	793	\$445,225,693	\$16,458,929	28.62%	27.05:1
Greater than 30.01:1 <sup>4</sup>	294	\$200,171,808	\$6,084,901	10.58%	32.90:1
<b>Total</b>	<b>2,794</b>	<b>\$1,378,264,256</b>	<b>\$57,500,000</b>	<b>100.00%</b>	<b>23.97:1</b>

<sup>3</sup> Minimum value-to-lien is 1.88:1. This parcel has an applied AV reduction and has been preliminarily assigned an assessed value of \$39,055.

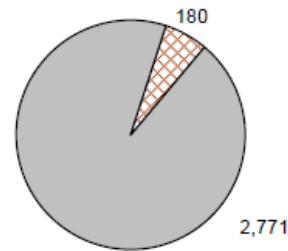
<sup>4</sup> Maximum value-to-lien is 45.43:1.

## COMMUNITY FACILITIES DISTRICT NO.07-2 CLINTON-KEITH

## OVERVIEW OF DEVELOPMENT STATUS AND ABSORPTION

(Definition of Absorption = Built and Occupied)

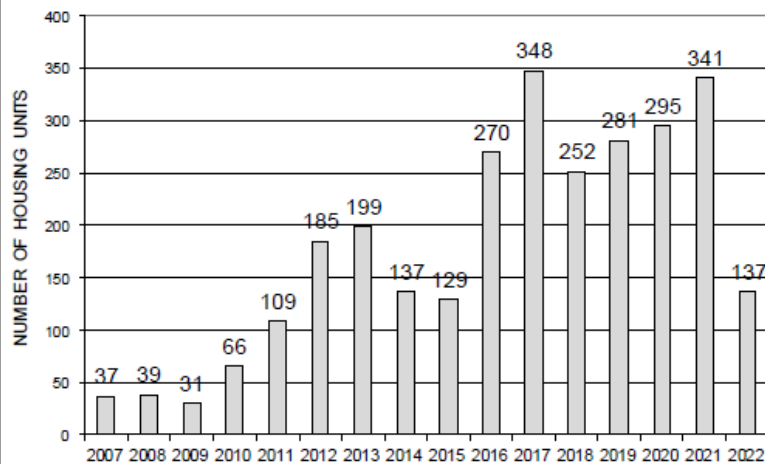
DEVELOPMENT STATUS OF RESIDENTIAL PROPERTY



Sold: Sept. 1, 2021

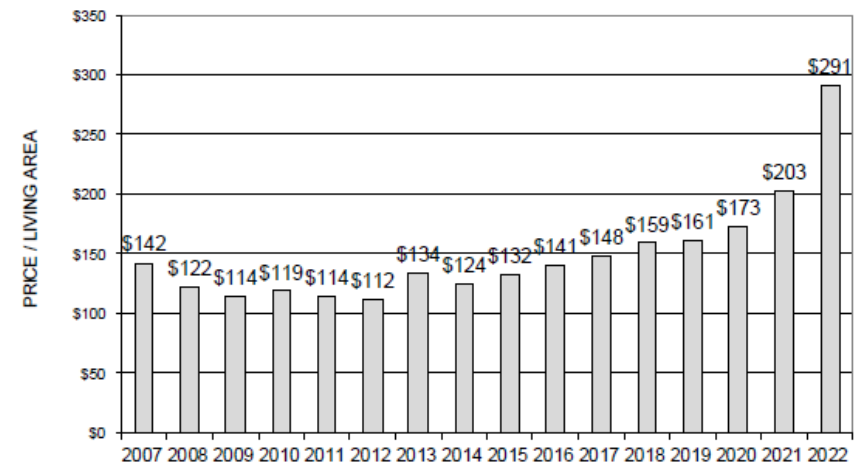
Future: Sept. 1, 2021+

ABSORPTION OF RESIDENTIAL UNITS



HOUSING PRICE PATTERNS

Value Ratio: Price/Living Area





The following table summarizes the number of delinquent parcels, the amount delinquent, delinquency charges<sup>5</sup>, and the amount due<sup>6</sup> for each Fiscal Year. There are no delinquent property owners responsible for more than 5% of the Special Tax. Delinquencies and delinquency charges are calculated as of September 30, 2022.

Table 5-1  
Special Tax Delinquency Summary

Fiscal Year	Special Taxes Levied	Parcels Levied	Delinquent Special Taxes	Delinquency Charges	Amount Due	Delinquent Parcels	% Delinquent
2010-11	\$222,640.00	200	\$0.00	\$0.00	\$0.00	0	0.00%
2011-12	\$345,179.84	304	\$0.00	\$0.00	\$0.00	0	0.00%
2012-13	\$546,770.22	475	\$0.00	\$0.00	\$0.00	0	0.00%
2013-14	\$907,428.26	780	\$0.00	\$0.00	\$0.00	0	0.00%
2014-15	\$1,059,600.16	906	\$0.00	\$0.00	\$0.00	0	0.00%
2015-16	\$1,299,254.02	1,422	\$0.00	\$0.00	\$0.00	0	0.00%
2016-17	\$1,576,400.36	1,287	\$0.00	\$0.00	\$0.00	0	0.00%
2017-18	\$2,065,720.76	1,645	\$0.00	\$0.00	\$0.00	0	0.00%
2018-19	\$2,384,824.64	1,858	\$1,304.28	\$893.43	\$2,197.71	1	0.05%
2019-20	\$2,809,042.50	2,141	\$3,991.14	\$2,015.53	\$6,006.67	3	0.14%
2020-21	\$3,269,587.46	2,439	\$6,784.90	\$2,205.09	\$8,989.99	5	0.21%
2021-22	\$3,378,849.96	2,728	\$11,117.67	\$1,612.06	\$12,729.73	12	0.33%
<b>Total</b>	<b>\$19,865,298.18</b>		<b>\$23,197.99</b>	<b>\$6,726.11</b>	<b>\$29,924.10</b>	<b>13</b>	<b>0.12%</b>

### Foreclosure Covenant

The foreclosure covenant in the Bond Indenture states that foreclosure proceedings will be initiated against parcels with total Special Tax delinquencies in excess of \$5,000 (not including interest and penalties thereon) by the October 1 following the close of each Fiscal Year in which the last of such Special Taxes were due and will commence appropriate judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Taxes levied in such Fiscal Year, and diligently pursue to completion such foreclosure.

### Collection and Foreclosure Actions

As of September 30, 2022, there are no foreclosure actions within the District.

<sup>5</sup> These charges include a 10% penalty on each past due installment and 1.5% per month "redemption penalty" (or "interest") on the original delinquent amount, which begins to accrue July 1 of the tax year following the delinquency.

<sup>6</sup> In addition to the amount due, parcels which have an existing foreclosure judgment recorded against them will include judicial foreclosure costs not included in this column.

