

Roselyn Residential Improvement District

Lancaster County, South Carolina

ASSESSMENT ROLL

**Roselyn Residential Improvement District
Lancaster County, South Carolina**

ASSESSMENT ROLL

Parcel Identification	Acres	Owner	Assessment
Non Assessed Property			
0044-00-024.01	84.279	Lancaster County	\$0.00
Assessed Property			
0044-00-024.00	1,235.500	Lennar Carolinas, LLC	
0045-00-004.01	76.050	Lennar Carolinas, LLC	
		Total Assessment	\$85,943,373.03
Total	1,395.829		

The "Rate and Method of Apportionment of Assessment," which is attached hereto as Appendix A and incorporated herein, includes a number of provisions related to the Assessment. The Assessment shall be collected, reallocated, reduced, terminated, prepaid and applied as set forth in the Rate and Method of Apportionment of Assessment.

Appendix B-1 attached hereto and incorporated herein shall be updated each Assessment Year to reflect, among other things, the current Parcels in the Harris Mill Residential Improvement District, the Assessment for each Parcel, including any reallocations for subdivisions and adjustments, the Annual Installment and the Annual Payment for the Assessment Year for which the Assessment Roll is being updated, prepayments or termination of the Assessment and other changes, all as provided for in the Rate and Method of Apportionment of Assessment.

The Annual Installment for each Assessment Year is shown by Appendix B-2 attached hereto and incorporated herein; the Annual Installment and Appendix B-2 shall be updated each Assessment Year pursuant to the Rate and Method of Apportionment of Assessment.

Undefined terms used herein shall have the meaning as given in the Rate and Method of Apportionment of Assessment, attached as Appendix A.

ROSELYN RESIDENTIAL IMPROVEMENT DISTRICT

Lancaster County, South Carolina

Appendix A to Assessment Roll

Rate and Method of Apportionment of Assessment

A. INTRODUCTION

The Assessment (as defined below) shall be imposed on and collected from real property within the Roselyn Residential Improvement District (the "District"), created by the Lancaster County Council by the Ordinance (as defined below), through the application of the procedures described below. Lancaster County Council or its designee shall make all determinations in this Rate and Method of Apportionment of Assessment unless stated otherwise.

The Assessment for each Parcel (as defined below) represents the total obligation of a Parcel, including the Parcel's share of principal and interest on the Bonds (as defined below) and Administrative Expenses (as defined below) of the District. The Assessment may be prepaid at any time as set forth herein. If not prepaid, the Assessment is payable annually as the Annual Installment (as defined below). The Annual Installment establishes the maximum payments of the Assessment that may be collected from the Parcels in any given year. It may not be necessary to collect the full amount of the Annual Installment. The portion of the Annual Installment required to be collected each year is the Annual Payment (as defined below).

B. DEFINITIONS

The terms used herein shall have the following meanings:

"Act" means the Residential Improvement District Act (S.C. Code Section 6-35-10, *et. seq.*, as amended from time to time).

"Administrative Expenses" means the actual or budgeted costs, as applicable, directly related to the administration of the District, including but not limited to: the costs of the recurring updates to the Assessment Roll; the costs of computing the Annual Installment and Annual Payment; the costs of collecting the Annual Payment; the costs of remitting the Annual Payment to the Trustee; the costs of the Administrator and Trustee (including their legal counsel) in the discharge of their duties; the costs of the County of complying with arbitrage rebate requirements; the costs of the County of complying with securities disclosure requirements; County expenses for the billing, collection and enforcement of the Assessment or in any other way related to the District; and any other costs of the County related to the administration and operation of the District, including, without limitation, the costs of legal counsel and other consultants and advisors, and costs related

to commencing foreclosure and pursuing collection of delinquent Annual Payment.

"Administrator" means the official or designee of the County who shall be responsible for the updates of the Assessment Roll and such other responsibilities as provided herein or in separate documents or agreements relating to or governing the District.

"Annual Developed Property Revenue Requirement" means, for any Assessment Year for which no capitalized interest is estimated to be available to pay debt service, the Annual Revenue Requirement, and for any Assessment Year for which some capitalized interest is estimated to be available, the sum of the following: (1) regularly scheduled debt service on the Bonds; (2) periodic costs associated with such Bonds, including but not limited to rebate payments and credit enhancement on the Bonds; (3) Administrative Expenses, including any contingencies; less (a) any other funds available pursuant to the Bond Indenture to apply to the Annual Revenue Requirement, excluding capitalized interest, and (b) any other funds available to the District that may be applied to the Annual Revenue Requirement.

