

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk Department
City of Roseville
311 Vernon Street, Suite 208
Roseville, CA 95678
Telephone: (916) 774-5263



PLACER, County Recorder
RYAN RONCO
DOC- 2025-0017995-00
CREDIT CARD

THURSDAY, APR 3, 2025 03:39 PM
MIC \$3.00 | AUT \$10.00 | SBS \$9.00
ERD \$1.00 | SB2 \$0.00 | REC \$18.00
ADD \$0.00

Ttl Pd \$41.00 Rcpt # 03392465
CLK2L8K8V3/CG/1-10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SECOND AMENDMENT TO
NOTICE OF SPECIAL TAX LIEN**

CITY OF ROSEVILLE
AMORUSO RANCH COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
COUNTY OF PLACER, STATE OF CALIFORNIA

This Amendment amends the Amendment to Notice of Special Tax Lien recorded on March 12, 2025 as Document No. 2025-0013454.

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, et. seq., of the California Government Code (the "Act") with regard to the City of Roseville Amoruso Ranch Community Facilities District No. 1 (Public Facilities) (the "CFD"), the undersigned City Clerk of the City of Roseville (the "City"), County of Placer, State of California, hereby gives notice that an authorized change (the "Amendment") to the lien to secure payment of a special tax authorized to be levied by the City for the CFD, as set forth in the Rate and Method of Apportionment included as Exhibit B to the Amendment to Notice of Special Tax Lien recorded in the Office of the County Recorder of the County of Placer, State of California on March 12, 2025 as Document No. 2025-0013454 (the "First Amendment") has occurred.

The First Amendment amended an original Notice of Special Tax Lien recorded on June 29, 2023 as Document No. 2023-0033755-00.

The territory within the original boundary of the CFD and a designated future annexation area is set forth in the boundary map of the CFD heretofore recorded in the Placer County Recorder's Office on April 11, 2023 in Book 4 of Maps of Assessment and Community Facilities Districts at Page 83 as Document No. 2023-0018570.

The territory of the CFD affected by this amendment are those parcels set forth in Exhibit A hereto, which exhibit lists the assessor's tax parcel(s) numbers and name(s) of the owner(s)

thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City. This listing is unchanged from that shown in the First Amendment.

The Amendment is as follows: Attachments 2, 3, and 4 to the Rate and Method of Apportionment included as Exhibit B to the First Amendment are revised. The revised attachments are set forth as Exhibit B hereto.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Chief Financial Officer, City of Roseville, 311 Vernon Street, Roseville, CA 95678, telephone number (916) 774-5319.

Dated: As of March 28, 2025

By: 
Carmen Avalos
City Clerk of the City of Roseville

EXHIBIT A - Property Owners and Parcel Numbers

EXHIBIT B –Attachments 2, 3 & 4 to Rate and Method of Apportionment

EXHIBIT A

CITY OF ROSEVILLE
AMORUSO RANCH COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
COUNTY OF PLACER, STATE OF CALIFORNIA

Annexation No. 1

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

<u>APN</u>	<u>Owner of Record</u>
496-780-001-000	BROOKFIELD SUNSET LLC
496-780-002-000	BROOKFIELD SUNSET LLC
496-780-003-000	BROOKFIELD SUNSET LLC
496-780-004-000	BROOKFIELD SUNSET LLC
496-780-005-000	BROOKFIELD SUNSET LLC
496-780-006-000	BROOKFIELD SUNSET LLC
496-780-007-000	BROOKFIELD SUNSET LLC
496-780-008-000	BROOKFIELD SUNSET LLC
496-780-009-000	BROOKFIELD SUNSET LLC
496-780-010-000	BROOKFIELD SUNSET LLC
496-780-011-000	BROOKFIELD SUNSET LLC
496-780-012-000	BROOKFIELD SUNSET LLC
496-780-013-000	BROOKFIELD SUNSET LLC
496-780-014-000	BROOKFIELD SUNSET LLC
496-780-015-000	BROOKFIELD SUNSET LLC
496-780-016-000	BROOKFIELD SUNSET LLC
496-780-017-000	BROOKFIELD SUNSET LLC
496-780-018-000	BROOKFIELD SUNSET LLC
496-780-019-000	BROOKFIELD SUNSET LLC
496-780-020-000	BROOKFIELD SUNSET LLC
496-780-021-000	BROOKFIELD SUNSET LLC
496-780-022-000	BROOKFIELD SUNSET LLC
496-780-023-000	BROOKFIELD SUNSET LLC
496-780-024-000	BROOKFIELD SUNSET LLC
496-780-025-000	BROOKFIELD SUNSET LLC
496-780-026-000	BROOKFIELD SUNSET LLC
496-780-027-000	BROOKFIELD SUNSET LLC
496-780-028-000	BROOKFIELD SUNSET LLC
496-780-029-000	BROOKFIELD SUNSET LLC
496-780-030-000	BROOKFIELD SUNSET LLC
496-780-031-000	BROOKFIELD SUNSET LLC
496-780-032-000	BROOKFIELD SUNSET LLC
496-780-033-000	BROOKFIELD SUNSET LLC
496-780-034-000	BROOKFIELD SUNSET LLC
496-780-035-000	BROOKFIELD SUNSET LLC

