



# Annual Continuing Disclosure Report

Fiscal Year Ending June 30, 2019

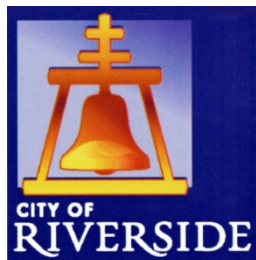
**City of Riverside**

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

**(Sycamore Canyon Business Park)**

Special Tax Bonds, 2005 Series A

Prepared for



March 2020



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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, 2019.

## 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 improvements to serve 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 2018-19

The City of Riverside's Fiscal Year 2018-19 Audited Financial Statements were submitted on December 27, 2019 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 \$9,700,000.00 with interest rates ranging from 3.250% to 5.300% were issued on July 14, 2005 to refund outstanding 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, 2019 is \$6,615,000.00.

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 all of the District Bonds then outstanding.

Table 1-1  
Fund Balances  
as of June 30, 2019

Account	Balance
Special Tax Fund	\$543,481.67
Reserve Fund	\$663,983.30
Administration Exp.	\$13,818.72
<b>Total</b>	<b>\$1,221,283.69</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. **The Reserve Fund Requirement as of June 30, 2019 was \$653,280.00. The balance in the Reserve Fund as of June 30, 2019 was \$663,983.30.**

## 2. Property Information

### Updated Official Statement Tables 6 and 7

Please refer to Appendix 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 2018-19

Special Tax Rate Area	Special Tax By Special Tax Rate Area FY 2018-19	Assessed Value By Special Tax Rate Area FY 2018-19
1	\$27,031.72	\$20,768,375
2	\$24,661.98	\$36,378,931
3	\$283,115.48	\$245,480,833
4	\$189,077.38	\$179,557,667
5	\$9,412.78	\$28,200,000
6	\$26,579.90	\$25,052,117
7	\$105,528.86	\$67,508,795
8 <sup>(2)</sup>	Not Applicable	Not Applicable
<b>Total</b>	<b>\$665,408.10</b>	<b>\$602,946,718</b>

<sup>(2)</sup> All Property in Special Tax Rate Area 8 is exempt from the Special Tax.  
Currently, there are no properties assigned to this Tax Rate Area.

### Rate and Method of Apportionment Changes

There have been no 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 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 2018 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.

