



# Annual Continuing Disclosure Report

Fiscal Year Ending June 30, 2022

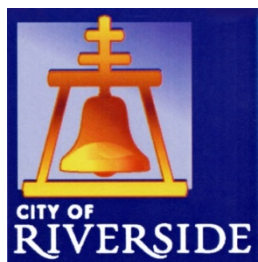
**City of Riverside**

**Community Facilities District No. 92-1**

**(Sycamore Canyon Business Park)**

Special Tax Bonds, 2005 Series A

Prepared for



March 2023



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### CUSIP Numbers

Year	CUSIP	Year	CUSIP	Year	CUSIP	Year	CUSIP
9/1/2006	769053CB3	9/1/2010	769053CF4	9/1/2014	769053CK3	9/1/2020	769053CR8
9/1/2007	769053CC1	9/1/2011	769053CG2	9/1/2015	769053CL1	9/1/2025	769053CS6
9/1/2008	769053CD9	9/1/2012	769053CH0	9/1/2016	769053CM9	9/1/2034	769053CT4
9/1/2009	769053CE7	9/1/2013	769053CJ6	9/1/2017	769053CN7		

The information herein for Community Facilities District No. 92-1 of the City of Riverside (the “District” or “CFD No. 92-1”), was prepared by Webb Municipal Finance, LLC and the City of Riverside, as Administrators. Except as otherwise noted all information is current as of June 30, 2022.

## 1. District Profile and Fund Information

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### **Community Facilities District No. 92-1 (Sycamore Canyon Business Park) Special Tax Bonds, 2005 Series A**

#### **Project Description**

The District was established for the purposes of financing the acquisition, construction, and installation of various public facilities and improvements including but not limited to street improvements, storm drain improvements, water basins, and rights-of-way acquisition required to develop property located within the District.

#### **Location**

The District consists of approximately 510 net taxable acres located in the extreme eastern portion of the City. The District is located near the State Highway 60 and Interstate I-215 intersection and is bordered on the west by Sycamore Canyon Regional Wilderness Park.

#### **Audited Financial Statements for Fiscal Year 2021-22**

The City of Riverside's Fiscal Year 2021-22 Audited Financial Statements were submitted in January 2023 to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and are incorporated herein by reference.

#### **Bond Profile and Principal Amount of Bonds Outstanding**

Community Facilities District No. 92-1 Special Tax Bonds, 2005 Series A (the "Bonds") in the amount of \$9,700,000.00 with interest rates ranging from 3.250% to 5.300% were issued on July 14, 2005 to refund the outstanding principal of the CFD 92-1 2003 Special Tax Bonds and to fund the construction of various public improvements. Interest on the Bonds is payable semi-annually on March 1 and September 1. The final maturity of the Bonds is September 1, 2034. The outstanding Principal amount of the Bonds, as of September 30, 2022, is \$5,660,000.00.

The City has covenanted in the Fiscal Agent Agreement to issue additional bonds on behalf of the District only for the purpose of defeasing and refunding outstanding District Bonds.

**Table 1-1  
Fund Balances  
as of June 30, 2022**

<b>Account</b>	<b>Balance</b>
Special Tax Fund	\$582,687.40
Reserve Fund	\$653,786.41
Administration Exp.	\$25,938.41
<b>Total</b>	<b>\$1,262,412.22</b>

#### **Reserve Requirement Information**

The Reserve Fund must be maintained at the Reserve Requirement, which is defined as, at any date of calculation, an amount equal to the lesser of: (i) 10% of the proceeds of the Bonds, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average Annual Debt Service on the Bonds.

## 1. District Profile and Fund Information

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**The Reserve Fund Requirement, as of June 30, 2022, was \$653,280.00. The balance in the Reserve Fund, as of June 30, 2022, was \$653,786.41.**

## 2. Property Information

### Updated Official Statement Tables 6 and 7

Please refer to Appendixes A and B of this report for the updated Official Statement Tables 6 and 7, respectively.

### Summary of Special Tax Levied and the Assessed Value of Taxable Property

The following table contains certain Special Tax and Assessed Value <sup>(1)</sup> information for the District.

Table 2-1

#### Special Tax and Assessed Values <sup>(1)</sup> by Tax Rate Area

Fiscal Year 2021-22

Special Tax Rate Area	Special Tax By Special Tax Rate Area FY 2021-22	Assessed Value By Special Tax Rate Area FY 2021-22
1	\$26,917.50	\$177,144,127
2	\$24,915.68	\$57,401,314
3	\$286,028.06	\$281,383,309
4	\$191,022.58	\$189,184,621
5	\$9,509.62	\$29,643,234
6	\$26,853.36	\$26,334,242
7	\$106,614.50	\$71,282,924
8 <sup>(2)</sup>	Not Applicable	Not Applicable
<b>Total</b>	<b>\$671,861.30</b>	<b>\$832,373,771</b>

<sup>(2)</sup> All Property in Special Tax Rate Area 8 is exempt from the Special Tax.