"Annual Installment" means for any given Assessment Year the portion of the Assessment due and payable in the selected Assessment Year as set forth on **Appendix B-2** attached hereto. The multi-year schedule of the Annual Installment shown on **Appendix B-2** may be revised to reflect the payments due on the Bonds and Administrative Expenses as long as the sum of the Annual Installment for all years does not exceed the sum of the Assessment for all the Parcels.

For each Assessment Year, a portion of the Annual Installment shall be assigned to each Parcel of Developed Property in an amount equal to the lowest of the following: (1) the Maximum Annual Installment per Equivalent Unit multiplied by the Parcel's Equivalent Units (utilized at the allocation of the Assessment to the Parcel); (2) the Assessment on the Parcel; or (3) the amount calculated by the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Annual Installment assigned to the Parcel of Developed Property
- B = the total Annual Assessment
- C = the Assessment of the Parcel of Developed Property
- D = the sum of the Assessment on all Parcels of Developed Property

For each Assessment Year, a portion of the Annual Installment shall be assigned in total to all Parcels of Undeveloped Property in an amount equal to the total Annual Installment less the sum of the Annual Installment assigned to all Parcels of Developed Property. The Annual Installment shall not be assigned to individual Parcels of Undeveloped Property.

"Annual Payment" for each Parcel of Assessed Property shall be the portion of the Parcel's Annual Installment to be collected from such Parcel each Assessment Year as determined by the provisions of Section D.

"Annual Payment Rate for Developed Property" means for any Assessment Year, the Annual Developed Property Revenue Requirement divided by the sum of the Principal Portion of Assessment for all Parcels of Developed Property.

"Annual Payment Rate per Acre of Residual Property" means the amount defined in Section D.2 below.

"Annual Payment Rate per Acre of Subdivided Property" means the amount defined in Section D.2 below.

"Annual Revenue Requirement" means, for any Assessment Year, the sum of the following: (1) regularly scheduled debt service on the Bonds; (2) periodic costs associated with such Bonds, including but not limited to rebate payments and credit enhancement on the Bonds; (3) Administrative Expenses, including any contingencies; less (a) any other funds available pursuant to the Bond Indenture to apply to the Annual Revenue Requirement, such as capitalized interest and interest earnings on any account balances and (b) any other funds available to the District that may be applied to the Annual Revenue Requirement.

"Assessed Property" means, for any Assessment Year, Parcels within the District other than Non-Assessed Property.

"Assessment" means the Assessment imposed on Assessed Property pursuant to the Ordinance and the provisions herein and as shown on the Assessment Roll, as it may be reapportioned, reduced, and terminated pursuant to the provisions herein.

"Assessment Roll" means the Assessment Roll to which this Rate and Method of Apportionment of Assessment is attached as **Appendix A**, as corrected or confirmed by the Assessment Ordinance, including **Appendices B-1 and B-2** also attached hereto, as these appendices are updated from time to time by the City in accordance with the procedures set forth herein.

"Assessment Year" means the annual cycle in which the Annual Installment and Annual Payment are determined each year for each Parcel, the Annual Payment is collected, and these revenues applied to the payments on the Bonds and Administrative Expenses.

"Bond Indenture" means an indenture or similar document setting forth the terms and other provisions relating to Bonds, as modified, amended and/or supplemented from time to time.

"Bonds" means any bonds or other debt issued or expected to be issued by the County pursuant to the Act which are secured by the Assessment, whether in one or more series, including any bonds issued to refund such bonds.

"County" means Lancaster County, South Carolina.

"County Administrator" means the County Administrator or his designee.

"County Council" means the County Council of the County.

"Date of Classification" means June 30 of each year.

"Developed Property" means a Parcel of Assessed Property for which a building permit has been issued which allows the construction of a structure intended for occupancy.

"Equivalent Units" means for each Parcel of Assessed Property that is determined to be: (1) Land Use Class 1, the number of residential units that are either built or expected to be built on the Parcel multiplied by the factor below; (2) Land Use Class 2, the number 1.00 multiplied by the factor below.

Land Use Class 1	1.00 per residential unit
Land Use Class 2	0.00 per Parcel

A Parcel's Equivalent Units shall be initially established at the Parcel's creation. If applicable, Parcel's Equivalent Units shall be adjusted at the time that the Parcel is determined to be Developed Property.

