

May 4, 2022

Mr. Marcus Fuller
City Manager
City of Rialto
150 S Palm Ave,
Rialto, CA 92376
Office: 909-820-2528
Email: mfuller@rialto.ca.gov

Re: River Ranch - CFD No. 2020-1, Change Proceeding Request

Mr. Fuller,

On behalf of Lennar Homes (“Developer”), we are submitting this request for a modification of City of Rialto Community Facilities District No. 2020-1 (El Rancho Verde) (“CFD”). This CFD modification is being requested to, among other things, adjust the special tax rates to reflect the product, pricing and land use assumptions of the Developer and increase the CFD special taxes to cover increases in development costs. The CFD modifications and proposed schedule are detailed in the attached CFD Exhibits, summarized as follows:

Exhibit A - CFD Modification Milestone Schedule
Exhibit B - CFD Effective Tax Rate and Bond Sizing Analysis
Exhibit C - List of CFD Eligible Facilities
Exhibit D - Summary of Acreage & Undeveloped Property Tax Rates
Exhibit E - Net Taxable Acreage

CFD Modification Timing

The requested CFD modifications need to be completed prior to the first home closings. Since timing for this amendment is critical, we have prepared a proposed CFD Modification Milestone Schedule that details the tasks and responsibilities to complete this amendment by the end of August 2022. As outlined in the attached Exhibit A, we are proposing the City Council takes the first action of adopting a Resolution of Consideration to amend the CFD (i.e., synonymous with what is often referred to as the ROI) at the **July 14th Council meeting** and the second action to adopt a Resolution of Change (i.e., synonymous with what is often referred to as the ROF) at the **August 25th Council meeting**.

As you are aware, development of the River Ranch project is progressing rapidly with first home closings scheduled for early fourth quarter 2022. For this reason, we need to move forward expeditiously. Please forward a request for deposit to cover the City and its consultant’s costs for processing this CFD amendment. Please contact me if you have any questions regarding this request.

Sincerely,



John Zimmerman
Principal

CC: Ryan Combe, Lennar Homes
Geoff Smith, Lennar Homes

Exhibit A
City of Rialto CFD No. 2020-1 (Change Proceeding)
CFD Modification Milestone Schedule
May 4, 2022

CFD Participants

City of Rialto ("**City**") - Lead Agency
City Bond Counsel ("**CBC**")
Webb Financial Services ("**WFS**")
Lennar Homes ("**DEV**")
Developer Financial Consultant ("**DFC**")
Developer Legal Counsel ("**DLC**")

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Item	CFD FORMATION SCHEDULE	Responsible Party	Estimated Completion Date Week Of:
1	CFD Kick-off call as needed to discuss proposed CFD Modification schedule and responsibilities.	All	Week Of: May 16, 2022
2	Draft Rate and Method of Apportionment (" RMA ") and Amended CFD Boundary Map circulated for review and comment.	WFS	Week Of: May 23, 2022
3	Comments due on first draft of RMA and CFD Boundary Map.	ALL	Week Of: May 30, 2022
4	Resolution of Change, Reso. of Bonded Indebtedness, Landowner Petition, etc (" ROI Documents ") circulated for review and comment.	CBC	Week Of: May 30, 2022
6	Second draft RMA, CFD Boundary Map, and ROI Documents circulated for review.	WFS / CBC	Week Of: June 6, 2022
7	Draft City " Funding Agreement " circulated for review and comment.	DLC / CBC	Week Of: Dec 17, 2018
7	Final sign-off on Amended RMA, Amended CFD Boundary Map, and ROI Documents	ALL	Jun 29, 22
8	City Staff prepares City Council Agenda Package and all required reports and resolutions for docketing ROI Documents.	City Staff / CBC	Jun 29, 22
9	City agenda cutoff date to docket ROI Documents.	City Staff	Jul 03, 22
10	Developer delivers signed CFD Petition to the City (DELIVERED TO CITY NO LATER THAN)	DEV	Jul 13, 22
11	City Council meets to consider approval of the following: (i) ROI Documents, (ii) CFD Boundary Map, and (iii) Amended RMA.	City Council	Jul 14, 22
12	Resolution of Change, Election Waiver, Landowner Ballots, etc (" ROF Documents ") circulated for review and comment.	CBC	Week Of: July 18, 2022
13	Amended CFD Report circulated for review and comment.	CBC	Week Of: July 18, 2022
14	Final sign-off on ROF Documents.	ALL	Aug 10, 22
15	City agenda cutoff date for ROF Documents.	City Staff	Aug 14, 22
16	Developer completes Election Ballot and signed Election Waiver (DELIVERED TO CITY NO LATER THAN)	DEV	Aug 22, 22
17	City meets to conduct Public Hearing and consider approval of the following: (i) ROF, (ii) Funding Agreement, and (iii) CFD Report.	City Council	Aug 25, 22
18	Record Amended Notice of Special Tax Lien (within 15 days).	City Staff	Sep 09, 2022