### Rates and Method of Apportionment Changes

There have been no changes to the Rates and Method of Apportionment of the Special Tax approved or submitted to the electors for approval prior to the filing of this Report.

<sup>(1)</sup> Per the Continuing Disclosure Agreement, Assessed Values (AV) are as shown on the assessment roll of the Riverside County Assessor last equalized in August 2021 and which may or may not accurately reflect true market value.

### 3. Payment History

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#### Foreclosure Covenant

The City covenants with and for the benefit of the owners of the Bonds that it will commence, and diligently pursue to completion, judicial foreclosure proceedings against Assessor's parcels with delinquent Special Taxes in excess of \$10,000 by the October 1 following the close of the Fiscal Year in which such Special Taxes were due, and it will commence and diligently pursue to completion judicial foreclosure proceedings against all properties with delinquent Special Taxes by the October 1 following the close of any Fiscal Year in which the District receives Special Taxes in an amount which is less than 95% of the total Special Tax levied.

#### Status of Foreclosure Actions

There are currently no foreclosure actions being pursued by the District with respect to delinquent Special Taxes. There are no property owners whose delinquent special taxes represent more than 5% of the amount levied.

#### CDIAC Information

All information provided to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities District Act of 1982 has been incorporated in this report, see Appendix C.

## 4. Additional Matters

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### Change in Trustee

As of October 10, 2022, U.S. Bank National Association (“USBNA”), the [trustee] [fiscal agent] for the 2005 Community Facilities District No. 92-1 (Sycamore Canyon Business Park) Special Tax Bonds, repositioned the legal entity used for its U.S.-based Global Corporate Trust business, transferring substantially all of its USBNA Corporate Trust business to U.S. Bank Trust Company, National Association (“USBTC”), a wholly owned subsidiary of USBNA. USBTC has succeeded U.S. Bank National Association, as [trustee] [fiscal agent] for the 2005 Community Facilities District No. 92-1 (Sycamore Canyon Business Park) Special Tax Bonds.

**APPENDIX A**

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**Updated Official Statement Table 6**





**The City of Riverside**  
**Community Facilities District 92-1**  
**Official Statement Table 6**  
**Property Summary by Development Status**