## **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 <sup>(1)</sup> @ \$6,615,000.00	Assessment District Balance	General Obligation Overlapping Debt	Total Direct and Overlapping Debt	Value-to-Lien
1560 SIERRA RIDGE	Developed	19.70	\$50,747.20	\$22,657,640	\$292,778.44	\$0.00	\$298,143.78	\$590,922.22	38.34:1
1725 SIERRA RIDGE D	Developed	5.20	\$13,395.20	\$6,402,650	\$77,281.48	\$0.00	\$84,250.18	\$161,531.66	39.64:1
22 SYCAMORE CANYON	Developed	8.00	\$20,608.00	\$9,401,965	\$118,894.67	\$0.00	\$123,717.10	\$242,611.77	38.75:1
6030 SC HOLDINGS	Developed	0.95	\$2,447.20	\$302,751	\$14,118.74	\$0.00	\$3,983.79	\$18,102.54	16.72:1
6030 SC HOLDINGS	Developed	6.86	\$17,671.36	\$5,692,500	\$101,952.18	\$0.00	\$74,905.57	\$176,857.75	32.19:1
6676 LANCE DRIVE PR	Developed	3.39	\$8,732.64	\$5,346,187	\$50,381.66	\$0.00	\$70,348.56	\$120,730.22	44.28:1
ACPR1	Developed	2.66	\$6,852.16	\$4,715,000	\$39,532.49	\$0.00	\$62,043.00	\$101,575.48	46.42:1
BAO THIEN	Developed	4.41	\$11,360.16	\$5,629,918	\$65,540.66	\$0.00	\$74,082.08	\$139,622.74	40.32:1
BEACH CENTER	Developed	2.32	\$5,976.32	\$4,717,897	\$34,479.42	\$0.00	\$62,081.12	\$96,560.54	48.86:1
BPREP CANYON COMMER	Developed	16.31	\$42,014.56	\$29,371,977	\$242,396.78	\$0.00	\$386,495.34	\$628,892.13	46.70:1
CACHAT MICHAEL V	Developed	3.44	\$8,861.44	\$4,139,537	\$51,124.70	\$0.00	\$54,470.69	\$105,595.38	39.20:1
CAROB PROP	Developed	2.08	\$5,358.08	\$2,640,005	\$30,912.63	\$0.00	\$34,738.88	\$65,651.51	40.21:1
CARRIER SALES & DIS	Developed	3.90	\$10,046.40	\$5,817,062	\$57,961.06	\$0.00	\$76,544.64	\$134,505.70	43.25:1
CENTERPOINT PROP TR	Developed	5.52	\$14,219.52	\$7,009,248	\$82,037.33	\$0.00	\$92,232.19	\$174,269.52	40.22:1
CGU CAPITAL GROUP	Developed	7.61	\$19,603.36	\$10,675,296	\$113,098.57	\$0.00	\$140,472.40	\$253,570.97	42.10:1
CLPF SYCAMORE	Developed	10.70	\$27,563.20	\$16,159,290	\$159,021.79	\$0.00	\$212,634.32	\$371,656.11	43.48:1
CLPF SYCAMORE	Developed	7.09	\$18,263.84	\$9,393,868	\$105,370.56	\$0.00	\$123,610.55	\$228,981.11	41.02:1
CLPF SYCAMORE	Developed	5.20	\$13,395.20	\$9,765,000	\$77,281.48	\$0.00	\$128,494.14	\$205,775.62	47.45:1
CORNERSTONE ON 8TH	Developed	4.07	\$10,484.32	\$2,543,702	\$60,487.59	\$0.00	\$33,471.66	\$93,959.26	27.07:1
EDGEMONT COMMUNITY	Developed	18.17	\$65,103.11	\$25,503,663	\$375,602.82	\$0.00	\$335,593.58	\$711,196.40	35.86:1
EDGEMONT COMMUNITY	Developed	20.45	\$73,272.35	\$26,596,876	\$422,734.05	\$0.00	\$349,978.78	\$772,712.83	34.42:1
EDGEMONT COMMUNITY	Developed	3.84	\$13,758.72	\$4,620,000	\$79,378.76	\$0.00	\$60,792.93	\$140,171.69	32.96:1
EDGEMONT COMMUNITY	Developed	1.60	\$5,732.80	\$2,339,604	\$33,074.45	\$0.00	\$30,786.01	\$63,860.46	36.64:1
EDGEMONT COMMUNITY	Developed	6.72	\$24,077.76	\$9,930,823	\$138,912.94	\$0.00	\$130,676.15	\$269,589.09	36.84:1
FIRST INDUSTRIAL	Developed	8.05	\$20,736.80	\$15,918,453	\$119,637.91	\$0.00	\$209,465.23	\$329,103.14	48.37:1
FORCE 1730 EASTRIDG	Developed	10.64	\$27,408.64	\$18,647,596	\$158,130.14	\$0.00	\$245,377.05	\$403,507.19	46.21:1
FOUR SEASON REAL ES <sup>(2)</sup>	Developed	8.40	\$16,228.80	\$28,764,000	\$93,629.54	\$0.00	\$378,495.19	\$472,124.73	60.92:1
HAYES ROBERT M	Developed	1.80	\$4,636.80	\$2,658,382	\$26,751.21	\$0.00	\$34,980.70	\$61,731.91	43.06:1
INLAND PROP ENTERPR	Developed	2.27	\$5,847.52	\$2,721,884	\$33,736.38	\$0.00	\$35,816.30	\$69,552.68	39.13:1
IPT SYCAMORE IC	Developed	2.54	\$6,543.04	\$5,189,514	\$37,748.99	\$0.00	\$68,286.96	\$106,035.95	48.94:1