The computation of Equivalent Units for each Parcel shall be based on the expected development in substantial conformance with any and all County approved development restrictions and measured by actual development, development plans, the legal maximum development allowed, the acreage of a Parcel, reasonable density ratios and other reasonable methods. County Council shall approve the computation of a Parcel's Equivalent Units.

As needed, the classification of real property within a Parcel as Land Use Class 1 or Land Use Class 2 shall be made through the selection of the land use class that is most consistent with the use or expected use of the real property.

A Parcel's Equivalent Units shall remain as previously estimated until such time as an owner(s) of Parcels request a reallocation of Assessment amongst the Parcels in accordance with Section C-3-c below and such request is approved by County Council, or the Parcel is subdivided.

"Improvement Plan" means the "Improvement Plan - Roselyn Residential Improvement District" approved by the Ordinance.

"Land Use Class 1" means a Parcel of Assessed Property not classified as Land Use Class 2.

“Land Use Class 2” means a Parcel of Assessed Property that is expected to be open space or green space.

“Mandatory Full Prepayment of Assessment” shall mean a mandatory full prepayment of the Assessment pursuant to Section J (1).

“Mandatory Partial Prepayment of Assessment” shall mean a mandatory partial prepayment of the Assessment pursuant to Section J (2).

“Maximum Annual Installment per Equivalent Unit” shall mean \$1,550.00.

“Non-Assessed Property” means Public Property, Owner Association Property or Utility Property.

“Ordinance” means Ordinance No. 2020-1691 enacted by County Council on December 14, 2020, creating the District, approving the Improvement Plan and approving the Assessment Roll, including this Rate and Method of Apportionment of Assessment which is attached to the Assessment Roll as Appendix A.

“Owner Association Property” means Parcels owned by or irrevocably offered for dedication to a property owners association and available for general use by the property owners.

“Parcel” means a lot or parcel within the District with a tax map identification number assigned or to be assigned for real property tax collection purposes or as otherwise determined by the County.

“Principal Portion of Assessment” means, for each Parcel, a portion of Assessment in the amount shown under the column heading “Principal Portion of Assessment” on **Appendix B-1** hereto, as it may be reapportioned upon the subdivision of any Parcel according to the provisions of Section C.2., adjusted according to Section C.3., reduced according to the provisions of Section C.4., and terminated pursuant to Section I. The Principal Portion of Assessment reflects the principal portion of the existing and anticipated Bonds. The Principal Portion of Assessment may be increased for refunding bonds or other reasons as long as the total of the Assessment is not increased.

“Public Property” means Parcels owned by or irrevocably offered for dedication to the federal government, the State of South Carolina, the County, or any other public agency, political subdivision, or other public entity, whether in fee simple or in any other property ownership interest that creates a substantially exclusive use by the public entity in the Parcel. The existence of an easement on a portion of a Parcel does not make the parcel Public Property.

“Residual Property” means a Parcel of Assessed Property other than Developed Property and Subdivided Property.

"Subdivided Property" means a Parcel of Assessed Property for which a plat has been recorded after the creation of the District other than Developed Property.

"True-Up Agreement" means a potential agreement established pursuant to the Bond Ordinance that provides for the maximum, if any, Assessment or Principal Portion of Assessment per Equivalent Unit or related restriction.

"Trustee" means the trustee as specified in a Bond Indenture, including any successor trustee.

"Undeveloped Property" means all Parcels of Residual Property and Subdivided Property.

"Utility Property" means Parcels owned by or irrevocably offered for sale or dedication to a provider of utilities, including but not limited to providers of the following: power, gas, water, sewer and telecommunications.

C. ASSESSMENTS

1. The Amount of the Assessment

The Assessment for Parcels of Assessed Property are shown on the Assessment Roll.

The Assessment for each Parcel shall not be changed except pursuant to the provisions provided for herein and in the Assessment Roll.

No Assessment will be allocated to Non-Assessed Property.

2. Determining the Assessment on Parcels

The Assessment shall be set on a Parcel when the Parcel is classified as Developed Property and thus is not fixed or determinable on Parcels of Undeveloped Property. The allocation of the Assessment to the Parcel(s) of Developed Property shall be made pursuant to the following formula:

$$A = B \times [C \div (C + D)]$$

Where the terms have the following meanings:

A = the Assessment of the Parcel of Developed Property

B = the aggregate Assessment of all Parcels of Undeveloped Property prior to this allocation

C = the Equivalent Units of the Parcel of Developed Property

D = the Equivalent Units of the remaining Parcel(s) of Undeveloped Property after this allocation

In all cases, after the allocation to the Parcel(s) of Developed Property, the sum of the Assessment allocated to the Parcel(s) of Developed Property and the aggregate Assessment of the remaining Parcel(s) of Undeveloped Property shall equal the total Assessment on the Parcels of Undeveloped Property before the allocation of the Assessment.