Table 6-1  
Investment Portfolio  
As of September 30, 2022<sup>7</sup>

Fund Description	Fund Balance
<u>2015 Series</u>	
Special Tax Fund	\$356,299.50
Bond Fund	\$13,008.08
Reserve Fund	\$4,556,556.09
Administrative Expense Fund	\$10,430.55
Improvement Fund	\$12,060.24
Non-Proceeds Fund	\$1,519,395.64
<u>2017 Series</u>	
Bond Fund	\$102.09
Bond Proceeds	\$22,610,311.25
Reserve Fund	\$0.00
<u>2020 Series</u>	
Bond Fund	\$359.53
<b>Total</b>	<b>\$29,078,522.97</b>

### Reserve Fund

The Bond Reserve Fund must be maintained at the Reserve Requirement which is defined in the Indenture to mean, as of the date of calculation, an amount equal to the least of (a) 10% of the original aggregate principal amount of the Bonds (excluding Bonds refunded with proceeds of subsequently issued Bonds), (b) the Maximum Annual Debt Service on the Bonds and (c) 125% of the Average Annual Debt Service on the Bonds. In the event that special tax revenue is insufficient to pay debt service, money may be transferred from this Fund to the Bond Fund. The Bond Reserve Fund will then be replenished by increasing the next year's special tax levy to the extent permitted by law. **As of September 30, 2022 the balance in the Reserve Fund was \$4,556,556.09 and the combined Reserve Requirement was \$4,548,800.00.**

### Financial Statements

**PLEASE NOTE: The Riverside County Fiscal Year 2021-22 Comprehensive Annual Financial Report (CAFR) is submitted to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and is incorporated herein by reference.**

<sup>7</sup> Source: U.S. Bank. All investments are in compliance with "authorized investments" as defined in the Fiscal Agent Agreement dated April 1, 1997, and in accordance with County of Riverside Land Secured Financing District Investment Policy B-19.

The following events as set forth in Rule 15c2-12 promulgated by the Securities and Exchange Commission are considered material by the District.

Significant Events	Occurred in FY 2021-22
1. Principal and interest payment delinquencies.	Not Applicable
2. Unscheduled draws on debt service reserves reflecting financial difficulties.	Not Applicable
3. Unscheduled draws on credit enhancements reflecting financial difficulties.	Not Applicable
4. Substitution of credit or liquidity providers, or their failure to perform.	Not Applicable
5. Adverse tax opinion or issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701 TEB).	Not Applicable
6. Tender offers.	Not Applicable
7. Defeasances.	Not Applicable
8. Rating Changes	Not Applicable
9. Bankruptcy, insolvency, receivership or similar event of the Community Facilities District.	Not Applicable
10. Unless described in paragraph (v) of subsection (a) of this Section, other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Series 2015 or Series 2017 Bonds or other material events affecting the tax status of the Series 2015 or Series 2017 Bonds.	Not Applicable
11. Modifications to rights of holders of the Series 2015, Series 2017, or Series 2020 Bonds.	Not Applicable
12. Optional, unscheduled or contingent Series 2015, Series 2017, or Series 2020 Bond calls.	Not Applicable
13. Release, substitution, or sale of property securing repayment of the Series 2015, Series 2017, or Series 2020 Bonds.	Not Applicable
14. Non-payment related defaults	Not Applicable
15. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.	Not Applicable
16. Appointment of a successor or additional Trustee or the change of name of a Trustee.	Not Applicable
17. Incurrence of a Financial Obligation of the Community Facilities District, if material, or agreement to covenants, events of defaults, remedies, priority rights, or other terms of a Financial Obligation of the Community Facilities District, any of which after security holders.	Not Applicable

Notice for events described in Section 4a, subsection (7) and Section 4b, subsection (3) of the Continuing Disclosure Certificate need not be given under this sub-section any earlier than the notice (if any) of the underlying event is given to holders of affected 2015, 2017, or 2020 Bonds pursuant to the Indenture.

## APPENDIX A

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### Debt Service Schedules



County of Riverside

681318 - CFD 07-2 (Series 2015) (Clinton Keith)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
3/1/2016			\$25,170,000.00	\$656,697.57	\$656,697.57		0.0000%
9/1/2016	0.0000%	\$0.00	\$25,170,000.00	\$576,612.50	\$576,612.50	\$1,233,310.07	0.0000%
3/1/2017			\$25,170,000.00	\$576,612.50	\$576,612.50		0.0000%
9/1/2017	3.0000%	\$165,000.00	\$25,005,000.00	\$576,612.50	\$741,612.50	\$1,318,225.00	0.0000%
3/1/2018			\$25,005,000.00	\$574,137.50	\$574,137.50		0.0000%
9/1/2018	3.0000%	\$195,000.00	\$24,810,000.00	\$574,137.50	\$769,137.50	\$1,343,275.00	0.0000%
3/1/2019			\$24,810,000.00	\$571,212.50	\$571,212.50		0.0000%
9/1/2019	2.1250%	\$230,000.00	\$24,580,000.00	\$571,212.50	\$801,212.50	\$1,372,425.00	0.0000%
3/1/2020			\$24,580,000.00	\$568,768.75	\$568,768.75		0.0000%
9/1/2020	2.5000%	\$260,000.00	\$24,320,000.00	\$568,768.75	\$828,768.75	\$1,397,537.50	0.0000%
3/1/2021			\$24,320,000.00	\$565,518.75	\$565,518.75		0.0000%
9/1/2021	2.7500%	\$295,000.00	\$24,025,000.00	\$565,518.75	\$860,518.75	\$1,426,037.50	0.0000%
3/1/2022			\$24,025,000.00	\$561,462.50	\$561,462.50		0.0000%
9/1/2022	3.0000%	\$330,000.00	\$23,695,000.00	\$561,462.50	\$891,462.50	\$1,452,925.00	0.0000%
3/1/2023			\$23,695,000.00	\$556,512.50	\$556,512.50		0.0000%
9/1/2023	3.2500%	\$370,000.00	\$23,325,000.00	\$556,512.50	\$926,512.50	\$1,483,025.00	0.0000%
3/1/2024			\$23,325,000.00	\$550,500.00	\$550,500.00		0.0000%
9/1/2024	3.3750%	\$410,000.00	\$22,915,000.00	\$550,500.00	\$960,500.00	\$1,511,000.00	0.0000%
3/1/2025			\$22,915,000.00	\$543,581.25	\$543,581.25		0.0000%
9/1/2025	3.5000%	\$455,000.00	\$22,460,000.00	\$543,581.25	\$998,581.25	\$1,542,162.50	0.0000%
3/1/2026			\$22,460,000.00	\$535,618.75	\$535,618.75		0.0000%
9/1/2026	3.6250%	\$505,000.00	\$21,955,000.00	\$535,618.75	\$1,040,618.75	\$1,576,237.50	0.0000%
3/1/2027			\$21,955,000.00	\$526,465.63	\$526,465.63		0.0000%
9/1/2027	3.7500%	\$555,000.00	\$21,400,000.00	\$526,465.63	\$1,081,465.63	\$1,607,931.26	0.0000%
3/1/2028			\$21,400,000.00	\$516,059.38	\$516,059.38		0.0000%
9/1/2028	3.8750%	\$605,000.00	\$20,795,000.00	\$516,059.38	\$1,121,059.38	\$1,637,118.76	0.0000%
3/1/2029			\$20,795,000.00	\$504,337.50	\$504,337.50		0.0000%
9/1/2029	5.0000%	\$660,000.00	\$20,135,000.00	\$504,337.50	\$1,164,337.50	\$1,668,675.00	0.0000%
3/1/2030			\$20,135,000.00	\$487,837.50	\$487,837.50		0.0000%
9/1/2030	4.0000%	\$730,000.00	\$19,405,000.00	\$487,837.50	\$1,217,837.50	\$1,705,675.00	0.0000%
3/1/2031			\$19,405,000.00	\$473,237.50	\$473,237.50		0.0000%
9/1/2031	5.0000%	\$790,000.00	\$18,615,000.00	\$473,237.50	\$1,263,237.50	\$1,736,475.00	0.0000%
3/1/2032			\$18,615,000.00	\$453,487.50	\$453,487.50		0.0000%
9/1/2032	4.3931%	\$865,000.00	\$17,750,000.00	\$453,487.50	\$1,318,487.50	\$1,771,975.00	0.0000%
3/1/2033			\$17,750,000.00	\$434,487.50	\$434,487.50		0.0000%
9/1/2033	4.3936%	\$940,000.00	\$16,810,000.00	\$434,487.50	\$1,374,487.50	\$1,808,975.00	0.0000%
3/1/2034			\$16,810,000.00	\$413,837.50	\$413,837.50		0.0000%
9/1/2034	4.3941%	\$1,015,000.00	\$15,795,000.00	\$413,837.50	\$1,428,837.50	\$1,842,675.00	0.0000%
3/1/2035			\$15,795,000.00	\$391,537.50	\$391,537.50		0.0000%
9/1/2035	4.3932%	\$1,100,000.00	\$14,695,000.00	\$391,537.50	\$1,491,537.50	\$1,883,075.00	0.0000%
3/1/2036			\$14,695,000.00	\$367,375.00	\$367,375.00		0.0000%
9/1/2036	5.0000%	\$1,185,000.00	\$13,510,000.00	\$367,375.00	\$1,552,375.00	\$1,919,750.00	0.0000%
3/1/2037			\$13,510,000.00	\$337,750.00	\$337,750.00		0.0000%
9/1/2037	5.0000%	\$1,285,000.00	\$12,225,000.00	\$337,750.00	\$1,622,750.00	\$1,960,500.00	0.0000%
3/1/2038			\$12,225,000.00	\$305,625.00	\$305,625.00		0.0000%
9/1/2038	5.0000%	\$1,385,000.00	\$10,840,000.00	\$305,625.00	\$1,690,625.00	\$1,996,250.00	0.0000%
3/1/2039			\$10,840,000.00	\$271,000.00	\$271,000.00		0.0000%