**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 <sup>(1)</sup> @ \$6,615,000.00	Assessment District Balance	General Obligation Overlapping Debt	Total Direct and Overlapping Debt	Value-to-Lien
IPT SYCAMORE IC	Developed	2.69	\$6,929.44	\$5,700,350	\$39,978.31	\$0.00	\$75,008.87	\$114,987.18	49.57:1
IPT SYCAMORE IC	Developed	2.87	\$7,393.12	\$5,548,453	\$42,653.45	\$0.00	\$73,010.11	\$115,663.56	47.97:1
JACK & SHANAZ LANGS	Developed	2.00	\$5,152.00	\$4,200,000	\$29,723.57	\$0.00	\$55,266.30	\$84,989.87	49.42:1
PANCAL SYCAMORE CAN	Developed	28.90	\$74,446.40	\$37,012,325	\$429,507.65	\$0.00	\$487,031.95	\$916,539.60	40.38:1
PANCAL SYCAMORE CRE	Developed	12.20	\$31,427.20	\$7,655,682	\$181,314.56	\$0.00	\$100,738.38	\$282,052.94	27.14:1
RIVERSIDE SYCAMORE	Developed	44.81	\$115,430.56	\$57,522,629	\$665,959.72	\$0.00	\$756,919.70	\$1,422,879.42	40.43:1
ROCHESTER MIDLAND C	Developed	4.26	\$10,973.76	\$4,529,628	\$63,311.34	\$0.00	\$59,603.75	\$122,915.10	36.85:1
ROSS DRESS FOR LESS	Developed	18.86	\$48,583.36	\$23,585,180	\$280,294.58	\$0.00	\$310,348.95	\$590,643.53	39.93:1
SPACE CENTER SYCAMO	Developed	24.02	\$22,746.94	\$18,407,746	\$131,235.06	\$0.00	\$242,220.95	\$373,456.00	49.29:1
SPACE CENTER SYCAMO	Developed	20.88	\$19,773.36	\$18,698,761	\$114,079.42	\$0.00	\$246,050.31	\$360,129.73	51.92:1
SV PARTNERS SOUTH 1	Developed	9.60	\$24,729.60	\$10,761,698	\$142,673.73	\$0.00	\$141,609.34	\$284,283.06	37.86:1
SV PARTNERS SOUTH I	Developed	6.95	\$17,903.20	\$9,804,352	\$103,289.85	\$0.00	\$129,011.96	\$232,301.81	42.21:1
SYCAMORE 7240	Developed	3.46	\$8,912.96	\$3,187,100	\$51,421.91	\$0.00	\$41,937.91	\$93,359.82	34.14:1
SYCAMORE CANYON DEV	Developed	47.62	\$30,667.28	\$36,177,602	\$176,930.33	\$0.00	\$476,048.13	\$652,978.46	55.40:1
SYCAMORE III	Developed	4.06	\$10,458.56	\$3,832,552	\$60,338.98	\$0.00	\$50,431.18	\$110,770.17	34.60:1
SYCAMORE III	Developed	8.02	\$20,659.52	\$12,418,800	\$119,192.09	\$0.00	\$163,414.55	\$282,606.63	43.94:1
SYCCANYONS & SIERRA	Developed	17.47	\$45,002.72	\$32,525,019	\$259,636.49	\$0.00	\$427,985.09	\$687,621.59	47.30:1
SYCCANYONS & SIERRA	Developed	17.38	\$44,770.88	\$30,836,206	\$258,299.02	\$0.00	\$405,762.61	\$664,061.63	46.44:1
TAA ENTERPRISES	Developed	1.83	\$4,714.08	\$3,024,442	\$27,197.04	\$0.00	\$39,797.55	\$66,994.59	45.14:1
XIANG KUN INV USA I	Developed	1.45	\$3,735.20	\$1,583,063	\$21,549.54	\$0.00	\$20,830.96	\$42,380.50	37.35:1
Total Developed		483.22	\$1,125,356.64	\$632,283,876	\$6,492,576.04	\$0.00	\$8,319,997.41	\$14,812,573.45	42.69:1
AD SYCAMORE OWNER	Undeveloped	18.17	\$11,701.48	\$9,461,500	\$67,509.86	\$0.00	\$124,500.49	\$192,010.36	49.28:1
SYCAMORE CANYON DEV	Undeveloped	4.10	\$2,640.40	\$1,364,796	\$15,233.21	\$0.00	\$17,958.86	\$33,192.07	41.12:1
SYCAMORE III	Undeveloped	2.31	\$5,950.56	\$401,441	\$34,330.81	\$0.00	\$5,282.42	\$39,613.23	10.13:1
SYCAMORE VII	Undeveloped	1.44	\$927.36	\$191,951	\$5,350.08	\$0.00	\$2,525.81	\$7,875.90	24.37:1
Total Undeveloped		26.02	\$21,219.80	\$11,419,688	\$122,423.96	\$0.00	\$150,267.59	\$272,691.55	41.88:1
Grand Total		509.24	\$1,146,576.44	\$643,703,564	\$6,615,000.00	\$0.00	\$8,470,265.00	\$15,085,265.00	42.67:1

<sup>(1)</sup> CFD Lien is determined by the Bonds Outstanding as of September 30, 2019.