Upon the allocation of the Assessment to the Parcel(s) of Developed Property, the total Principal Portion of Assessment shall be allocated to the Parcel(s) of Developed Property in the same manner as the allocation of the Assessment described above.

3. Adjustments to the Assessment

a. Subdivision of a Parcel

Upon the subdivision of any Parcel of Developed Property, the Assessment for the Parcel prior to the subdivision shall be allocated to each resulting Parcel in proportion to the Equivalent Units of each resulting Parcel and the Assessment for the undivided Parcel prior to the subdivision, according to the following formula.

$$A = B \times C \div D$$

Where the terms have the following meanings:

A = the Assessment of the resulting Parcel

B = the Assessment of the undivided Parcel prior to the subdivision

C = the Equivalent Units of the resulting Parcel

D = the sum of the Equivalent Units for all of the Parcels that result from the subdivision, as estimated at the time of the subdivision.

In all cases, the sum of the Assessment for all of the resulting Parcels after the subdivision of the Parcel shall equal the Assessment on the parent Parcel before the subdivision of the parent Parcel. In all such case of subdivisions of parcels of Developed Property, all of the resulting parcels shall be Parcels of Developed Property.

Upon the subdivision of any Parcel of Developed Property, the Principal Portion of Assessment shall be allocated to each new Parcel in the same manner as the allocation of the Assessment.

b. Consolidation of Parcels

Upon the consolidation of two or more Parcels of Developed Property, the Assessment and the Principal Portion of Assessment for the consolidated Parcel shall equal the sum of the Assessment and the Principal Portion of Assessment, respectively, for the Parcels immediately prior to the consolidation.

To the extent that an owner of a Parcel of Developed Property wishes to consolidate its Parcel with a Parcel of Undeveloped Property, or alternatively, a Parcel of Developed Property has been consolidated with a Parcel of Undeveloped Property, the Assessment and Principal Portion of Assessment shall be set for the Parcel of Undeveloped Property according to the formula provided in Section C-2 above. Following that allocation, the Assessment and the Principal Portion of Assessment of the multiple Parcels shall be consolidated as detailed above.

c. Request of a Parcel Owner(s)

The Assessment on Parcels of Developed Property shall be reallocated by a resolution of County Council upon the unanimous request of the owners of the Parcels for which the Assessments are to be reallocated if the Equivalent Units of one of the Parcels has changed since the last allocation of Assessment to the Parcel.

The reallocation of the Assessment shall be made pursuant to the following formula:

$$A = B \times C \div D$$

Where the terms have the following meanings:

- A = the Assessment after reallocation for each Parcel for which the Assessment is being reallocated
- B = the sum of the Assessment of all Parcels involved in the reallocation prior to the reallocation
- C = the Equivalent Units of the Parcel as calculated at the time of the reallocation
- D = the sum of the Equivalent Units for all of the Parcels for which Assessments are being reallocated as calculated at the time of the reallocation

In all cases, the sum of the Assessments on all Parcels involved in the reallocation after the reallocation shall equal the sum of the Assessments on all Parcels involved in the reallocation immediately prior to such reallocation.

Upon a reallocation of the Assessment at the request of an owner(s) as explained above, the Principal Portion of Assessment shall be reallocated to each Parcel in a consistent manner as the allocation of the Assessment to each Parcel.

4. Reduction in the Assessment on Parcels

a. Reduction in Costs

If County Council determines that the costs to be incurred to be paid by the Assessment, including costs related to the issuance and repayment of the Bonds and Administrative Expenses, including potential; additional Bonds, are reduced to an amount less than the total of the Assessment, the

Assessment for each Parcel of Assessed Property shall be reduced such that the adjusted, total Assessment equals the costs to be incurred to be paid by the Assessment.

The reduction to each Parcel shall be in equal percentage to each Parcel. County Council may, under compliance with any applicable law, reduce the Assessment in another manner under this section if County Council determines another method would be more equitable or practical.

The Assessment as reduced according to the provisions of this section shall not be reduced to an amount that is less than the remaining principal and interest on the Bonds outstanding and to be issued, through maturity, plus estimated Administrative Expenses.