Agency Meetings Dates

City of Rialto meets the second and fourth Tuesdays.

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Exhibit B
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
CFD Effective Tax Rate and Bond Sizing Analysis
May 4, 2022

Assumptions		Estimated Sources & Uses of Funds		Allocation of Improvement Fund (5.00% interest rate)		
Est. Tax Rate	1.88%	Sources		Description*	Per Unit	Total
Bond Term (Years)	35	Par Bond Amount	\$ 38,565,000	City of Rialto Fees	\$ 9,639	\$ 7,479,918
Average Int. Rate	5.00%			WVWD Fees	12,274	9,524,624
Admin. Expense	25,000	Uses		City Backbone Improvements	2,851	2,212,094
Cost of Issuance	\$675,000	Reserve Fund	\$ 2,752,431	WVWD Water Improvements	15,003	11,642,531
Cap. Int.(Mnths)	6	Cap. Interest	946,064	City PA Improvements (Intracts)	3,300	2,561,038
Und. Discount	2.00%	Und Discount	771,300	Contingency	-	-
Esc. Debt Service	2.00%	Issuance Costs *	675,000	Total CFD Funding	\$ 43,067	\$ 33,420,205
Special Tax Rev.	\$ 2,062,660	Imp. Fund	33,420,205			
		Total Uses	\$ 38,565,000			
		* Assumes \$225K per bond issue.				