Owner	Development Status	Net Acres	Maximum Annual Special Tax	Total Assessed Value	CFD Lien @ \$5,660,000.00	Assessment District Balance	General Obligation Overlapping Debt	Total Direct and Overlapping Debt	Value-to-Lien
1560 SIERRA RIDGE	Developed	19.70	\$50,747.20	\$23,494,700	\$250,510.42	\$0.00	\$296,682.89	\$547,193.31	42.94:1
1725 SIERRA RIDGE DR	Developed	5.20	\$13,395.20	\$6,598,359	\$66,124.47	\$0.00	\$83,321.78	\$149,446.25	44.15:1
22 SYCAMORE CANYON PARTNERSHIP	Developed	8.00	\$20,608.00	\$9,689,355	\$101,730.10	\$0.00	\$122,353.80	\$224,083.90	43.24:1
6030 SC HOLDINGS	Developed	0.95	\$2,447.20	\$312,004	\$12,080.44	\$0.00	\$3,939.88	\$16,020.31	19.48:1
6030 SC HOLDINGS	Developed	6.86	\$17,671.36	\$5,866,502	\$87,233.51	\$0.00	\$74,080.14	\$161,313.66	36.37:1
6075 LANCE	Developed	18.17	\$11,701.48	\$44,388,888	\$57,763.53	\$0.00	\$560,527.41	\$618,290.94	71.79:1
6676 LANCE DRIVE PROP INC	Developed	3.39	\$8,732.64	\$5,509,602	\$43,108.06	\$0.00	\$69,573.33	\$112,681.40	48.90:1
7338 SYCAMORE	Developed	2.08	\$5,358.08	\$3,606,984	\$26,449.79	\$0.00	\$45,547.74	\$71,997.53	50.10:1
ACPR1	Developed	2.66	\$6,852.16	\$4,859,124	\$33,825.15	\$0.00	\$61,359.33	\$95,184.48	51.05:1
BAO THIEN	Developed	4.41	\$11,360.16	\$5,802,007	\$56,078.65	\$0.00	\$73,265.72	\$129,344.37	44.86:1
BEACH CENTER	Developed	2.32	\$5,976.32	\$4,862,108	\$29,501.62	\$0.00	\$61,397.01	\$90,898.63	53.49:1
BPREP CANYON COMMERCE	Developed	16.31	\$42,014.56	\$30,269,794	\$207,402.19	\$0.00	\$382,236.41	\$589,638.61	51.34:1
BRE SPACE SYCAMORE CANYON	Developed	24.02	\$22,746.94	\$38,130,986	\$112,288.74	\$0.00	\$481,504.81	\$593,793.55	64.22:1
BRE SPACE SYCAMORE CANYON	Developed	20.88	\$19,773.36	\$19,270,328	\$97,609.88	\$0.00	\$243,338.99	\$340,948.87	56.52:1
CACHAT MICHAEL V	Developed	3.44	\$8,861.44	\$4,266,069	\$43,743.91	\$0.00	\$53,870.43	\$97,614.34	43.70:1
CARRIER SALES & DISTRIBUTION	Developed	3.90	\$10,046.40	\$5,994,872	\$49,593.44	\$0.00	\$75,701.16	\$125,294.59	47.85:1
CENTERPOINT PROP TRUST	Developed	5.52	\$14,219.52	\$7,223,499	\$70,193.70	\$0.00	\$91,215.83	\$161,409.53	44.75:1
CGU CAPITAL GROUP	Developed	7.61	\$19,603.36	\$11,001,608	\$96,770.72	\$0.00	\$138,924.47	\$235,695.20	46.68:1
CLPF SYCAMORE	Developed	10.70	\$27,563.20	\$16,653,232	\$136,064.04	\$0.00	\$210,291.21	\$346,355.25	48.08:1
CLPF SYCAMORE	Developed	7.09	\$18,263.84	\$9,681,010	\$90,158.28	\$0.00	\$122,248.42	\$212,406.70	45.58:1
CLPF SYCAMORE	Developed	5.20	\$13,395.20	\$10,626,160	\$66,124.47	\$0.00	\$134,183.45	\$200,307.92	53.05:1
CORNERSTONE ON 8TH	Developed	4.07	\$10,484.32	\$2,621,454	\$51,755.12	\$0.00	\$33,102.81	\$84,857.93	30.89:1
EDGEMONT COMMUNITY SERVICES D	Developed	18.17	\$65,103.11	\$26,283,236	\$321,377.50	\$0.00	\$331,895.55	\$653,273.05	40.23:1
EDGEMONT COMMUNITY SERVICES D	Developed	20.45	\$73,272.35	\$27,409,866	\$361,704.36	\$0.00	\$346,122.24	\$707,826.60	38.72:1
EDGEMONT COMMUNITY SERVICES D	Developed	3.84	\$13,758.72	\$4,944,327	\$67,918.92	\$0.00	\$62,435.24	\$130,354.16	37.93:1
EDGEMONT COMMUNITY SERVICES D	Developed	1.60	\$5,732.80	\$2,411,117	\$28,299.61	\$0.00	\$30,446.75	\$58,746.35	41.04:1
EDGEMONT COMMUNITY SERVICES D	Developed	6.72	\$24,077.76	\$10,234,378	\$118,858.28	\$0.00	\$129,236.16	\$248,094.44	41.25:1
FIRST INDUSTRIAL	Developed	8.05	\$20,736.80	\$16,405,034	\$102,365.78	\$0.00	\$207,157.05	\$309,522.84	53.00:1
FORCE 1730 EASTRIDGE	Developed	10.64	\$27,408.64	\$19,217,599	\$135,300.95	\$0.00	\$242,673.15	\$377,974.10	50.84:1
FOUR SEASON REAL ESTATE INV <sup>(3)</sup>	Developed	8.40	\$16,228.80	\$29,643,234	\$80,112.45	\$0.00	\$374,324.43	\$454,436.89	65.23:1
HAYES ROBERT M	Developed	1.80	\$4,636.80	\$2,739,638	\$22,889.18	\$0.00	\$34,595.19	\$57,484.37	47.66:1

**The City of Riverside**  
**Community Facilities District 92-1**  
**Official Statement Table 6**  
**Property Summary by Development Status**