The Principal Portion of Assessment shall be reduced for any reduction in costs pursuant to this section that also results in a reduction in the Bonds outstanding or to be issued. In such case, the Principal Portion of Assessment shall be reduced in the same manner as the reduction in Assessment. The Principal Portion of Assessment for all of the Parcels shall not be reduced to an amount less than the Bonds outstanding and to be issued.

b. Payment of the Assessments

The Assessment applicable to any Parcel shall be reduced each Assessment Year for the Annual Payment billed to such Parcel.

The Principal Portion of Assessment for each Parcel shall be reduced for the portion of the Annual Payment to pay principal on the Bonds that is billed to each Parcel.

The Assessment and the Principal Portion of the Assessment applicable to any Parcel shall be reduced for any prepayment of the Assessment for such Parcels pursuant to Section I and Section J below.

The Principal Portion of Assessment for the Parcels shall not be reduced to an amount such that the sum of the Principal Portion of Assessment of all Parcels is less than the Bonds outstanding and to be issued.

D. METHOD OF DETERMINING THE ANNUAL PAYMENT

Commencing with the Annual Payment to be collected in the 2020-2021 Assessment Year and for each following Assessment Year, the Administrator shall calculate and County Council shall confirm the Annual Payment on each Parcel of Assessed Property. The Annual Payment for each Parcel of Assessed Property shall be determined as indicated below. For this annual calculation of the Annual Payment, all Parcels shall be classified for the given Assessment Year as Developed Property or Undeveloped Property, utilizing the status of the Parcel of the most recent Date of Classification. Parcels of Undeveloped Property shall be classified as Residual Property or

Subdivided Property in accordance with the definitions above. The classifications of the Parcels specified above shall be made by the Administrator and shall be confirmed by County Council.

The Annual Payment shall be collected from each Parcel of Assessed Property in conformance with Section E.

1. The Annual Payment for Developed Property

For a given Assessment Year, the Annual Payment for a Parcel of Developed Property shall be the lesser of (1) the Annual Installment assigned to the Parcel or (2) the amount calculated from the following formula:

$$A = B \times C$$

Where the terms have the following meanings:

- A = the Annual Payment of the Parcel
- B = the Principal Portion of Assessment for the Parcel
- C = the Annual Payment Rate for Developed Property

2. The Annual Payment for Undeveloped Property

The aggregate Annual Payment for all of the Parcels of Undeveloped Property shall equal the Annual Revenue Requirement less the total of the Annual Payments billed to all Parcels of Developed Property, but cannot be less than zero. The Annual Payment for all Parcels of Undeveloped Property shall be allocated between Residual Property and Subdivided Property based on the relative assessed value of each classification (Residual Property vs. Subdivided Property) derived from these Parcels of Undeveloped Property (relative assessed value means the aggregate assessed value of each of these two types of Undeveloped Property divided by the total assessed value of all such Parcels of Undeveloped Property). The specific calculations of the Annual Payment for all such Parcels are provided below. The Annual Payment for any Parcel shall not be greater than the Parcel's Assessment.

The Annual Payment for a Parcel of Subdivided Property shall be equal to the Parcel's acreage multiplied by the Annual Payment per Acre of Subdivided Property, calculated from the following formula:

$$A = [(B \div C) \times (D - E)] \div F$$

Where the terms have the following meanings:

- A = the Annual Payment per Acre of Subdivided Property
- B = the sum of the assessed value of all Parcels of Subdivided Property
- C = the sum of the assessed value all Parcels of Undeveloped Property
- D = the Annual Revenue Requirement
- E = the sum of the Annual Payment from all Parcels of Developed Property
- F = the total acreage of all Parcels of Subdivided Property

The Annual Payment for a Parcel of Residual Property shall be equal to the Parcel's acreage multiplied by the Annual Payment per Acre of Residual Property, calculated from the following formula:

$$A = [(B \div C) \times (D - E)] \div F$$

Where the terms have the following meanings:

- A = the Annual Payment per Acre of Residual Property
- B = the sum of the assessed value of all Parcels of Residual Property
- C = the sum of the assessed value all Parcels of Undeveloped Property
- D = the Annual Revenue Requirement
- E = the sum of the Annual Payment from all Parcels of Developed Property
- F = the total acreage of all Parcels of Residual Property

Assessed value shall be calculated based on the most recent information available from the County at the time that the Administrator is calculating the Annual Payment. A Parcel's acreage shall be based on the most recent information available from the County at the time that the Administrator is calculating the Annual Payment.