Land Use Information & Total Property Tax Rates													Special Tax Revenues		
Tax Zone	PA	Lot Size	Plan Home SF	City CFD SF Category	Base Pricing(a)	Ad Valorem Taxes(b)	Other Fixed Chrgs(c)	RUSD CFD 2019-1(d)	City of Rialto CFD 2020-1(e)	Total Tax Per Unit	Total Tax Rate % (f)	Annual Special Tax	Unit Mix	Annual Special Tax Collections	
1	1	3,760 SF	1 2,286	≤ 2,400	\$ 604,188	\$ 7,651	\$ 369	\$ 672	\$ 2,667	\$ 11,359	1.880%	\$ 2,667	43	\$ 114,679	
1	1	3,760 SF	2 2,547	2,401 - 2,600	624,527	7,908	369	699	2,765	11,741	1.880%	2,765	44	121,647	
1	1	3,760 SF	3 2,700	≥ 2,601	633,900	8,027	369	725	2,796	11,917	1.880%	2,796	43	120,238	
2	6	3,760 SF	1 1,547	≤ 1,800	\$ 569,990	\$ 7,218	\$ 369	\$ 541	\$ 2,410	\$ 10,538	1.849%	\$ 2,410	32	\$ 77,121	
2	6	3,760 SF	2 1,705	≤ 1,800	543,845	6,887	369	559	2,410	10,224	1.880%	2,410	33	79,531	
2	6	3,760 SF	3 1,843	1,801 - 2,000	582,990	7,382	369	576	2,633	10,960	1.880%	2,633	33	86,875	
2	6	3,760 SF	4 2,064	≥ 2,001	593,990	7,522	369	628	2,648	11,167	1.880%	2,648	33	87,386	
3	2A	5,000 SF	1 1,792	≤ 2,500	\$ 598,750	\$ 7,582	\$ 369	\$ 559	\$ 2,724	\$ 11,234	1.876%	\$ 2,724	24	\$ 65,378	
3	2A	5,000 SF	2 2,203	≤ 2,500	613,500	7,769	369	672	2,724	11,534	1.880%	2,724	24	65,378	
3	2A	5,000 SF	3 2,590	≥ 2,501	639,205	8,094	369	699	2,855	12,017	1.880%	2,855	25	71,370	
3	2B	5,000 SF	1 1,741	≤ 2,500	599,900	7,597	369	559	2,724	11,248	1.875%	2,724	24	65,378	
3	2B	5,000 SF	2 1,950	≤ 2,500	613,789	7,772	369	576	2,724	11,442	1.864%	2,724	25	68,102	
3	2B	5,000 SF	3 2,091	≤ 2,500	621,202	7,866	369	628	2,724	11,588	1.865%	2,724	24	65,378	
3	4	5,000 SF	1 1,792	≤ 2,500	598,750	7,582	369	559	2,724	11,234	1.876%	2,724	25	68,102	
3	4	5,000 SF	2 2,203	≤ 2,500	613,500	7,769	369	672	2,724	11,534	1.880%	2,724	26	70,826	
3	4	5,000 SF	3 2,590	≥ 2,501	639,205	8,094	369	699	2,855	12,017	1.880%	2,855	26	74,225	
4	3	6,000 SF	1 2,140	≤ 2,700	\$ 639,205	\$ 8,094	\$ 369	\$ 628	\$ 2,926	\$ 12,017	1.880%	\$ 2,926	21	\$ 61,436	
4	3	6,000 SF	2 2,809	2,701 - 2,950	670,975	8,497	369	765	2,984	12,614	1.880%	2,984	22	65,653	
4	3	6,000 SF	3 3,325	3,201 - 3,450	710,900	9,002	369	808	3,186	13,365	1.880%	3,186	22	70,082	
4	3	6,000 SF	4 4,122	≥ 3,951	770,500	9,757	369	808	3,551	14,485	1.880%	3,551	22	78,129	
5	5	Cluster	1 1,577	≤ 1,800	\$ 527,500	\$ 6,680	\$ 369	\$ 541	\$ 2,322	\$ 9,912	1.879%	\$ 2,322	51	\$ 118,421	
5	5	Cluster	2 1,606	≤ 1,800	529,500	6,705	369	559	2,322	9,955	1.880%	2,322	51	118,421	
5	5	Cluster	3 1,705	≤ 1,800	543,845	6,887	369	559	2,322	10,136	1.864%	2,322	52	120,743	
5	5	Cluster	4 1,937	≥ 1,801	563,500	7,136	369	576	2,513	10,594	1.880%	2,513	51	128,161	
CFD Total / Avg			2,129		\$ 598,852	\$ 7,583	\$ 369	\$ 626	\$ 2,658	\$ 11,236	1.876%	\$ 2,658	776	\$ 2,062,660	

Footnotes:

- (a) Product and pricing per Lennar Homes 9/23/21.
- (b) Ad Valorem taxes total 1.26630% of the assessed value for FY 21-22.
- (c) Estimated other fixed charges and assessments for FY 21-22:
- | | Amount |
|--|------------------|
| Rialto Vector Control..... | \$ 5.62 |
| Rialto SLD No. 1..... | 26.08 |
| Rialto LLMD No. 2 (Zone 21 - Dormant) (Assessment to be levied only if HOA fails)..... | - |
| Rialto LLMD No. 2 Zone L (Streetlights) -- Maximum amount per unit..... | 16.13 |
| City of Rialto Services CFD Special Tax B (Police, Fire and Park Maintenance) (Fiscal Year 2021-22)..... | 321.03 |
| Total Fixed Charges | \$ 368.86 |
- (d) Represents the fiscal year 2021-22 Special Tax for Rialto Unified School District CFD No. 2019-1, which shall increase by 2% annually.
- (e) Represents the Special Tax for City of Rialto CFD 2020-1 for fiscal year 2021-22, which shall increase by 2% annually.
- (f) Total Effective Tax Rate does not include Burreck Trash Collection services fee of \$359.82 for tax year 2020-21, which has recently been charged through the property tax bill.