County of Riverside

681318 - CFD 07-2 (Series 2015) (Clinton Keith)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2039	5.0000%	\$1,495,000.00	\$9,345,000.00	\$271,000.00	\$1,766,000.00	\$2,037,000.00	0.0000%
3/1/2040			\$9,345,000.00	\$233,625.00	\$233,625.00		0.0000%
9/1/2040	5.0000%	\$1,610,000.00	\$7,735,000.00	\$233,625.00	\$1,843,625.00	\$2,077,250.00	0.0000%
3/1/2041			\$7,735,000.00	\$193,375.00	\$193,375.00		0.0000%
9/1/2041	5.0000%	\$1,735,000.00	\$6,000,000.00	\$193,375.00	\$1,928,375.00	\$2,121,750.00	0.0000%
3/1/2042			\$6,000,000.00	\$150,000.00	\$150,000.00		0.0000%
9/1/2042	5.0000%	\$1,860,000.00	\$4,140,000.00	\$150,000.00	\$2,010,000.00	\$2,160,000.00	0.0000%
3/1/2043			\$4,140,000.00	\$103,500.00	\$103,500.00		0.0000%
9/1/2043	5.0000%	\$2,000,000.00	\$2,140,000.00	\$103,500.00	\$2,103,500.00	\$2,207,000.00	0.0000%
3/1/2044			\$2,140,000.00	\$53,500.00	\$53,500.00		0.0000%
9/1/2044	5.0000%	\$2,140,000.00	\$0.00	\$53,500.00	\$2,193,500.00	\$2,247,000.00	0.0000%
<b>Totals:</b>		<b>\$25,170,000.00</b>		<b>\$24,875,235.09</b>	<b>\$50,045,235.09</b>	<b>\$50,045,235.09</b>	