Owner	Development Status	Net Acres	Maximum Annual Special Tax	Total Assessed Value	CFD Lien @ \$5,660,000.00	Assessment District Balance	General Obligation Overlapping Debt	Total Direct and Overlapping Debt	Value-to-Lien
1560 SIERRA RIDGE	Developed	19.70	\$50,747.20	\$23,494,700	\$250,510.42	\$0.00	\$296,682.89	\$547,193.31	42.94:1
INLAND PROP ENTERPRISES	Developed	2.27	\$5,847.52	\$2,805,082	\$28,865.78	\$0.00	\$35,421.60	\$64,287.37	43.63:1
IPT SYCAMORE IC	Developed	2.54	\$6,543.04	\$7,633,479	\$32,299.15	\$0.00	\$96,392.91	\$128,692.07	59.32:1
IPT SYCAMORE IC	Developed	2.69	\$6,929.44	\$8,565,050	\$34,206.70	\$0.00	\$108,156.47	\$142,363.16	60.16:1
IPT SYCAMORE IC	Developed	2.87	\$7,393.12	\$8,124,159	\$36,495.61	\$0.00	\$102,589.05	\$139,084.66	58.41:1
JACK & SHANAZ LANGSON FAMILY FOUN	Developed	2.00	\$5,152.00	\$4,328,381	\$25,432.40	\$0.00	\$54,657.29	\$80,089.69	54.04:1
LBA NCC2-COMPANY XI	Developed	4.26	\$10,973.76	\$9,161,741	\$54,171.27	\$0.00	\$115,691.27	\$169,862.55	53.94:1
PANCAL SYCAMORE CANYON 257	Developed	28.90	\$74,446.40	\$38,143,686	\$367,500.03	\$0.00	\$481,665.18	\$849,165.21	44.92:1
PANCAL SYCAMORE CREEK 258	Developed	12.20	\$31,427.20	\$7,889,693	\$155,138.29	\$0.00	\$99,628.29	\$254,766.59	30.97:1
RIVERSIDE SYCAMORE	Developed	44.81	\$115,430.56	\$59,280,933	\$569,815.78	\$0.00	\$748,578.97	\$1,318,394.75	44.96:1
ROSS DRESS FOR LESS	Developed	18.86	\$48,583.36	\$24,306,111	\$239,828.75	\$0.00	\$306,929.10	\$546,757.85	44.45:1
SV PARTNERS SOUTH 1	Developed	9.60	\$24,729.60	\$11,090,651	\$122,076.06	\$0.00	\$140,048.88	\$262,124.93	42.31:1
SV PARTNERS SOUTH I	Developed	6.95	\$17,903.20	\$10,104,042	\$88,377.97	\$0.00	\$127,590.32	\$215,968.29	46.78:1
SYCAMORE 7240	Developed	3.46	\$8,912.96	\$3,284,519	\$43,998.21	\$0.00	\$41,475.76	\$85,473.98	38.43:1
SYCAMORE III	Developed	4.06	\$10,458.56	\$3,949,701	\$51,627.88	\$0.00	\$49,875.45	\$101,503.33	38.91:1
SYCAMORE III	Developed	8.02	\$20,659.52	\$12,798,406	\$101,984.41	\$0.00	\$161,613.81	\$263,598.22	48.55:1
SYCCANYONS & SIERRA CO	Developed	17.47	\$45,002.72	\$33,812,219	\$222,153.09	\$0.00	\$426,968.92	\$649,122.01	52.09:1
SYCCANYONS & SIERRA CO	Developed	17.38	\$44,770.88	\$39,161,553	\$221,008.63	\$0.00	\$494,518.45	\$715,527.08	54.73:1
TA LANCE DRIVE	Developed	47.62	\$30,667.28	\$128,610,744	\$151,386.99	\$0.00	\$1,624,051.67	\$1,775,438.66	72.44:1
TAA ENTERPRISES	Developed	1.83	\$4,714.08	\$3,116,889	\$23,270.72	\$0.00	\$39,358.99	\$62,629.71	49.77:1
XIANG KUN INV USA INC	Developed	1.45	\$3,735.20	\$1,631,452	\$18,438.58	\$0.00	\$20,601.41	\$39,039.99	41.79:1
		501.39	\$1,137,058.12	\$827,815,565	\$5,613,013.57	\$0.00	\$10,453,366.56	\$16,066,380.13	51.52:1
TA LANCE DRIVE	Undeveloped	1.44	\$927.36	\$1,077,043	\$4,577.84	\$0.00	\$13,600.52	\$18,178.36	59.25:1
TA LANCE DRIVE	Undeveloped	4.10	\$2,640.40	\$3,067,452	\$13,034.04	\$0.00	\$38,734.72	\$51,768.75	59.25:1
SYCAMORE III	Undeveloped	2.31	\$5,950.56	\$413,711	\$29,374.56	\$0.00	\$5,224.20	\$34,598.75	11.96:1
		7.85	\$9,518.32	\$4,558,206	\$46,986.43	\$0.00	\$57,559.44	\$104,545.87	43.60:1
Grand Total		509.24	\$1,146,576.44	\$832,373,771	\$5,660,000.00	\$0.00	\$10,510,926.00	\$16,170,926.00	51.47:1

<sup>(1)</sup> Per the Continuing Disclosure Agreement, Assessed Values (AV) are as shown on the assessment roll of the Riverside County Assessor last equalized in August 2021 and which may or may not accurately reflect true market value.

<sup>(2)</sup> CFD Lien is determined by the Bonds Outstanding as of September 30, 2022.

<sup>(3)</sup> Only a portion of this parcel (8.40 out of 30.19 acres) is taxable and the remaining 21.79 acres are in Zone 8, which is exempt from the Special Tax.