E. MANNER OF COLLECTION OF ANNUAL ASSESSMENTS

Annual Payment shall be collected in the same manner as regular ad valorem property taxes or in any other manner permitted by law as determined by the County and shall be subject to the same penalties, procedures, sale, and lien priorities in case of delinquencies as are provided for regular real estate property taxes of the County.

F. UPDATING THE ASSESSMENT ROLL

In order to facilitate the collection of the Assessment, the Administrator shall prepare for approval by County Council an update to the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the District, including an updated indication of whether the Parcel is Developed Property

or Undeveloped Property as of the Date of Classification (ii) the total Assessment, including the specific Assessment that has been allocated to each Parcel of Developed Property pursuant to Section C.2., (iii) the total Principal Portion of Assessment, including the specific Principal Portion of Assessment that has been allocated to each Parcel of Developed Property pursuant to Section C.2., (iv) the Annual Installment including the specific Annual Installment that has been assigned to each Parcel of Developed Property, (v) the Annual Payment to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment as provided for in Section I, and (vii) termination of the Assessment as provided for in Section H, along with other information helpful to the County in the administration of the District.

G. ADMINISTRATIVE REVIEW

Prior to seeking any other remedy, an owner of a Parcel claiming that a calculation error has been made in the update of **Appendices B-1** and **B-2** in any Assessment Year, including the calculation of the Annual Payment, shall send a written notice describing the error to the Administrator not later than thirty (30) calendar days after the date any amount which is alleged to be incorrect is due. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made that requires **Appendices B-1** or **B-2** (including the Annual Payment for a Parcel) to be modified or changed in favor of the property owner, a cash refund may not be made for any amount previously paid by the owner (except for the final Assessment Year during which the Annual Installment shall be collected or if a determination is made that there will otherwise be sufficient funds to meet the Annual Revenue Requirement), but an adjustment shall be made in the amount of the Annual Payment to be paid by the owner in the following Assessment Year. The determination of the Administrator may be appealed to County Council. The decision of County Council in response to an appeal regarding a calculation error relating to the Assessment Roll A shall be conclusive as long as there is a reasonable basis for the determination.

H. TERMINATION OF ASSESSMENTS

Except for any delinquent Annual Payments and related penalties, the Assessment on each Parcel may not be collected after the earlier of (a) if Bonds have been issued, the stated term of the Bonds and (b) the date on which such Assessment is prepaid or paid in full as provided for herein

After the termination of the Assessment with respect to a Parcel, and the collection of any delinquent Annual Payment with respect to such Parcel, including penalties and interest, the County shall provide each owner of a Parcel for which the Assessment has been terminated a recordable document (or provide for the recordation of such document) evidencing the termination of the imposition and collection of the Assessment.

I. VOLUNTARY PREPAYMENT OF THE ASSESSMENT

The Assessment on any Parcel of Developed Property may be fully paid at any time, Assessment reduced to zero, and the obligation to pay the Annual Payment for such Parcel permanently satisfied by payment of an amount equal to: (a) the sum of the following: (i) Principal, (ii) Defeasance, and (iii) Expenses, less (b) the Reserve Fund Credit, where the terms have the following meanings:

“Principal” means a sum equal to the Principal Portion of Assessment for the Parcel.

“Defeasance” means an amount equal to the Annual Payment for such Parcel for the Assessment Year in which such prepayment occurs, if not previously paid, plus, appropriate adjustments as determined by the Administrator for the amount needed to pay interest on the outstanding Bonds to be redeemed less the investment earnings on the prepayment amount until the applicable Bonds can be called and redeemed pursuant to the Bond Indenture.

“Expenses” means the fees and expenses, including Administrative Expenses, related to the prepayment of the Assessment allocable to such Parcel.

“Reserve Fund Credit” means, a credit for the amount, if any, by which the debt service reserve fund for the Bonds will be reduced pursuant to the Bond Indenture as a result of a redemption resulting from the prepayment.

The amounts calculated in the preceding steps shall be paid to the County and shall be distributed by the County to pay costs related to the prepayment according to the Bond Indenture. Upon the payment of such prepayment amount to the County, the obligation to pay the Assessment shall be deemed to be permanently satisfied, the Assessment shall be reduced to zero, the Annual Payment shall not be collected on the Parcel thereafter, and the County shall provide to the owner (or cause to be recorded) a recordable notice of the payment of Assessment within a reasonable period of time of receipt of such prepayment amount.