<u>APN</u>	<u>Owner of Record</u>
496-790-001-000	BROOKFIELD SUNSET LLC
496-790-002-000	BROOKFIELD SUNSET LLC
496-790-003-000	BROOKFIELD SUNSET LLC
496-790-004-000	BROOKFIELD SUNSET LLC
496-790-005-000	BROOKFIELD SUNSET LLC
496-790-006-000	BROOKFIELD SUNSET LLC
496-790-007-000	BROOKFIELD SUNSET LLC
496-790-008-000	BROOKFIELD SUNSET LLC
496-790-009-000	BROOKFIELD SUNSET LLC
496-790-010-000	BROOKFIELD SUNSET LLC
496-790-011-000	BROOKFIELD SUNSET LLC
496-790-012-000	BROOKFIELD SUNSET LLC
496-790-013-000	BROOKFIELD SUNSET LLC
496-790-014-000	BROOKFIELD SUNSET LLC
496-790-015-000	BROOKFIELD SUNSET LLC
496-790-016-000	BROOKFIELD SUNSET LLC
496-790-017-000	BROOKFIELD SUNSET LLC
496-790-018-000	BROOKFIELD SUNSET LLC
496-790-019-000	BROOKFIELD SUNSET LLC
496-790-020-000	BROOKFIELD SUNSET LLC
496-790-021-000	BROOKFIELD SUNSET LLC
496-790-022-000	BROOKFIELD SUNSET LLC
496-790-023-000	BROOKFIELD SUNSET LLC
496-790-024-000	BROOKFIELD SUNSET LLC
496-790-025-000	BROOKFIELD SUNSET LLC
496-790-026-000	BROOKFIELD SUNSET LLC
496-790-027-000	BROOKFIELD SUNSET LLC
496-790-028-000	BROOKFIELD SUNSET LLC
496-790-029-000	BROOKFIELD SUNSET LLC
496-790-030-000	BROOKFIELD SUNSET LLC
496-790-031-000	BROOKFIELD SUNSET LLC
496-790-032-000	BROOKFIELD SUNSET LLC
496-790-033-000	BROOKFIELD SUNSET LLC
496-790-034-000	BROOKFIELD SUNSET LLC
496-790-035-000	BROOKFIELD SUNSET LLC
496-790-036-000	BROOKFIELD SUNSET LLC
496-790-037-000	BROOKFIELD SUNSET LLC
496-790-038-000	BROOKFIELD SUNSET LLC
496-790-039-000	BROOKFIELD SUNSET LLC
496-790-040-000	BROOKFIELD SUNSET LLC
496-790-041-000	BROOKFIELD SUNSET LLC
496-790-042-000	BROOKFIELD SUNSET LLC
496-790-043-000	BROOKFIELD SUNSET LLC
496-790-044-000	BROOKFIELD SUNSET LLC
496-790-045-000	BROOKFIELD SUNSET LLC
496-790-046-000	BROOKFIELD SUNSET LLC
496-790-047-000	BROOKFIELD SUNSET LLC
496-790-048-000	BROOKFIELD SUNSET LLC

<u>APN</u>	<u>Owner of Record</u>
496-790-049-000	BROOKFIELD SUNSET LLC
496-790-050-000	BROOKFIELD SUNSET LLC
496-790-051-000	BROOKFIELD SUNSET LLC
496-790-052-000	BROOKFIELD SUNSET LLC
496-790-053-000	BROOKFIELD SUNSET LLC
496-790-054-000	BROOKFIELD SUNSET LLC
496-790-055-000	BROOKFIELD SUNSET LLC
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496-790-065-000	BROOKFIELD SUNSET LLC
496-790-066-000	BROOKFIELD SUNSET LLC
496-790-067-000	BROOKFIELD SUNSET LLC
496-790-068-000	BROOKFIELD SUNSET LLC
496-790-069-000	BROOKFIELD SUNSET LLC
496-790-070-000	BROOKFIELD SUNSET LLC
496-790-071-000	BROOKFIELD SUNSET LLC
496-790-072-000	BROOKFIELD SUNSET LLC
496-790-073-000	BROOKFIELD SUNSET LLC
496-790-074-000	BROOKFIELD SUNSET LLC
496-790-075-000	BROOKFIELD SUNSET LLC
496-790-076-000	BROOKFIELD SUNSET LLC
496-790-077-000	BROOKFIELD SUNSET LLC
496-790-078-000	BROOKFIELD SUNSET LLC
496-790-079-000	BROOKFIELD SUNSET LLC
496-800-001-000	BROOKFIELD SUNSET LLC
496-800-002-000	BROOKFIELD SUNSET LLC
496-800-003-000	BROOKFIELD SUNSET LLC
496-800-004-000	BROOKFIELD SUNSET LLC
496-800-005-000	BROOKFIELD SUNSET LLC
496-800-006-000	BROOKFIELD SUNSET LLC
496-800-007-000	BROOKFIELD SUNSET LLC
496-800-008-000	BROOKFIELD SUNSET LLC
496-800-009-000	BROOKFIELD SUNSET LLC
496-800-010-000	BROOKFIELD SUNSET LLC
496-800-011-000	BROOKFIELD SUNSET LLC
496-800-012-000	BROOKFIELD SUNSET LLC
496-800-013-000	BROOKFIELD SUNSET LLC
496-800-014-000	BROOKFIELD SUNSET LLC
496-800-015-000	BROOKFIELD SUNSET LLC
496-800-016-000	BROOKFIELD SUNSET LLC
496-800-017-000	BROOKFIELD SUNSET LLC