Bond Issue Date: 8/6/2015

Original Bond Principal: \$25,170,000.00

# Debt Service Schedule - Current



County of Riverside

681318 - CFD 07-2 (Series 2017) (Clinton Keith)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2017	0.0000%	\$0.00	\$7,610,000.00	\$82,334.38	\$82,334.38	\$82,334.38	3.0000%
3/1/2018			\$7,610,000.00	\$164,668.75	\$164,668.75		3.0000%
9/1/2018	2.0000%	\$60,000.00	\$7,550,000.00	\$164,668.75	\$224,668.75	\$389,337.50	3.0000%
3/1/2019			\$7,550,000.00	\$164,068.75	\$164,068.75		3.0000%
9/1/2019	3.0000%	\$65,000.00	\$7,485,000.00	\$164,068.75	\$229,068.75	\$393,137.50	3.0000%
3/1/2020			\$7,485,000.00	\$163,093.75	\$163,093.75		3.0000%
9/1/2020	3.0000%	\$75,000.00	\$7,410,000.00	\$163,093.75	\$238,093.75	\$401,187.50	3.0000%
3/1/2021			\$7,410,000.00	\$161,968.75	\$161,968.75		3.0000%
9/1/2021	3.0000%	\$85,000.00	\$7,325,000.00	\$161,968.75	\$246,968.75	\$408,937.50	3.0000%
3/1/2022			\$7,325,000.00	\$160,693.75	\$160,693.75		3.0000%
9/1/2022	3.0000%	\$100,000.00	\$7,225,000.00	\$160,693.75	\$260,693.75	\$421,387.50	3.0000%
3/1/2023			\$7,225,000.00	\$159,193.75	\$159,193.75		3.0000%
9/1/2023	3.0000%	\$110,000.00	\$7,115,000.00	\$159,193.75	\$269,193.75	\$428,387.50	3.0000%
3/1/2024			\$7,115,000.00	\$157,543.75	\$157,543.75		3.0000%
9/1/2024	3.0000%	\$120,000.00	\$6,995,000.00	\$157,543.75	\$277,543.75	\$435,087.50	3.0000%
3/1/2025			\$6,995,000.00	\$155,743.75	\$155,743.75		3.0000%
9/1/2025	3.0000%	\$135,000.00	\$6,860,000.00	\$155,743.75	\$290,743.75	\$446,487.50	2.0000%
3/1/2026			\$6,860,000.00	\$153,718.75	\$153,718.75		2.0000%
9/1/2026	4.0000%	\$145,000.00	\$6,715,000.00	\$153,718.75	\$298,718.75	\$452,437.50	1.0000%
3/1/2027			\$6,715,000.00	\$150,818.75	\$150,818.75		1.0000%
9/1/2027	4.0000%	\$160,000.00	\$6,555,000.00	\$150,818.75	\$310,818.75	\$461,637.50	0.0000%
3/1/2028			\$6,555,000.00	\$147,618.75	\$147,618.75		0.0000%
9/1/2028	3.5000%	\$175,000.00	\$6,380,000.00	\$147,618.75	\$322,618.75	\$470,237.50	0.0000%
3/1/2029			\$6,380,000.00	\$144,556.25	\$144,556.25		0.0000%
9/1/2029	3.3750%	\$195,000.00	\$6,185,000.00	\$144,556.25	\$339,556.25	\$484,112.50	0.0000%
3/1/2030			\$6,185,000.00	\$141,265.63	\$141,265.63		0.0000%
9/1/2030	3.5000%	\$210,000.00	\$5,975,000.00	\$141,265.63	\$351,265.63	\$492,531.26	0.0000%
3/1/2031			\$5,975,000.00	\$137,590.63	\$137,590.63		0.0000%
9/1/2031	3.6250%	\$225,000.00	\$5,750,000.00	\$137,590.63	\$362,590.63	\$500,181.26	0.0000%
3/1/2032			\$5,750,000.00	\$133,512.50	\$133,512.50		0.0000%
9/1/2032	3.6250%	\$245,000.00	\$5,505,000.00	\$133,512.50	\$378,512.50	\$512,025.00	0.0000%
3/1/2033			\$5,505,000.00	\$129,071.88	\$129,071.88		0.0000%
9/1/2033	3.7500%	\$265,000.00	\$5,240,000.00	\$129,071.88	\$394,071.88	\$523,143.76	0.0000%
3/1/2034			\$5,240,000.00	\$124,103.13	\$124,103.13		0.0000%
9/1/2034	3.7500%	\$285,000.00	\$4,955,000.00	\$124,103.13	\$409,103.13	\$533,206.26	0.0000%
3/1/2035			\$4,955,000.00	\$118,759.38	\$118,759.38		0.0000%
9/1/2035	3.8750%	\$305,000.00	\$4,650,000.00	\$118,759.38	\$423,759.38	\$542,518.76	0.0000%
3/1/2036			\$4,650,000.00	\$112,850.00	\$112,850.00		0.0000%
9/1/2036	4.0000%	\$330,000.00	\$4,320,000.00	\$112,850.00	\$442,850.00	\$555,700.00	0.0000%
3/1/2037			\$4,320,000.00	\$106,250.00	\$106,250.00		0.0000%
9/1/2037	4.0000%	\$350,000.00	\$3,970,000.00	\$106,250.00	\$456,250.00	\$562,500.00	0.0000%
3/1/2038			\$3,970,000.00	\$99,250.00	\$99,250.00		0.0000%
9/1/2038	5.0000%	\$375,000.00	\$3,595,000.00	\$99,250.00	\$474,250.00	\$573,500.00	0.0000%
3/1/2039			\$3,595,000.00	\$89,875.00	\$89,875.00		0.0000%
9/1/2039	5.0000%	\$410,000.00	\$3,185,000.00	\$89,875.00	\$499,875.00	\$589,750.00	0.0000%
3/1/2040			\$3,185,000.00	\$79,625.00	\$79,625.00		0.0000%
9/1/2040	5.0000%	\$440,000.00	\$2,745,000.00	\$79,625.00	\$519,625.00	\$599,250.00	0.0000%

County of Riverside

681318 - CFD 07-2 (Series 2017) (Clinton Keith)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
3/1/2041			\$2,745,000.00	\$68,625.00	\$68,625.00		0.0000%
9/1/2041	5.0000%	\$475,000.00	\$2,270,000.00	\$68,625.00	\$543,625.00	\$612,250.00	0.0000%
3/1/2042			\$2,270,000.00	\$56,750.00	\$56,750.00		0.0000%
9/1/2042	5.0000%	\$510,000.00	\$1,760,000.00	\$56,750.00	\$566,750.00	\$623,500.00	0.0000%
3/1/2043			\$1,760,000.00	\$44,000.00	\$44,000.00		0.0000%
9/1/2043	5.0000%	\$545,000.00	\$1,215,000.00	\$44,000.00	\$589,000.00	\$633,000.00	0.0000%
3/1/2044			\$1,215,000.00	\$30,375.00	\$30,375.00		0.0000%
9/1/2044	5.0000%	\$585,000.00	\$630,000.00	\$30,375.00	\$615,375.00	\$645,750.00	0.0000%
3/1/2045			\$630,000.00	\$15,750.00	\$15,750.00		0.0000%
9/1/2045	5.0000%	\$630,000.00	\$0.00	\$15,750.00	\$645,750.00	\$661,500.00	0.0000%
<b>Totals:</b>		<b>\$7,610,000.00</b>		<b>\$6,825,015.68</b>	<b>\$14,435,015.68</b>	<b>\$14,435,015.68</b>	
Bond Issue Date:		6/1/2017					
Original Bond Principal:		\$7,610,000.00					