<sup>(2)</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 B**  
**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	CFD Lien <sup>(1)</sup> @ \$6,615,000.00	Assessment District	General Obligation	Total Direct and Overlapping	Value-to-Lien
FIRST INDUSTRIAL	Developed	8.05	\$12,124.16	1.81%	\$15,918,453	\$119,637.91	\$0.00	\$209,465.23	\$329,103.14	48.37:1
RIVERSIDE SYCAMORE	Developed	44.81	\$67,488.66	10.07%	\$57,522,629	\$665,959.72	\$0.00	\$756,919.70	\$1,422,879.42	40.43:1
CLPF SYCAMORE	Developed	10.70	\$16,115.34	2.40%	\$16,159,290	\$159,021.79	\$0.00	\$212,634.32	\$371,656.11	43.48:1
CLPF SYCAMORE	Developed	7.09	\$10,678.30	1.59%	\$9,393,868	\$105,370.56	\$0.00	\$123,610.55	\$228,981.11	41.02:1
		<b>70.65</b>	<b>\$106,406.46</b>	<b>15.87%</b>	<b>\$98,994,240</b>	<b>\$1,049,989.97</b>	<b>\$0.00</b>	<b>\$1,302,629.80</b>	<b>\$2,352,619.77</b>	<b>42.08:1</b>
SPACE CENTER SYCAMO	Developed	24.02	\$13,299.42	1.98%	\$18,407,746	\$131,235.06	\$0.00	\$242,220.95	\$373,456.00	49.29:1
SPACE CENTER SYCAMO	Developed	20.88	\$11,560.86	1.72%	\$18,698,761	\$114,079.42	\$0.00	\$246,050.31	\$360,129.73	51.92:1
		<b>44.90</b>	<b>\$24,860.28</b>	<b>3.71%</b>	<b>\$37,106,507</b>	<b>\$245,314.47</b>	<b>\$0.00</b>	<b>\$488,271.26</b>	<b>\$733,585.73</b>	<b>50.58:1</b>
EDGEMONT COMMUNITY	Developed	18.17	\$38,063.76	5.68%	\$25,503,663	\$375,602.82	\$0.00	\$335,593.58	\$711,196.40	35.86:1
EDGEMONT COMMUNITY	Developed	20.45	\$42,840.06	6.39%	\$26,596,876	\$422,734.05	\$0.00	\$349,978.78	\$772,712.83	34.42:1
EDGEMONT COMMUNITY	Developed	3.84	\$8,044.28	1.20%	\$4,620,000	\$79,378.76	\$0.00	\$60,792.93	\$140,171.69	32.96:1
EDGEMONT COMMUNITY	Developed	1.60	\$3,351.78	0.50%	\$2,339,604	\$33,074.45	\$0.00	\$30,786.01	\$63,860.46	36.64:1
EDGEMONT COMMUNITY	Developed	6.72	\$14,077.50	2.10%	\$9,930,823	\$138,912.94	\$0.00	\$130,676.15	\$269,589.09	36.84:1
		<b>50.78</b>	<b>\$106,377.38</b>	<b>15.87%</b>	<b>\$68,990,966</b>	<b>\$1,049,703.02</b>	<b>\$0.00</b>	<b>\$907,827.45</b>	<b>\$1,957,530.47</b>	<b>35.24:1</b>
PANCAL SYCAMORE CRE	Developed	12.20	\$18,374.50	2.74%	\$7,655,682	\$181,314.56	\$0.00	\$100,738.38	\$282,052.94	27.14:1
PANCAL SYCAMORE CAN	Developed	28.90	\$43,526.50	6.49%	\$37,012,325	\$429,507.65	\$0.00	\$487,031.95	\$916,539.60	40.38:1
		<b>41.10</b>	<b>\$61,901.00</b>	<b>9.23%</b>	<b>\$44,668,007</b>	<b>\$610,822.21</b>	<b>\$0.00</b>	<b>\$587,770.33</b>	<b>\$1,198,592.54</b>	<b>37.27:1</b>
JACK & SHANAZ LANGS	Developed	2.00	\$3,012.20	0.45%	\$4,200,000	\$29,723.57	\$0.00	\$55,266.30	\$84,989.87	49.42:1
ROCHESTER MIDLAND C	Developed	4.26	\$6,416.00	0.96%	\$4,529,628	\$63,311.34	\$0.00	\$59,603.75	\$122,915.10	36.85:1
22 SYCAMORE CANYON	Developed	8.00	\$12,048.84	1.80%	\$9,401,965	\$118,894.67	\$0.00	\$123,717.10	\$242,611.77	38.75:1
CORNERSTONE ON 8TH	Developed	4.07	\$6,129.84	0.91%	\$2,543,702	\$60,487.59	\$0.00	\$33,471.66	\$93,959.26	27.07:1
SYCAMORE 7240	Developed	3.46	\$5,211.12	0.78%	\$3,187,100	\$51,421.91	\$0.00	\$41,937.91	\$93,359.82	34.14:1
XIANG KUN INV USA I	Developed	1.45	\$2,183.84	0.33%	\$1,583,063	\$21,549.54	\$0.00	\$20,830.96	\$42,380.50	37.35:1
HAYES ROBERT M	Developed	1.80	\$2,710.98	0.40%	\$2,658,382	\$26,751.21	\$0.00	\$34,980.70	\$61,731.91	43.06:1