**APPENDIX B**

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**Updated Official Statement Table 7**



**The City of Riverside**  
**Community Facilities District 92-1**  
**Official Statement Table 7**  
**Property Ownership Summary**

Owner	Development Status	Net Acres	Annual Special Tax	% of Annual Special Tax	Total Assessed Value <sup>(1)</sup>	CFD Lien <sup>(2)</sup> @ \$5,660,000.00	Assessment District Balance	Obligation Overlapping	Overlapping Debt	Value-to-Lien
1560 SIERRA RIDGE	Developed	19.70	\$29,769.02	4.43%	\$23,494,700	\$250,510.42	\$0.00	\$296,682.89	\$547,193.31	42.94:1
1725 SIERRA RIDGE DR	Developed	5.20	\$7,857.80	1.17%	\$6,598,359	\$66,124.47	\$0.00	\$83,321.78	\$149,446.25	44.15:1
22 SYCAMORE CANYON PARTNERSHIP	Developed	8.00	\$12,088.94	1.80%	\$9,689,355	\$101,730.10	\$0.00	\$122,353.80	\$224,083.90	43.24:1
6676 LANCE DRIVE PROP INC	Developed	3.39	\$5,122.68	0.76%	\$5,509,602	\$43,108.06	\$0.00	\$69,573.33	\$112,681.40	48.90:1
ACPR1	Developed	2.66	\$4,019.56	0.60%	\$4,859,124	\$33,825.15	\$0.00	\$61,359.33	\$95,184.48	51.05:1
6075 LANCE	Developed	18.17	\$6,864.24	1.02%	\$44,388,888	\$57,763.53	\$0.00	\$560,527.41	\$618,290.94	71.79:1
BAO THIEN	Developed	4.41	\$6,664.02	0.99%	\$5,802,007	\$56,078.65	\$0.00	\$73,265.72	\$129,344.37	44.86:1
BEACH CENTER	Developed	2.32	\$3,505.78	0.52%	\$4,862,108	\$29,501.62	\$0.00	\$61,397.01	\$90,898.63	53.49:1
BPREP CANYON COMMERCE	Developed	16.31	\$24,646.32	3.66%	\$30,269,794	\$207,402.19	\$0.00	\$382,236.41	\$589,638.61	51.34:1
CACHAT MICHAEL V	Developed	3.44	\$5,198.24	0.77%	\$4,266,069	\$43,743.91	\$0.00	\$53,870.43	\$97,614.34	43.70:1
7338 SYCAMORE	Developed	2.08	\$3,143.12	0.47%	\$3,606,984	\$26,449.79	\$0.00	\$45,547.74	\$71,997.53	50.10:1
CARRIER SALES & DISTRIBUTION	Developed	3.90	\$5,893.36	0.88%	\$5,994,872	\$49,593.44	\$0.00	\$75,701.16	\$125,294.59	47.85:1
CENTERPOINT PROP TRUST	Developed	5.52	\$8,341.36	1.24%	\$7,223,499	\$70,193.70	\$0.00	\$91,215.83	\$161,409.53	44.75:1
CGU CAPITAL GROUP	Developed	7.61	\$11,499.60	1.71%	\$11,001,608	\$96,770.72	\$0.00	\$138,924.47	\$235,695.20	46.68:1
CORNERSTONE ON 8TH	Developed	4.07	\$6,150.24	0.91%	\$2,621,454	\$51,755.12	\$0.00	\$33,102.81	\$84,857.93	30.89:1
FIRST INDUSTRIAL	Developed	8.05	\$12,164.48	1.81%	\$16,405,034	\$102,365.78	\$0.00	\$207,157.05	\$309,522.84	53.00:1
FORCE 1730 EASTRIDGE	Developed	10.64	\$16,078.28	2.39%	\$19,217,599	\$135,300.95	\$0.00	\$242,673.15	\$377,974.10	50.84:1
FOUR SEASON REAL ESTATE INV <sup>(3)</sup>	Developed	8.40	\$9,520.04	1.42%	\$29,643,234	\$80,112.45	\$0.00	\$374,324.43	\$454,436.89	65.23:1
HAYES ROBERT M	Developed	1.80	\$2,720.00	0.40%	\$2,739,638	\$22,889.18	\$0.00	\$34,595.19	\$57,484.37	47.66:1
INLAND PROP ENTERPRISES	Developed	2.27	\$3,430.22	0.51%	\$2,805,082	\$28,865.78	\$0.00	\$35,421.60	\$64,287.37	43.63:1
JACK & SHANAZ LANGSON FAMILY FOUN	Developed	2.00	\$3,022.22	0.45%	\$4,328,381	\$25,432.40	\$0.00	\$54,657.29	\$80,089.69	54.04:1
RIVERSIDE SYCAMORE	Developed	44.81	\$67,713.18	10.07%	\$59,280,933	\$569,815.78	\$0.00	\$748,578.97	\$1,318,394.75	44.96:1
LBA NCC2-COMPANY XI	Developed	4.26	\$6,437.36	0.96%	\$9,161,741	\$54,171.27	\$0.00	\$115,691.27	\$169,862.55	53.94:1
ROSS DRESS FOR LESS	Developed	18.86	\$28,499.68	4.24%	\$24,306,111	\$239,828.75	\$0.00	\$306,929.10	\$546,757.85	44.45:1
SV PARTNERS SOUTH 1	Developed	9.60	\$14,506.72	2.16%	\$11,090,651	\$122,076.06	\$0.00	\$140,048.88	\$262,124.93	42.31:1
SV PARTNERS SOUTH I	Developed	6.95	\$10,502.26	1.56%	\$10,104,042	\$88,377.97	\$0.00	\$127,590.32	\$215,968.29	46.78:1
SYCAMORE 7240	Developed	3.46	\$5,228.46	0.78%	\$3,284,519	\$43,998.21	\$0.00	\$41,475.76	\$85,473.98	38.43:1
TAA ENTERPRISES	Developed	1.83	\$2,765.34	0.41%	\$3,116,889	\$23,270.72	\$0.00	\$39,358.99	\$62,629.71	49.77:1
XIANG KUN INV USA INC	Developed	1.45	\$2,191.12	0.33%	\$1,631,452	\$18,438.58	\$0.00	\$20,601.41	\$39,039.99	41.79:1
6030 SC HOLDINGS	Developed	0.95	\$1,435.56	0.21%	\$312,004	\$12,080.44	\$0.00	\$3,939.88	\$16,020.31	19.48:1
6030 SC HOLDINGS	Developed	6.86	\$10,366.26	1.54%	\$5,866,502	\$87,233.51	\$0.00	\$74,080.14	\$161,313.66	36.37:1
<b>6030 SC HOLDINGS TOTAL</b>		<b>7.81</b>	<b>\$11,801.82</b>	<b>1.75%</b>	<b>\$6,178,506</b>	<b>\$99,313.95</b>	<b>\$0.00</b>	<b>\$78,020.02</b>	<b>\$177,333.97</b>	<b>34.84:1</b>