# Debt Service Schedule - Current



County of Riverside

681318 - CFD 07-2 (Clinton Keith) Series 2020

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
3/1/2021			\$27,220,000.00	\$302,120.00	\$302,120.00		0.0000%
9/1/2021	4.0000%	\$240,000.00	\$26,980,000.00	\$522,900.00	\$762,900.00	\$1,065,020.00	0.0000%
3/1/2022			\$26,980,000.00	\$518,100.00	\$518,100.00		0.0000%
9/1/2022	4.0000%	\$400,000.00	\$26,580,000.00	\$518,100.00	\$918,100.00	\$1,436,200.00	0.0000%
3/1/2023			\$26,580,000.00	\$510,100.00	\$510,100.00		0.0000%
9/1/2023	4.0000%	\$445,000.00	\$26,135,000.00	\$510,100.00	\$955,100.00	\$1,465,200.00	0.0000%
3/1/2024			\$26,135,000.00	\$501,200.00	\$501,200.00		0.0000%
9/1/2024	4.0000%	\$500,000.00	\$25,635,000.00	\$501,200.00	\$1,001,200.00	\$1,502,400.00	0.0000%
3/1/2025			\$25,635,000.00	\$491,200.00	\$491,200.00		0.0000%
9/1/2025	4.0000%	\$545,000.00	\$25,090,000.00	\$491,200.00	\$1,036,200.00	\$1,527,400.00	0.0000%
3/1/2026			\$25,090,000.00	\$480,300.00	\$480,300.00		0.0000%
9/1/2026	4.0000%	\$595,000.00	\$24,495,000.00	\$480,300.00	\$1,075,300.00	\$1,555,600.00	0.0000%
3/1/2027			\$24,495,000.00	\$468,400.00	\$468,400.00		0.0000%
9/1/2027	4.0000%	\$650,000.00	\$23,845,000.00	\$468,400.00	\$1,118,400.00	\$1,586,800.00	0.0000%
3/1/2028			\$23,845,000.00	\$455,400.00	\$455,400.00		0.0000%
9/1/2028	4.0000%	\$710,000.00	\$23,135,000.00	\$455,400.00	\$1,165,400.00	\$1,620,800.00	0.0000%
3/1/2029			\$23,135,000.00	\$441,200.00	\$441,200.00		0.0000%
9/1/2029	4.0000%	\$770,000.00	\$22,365,000.00	\$441,200.00	\$1,211,200.00	\$1,652,400.00	0.0000%
3/1/2030			\$22,365,000.00	\$425,800.00	\$425,800.00		0.0000%
9/1/2030	4.0000%	\$830,000.00	\$21,535,000.00	\$425,800.00	\$1,255,800.00	\$1,681,600.00	0.0000%
3/1/2031			\$21,535,000.00	\$409,200.00	\$409,200.00		0.0000%
9/1/2031	4.0000%	\$905,000.00	\$20,630,000.00	\$409,200.00	\$1,314,200.00	\$1,723,400.00	0.0000%
3/1/2032			\$20,630,000.00	\$391,100.00	\$391,100.00		0.0000%
9/1/2032	4.0000%	\$970,000.00	\$19,660,000.00	\$391,100.00	\$1,361,100.00	\$1,752,200.00	0.0000%
3/1/2033			\$19,660,000.00	\$371,700.00	\$371,700.00		0.0000%
9/1/2033	2.0000%	\$1,045,000.00	\$18,615,000.00	\$371,700.00	\$1,416,700.00	\$1,788,400.00	0.0000%
3/1/2034			\$18,615,000.00	\$361,250.00	\$361,250.00		0.0000%
9/1/2034	2.0000%	\$1,105,000.00	\$17,510,000.00	\$361,250.00	\$1,466,250.00	\$1,827,500.00	0.0000%
3/1/2035			\$17,510,000.00	\$350,200.00	\$350,200.00		0.0000%
9/1/2035	4.0000%	\$1,160,000.00	\$16,350,000.00	\$350,200.00	\$1,510,200.00	\$1,860,400.00	0.0000%
3/1/2036			\$16,350,000.00	\$327,000.00	\$327,000.00		0.0000%
9/1/2036	4.0000%	\$1,240,000.00	\$15,110,000.00	\$327,000.00	\$1,567,000.00	\$1,894,000.00	0.0000%
3/1/2037			\$15,110,000.00	\$302,200.00	\$302,200.00		0.0000%
9/1/2037	4.0000%	\$1,330,000.00	\$13,780,000.00	\$302,200.00	\$1,632,200.00	\$1,934,400.00	0.0000%
3/1/2038			\$13,780,000.00	\$275,600.00	\$275,600.00		0.0000%
9/1/2038	4.0000%	\$1,425,000.00	\$12,355,000.00	\$275,600.00	\$1,700,600.00	\$1,976,200.00	0.0000%
3/1/2039			\$12,355,000.00	\$247,100.00	\$247,100.00		0.0000%
9/1/2039	4.0000%	\$1,425,000.00	\$10,930,000.00	\$247,100.00	\$1,672,100.00	\$1,919,200.00	0.0000%
3/1/2040			\$10,930,000.00	\$218,600.00	\$218,600.00		0.0000%
9/1/2040	4.0000%	\$1,435,000.00	\$9,495,000.00	\$218,600.00	\$1,653,600.00	\$1,872,200.00	0.0000%
3/1/2041			\$9,495,000.00	\$189,900.00	\$189,900.00		0.0000%
9/1/2041	4.0000%	\$1,435,000.00	\$8,060,000.00	\$189,900.00	\$1,624,900.00	\$1,814,800.00	0.0000%
3/1/2042			\$8,060,000.00	\$161,200.00	\$161,200.00		0.0000%
9/1/2042	4.0000%	\$1,440,000.00	\$6,620,000.00	\$161,200.00	\$1,601,200.00	\$1,762,400.00	0.0000%
3/1/2043			\$6,620,000.00	\$132,400.00	\$132,400.00		0.0000%
9/1/2043	4.0000%	\$1,440,000.00	\$5,180,000.00	\$132,400.00	\$1,572,400.00	\$1,704,800.00	0.0000%
3/1/2044			\$5,180,000.00	\$103,600.00	\$103,600.00		0.0000%

County of Riverside

681318 - CFD 07-2 (Clinton Keith) Series 2020

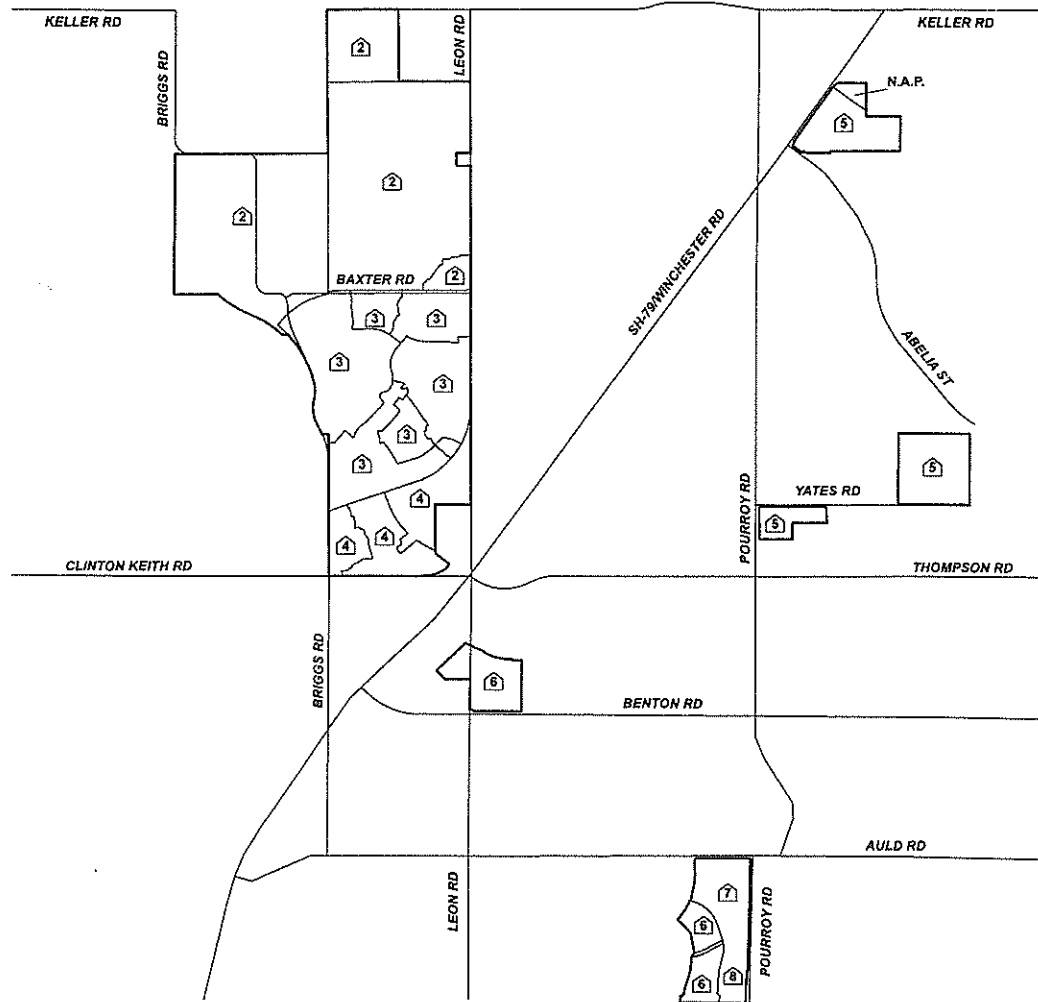
Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2044	4.0000%	\$1,445,000.00	\$3,735,000.00	\$103,600.00	\$1,548,600.00	\$1,652,200.00	0.0000%
3/1/2045			\$3,735,000.00	\$74,700.00	\$74,700.00		0.0000%
9/1/2045	4.0000%	\$3,735,000.00	\$0.00	\$74,700.00	\$3,809,700.00	\$3,884,400.00	0.0000%
<b>Totals:</b>		<b>\$27,220,000.00</b>		<b>\$17,239,920.00</b>	<b>\$44,459,920.00</b>	<b>\$44,459,920.00</b>	
Bond Issue Date:		10/28/2020					
Original Bond Principal:		\$27,220,000.00					