**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	CFD Lien <sup>(1)</sup> @ \$6,615,000.00	Assessment District	General Obligation	Total Direct and Overlapping	Value-to-Lien
CAROB PROP	Developed	2.08	\$3,132.70	0.47%	\$2,640,005	\$30,912.63	\$0.00	\$34,738.88	\$65,651.51	40.21:1
INLAND PROP ENTERPR	Developed	2.27	\$3,418.86	0.51%	\$2,721,884	\$33,736.38	\$0.00	\$35,816.30	\$69,552.68	39.13:1
TAA ENTERPRISES	Developed	1.83	\$2,756.16	0.41%	\$3,024,442	\$27,197.04	\$0.00	\$39,797.55	\$66,994.59	45.14:1
CGU CAPITAL GROUP	Developed	7.61	\$11,461.46	1.71%	\$10,675,296	\$113,098.57	\$0.00	\$140,472.40	\$253,570.97	42.10:1
CENTERPOINT PROP TR	Developed	5.52	\$8,313.70	1.24%	\$7,009,248	\$82,037.33	\$0.00	\$92,232.19	\$174,269.52	40.22:1
SV PARTNERS SOUTH I	Developed	6.95	\$10,467.44	1.56%	\$9,804,352	\$103,289.85	\$0.00	\$129,011.96	\$232,301.81	42.21:1
1560 SIERRA RIDGE	Developed	19.70	\$29,670.30	4.43%	\$22,657,640	\$292,778.44	\$0.00	\$298,143.78	\$590,922.22	38.34:1
SYCCANYONS & SIERRA	Developed	17.47	\$26,311.68	3.92%	\$32,525,019	\$259,636.49	\$0.00	\$427,985.09	\$687,621.59	47.30:1
SYCCANYONS & SIERRA	Developed	17.38	\$26,176.14	3.90%	\$30,836,206	\$258,299.02	\$0.00	\$405,762.61	\$664,061.63	46.44:1
		<b>34.85</b>	<b>\$52,487.82</b>	<b>7.83%</b>	<b>\$63,361,225</b>	<b>\$517,935.52</b>	<b>\$0.00</b>	<b>\$833,747.70</b>	<b>\$1,351,683.22</b>	<b>46.88:1</b>
CARRIER SALES & DIS	Developed	3.90	\$5,873.80	0.88%	\$5,817,062	\$57,961.06	\$0.00	\$76,544.64	\$134,505.70	43.25:1
BPREP CANYON COMMER	Developed	16.31	\$24,564.60	3.66%	\$29,371,977	\$242,396.78	\$0.00	\$386,495.34	\$628,892.13	46.70:1
ROSS DRESS FOR LESS	Developed	18.86	\$28,405.18	4.24%	\$23,585,180	\$280,294.58	\$0.00	\$310,348.95	\$590,643.53	39.93:1
1725 SIERRA RIDGE D	Developed	5.20	\$7,831.74	1.17%	\$6,402,650	\$77,281.48	\$0.00	\$84,250.18	\$161,531.66	39.64:1
SYCAMORE III	Developed	4.06	\$6,114.78	0.91%	\$3,832,552	\$60,338.98	\$0.00	\$50,431.18	\$110,770.17	34.60:1
FORCE 1730 EASTRIDG	Developed	10.64	\$16,024.98	2.39%	\$18,647,596	\$158,130.14	\$0.00	\$245,377.05	\$403,507.19	46.21:1
SYCAMORE III	Developed	8.02	\$12,078.98	1.80%	\$12,418,800	\$119,192.09	\$0.00	\$163,414.55	\$282,606.63	43.94:1
SYCAMORE III	Undeveloped	2.31	\$3,479.10	0.52%	\$401,441	\$34,330.81	\$0.00	\$5,282.42	\$39,613.23	10.13:1
		<b>10.33</b>	<b>\$15,558.08</b>	<b>2.32%</b>	<b>\$12,820,241</b>	<b>\$153,522.90</b>	<b>\$0.00</b>	<b>\$168,696.97</b>	<b>\$322,219.86</b>	<b>39.79:1</b>
BAO THIEN	Developed	4.41	\$6,641.92	0.99%	\$5,629,918	\$65,540.66	\$0.00	\$74,082.08	\$139,622.74	40.32:1
CACHAT MICHAEL V	Developed	3.44	\$5,181.00	0.77%	\$4,139,537	\$51,124.70	\$0.00	\$54,470.69	\$105,595.38	39.20:1