**The City of Riverside**  
**Community Facilities District 92-1**  
**Official Statement Table 7**  
**Property Ownership Summary**

Owner	Development Status	Net Acres	Annual Special Tax	% of Annual Special Tax	Total Assessed Value <sup>(1)</sup>	CFD Lien <sup>(2)</sup> @ \$5,660,000.00	Assessment District Balance	Obligation Overlapping	Overlapping Debt	Value-to-Lien
CLPF SYCAMORE	Developed	10.70	\$16,168.96	2.40%	\$16,653,232	\$136,064.04	\$0.00	\$210,291.21	\$346,355.25	48.08:1
CLPF SYCAMORE	Developed	5.20	\$7,857.80	1.17%	\$10,626,160	\$66,124.47	\$0.00	\$134,183.45	\$200,307.92	53.05:1
CLPF SYCAMORE	Developed	7.09	\$10,713.82	1.59%	\$9,681,010	\$90,158.28	\$0.00	\$122,248.42	\$212,406.70	45.58:1
<b>CLPF SYCAMORE TOTAL</b>		<b>22.99</b>	<b>\$34,740.58</b>	<b>5.17%</b>	<b>\$36,960,402</b>	<b>\$292,346.79</b>	<b>\$0.00</b>	<b>\$466,723.08</b>	<b>\$759,069.87</b>	<b>48.69:1</b>
EDGEMONT COMMUNITY SERVICES DIST	Developed	18.17	\$38,190.40	5.68%	\$26,283,236	\$321,377.50	\$0.00	\$331,895.55	\$653,273.05	40.23:1
EDGEMONT COMMUNITY SERVICES DIST	Developed	20.45	\$42,982.58	6.39%	\$27,409,866	\$361,704.36	\$0.00	\$346,122.24	\$707,826.60	38.72:1
EDGEMONT COMMUNITY SERVICES DIST	Developed	3.84	\$8,071.04	1.20%	\$4,944,327	\$67,918.92	\$0.00	\$62,435.24	\$130,354.16	37.93:1
EDGEMONT COMMUNITY SERVICES DIST	Developed	1.60	\$3,362.94	0.50%	\$2,411,117	\$28,299.61	\$0.00	\$30,446.75	\$58,746.35	41.04:1
EDGEMONT COMMUNITY SERVICES DIST	Developed	6.72	\$14,124.34	2.10%	\$10,234,378	\$118,858.28	\$0.00	\$129,236.16	\$248,094.44	41.25:1
<b>EDGEMONT COMMUNITY SERVICES DIST TOTAL</b>		<b>50.78</b>	<b>\$106,731.30</b>	<b>15.87%</b>	<b>\$71,282,924</b>	<b>\$898,158.65</b>	<b>\$0.00</b>	<b>\$900,135.93</b>	<b>\$1,798,294.59</b>	<b>39.64:1</b>
IPT SYCAMORE IC	Developed	2.54	\$3,838.22	0.57%	\$7,633,479	\$32,299.15	\$0.00	\$96,392.91	\$128,692.07	59.32:1
IPT SYCAMORE IC	Developed	2.69	\$4,064.90	0.60%	\$8,565,050	\$34,206.70	\$0.00	\$108,156.47	\$142,363.16	60.16:1
IPT SYCAMORE IC	Developed	2.87	\$4,336.90	0.64%	\$8,124,159	\$36,495.61	\$0.00	\$102,589.05	\$139,084.66	58.41:1
<b>IPT SYCAMORE IC TOTAL</b>		<b>8.10</b>	<b>\$12,240.02</b>	<b>1.82%</b>	<b>\$24,322,688</b>	<b>\$103,001.46</b>	<b>\$0.00</b>	<b>\$307,138.43</b>	<b>\$410,139.89</b>	<b>59.30:1</b>
PANCAL SYCAMORE CREEK 258	Developed	12.20	\$18,435.62	2.74%	\$7,889,693	\$155,138.29	\$0.00	\$99,628.29	\$254,766.59	30.97:1