## **APPENDIX B**

### District Boundary Map



**PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH)  
OF THE COUNTY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



RECORDED THIS 21<sup>ST</sup> DAY OF MAY, 2007 AT THE  
HOUR OF 8:00 O'CLOCK A. M. IN BOOK 71 PAGE(S) 4-11 OF  
MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, IN THE  
OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.

FEE: \$21.00 NO. 2007-033426  
LARRY W. WARD, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

BY: Liamie A. Santos  
DEPUTY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED  
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH) OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF  
SUPERVISORS OF THE COUNTY OF RIVERSIDE AT A REGULAR MEETING  
THEREOF, HELD ON THE 8 DAY OF May, 2007,  
BY ITS RESOLUTION NO. 2007-129

Nancy Bonine  
CLERK OF THE BOARD OF SUPERVISORS

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
THIS 14 DAY OF May, 2007.

Nancy Bonine  
CLERK OF THE BOARD OF SUPERVISORS

**SHEET INDEX MAP**

**LEGEND**  
— CFD BOUNDARIES  
— TRACT BOUNDARY  
⊗ SHEET NUMBER  
N.A.P. NOT A PART

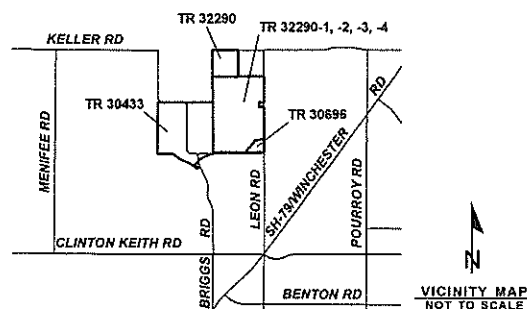
ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF  
THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING  
THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE  
COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2006-2007.

NOT TO SCALE



# **PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 07-2 (CLINTON KEITH) OF THE COUNTY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



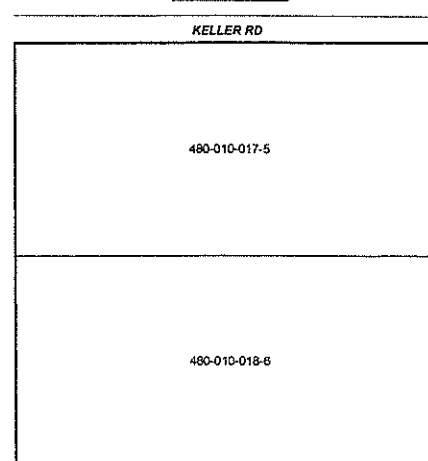
## **LEGEND**

- TRACT BOUNDARY
- PARCEL LINE
- TR X X X X X TRACT MAP
- XXX-XXX-XXX-X APN

## **TR 30433**



## **TR 32290**



## **TR 32290-1,-2,-3,-4**

480-010-023-0	480-010-024-1
480-010-025-2	480-010-026-3
480-020-009-9	480-020-013-2
480-020-010-9	480-020-014-3
480-020-011-0	480-020-015-4
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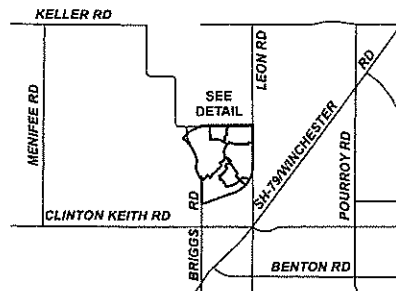
## **TR 30696**

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2006-2007.

NOT TO SCALE

**PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH)  
OF THE COUNTY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- TRACT BOUNDARY
- PARCEL LINE
- TR X X X X X TRACT MAP
- XXX-XXX-XXX-X APN



ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2006-2007.

2000



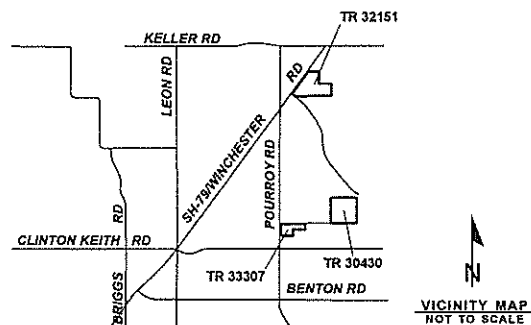
XXX-XXX-XXX-X APN



**TR 30695-1**

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2006-2007.

