

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2025-2026 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2021-2 (RIVERPOINTE/PARK PLACE) OF THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DECLARING THIS ORDINANCE TO BE EFFECTIVE UPON ADOPTION.

The City Council of the City of Riverside does ordain as follows:

Section 1: Findings. The City Council finds as follows:

(a) pursuant to the Rates and Method of Apportionment of Special Tax for Community Facilities District No. 2021-2 (Riverpointe/Park Place) of the City of Riverside, County of Riverside, State of California ("CFD No. 2021-2"), the City Council is authorized to levy Special Taxes in any Fiscal Year for the following purposes:

(i) to provide any amounts that the City Council determines are necessary to pay the costs of the provision, construction, and acquisition of public facilities and/or accumulate funds therefor; and

(ii) to pay Administrative Expenses; and

(iii) if any Bonds are issued by the City on behalf of CFD No. 2021-2:

(a) to pay debt service on all outstanding Bonds of CFD No. 2021-2 (taking into consideration the amount of funds that may be available pursuant to the Indenture to pay such debt service) or debt service on bonds or other obligations of the City with respect to facilities relating to CFD No. 2021-2;

(b) to pay periodic costs for the Bonds, including, but not limited to, costs related to credit enhancement and rebate payments;

(c) to pay Administrative Expenses;

(d) to provide an amount equal to reasonably anticipated delinquencies in the collection of Special Taxes;

(e) to provide any amount required to replenish the reserve fund for the outstanding Bonds;

1 (f) to provide any amounts that the City Council determines are necessary to pay the  
2 costs of the provision, construction, and acquisition of public facilities and/or accumulate funds  
3 therefor; and

4 (g) to pay for the services which may be funded with the proceeds of the special tax of  
5 the District, as provided by Section 53313 of the Government Code;

6 (b) it is necessary that the City Council levy special taxes for Fiscal Year 2025-2026 on all  
7 Assessor's Parcels of Taxable Property in CFD No. 2021-2 for the purposes of paying the costs of  
8 providing, constructing and acquiring public facilities and accumulating funds therefor, paying the cost  
9 of services which may be funded with proceeds of the special tax of CFD No. 2021-2, and paying  
10 Administrative Expenses; and

11 (c) the words set forth above and hereinafter with initial letters capitalized are defined terms in  
12 the aforementioned Rates and Method of Apportionment of Special Tax.

13 Section 2: Levy of Special Taxes. Special Taxes shall be and hereby are levied for the Fiscal  
14 Year 2025-2026 on all parcels of Taxable Property within CFD No. 2021-2, which are identified in  
15 Exhibit "A" attached hereto, and in the amount set forth in the Rates and Method of Apportionment of  
16 Special Tax. Pursuant to said Section 53340 of the Government Code, such Special Taxes shall be  
17 collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject  
18 to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is  
19 provided for ad valorem taxes. The Special Taxes are hereby levied in each fiscal year until payment  
20 of all costs related to the construction and acquisition of all public facilities authorized to be financed  
21 by CFD No. 2021-2, payment in full of any bonds of the City issued for CFD No. 2021-2, payment of  
22 all costs of the formation to be paid with such funds, and payment of all costs of administering CFD  
23 No. 2021-2 is reached.

24 Section 3: Transmittal to County. The City Clerk shall, upon adoption of this ordinance, cause  
25 a copy to be transmitted to the County Auditor of the County of Riverside together with a request that  
26 the special taxes, as levied hereby, be collected on the tax bills for the parcels identified in Exhibit "A"  
27 and Exhibit "B" hereto, along with the ordinary ad valorem property taxes to be levied on and collected  
28 from the owners of said parcels.

Section 4: Publication and Effective Date. The City Clerk shall certify the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This is an ordinance fixing the rate of taxation upon property and shall take effect immediately upon its adoption, pursuant to Section 416 of the Charter of the City of Riverside.

ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

DONESIA GAUSE  
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

DONESIA GAUSE  
City Clerk of the City of Riverside

25-0724 SBM 06/16/25

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**EXHIBIT “A”**  
**FACILITIES**

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**EXHIBIT “B”**  
**SERVICES**