J. MANDATORY PREPAYMENTS

1. Full prepayment of Assessment for Non-Assessed Property

A Mandatory Full Prepayment of Assessment shall be required on any Parcel that is acquired by an entity that results in the Parcel being classified as Non-Assessed Property, if the Assessment may not be reapportioned to a Parcel of Assessed Property pursuant to the provisions in Section C (3)(c) above. A Mandatory Full Prepayment of the Assessment shall be a full prepayment of the Assessment and shall be calculated as set forth in Section I.

2. Partial prepayment of Assessment for an excessive Assessment per Equivalent Unit

A Mandatory Partial Prepayment of Assessment shall be required for any Parcel for which the Assessment or Principal Portion of Assessment per Equivalent Unit exceeds a maximum amount, if any, as set forth in a True-Up Agreement.

The Mandatory Partial Prepayment of Assessment, which may be a partial prepayment, shall be calculated according to the formula set forth in Section I.1, with the “Principal” component calculated such that the resulting Assessment and Principal Portion of Assessment do not exceed the maximum amount as provided for in a True-Up Agreement.

3. General Provisions Relating to a Mandatory Prepayment Assessment

Each Mandatory Prepayment of Assessment shall be paid to the Trustee and shall be used to pay and redeem, discharge, or defease the Bonds as provided for in a Bond Indenture and to pay the Administrative Expenses associated with the Mandatory Prepayment of Assessment.

Each Mandatory Prepayment of Assessment shall be due immediately upon the event or determination resulting in the Mandatory Prepayment of Assessment and may be collected from proceeds of a sale, condemnation or other form of compensation for the real property or from any other legally available source of funds. In the event a Mandatory Prepayment of Assessment is not paid when due, the Mandatory Prepayment of Assessment may be collected from any and all Parcels created from the Parcel from which the Mandatory Prepayment of Assessment was due.

The Mandatory Prepayment of Assessment shall have the same sale and lien priorities as provided for by law for the Assessment.

Subsequent to a Mandatory Prepayment of Assessment, the Assessment for the Parcel for which the Mandatory Prepayment of Assessment has been paid shall be reduced, the Assessment Roll updated to reflect such prepayment, and the obligation to pay the Annual Payment for such Parcel shall be reduced to the extent the payment is made.

The Mandatory Prepayment of Assessment shall not exceed the amount of the outstanding Bonds plus any amounts owed on the Bonds, including accrued interest and redemption fees.

K. AMENDMENTS

Immaterial amendments may be made to this Rate and Method of Apportionment of Assessment by the County Council without further notice under the Act to owners of Assessed Property located within the District. Immaterial amendments shall be those that (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures as permitted under the Act and for the collection and enforcement of the Assessment and other charges imposed herein so as to assure their efficient collection, and (iii) otherwise improve the ability of the County to

fulfill its obligations to impose and collect Assessment and charges imposed herein, and to make them available for the payment of the Bonds, Administrative Expenses, and other costs of the District. The County Council shall not approve such an amendment unless and until it has been found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the owners of the Bonds.

Amendments may not be made to this Rate and Method of Apportionment of Assessment pursuant to the procedure described above that would increase the total of the Assessment.

Administrative procedures as authorized herein shall not constitute or require an amendment of this Rate and Method of Apportionment of Assessment.

L. INTERPRETATION OF PROVISIONS

County Council shall make all interpretations and determinations related to the application of this Rate and Method of Apportionment of Assessment, unless stated otherwise herein or in a Bond Indenture, and as long as there is a rational basis for the determination made by County Council, such determination shall be conclusive.

M. SEVERABILITY

If any section or part of a section of this Rate and Method of Apportionment of Assessment is declared invalid or unenforceable, the validity, force, and effect of any other section or part of a section herein shall not thereby be affected or impaired unless such other section or part of a section herein is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unenforceable.