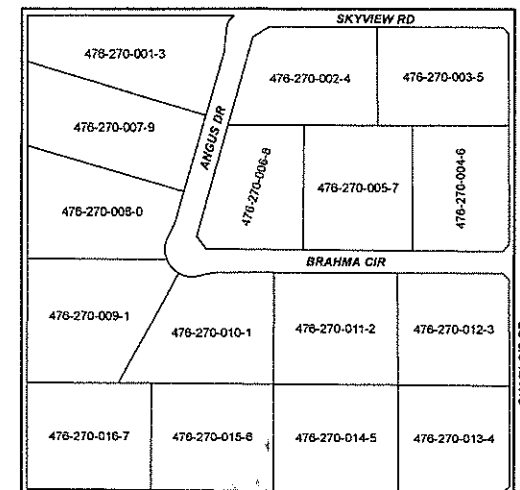
**PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH)  
OF THE COUNTY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



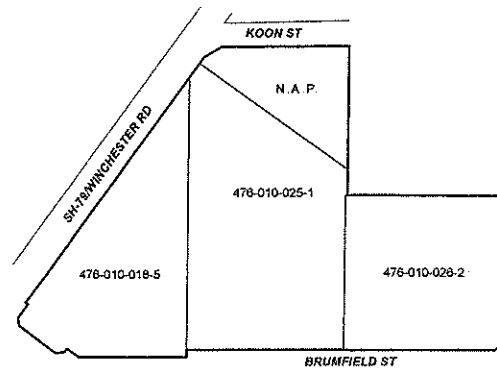
**LEGEND**

TRACT BOUNDARY  
PARCEL LINE  
TR X X X X X TRACT MAP  
XXX-XXX-XXX-X APN  
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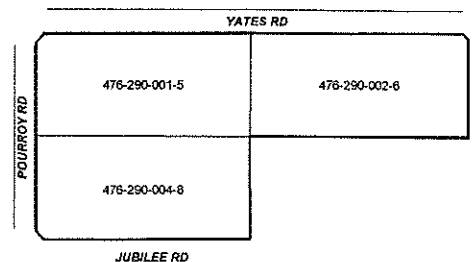
**TR 30430**



**TR 32151**



**TR 33307**



**ALBERT A.  
WEBB  
ASSOCIATES  
ENGINEERING CONSULTANTS**

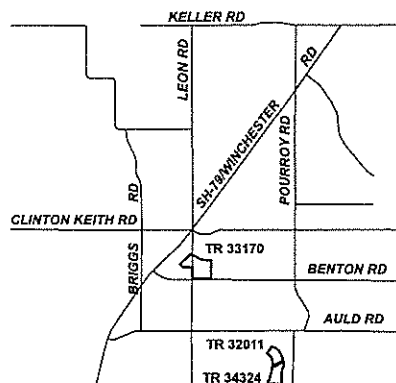
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**NOT TO SCALE**

W.O. 03-0452



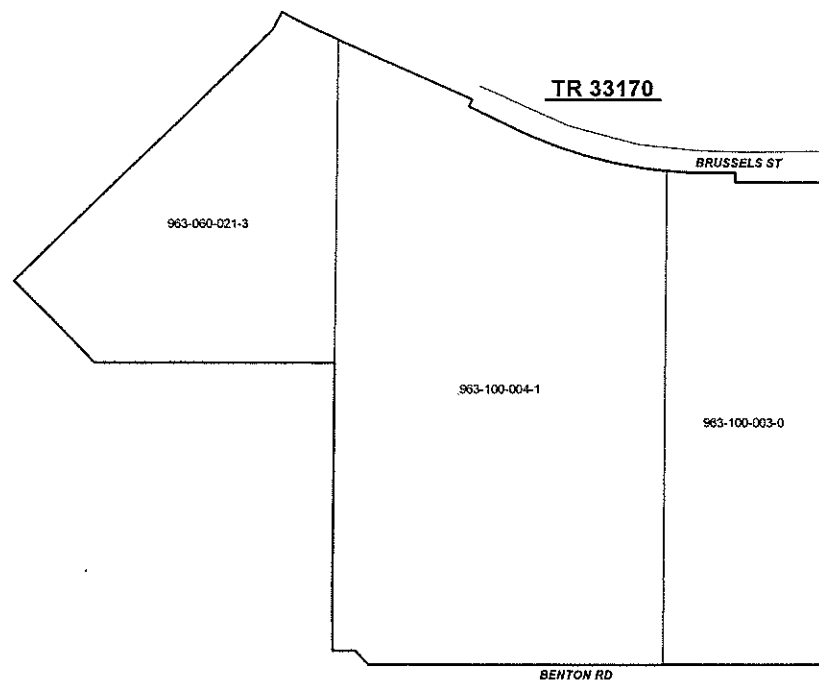
**PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH)  
OF THE COUNTY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