**EXHIBIT "A"****Fiscal Year 2025-26 Assessment Roll**

CITY OF RIVERSIDE		680441 - CFD 2021-2 (RIVERPOINTE/PARK PLACE FACILITIES)			
PIN	Levy Amount	PIN	Levy Amount	PIN	Levy Amount
155490001	\$2,521.42	155490041	\$2,466.70	207260026	\$2,963.70
155490002	\$2,521.42	155490042	\$2,521.42	207260027	\$2,836.02
155490003	\$2,521.42	155490043	\$2,521.42	207260028	\$2,963.70
155490004	\$2,521.42	155490044	\$2,412.00	207260029	\$2,696.02
155490005	\$2,521.42	155490045	\$2,521.42	207260030	\$3,103.70
155490006	\$2,466.70	155490046	\$2,466.70	207260031	\$2,696.02
155490007	\$2,521.42	155490047	\$2,521.42	207260032	\$2,836.02
155490008	\$2,466.70	155490048	\$2,521.42	207260033	\$2,963.70
155490009	\$2,521.42	155490049	\$2,521.42	207260034	\$2,836.02
155490010	\$2,521.42	155490050	\$2,521.42	207260035	\$2,963.70
155490011	\$2,412.00	155490051	\$2,521.42	207260036	\$2,963.70
155490012	\$2,412.00	155490052	\$2,412.00	207260037	\$2,963.70
155490013	\$2,412.00	155490053	\$2,521.42	207260038	\$2,963.70
155490014	\$2,412.00	155490054	\$2,521.42	207260039	\$2,963.70
155490015	\$2,412.00	155490055	\$2,521.42	207260040	\$2,836.02
155490016	\$2,521.42	207260001	\$2,963.70	207260041	\$2,963.70
155490017	\$2,521.42	207260002	\$2,963.70	207260042	\$2,836.02
155490018	\$2,521.42	207260003	\$2,963.70	207260043	\$2,963.70
155490019	\$2,412.00	207260004	\$2,836.02	207260044	\$2,836.02
155490020	\$2,412.00	207260005	\$2,963.70	207260045	\$2,963.70
155490021	\$2,412.00	207260006	\$2,963.70	207260046	\$2,836.02
155490022	\$2,412.00	207260007	\$2,580.70	207260047	\$2,963.70
155490023	\$2,412.00	207260008	\$2,580.70	207260048	\$2,836.02
155490024	\$2,521.42	207260009	\$2,836.02	<b>Parcels: 103</b>	
155490025	\$2,412.00	207260010	\$2,836.02	<b>Levy: \$272,150.72</b>	
155490026	\$2,412.00	207260011	\$2,580.70		
155490027	\$2,412.00	207260012	\$2,580.70		
155490028	\$2,412.00	207260013	\$2,580.70		
155490029	\$2,412.00	207260014	\$2,580.70		
155490030	\$2,466.70	207260015	\$2,836.02		
155490031	\$2,521.42	207260016	\$2,836.02		
155490032	\$2,521.42	207260017	\$2,580.70		
155490033	\$2,521.42	207260018	\$2,580.70		
155490034	\$2,521.42	207260019	\$2,580.70		
155490035	\$2,521.42	207260020	\$2,580.70		
155490036	\$2,521.42	207260021	\$2,836.02		
155490037	\$2,521.42	207260022	\$2,836.02		
155490038	\$2,521.42	207260023	\$2,580.70		
155490039	\$2,521.42	207260024	\$2,836.02		
155490040	\$2,521.42	207260025	\$2,963.70		

**EXHIBIT "B"****Fiscal Year 2025-26 Assessment Roll**

CITY OF RIVERSIDE		680442 - CFD 2021-2 (RIVERPOINTE/PARK PLACE SERVICES)			
PIN	Levy Amount	PIN	Levy Amount	PIN	Levy Amount
155490001	\$353.40	155490041	\$353.40	207260026	\$138.38
155490002	\$353.40	155490042	\$353.40	207260027	\$138.38
155490003	\$353.40	155490043	\$353.40	207260028	\$138.38
155490004	\$353.40	155490044	\$353.40	207260029	\$138.38
155490005	\$353.40	155490045	\$353.40	207260030	\$138.38
155490006	\$353.40	155490046	\$353.40	207260031	\$138.38
155490007	\$353.40	155490047	\$353.40	207260032	\$138.38
155490008	\$353.40	155490048	\$353.40	207260033	\$138.38
155490009	\$353.40	155490049	\$353.40	207260034	\$138.38
155490010	\$353.40	155490050	\$353.40	207260035	\$138.38
155490011	\$353.40	155490051	\$353.40	207260036	\$138.38
155490012	\$353.40	155490052	\$353.40	207260037	\$138.38
155490013	\$353.40	155490053	\$353.40	207260038	\$138.38
155490014	\$353.40	155490054	\$353.40	207260039	\$138.38
155490015	\$353.40	155490055	\$353.40	207260040	\$138.38
155490016	\$353.40	207260001	\$138.38	207260041	\$138.38
155490017	\$353.40	207260002	\$138.38	207260042	\$138.38
155490018	\$353.40	207260003	\$138.38	207260043	\$138.38
155490019	\$353.40	207260004	\$138.38	207260044	\$138.38
155490020	\$353.40	207260005	\$138.38	207260045	\$138.38
155490021	\$353.40	207260006	\$138.38	207260046	\$138.38
155490022	\$353.40	207260007	\$138.38	207260047	\$138.38
155490023	\$353.40	207260008	\$138.38	207260048	\$138.38
155490024	\$353.40	207260009	\$138.38	<b>Parcels: 103</b>	
155490025	\$353.40	207260010	\$138.38	<b>Levy: \$26,079.24</b>	
155490026	\$353.40	207260011	\$138.38		
155490027	\$353.40	207260012	\$138.38		
155490028	\$353.40	207260013	\$138.38		
155490029	\$353.40	207260014	\$138.38		
155490030	\$353.40	207260015	\$138.38		
155490031	\$353.40	207260016	\$138.38		
155490032	\$353.40	207260017	\$138.38		
155490033	\$353.40	207260018	\$138.38		
155490034	\$353.40	207260019	\$138.38		
155490035	\$353.40	207260020	\$138.38		
155490036	\$353.40	207260021	\$138.38		
155490037	\$353.40	207260022	\$138.38		
155490038	\$353.40	207260023	\$138.38		
155490039	\$353.40	207260024	\$138.38		
155490040	\$353.40	207260025	\$138.38		