Exhibit C
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
List of CFD Eligible Facilities
May 4, 2022

Total Residential Units

776

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		CFD Total	
City of Rialto		Per Unit	Total
Development Impact Fees (a)			
1	General Facilities	\$ 990	\$ 768,240
2	Police Facilities	870	675,120
3	Fire Facilities	420	325,920
4	Library Facilities	250	194,000
5	Street Medians	70	54,320
6	Wastewater Collection	1,440	1,117,440
7	Wastewater Treatment (As of July 22, 2020)	2,066	1,603,270
8	Regional Traffic Fees (As of July 22, 2020)	3,533	2,741,608
9	Total City Fees	\$ 9,639	\$ 7,479,918
10			
11	Backbone Improvements (b)		
12	Street Improvements (Spine Rd)	\$ 2,264	\$ 1,756,756
13	Traffic Signal	451	350,000
14	Design, Planning, and Engineering (c)	136	105,338
15	Subtotal Offsite Improvements	\$ 2,851	\$ 2,212,094
16			
17	PA Improvements (b)		
18	Street Improvements - PA 2 & 3	\$ 2,522	\$ 1,956,956
19	Street Improvements - PA 5 & 6	2,756	2,138,352
20	Street Improvements - PA 1 & 4	2,586	2,007,070
21	Design, Planning, and Engineering (c)	786	610,238
22	Total Onsite Improvements	\$ 8,650	\$ 6,712,616
23			
24	Total City Fees & Improvements	\$ 21,140	\$ 16,404,628
25			
26	West Valley Water District ("WVWD")		
27	Water System Connection Fee	\$ 11,076	\$ 8,594,976
28	Fire Flow Charge	1,198	929,648
29	Total WVWD Fees	\$ 12,274	\$ 9,524,624
30			
31	WVWD Improvements		
32	Backbone - 30" waterline, 12" Waterline	6,932	5,379,529
33	Intract Water Improvements - PA 2 & 3	2,899	2,249,340
34	Intract Water Improvements - PA 5 & 6	2,272	1,762,846
35	Intract Water Improvements - PA 1 & 4	2,186	1,696,409
36	Design, Planning, and Engineering (c)	714	554,406
37	Subtotal WVWD Improvements (b)	\$ 15,003	\$ 11,642,531
38			
39	Total WVWD Fees & Improvements	\$ 27,277	\$ 21,167,155
40			
41	Total CFD Eligible Facilities	\$ 48,417	\$ 37,571,783

Footnotes

- (a) Per Section 5.2 of the Pre-Annexation and Development Agreement ("DA"), the City will charge and impose only the fees listed in "Exhibit C, Development Impact Fees" of the DA for the Project. Such fees are fixed according to the terms of the DA. The Wastewater
- (b) Costs are preliminary and subject to change.
- (c) Represents estimated design, planning, and engineering costs of approximately 15%.

Exhibit D
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
Summary of Acreage & Undeveloped Property Tax Rates
May 4, 2022

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	CFD Zone Tract Number Product Type	1	2	3		Zn 3 Total	4	5
		20204 (Lot 1) 3,760 SF	20209 (Lot 6) 3,760 SF	20205 (Lot 2) 5,000 SF	20207 (Lot 4) 5,000 SF		20206 (Lot 3) 6,000 SF	20208 (Lot 5) Motor Court
Developed Property Revenues (See Exhibit C)	(1)	\$356,564	\$330,912	\$400,985	\$213,153	\$614,138	\$275,300	\$485,747
Total Units	(2)	130	131	146	77	223	87	205
I. Derivation of Minimum Taxable Acreage								
Net Taxable Acreage (See Exhibit E)	(3)	13.42	14.56	19.57	10.38	29.95	15.65	16.07
Contingency (10%)	(4)	1.34	1.46	1.96	1.04	3.00	1.57	1.61
Minimum Taxable Acreage [(3) - (4)]	(5)	12.08	13.11	17.61	9.34	26.96	14.09	14.47
II. Maximum Special Tax for Debt Service								
Undeveloped Property Rate Per Acre [(1) / (5)]	(6)	\$29,525	\$25,246			\$22,783	\$19,542	\$33,577

Exhibit E-1
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
Net Taxable Acreage
May 4, 2022