VICINITY MAP  
NOT TO SCALE

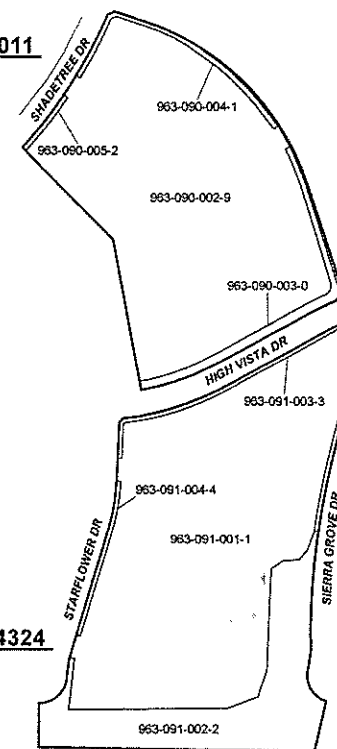
**LEGEND**

- TRACT BOUNDARY
- PARCEL LINE
- TR X X X X X TRACT MAP
- XXX-XXX-XXX-X APN



NOT TO SCALE

**TR 32011**

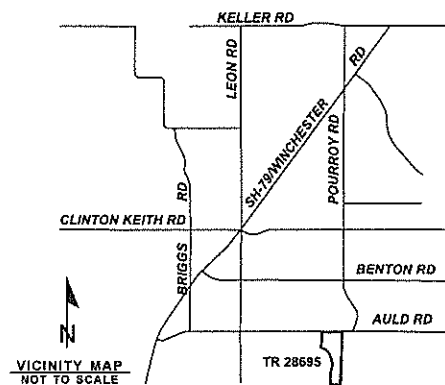


**TR 34324**


**ALBERT A.  
WEBB  
ASSOCIATES**  
ENGINEERING CONSULTANTS

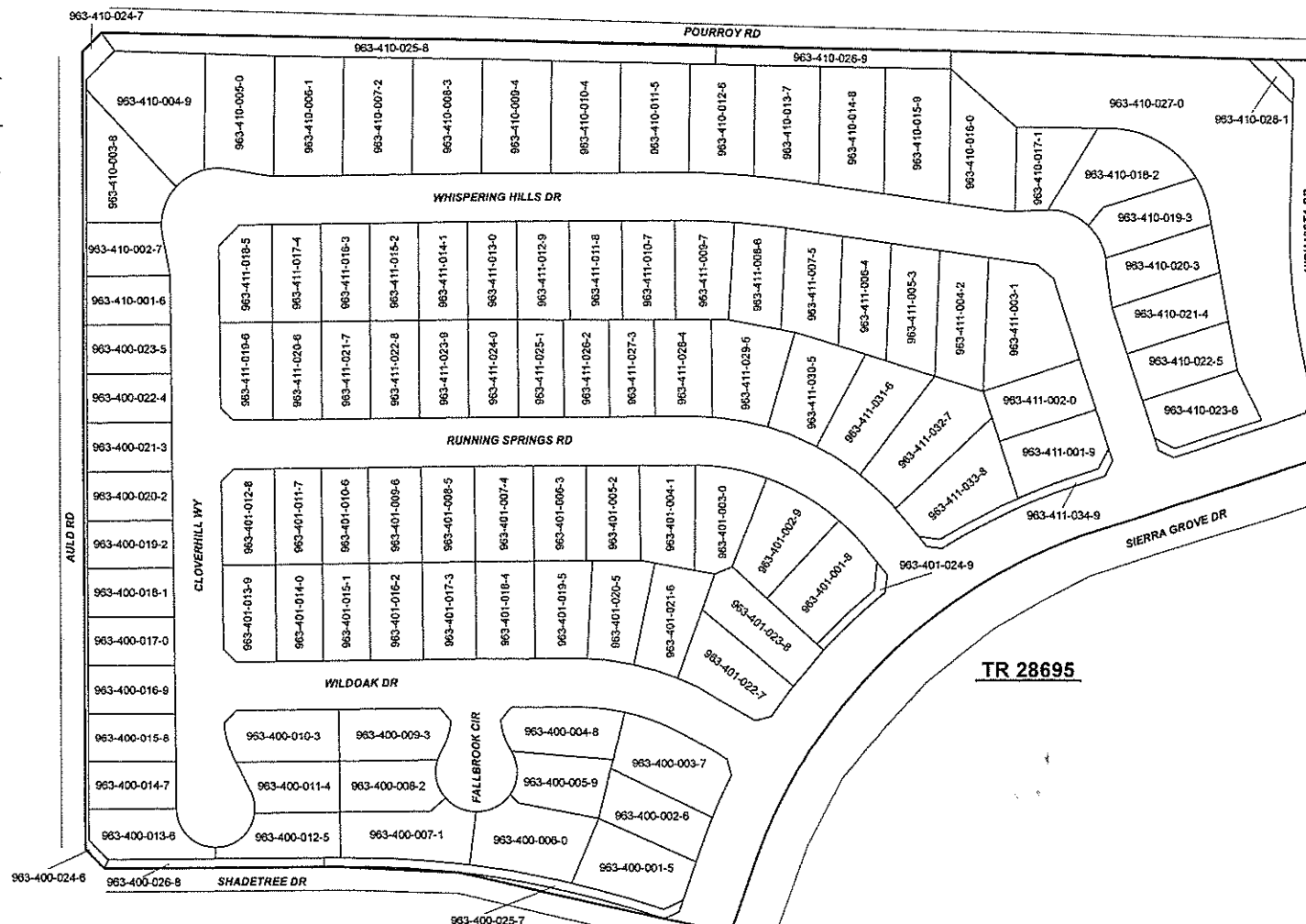
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**PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH)  
OF THE COUNTY OF RIVERSIDE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



### LEGEND

- |   |                |
|---|----------------|
|  | TRACT BOUNDARY |
|  | PARCEL LINE    |
| TR X X X X X  | TRACT MAP      |
| X X X - X X X - X X X - X   | APN            |



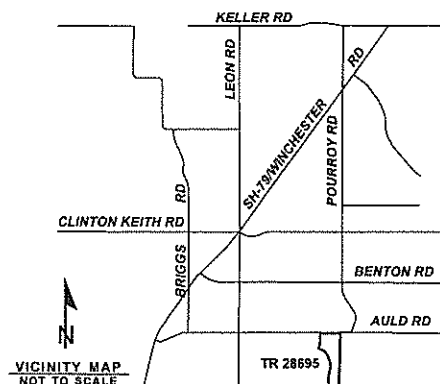
**ALBERT A.  
WEBB  
ASSOCIATES  
ENGINEERING CONSULTANTS**

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**42 NOT TO SCALE**

W.O. 03-0452

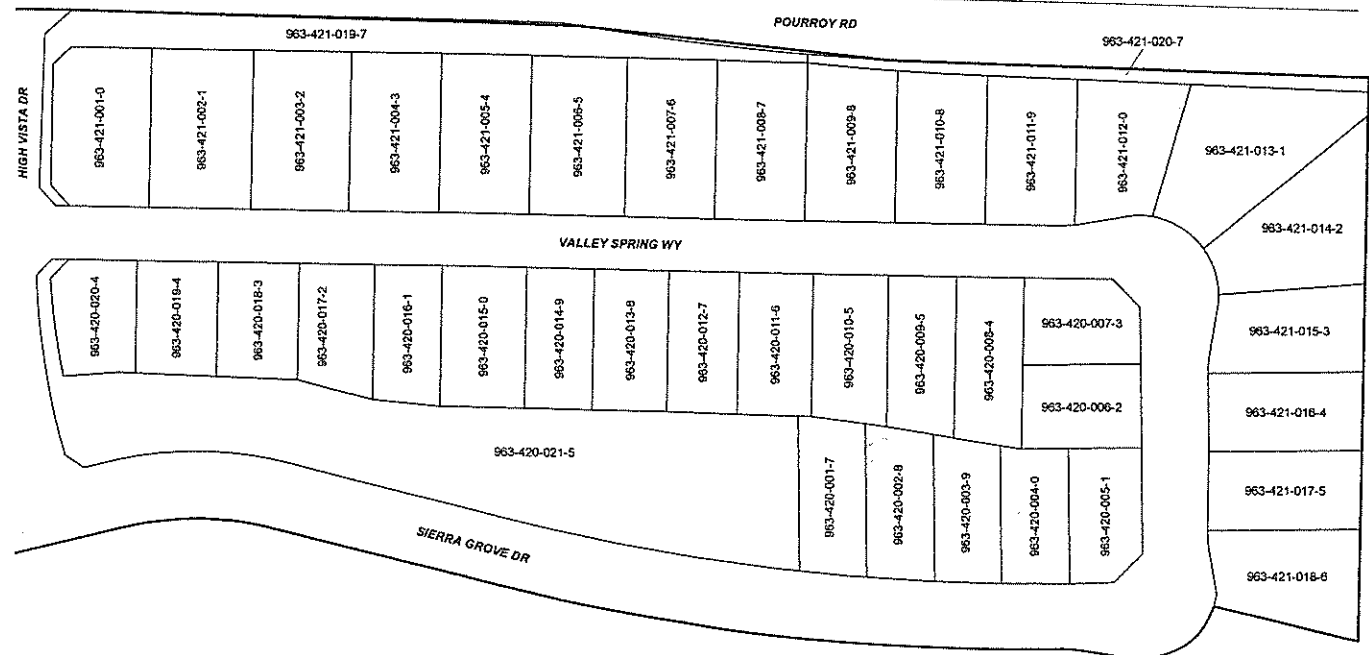
# **PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 07-2 (CLINTON KEITH) OF THE COUNTY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**TR 28695**

## **LEGEND**

- TRACT BOUNDARY
- PARCEL LINE
- TR X X X X TRACT MAP
- XXX-XXX-XXX-X APN



**ALBERT A.  
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ASSOCIATES  
ENGINEERING CONSULTANTS**

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NOT TO SCALE

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