PANCAL SYCAMORE CANYON 257	Developed	28.90	\$43,671.30	6.49%	\$38,143,686	\$367,500.03	\$0.00	\$481,665.18	\$849,165.21	44.92:1
<b>PANCAL SYCAMORE CANYON 257 TOTAL</b>		<b>41.10</b>	<b>\$62,106.92</b>	<b>9.23%</b>	<b>\$46,033,379</b>	<b>\$522,638.32</b>	<b>\$0.00</b>	<b>\$581,293.47</b>	<b>\$1,103,931.80</b>	<b>41.70:1</b>
BRE SPACE SYCAMORE CANYON	Developed	24.02	\$13,343.66	1.98%	\$38,130,986	\$112,288.74	\$0.00	\$481,504.81	\$593,793.55	64.22:1
BRE SPACE SYCAMORE CANYON	Developed	20.88	\$11,599.32	1.72%	\$19,270,328	\$97,609.88	\$0.00	\$243,338.99	\$340,948.87	56.52:1
<b>BRE SPACE SYCAMORE CANYON TOTAL</b>		<b>44.90</b>	<b>\$24,942.98</b>	<b>3.71%</b>	<b>\$57,401,314</b>	<b>\$209,898.63</b>	<b>\$0.00</b>	<b>\$724,843.80</b>	<b>\$934,742.42</b>	<b>61.41:1</b>
SYCAMORE III	Developed	4.06	\$6,135.12	0.91%	\$3,949,701	\$51,627.88	\$0.00	\$49,875.45	\$101,503.33	38.91:1
SYCAMORE III	Developed	8.02	\$12,119.16	1.80%	\$12,798,406	\$101,984.41	\$0.00	\$161,613.81	\$263,598.22	48.55:1
SYCAMORE III	Undeveloped	2.31	\$3,490.68	0.52%	\$413,711	\$29,374.56	\$0.00	\$5,224.20	\$34,598.75	11.96:1
<b>SYCAMORE III TOTAL</b>		<b>14.39</b>	<b>\$21,744.96</b>	<b>3.23%</b>	<b>\$17,161,818</b>	<b>\$182,986.85</b>	<b>\$0.00</b>	<b>\$216,713.46</b>	<b>\$399,700.31</b>	<b>42.94:1</b>
TA LANCE DRIVE	Undeveloped	1.44	\$544.00	0.08%	\$1,077,043	\$4,577.84	\$0.00	\$13,600.52	\$18,178.36	59.25:1
TA LANCE DRIVE	Developed	47.62	\$17,989.84	2.67%	\$128,610,744	\$151,386.99	\$0.00	\$1,624,051.67	\$1,775,438.66	72.44:1
TA LANCE DRIVE	Undeveloped	4.10	\$1,548.88	0.23%	\$3,067,452	\$13,034.04	\$0.00	\$38,734.72	\$51,768.75	59.25:1
<b>TA LANCE DRIVE TOTAL</b>		<b>53.16</b>	<b>\$20,082.72</b>	<b>2.99%</b>	<b>\$132,755,239</b>	<b>\$168,998.87</b>	<b>\$0.00</b>	<b>\$1,676,386.91</b>	<b>\$1,845,385.78</b>	<b>71.94:1</b>
SYCCANYONS & SIERRA CO	Developed	17.47	\$26,399.22	3.92%	\$33,812,219	\$222,153.09	\$0.00	\$426,968.92	\$649,122.01	52.09:1
SYCCANYONS & SIERRA CO	Developed	17.38	\$26,263.22	3.90%	\$39,161,553	\$221,008.63	\$0.00	\$494,518.45	\$715,527.08	54.73:1
<b>SYCCANYONS &amp; SIERRA CO TOTAL</b>		<b>34.85</b>	<b>\$52,662.44</b>	<b>7.83%</b>	<b>\$72,973,772</b>	<b>\$443,161.72</b>	<b>\$0.00</b>	<b>\$921,487.37</b>	<b>\$1,364,649.09</b>	<b>53.47:1</b>
<b>GRAND TOTAL</b>		<b>509.24</b>	<b>\$672,597.38</b>	<b>100.00%</b>	<b>\$832,373,771</b>	<b>\$5,660,000.00</b>	<b>\$0.00</b>	<b>\$10,510,926.00</b>	<b>\$16,170,926.00</b>	<b>51.47:1</b>