Zone 1						Zone 2					
Lot 1						Lot 6					
Tract 20204						Tract 20209					
Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size
1	6,688	51	4,439	101	3,760	1	10,643	51	3,883	101	5,029
2	5,661	52	4,497	102	3,760	2	6,729	52	4,354	102	4,930
3	5,377	53	4,501	103	3,760	3	5,673	53	4,941	103	4,703
4	7,547	54	4,506	104	4,360	4	5,171	54	4,221	104	4,520
5	8,398	55	4,510	105	4,360	5	4,722	55	3,964	105	4,142
6	5,050	56	4,515	106	3,760	6	4,696	56	4,666	106	4,402
7	4,027	57	4,978	107	3,760	7	4,696	57	6,181	107	4,173
8	3,759	58	4,533	108	3,760	8	4,696	58	4,091	108	4,265
9	3,760	59	4,282	109	4,360	9	4,696	59	3,725	109	4,046
10	3,760	60	4,286	110	4,360	10	4,696	60	3,807	110	3,928
11	3,760	61	4,290	111	3,760	11	4,696	61	4,092	111	4,832
12	3,760	62	4,294	112	3,760	12	4,696	62	4,040	112	3,760
13	3,760	63	4,298	113	3,760	13	4,696	63	3,760	113	3,760
14	3,760	64	4,155	114	4,360	14	4,696	64	3,760	114	3,760
15	3,760	65	4,418	115	4,360	15	4,941	65	4,040	115	3,694
16	3,760	66	5,896	116	3,760	16	5,191	66	4,526	116	4,339
17	3,760	67	5,600	117	3,760	17	5,536	67	4,191	117	3,996
18	3,760	68	3,829	118	3,760	18	6,114	68	4,191	118	5,910
19	3,760	69	4,141	119	4,360	19	4,303	69	4,526	119	4,174
20	3,760	70	4,230	120	4,360	20	4,433	70	4,976	120	4,214
21	3,760	71	5,016	121	3,760	21	3,840	71	4,479	121	4,526
22	3,760	72	4,930	122	3,760	22	4,124	72	4,280	122	5,581
23	3,972	73	4,230	123	3,760	23	3,988	73	4,798	123	5,993
24	4,064	74	4,230	124	4,360	24	4,520	74	6,607	124	5,012
25	4,273	75	4,214	125	4,404	25	5,524	75	6,177	125	4,686
26	4,895	76	3,935	126	3,760	26	6,490	76	6,555	126	3,897
27	5,042	77	5,205	127	3,760	27	7,349	77	6,111	127	5,743
28	5,136	78	5,265	128	3,760	28	8,358	78	6,111	128	7,240
29	5,175	79	4,274	129	4,404	29	8,911	79	4,239	129	6,268
30	5,161	80	4,274	130	6,591	30	4,465	80	4,058	130	5,295
31	5,092	81	4,274			31	4,244	81	4,697	131	9,621
32	4,969	82	4,274			32	4,095	82	3,856		
33	4,620	83	4,274			33	7,439	83	3,863		
34	4,781	84	4,274			34	7,190	84	3,991		
35	6,485	85	4,274			35	4,399	85	4,294		
36	7,763	86	4,274			36	5,039	86	5,520		
37	8,208	87	4,274			37	5,937	87	4,598		
38	5,699	88	4,572			38	7,815	88	5,200		
39	4,514	89	4,529			39	4,063	89	4,447		
40	4,071	90	4,274			40	3,760	90	3,760		
41	4,474	91	4,274			41	3,760	91	3,760		
42	5,658	92	4,274			42	4,056	92	4,100		
43	5,586	93	4,274			43	4,040	93	4,136		
44	4,242	94	4,274			44	3,760	94	4,000		
45	4,169	95	4,274			45	3,760	95	4,000		
46	3,970	96	4,274			46	4,040	96	4,000		
47	3,691	97	4,274			47	4,681	97	4,557		
48	5,567	98	4,274			48	3,890	98	4,717		
49	5,561	99	4,447			49	4,011	99	4,798		
50	4,090	100	4,404			50	4,012	100	5,038		
Total Lots		130				Total Lots		131			
Total Lot Square Footage		584,501				Total Lot Square Footage		634,401			
Total Lot Acreage		13.42				Total Lot Acreage		14.56			

Exhibit E-2
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
Net Taxable Acreage
May 4, 2022