<u>APN</u>	<u>Owner of Record</u>
496-800-018-000	BROOKFIELD SUNSET LLC
496-800-019-000	BROOKFIELD SUNSET LLC
496-800-020-000	BROOKFIELD SUNSET LLC
496-800-021-000	BROOKFIELD SUNSET LLC
496-800-022-000	BROOKFIELD SUNSET LLC
496-800-023-000	BROOKFIELD SUNSET LLC
496-800-024-000	BROOKFIELD SUNSET LLC
496-800-025-000	BROOKFIELD SUNSET LLC
496-800-026-000	BROOKFIELD SUNSET LLC
496-800-027-000	BROOKFIELD SUNSET LLC
496-800-028-000	BROOKFIELD SUNSET LLC
496-800-029-000	BROOKFIELD SUNSET LLC
496-800-030-000	BROOKFIELD SUNSET LLC
496-800-031-000	BROOKFIELD SUNSET LLC
496-800-032-000	BROOKFIELD SUNSET LLC
496-800-033-000	BROOKFIELD SUNSET LLC
496-800-034-000	BROOKFIELD SUNSET LLC
496-800-035-000	BROOKFIELD SUNSET LLC
496-800-036-000	BROOKFIELD SUNSET LLC
496-800-037-000	BROOKFIELD SUNSET LLC
496-800-038-000	BROOKFIELD SUNSET LLC
496-800-039-000	BROOKFIELD SUNSET LLC
496-800-040-000	BROOKFIELD SUNSET LLC
496-800-041-000	BROOKFIELD SUNSET LLC
496-800-042-000	BROOKFIELD SUNSET LLC
496-800-043-000	BROOKFIELD SUNSET LLC
496-800-044-000	BROOKFIELD SUNSET LLC
017-470-077-000	BROOKFIELD SUNSET LLC
496-790-080-000	BROOKFIELD SUNSET LLC
496-790-081-000	BROOKFIELD SUNSET LLC
496-790-082-000	BROOKFIELD SUNSET LLC
496-790-083-000	BROOKFIELD SUNSET LLC
496-780-038-000	BROOKFIELD SUNSET LLC
496-780-039-000	BROOKFIELD SUNSET LLC

EXHIBIT B

Attachments 2, 3 & 4 to Rate and Method of Apportionment

[See following pages]

Attachment 2
Amoruso Ranch CFD No. 1 (Public Infrastructure)
Maximum Annual Facilities Special Taxes by Tax Category
for the Base Year of FY 2024-25 (Improvement Area No. 2) [1]

Expected Land Uses (Tax Category)	Facilities Special Tax per Unit/Taxable Acre	
	Before	After
	Transition Event [1]	Transition Event
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR) Large Lots AR-7, AR-27, AR- 31, AR-46, Por AR-14 (APNs 496-800-038 to 040), Por AR-15 (APNs 496-790-001 to 007)	\$5,250.00	\$0.00
Low Density Residential (LDR) Por AR-14 (APNs 496-800-041 to 042), Por AR-15 (APNs 496-780-001 to 011), APNs 496-780-027 to 035, APNs 496-790-008 to 030)	\$4,150.00	\$0.00
Medium Density Residential (MDR)	\$0.00	\$0.00
High Density Residential (HDR) [2] High Density Residential (HDR) For-Sale [2] High Density Residential (HDR) For-Rent [2]	\$0.00 \$0.00	\$0.00 \$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	<u>per Taxable Acre</u>
Mixed Use (MU) [2]	\$0.00	\$0.00
Business Professional (BP) [2]	\$0.00	\$0.00
Community Commercial (CC) [2]	\$0.00	\$0.00
Undeveloped Property	\$13,222.69	\$0.00

att2

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.