**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	CFD Lien <sup>(1)</sup> @ \$6,615,000.00	Assessment District	General Obligation	Total Direct and Overlapping	Value-to-Lien
CLPF SYCAMORE	Developed	5.20	\$7,831.74	1.17%	\$9,765,000	\$77,281.48	\$0.00	\$128,494.14	\$205,775.62	47.45:1
6676 LANCE DRIVE PR	Developed	3.39	\$5,105.70	0.76%	\$5,346,187	\$50,381.66	\$0.00	\$70,348.56	\$120,730.22	44.28:1
SV PARTNERS SOUTH 1	Developed	9.60	\$14,458.62	2.16%	\$10,761,698	\$142,673.73	\$0.00	\$141,609.34	\$284,283.06	37.86:1
ACPR1	Developed	2.66	\$4,006.24	0.60%	\$4,715,000	\$39,532.49	\$0.00	\$62,043.00	\$101,575.48	46.42:1
BEACH CENTER	Developed	2.32	\$3,494.16	0.52%	\$4,717,897	\$34,479.42	\$0.00	\$62,081.12	\$96,560.54	48.86:1
IPT SYCAMORE IC	Developed	2.54	\$3,825.50	0.57%	\$5,189,514	\$37,748.99	\$0.00	\$68,286.96	\$106,035.95	48.94:1
IPT SYCAMORE IC	Developed	2.69	\$4,051.42	0.60%	\$5,700,350	\$39,978.31	\$0.00	\$75,008.87	\$114,987.18	49.57:1
IPT SYCAMORE IC	Developed	2.87	\$4,322.52	0.64%	\$5,548,453	\$42,653.45	\$0.00	\$73,010.11	\$115,663.56	47.97:1
		<b>8.10</b>	<b>\$12,199.44</b>	<b>1.82%</b>	<b>\$16,438,317</b>	<b>\$120,380.75</b>	<b>\$0.00</b>	<b>\$216,305.93</b>	<b>\$336,686.69</b>	<b>48.82:1</b>
FOUR SEASON REAL ES <sup>(2)</sup>	Developed	8.40	\$9,488.46	1.42%	\$28,764,000	\$93,629.54	\$0.00	\$378,495.19	\$472,124.73	60.92:1
6030 SC HOLDINGS	Developed	0.95	\$1,430.80	0.21%	\$302,751	\$14,118.74	\$0.00	\$3,983.79	\$18,102.54	16.72:1
6030 SC HOLDINGS	Developed	6.86	\$10,331.88	1.54%	\$5,692,500	\$101,952.18	\$0.00	\$74,905.57	\$176,857.75	32.19:1
		<b>7.81</b>	<b>\$11,762.68</b>	<b>1.75%</b>	<b>\$5,995,251</b>	<b>\$116,070.92</b>	<b>\$0.00</b>	<b>\$78,889.36</b>	<b>\$194,960.29</b>	<b>30.75:1</b>
AD SYCAMORE OWNER	Undeveloped	18.17	\$6,841.48	1.02%	\$9,461,500	\$67,509.86	\$0.00	\$124,500.49	\$192,010.36	49.28:1
SYCAMORE VII	Undeveloped	1.44	\$542.18	0.08%	\$191,951	\$5,350.08	\$0.00	\$2,525.81	\$7,875.90	24.37:1
SYCAMORE CANYON DEV	Developed	47.62	\$17,930.20	2.67%	\$36,177,602	\$176,930.33	\$0.00	\$476,048.13	\$652,978.46	55.40:1
SYCAMORE CANYON DEV	Undeveloped	4.10	\$1,543.74	0.23%	\$1,364,796	\$15,233.21	\$0.00	\$17,958.86	\$33,192.07	41.12:1
		<b>51.72</b>	<b>\$19,473.94</b>	<b>2.90%</b>	<b>\$37,542,398</b>	<b>\$192,163.54</b>	<b>\$0.00</b>	<b>\$494,006.99</b>	<b>\$686,170.53</b>	<b>54.71:1</b>
<b>Grand Total</b>		<b>509.24</b>	<b>\$670,367.10</b>	<b>100.00%</b>	<b>\$643,703,564</b>	<b>\$6,615,000.00</b>	<b>\$0.00</b>	<b>\$8,470,265.00</b>	<b>\$15,085,265.00</b>	<b>42.67:1</b>