Zone 3										Zone 4			
Lot 2 Tract 20205						Lot 4 Tract 20207				Lot 3 Tract 20206			
Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size
1	6,200	51	5,000	101	5,660	1	6,312	51	5,800	1	8,918	51	7,335
2	5,500	52	5,000	102	5,300	2	5,534	52	5,465	2	7,348	52	7,301
3	5,428	53	5,000	103	5,300	3	5,436	53	6,117	3	6,283	53	7,971
4	5,660	54	5,000	104	5,300	4	5,800	54	5,250	4	6,282	54	7,004
5	8,465	55	5,000	105	5,810	5	7,463	55	5,250	5	6,281	55	6,474
6	9,527	56	5,000	106	5,961	6	9,771	56	5,250	6	6,300	56	6,424
7	5,945	57	5,000	107	6,663	7	6,232	57	5,250	7	6,185	57	8,565
8	5,382	58	5,000	108	5,680	8	5,180	58	6,445	8	9,112	58	7,910
9	5,500	59	5,000	109	6,096	9	5,032	59	7,836	9	11,769	59	6,951
10	5,500	60	5,000	110	6,360	10	5,000	60	6,112	10	7,049	60	7,241
11	5,500	61	5,000	111	7,659	11	5,000	61	6,992	11	6,826	61	8,028
12	5,500	62	5,000	112	5,600	12	5,000	62	5,650	12	7,000	62	6,162
13	5,500	63	5,000	113	5,000	13	5,000	63	5,250	13	7,241	63	8,060
14	5,500	64	5,084	114	5,000	14	5,000	64	5,250	14	7,945	64	6,744
15	5,500	65	5,373	115	5,000	15	5,000	65	5,250	15	9,074	65	8,041
16	5,974	66	5,691	116	5,855	16	5,000	66	5,250	16	9,065	66	8,180
17	5,626	67	5,922	117	6,809	17	5,000	67	6,161	17	8,234	67	6,657
18	5,500	68	6,392	118	5,700	18	5,000	68	7,421	18	7,891	68	6,930
19	5,500	69	6,806	119	5,700	19	5,000	69	7,029	19	7,605	69	6,930
20	5,500	70	7,152	120	6,500	20	5,000	70	7,837	20	7,475	70	6,930
21	5,500	71	5,000	121	6,570	21	5,000	71	7,090	21	6,958	71	6,930
22	5,500	72	5,000	122	5,989	22	5,000	72	5,516	22	7,119	72	7,858
23	5,500	73	5,000	123	5,800	23	5,000	73	6,833	23	7,119	73	7,948
24	5,476	74	5,050	124	5,800	24	5,000	74	8,288	24	7,119	74	8,007
25	5,385	75	5,450	125	5,800	25	5,277	75	5,598	25	9,706	75	10,766
26	7,475	76	14,301	126	5,800	26	5,221	76	7,483	26	17,400	76	8,938
27	7,769	77	13,498	127	6,655	27	5,000	77	6,537	27	11,535	77	8,325
28	5,339	78	7,763	128	5,800	28	5,000			28	13,709	78	6,000
29	5,299	79	6,350	129	5,000	29	5,850			29	7,745	79	6,984
30	5,350	80	6,500	130	5,000	30	5,850			30	8,777	80	8,659
31	5,350	81	6,500	131	5,000	31	5,000			31	6,899	81	9,118
32	5,350	82	7,190	132	5,000	32	5,000			32	6,529	82	9,500
33	5,685	83	6,713	133	5,606	33	5,000			33	6,500	83	9,237
34	5,344	84	5,000	134	6,950	34	7,026			34	7,088	84	8,398
35	5,000	85	5,000	135	6,435	35	8,592			35	6,300	85	7,674
36	5,000	86	5,000	136	5,375	36	7,069			36	6,754	86	7,975
37	5,000	87	5,000	137	5,484	37	11,881			37	7,051	87	9,557
38	5,000	88	5,000	138	5,484	38	5,251			38	6,696		
39	11,036	89	5,000	139	5,484	39	5,251			39	6,683		
40	5,380	90	5,000	140	6,338	40	5,251			40	6,781		
41	5,162	91	5,844	141	5,300	41	5,251			41	6,000		
42	5,011	92	5,800	142	5,000	42	5,251			42	8,131		
43	5,650	93	5,000	143	5,000	43	5,786			43	7,144		
44	7,000	94	5,000	144	5,000	44	5,335			44	6,885		
45	5,862	95	5,000	145	5,000	45	5,145			45	7,777		
46	6,664	96	5,000	146	6,229	46	5,145			46	8,362		
47	10,484	97	5,000			47	5,265			47	8,440		
48	7,129	98	5,000			48	5,760			48	8,012		
49	5,402	99	5,000			49	6,818			49	7,234		
50	5,456	100	5,951			50	5,000			50	7,787		
<u>Lot 2</u>						<u>Lot 4</u>				<u>Total</u>			
Total Lots						146				223			
Total Lot Square Footage						852,447				1,304,692			
Total Lot Acreage						19.57				29.95			
						77				87			
						452,245				681,835			
						10.38				15.65			