<sup>(1)</sup> Per the Continuing Disclosure Agreement, Assessed Values (AV) are as shown on the assessment roll of the Riverside County Assessor last equalized in August 2021 and which may or may not accurately reflect true market value.

<sup>(2)</sup> CFD Lien is determined by the Bonds Outstanding as of September 30, 2022.

<sup>(3)</sup> Only a portion of this parcel (8.40 out of 30.19 acres) is taxable and the remaining 21.79 acres are in Zone 8, which is exempt from the Special Tax.

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**APPENDIX C**  
**CDIAC Yearly Fiscal Status Report**





Information as of Reporting Year End: 06/30/2022

## Issuance

Issuer Name:	Riverside CFD No 92-1
Issue Name:	2005 Special Tax Bonds
Project Name:	Sycamore Canyon Business Park Series A
Actual Sale Date:	06/28/2005
Settlement Date:	07/14/2005
Original Principal Amount:	\$9,700,000.00
Date of Filing:	10/24/2022
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$653,280.00

### Credit Rating from Report of Final Sale

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

### Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

### Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	



Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$5,990,000.00
Bond Reserve Fund:	\$653,786.41
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	08/20/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$829,477,414.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$671,861.30
Total Amount of Unpaid Special Taxes Annually:	\$3,139.68
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	08/20/2022
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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## Retired Issues





## MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,  
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-1103  
10/24/2022

Indicate Reason for Retirement:

Not Retired

### Filing Contact

Filing Contact Name:

Karen Hessell

Agency/Organization Name:

Riverside

Address:

3900 Main St

City:

Riverside

State:

CA

Zip Code:

92522

Telephone:

951-8263917

Fax Number:

E-mail:

khessell@riversideca.gov

### Comments

Issuer Comments:

## APPENDIX D

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### Disclosure Certificate Reference Guide



## Appendix D. Disclosure Certificate Reference Guide

SECTION 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference:

Requirements	Page Number / Reference
(a) Financial Statements	Page 1
(b) Financial and Operating Data. The Annual Report shall contain or incorporate by reference the following information:	Page 1
(i) the principal amount of Bonds outstanding as of September 30 of each year;	Page 1
(ii) the balance in each fund under the Fiscal Agent Agreement as of the June 30 preceding the filing of the Annual Report, including the Reserve Account and a statement of the Reserve Requirement;	Page 1 & 2 Table 1-1
(iii) an update of Tables 6 and 7 in the Official Statement for the Bonds based on the assessed values and ownership within the District as shown on the assessment roll of the Riverside County Assessor last equalized prior to the June 30 next preceding the Annual Report Date and the Special Tax levy for the fiscal year in which the Annual Report is being filed; provided that Table 2 need not be updated once the land within the District is substantially (approximately 90%) developed;	Appendix A Appendix B
(iv) A summary of the Special Taxes levied on Taxable Property (as defined in the Rate and Method) within the District and the assessed value of such land, as shown on the assessment roll of the Riverside County Assessor last equalized prior to the June 30 next preceding the Annual Report Date.	Page 3 Table 2-1
(v) any changes to the Rate and Method of Apportionment of the Special Tax approved or submitted to the electors for approval prior to the filing of the Annual Report;	Page 3
(vi) the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes;	Page 4
(vii) the identity of any property owner whose delinquent special taxes represent more than 5% of the amount levied and the value-to-lien ratios of the applicable properties, and amount and date of payment of delinquent Special Taxes; and	Page 4
(viii) any information not already included under (i) through (vi) above that the Issuer is required to file in its annual report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.	Appendix C



3788 McCray St.  
Riverside, CA 92506  
951.200.8600



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