Assessment Roll
Roselyn Residential Improvement District
Appendix B-1

Parcel Identification	Real Property Status	Equivalent Units	Assessment	Principal Portion of Assessment	2022-2023 Annual Installment	2022-2023 Annual Payment
0044-00-024.01	Non Assessed Property	0.00	\$0.00	\$0.00	\$0.00	\$0.00
0044-00-024.00	Residual Property	1,794.00			\$0.00	\$0.00
0045-00-004.01	Residual Property	66.00			\$0.00	\$0.00
Total		1,860.00	\$85,943,373.03	\$37,783,000.00	\$0.00	\$0.00

Assessment Roll
Roselyn Residential Improvement District
Appendix B-2

Assessment Year	Principal Portion of Assessment	Interest Expenses	Administrative Expenses	Annual Installment	Annual Payment
2022 - 2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023 - 2024	\$0.00	\$988,680.00	\$50,000.00	\$1,038,680.00	TBD
2024 - 2025	\$0.00	\$988,680.00	\$50,000.00	\$1,038,680.00	TBD
2025 - 2026	\$0.00	\$988,680.00	\$50,500.00	\$1,039,180.00	TBD
2026 - 2027	\$259,000.00	\$2,266,980.00	\$51,005.00	\$2,576,985.00	TBD
2027 - 2028	\$274,000.00	\$2,251,440.00	\$51,515.05	\$2,576,955.05	TBD
2028 - 2029	\$291,000.00	\$2,235,000.00	\$52,030.20	\$2,578,030.20	TBD
2029 - 2030	\$642,000.00	\$2,217,540.00	\$52,550.50	\$2,912,090.50	TBD
2030 - 2031	\$681,000.00	\$2,179,020.00	\$53,076.01	\$2,913,096.01	TBD
2031 - 2032	\$722,000.00	\$2,138,160.00	\$53,606.77	\$2,913,766.77	TBD
2032 - 2033	\$765,000.00	\$2,094,840.00	\$54,142.84	\$2,913,982.84	TBD
2033 - 2034	\$811,000.00	\$2,048,940.00	\$54,684.26	\$2,914,624.26	TBD
2034 - 2035	\$860,000.00	\$2,000,280.00	\$55,231.11	\$2,915,511.11	TBD
2035 - 2036	\$911,000.00	\$1,948,680.00	\$55,783.42	\$2,915,463.42	TBD
2036 - 2037	\$966,000.00	\$1,894,020.00	\$56,341.25	\$2,916,361.25	TBD
2037 - 2038	\$1,024,000.00	\$1,836,060.00	\$56,904.66	\$2,916,964.66	TBD
2038 - 2039	\$1,085,000.00	\$1,774,620.00	\$57,473.71	\$2,917,093.71	TBD
2039 - 2040	\$1,151,000.00	\$1,709,520.00	\$58,048.45	\$2,918,568.45	TBD
2040 - 2041	\$1,220,000.00	\$1,640,460.00	\$58,628.93	\$2,919,088.93	TBD
2041 - 2042	\$1,293,000.00	\$1,567,260.00	\$59,215.22	\$2,919,475.22	TBD
2042 - 2043	\$1,370,000.00	\$1,489,680.00	\$59,807.37	\$2,919,487.37	TBD
2043 - 2044	\$1,453,000.00	\$1,407,480.00	\$60,405.45	\$2,920,885.45	TBD
2044 - 2045	\$1,539,000.00	\$1,320,300.00	\$61,009.50	\$2,920,309.50	TBD
2045 - 2046	\$1,633,000.00	\$1,227,960.00	\$61,619.60	\$2,922,579.60	TBD
2046 - 2047	\$1,731,000.00	\$1,129,980.00	\$62,235.79	\$2,923,215.79	TBD
2047 - 2048	\$1,834,000.00	\$1,026,120.00	\$62,858.15	\$2,922,978.15	TBD
2048 - 2049	\$1,944,000.00	\$916,080.00	\$63,486.73	\$2,923,566.73	TBD
2049 - 2050	\$2,061,000.00	\$799,440.00	\$64,121.60	\$2,924,561.60	TBD
2050 - 2051	\$2,184,000.00	\$675,780.00	\$64,762.82	\$2,924,542.82	TBD
2051 - 2052	\$2,315,000.00	\$544,740.00	\$65,410.44	\$2,925,150.44	TBD
2052 - 2053	\$2,453,000.00	\$405,840.00	\$66,064.55	\$2,924,904.55	TBD
2053 - 2054	\$1,354,000.00	\$258,660.00	\$66,064.55	\$1,678,724.55	TBD
2054 - 2055	\$1,435,000.00	\$177,420.00	\$66,064.55	\$1,678,484.55	TBD
2055 - 2056	\$1,522,000.00	\$91,320.00	\$66,064.55	\$1,679,384.55	TBD
	\$37,783,000.00	\$46,239,660.00	\$1,920,713.03	\$85,943,373.03	TBD