Exhibit E-3
City of Rialto CFD No. 2020-1 (Change Proceeding)
Lennar Homes - River Ranch (Tr. 20092)
Net Taxable Acreage
May 4, 2022

Zone 5									
Lot 5									
Tract 20208									
Lot	Size	Lot	Size	Lot	Size	Lot	Size	Lot	Size
1	2,931	51	3,219	101	3,347	151	3,036	201	3,850
2	2,957	52	4,725	102	2,676	152	2,720	202	3,850
3	3,733	53	3,661	103	2,400	153	3,060	203	2,620
4	6,921	54	2,910	104	2,700	154	4,531	204	2,664
5	4,102	55	2,620	105	4,091	155	3,661	205	8,029
6	2,910	56	2,692	106	4,952	156	2,910		
7	2,620	57	3,377	107	4,305	157	2,620		
8	2,676	58	3,074	108	3,950	158	2,676		
9	3,016	59	3,421	109	3,909	159	3,036		
10	2,801	60	5,002	110	9,889	160	2,720		
11	3,454	61	4,896	111	2,676	161	3,060		
12	5,529	62	5,063	112	2,400	162	4,531		
13	3,956	63	4,798	113	2,700	163	3,661		
14	3,116	64	4,390	114	4,091	164	2,910		
15	2,730	65	5,412	115	3,825	165	2,620		
16	2,715	66	5,526	116	3,120	166	2,676		
17	3,195	67	3,685	117	2,970	167	5,522		
18	2,861	68	3,233	118	2,856	168	4,611		
19	3,219	69	3,607	119	4,374	169	4,959		
20	4,725	70	2,675	120	3,420	170	2,674		
21	3,661	71	2,400	121	3,809	171	2,400		
22	2,910	72	2,700	122	5,333	172	2,700		
23	2,620	73	4,091	123	5,398	173	4,091		
24	2,676	74	4,044	124	4,298	174	4,044		
25	3,195	75	3,298	125	3,557	175	3,298		
26	2,861	76	2,969	126	3,179	176	2,969		
27	3,219	77	3,036	127	3,395	177	3,036		
28	4,725	78	2,676	128	3,267	178	2,676		
29	3,661	79	2,400	129	3,746	179	2,400		
30	2,910	80	2,700	130	5,471	180	2,700		
31	2,620	81	4,091	131	3,661	181	4,091		
32	2,676	82	4,044	132	2,910	182	4,044		
33	2,676	83	3,298	133	2,620	183	3,298		
34	2,400	84	2,969	134	2,676	184	2,969		
35	2,700	85	3,036	135	3,347	185	3,030		
36	4,091	86	2,676	136	2,996	186	2,676		
37	3,661	87	2,400	137	3,371	187	3,060		
38	2,910	88	2,700	138	4,911	188	3,060		
39	2,620	89	4,091	139	3,661	189	2,676		
40	2,676	90	3,661	140	2,910	190	4,750		
41	3,195	91	2,910	141	2,620	191	5,194		
42	2,861	92	2,620	142	2,676	192	2,676		
43	3,219	93	2,676	143	2,676	193	2,400		
44	4,725	94	2,676	144	2,400	194	2,700		
45	3,661	95	2,400	145	2,700	195	4,882		
46	2,910	96	2,700	146	4,091	196	3,491		
47	2,620	97	4,091	147	3,661	197	2,969		
48	2,676	98	4,374	148	2,910	198	3,036		
49	3,195	99	3,633	149	2,620	199	2,676		
50	2,861	100	3,271	150	2,676	200	2,620		
Total Lots		205							
Total Lot SF		700,191							
Total Acreage		16.07							