<sup>(1)</sup> CFD Lien is determined by the Bonds Outstanding as of September 30, 2019.

<sup>(2)</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**



Submitted:  
Tuesday, October 29, 2019  
3:35:02PM  
CDIAC #: 2005-1103

**STATE OF CALIFORNIA  
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

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

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Riverside CFD No 92-1

B. Project Name Sycamore Canyon Business Park

C. Name/ Title/ Series of Bond Issue Special Tax Bonds 2005 Ser A

D. Date of Bond Issue 6/28/2005

E. Original Principal Amount of Bonds \$9,700,000.00

F. Reserve Fund Minimum Balance Required Yes ☒ Amount \$653,280.00 No ☐

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$6,905,000.00

B. Bond Reserve Fund \$663,983.30

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 8/20/2019

☒ From Equalized Tax Roll

☐ From Appraisal of Property  
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$643,846,272.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$665,408.10

B. Total Amount of Unpaid Special Taxes Annually \$0.00

C. Does this agency participate in the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 8/20/2019

A. Total Number of Delinquent Parcels: 0

B. Total Amount of Taxes Due on Delinquent Parcels: \$0.00  
(Do not include penalties, penalty interest, etc.)

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

(Aggregate totals, if foreclosure commenced on same date)

(Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

Submitted:  
Tuesday, October 29, 2019  
3:35:02PM  
CDIAC #: 2005-1103

**STATE OF CALIFORNIA  
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

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

For Office Use Only
Fiscal Year _____

**VII. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

**VIII. NAME OF PARTY COMPLETING THIS FORM**

Name	Karen Hessell	
Title	Principal Management Analyst	
Firm/ Agency	City of Riverside	
Address	3900 Main St	
City/ State/ Zip	Riverside, CA 92522	
Phone Number	(951) 826-3917	Date of Report 10/29/2019
E-Mail	khessell@riversideca.gov	

**IX. ADDITIONAL COMMENTS:**

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**APPENDIX D**  
**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 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 2 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 2
(vi) the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes;	Page 3
(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 3
(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



[www.webbmfinance.com](http://www.webbmfinance.com)