Attachment 3
Amoruso Ranch CFD No. 1 (Public Infrastructure)
Assigned Maximum Annual Facilities Special Taxes for Original Parcels for the Base Year of FY 2024-25 (Improvement Area No. 2)

Large Lot Number [1]	Original Parcel(s)	Tax Category	Expected Land Uses			Assigned Maximum Annual Facilities Special Tax per Unit	Assigned Maximum Annual Facilities Special Tax per Taxable Acre	Assigned Maximum Facilities Special Tax per Village
			Acres	Planned Units	Density			
Improvement Area No. 2								
AR-7	496-790-031 to 43	LDR	3.12	13	4.17	[2] [3] \$5,250	[2] [3] \$0	[2] [3] \$68,250
AR-14	496-790-044 to 079,							
	496-800-036 to 037,							
	496-800-041 to 042	LDR	7.47	40	5.76	\$4,150	\$0	\$166,000
	496-800-038 to 040	LDR		3		\$5,250	\$0	\$15,750
AR-14 Totals			7.47	43				\$181,750
AR-15	496-780-001 to 011,							
	496-780-027 to 035,							
	496-790-008 to 030	LDR	7.44	43	6.72	\$4,150	\$0	\$178,450
	496-790-001 to 007	LDR		7		\$5,250	\$0	\$36,750
AR-15 Totals			7.44	50				\$215,200
AR-27	496-800-026 to 035	LDR	2.40	10	4.17	\$5,250	\$0	\$52,500
AR-31	496-800-001 to 025	LDR	4.40	25	5.68	\$5,250	\$0	\$131,250
AR-46	496-780-012 to 26	LDR	2.74	15	5.47	\$5,250	\$0	\$78,750
AR-61	496-790-081	Park	1.87	n/a		\$0	\$0	\$0
AR-64B	496-800-043	Park	1.82	n/a		\$0	\$0	\$0
AR-72B		OS/(Paseos)	0.34	n/a		\$0	\$0	\$0
AR-73		OS/(Paseos)	0.97	n/a		\$0	\$0	\$0
AR-A1-B		ROW	1.01	n/a		\$0	\$0	\$0
AR-A2-A		ROW	7.91	n/a		\$0	\$0	\$0
Totals			41.49	156				\$727,700

[1] Indicates village identifier assigned by City in the Amoruso Ranch Specific Plan.
[2] This amount may be increased by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.
[3] If amended to include Annexation Parcels, the Maximum Annual Special Tax for Annexation Parcels would also be subject to the Tax Escalation Factor.

Attachment 4
Amoruso Ranch CFD No. 1 (Public Infrastructure)
(Improvement Area No. 2)
Maximum Annual Maintenance Special Taxes by Tax Category
for the Base Year of FY 2024-25 (Improvement Area No. 2) [1]

Expected Land Uses (Tax Category)	Maintenance Special Tax per Unit/Taxable Acre	
	Before	After
	Transition Event [1]	Transition Event [1]
Residential Uses	<u>per Unit</u>	<u>per Unit</u>
Low Density Residential (LDR)	\$0.00	\$2,625.00
Large Lots AR-7, AR-27, AR- 31, AR-46, Por AR-14 (APNs 496-800-038 to 040), Por AR-15 (APNs 496-790-001 to 007)		
Low Density Residential (LDR)	\$0.00	\$2,075.00
Por AR-14 (APNs 496-800-041 to 042), Por AR-15 (APNs 496-780-001 to 011), APNs 496-780-027 to 035, APNs 496-790-008 to 030)		
Medium Density Residential (MDR)	\$0.00	\$0.00
High Density Residential (HDR) [2]		
High Density Residential (HDR) For-Sale [2]	\$0.00	\$0.00
High Density Residential (HDR) For-Rent [2]	\$0.00	\$0.00
Affordable Medium Density Residential	\$0.00	\$0.00
Affordable High Density Residential [2]	\$0.00	\$0.00
Very Low Affordable High Density Residential [2]	\$0.00	\$0.00
Nonresidential Uses [2]	<u>per Taxable Acre</u>	
Mixed Use (MU) [2]	\$0.00	\$0.00
Business Professional (BP) [2]	\$0.00	\$0.00
Community Commercial (CC) [2]	\$0.00	\$0.00
Undeveloped Property	\$0.00	\$0.00

att4

[1] This amount is subject to increase by the Tax Escalation Factor in each Fiscal Year following the Base Year as described in this RMA.

[2] If a Low Density Residential, Medium Density Residential or Affordable Medium Density Residential Parcel with a Special Tax is rezoned to a use with an identified Special Tax of \$0 in this attachment, the Special Tax would be assigned to the Parcel using the provisions of Section 4 of this RMA.