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TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A

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TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B

**BOND PURCHASE AGREEMENT**

\_\_\_\_\_, 2023

Temecula Public Financing Authority  
Temecula, California

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the Temecula Public Financing Authority (the “**Authority**”), for and on behalf of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “**District**”), which, upon acceptance, will be binding upon the Authority and upon the Underwriter. This offer is made subject to its acceptance by the Authority as evidenced by its execution and delivery to the Underwriter prior to 5:00 p.m. PST on the date hereof and, if not accepted prior thereto, will be subject to withdrawal by the Underwriter upon written notice delivered to the Authority at any time prior to the acceptance hereof by the Authority.

The Authority acknowledges and agrees that: (i) the purchase and sale of the Bonds (as such term is defined below) pursuant to this Purchase Agreement is an arm’s-length commercial transaction between the Authority and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as a “municipal advisor” (as defined in Section 15B of the Securities Exchange Act of 1934, as amended) to either the Authority or the District; (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Authority with respect to the offering of the Bonds (as such term is defined below) contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Authority on other matters); (iv) the Underwriter has financial interests that may differ from, and be adverse to, those of the Authority and the District; and (v) the Authority has consulted its own legal, financial and other advisors to the extent it has deemed appropriate with respect to this transaction.

1. Purchase, Sale and Delivery of the Bonds.

(a) Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter agrees to purchase from the Authority,

and the Authority agrees to sell to the Underwriter, all (but not less than all) of: (i) the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Series 2023A (the “**Series 2023A Bonds**”) in the aggregate initial principal amount specified in Exhibit A hereto; and (ii) the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Capital Appreciation Series 2023B (the “**Series 2023B Bonds**”); and, together with the Series 2023A Bonds, the “**Bonds**”) in the aggregate initial principal amount specified in Exhibit A hereto.

(1) The Series 2023A Bonds shall be dated the Closing Date (as such term is defined below), shall bear interest from said date (payable semiannually on each March 1 and September 1, commencing September 1, 2023 (each, an “Interest Payment Date”)) at the rates per annum, shall mature on September 1 in each of the years and in the amounts, and shall be subject to redemption, all as set forth in Exhibit A hereto. The purchase price for the Series 2023A Bonds shall be the amount specified as such in Exhibit A hereto.

(2) The Series 2023B Bonds are being issued as capital appreciation bonds. The Series 2023B Bonds shall be dated the Closing Date and interest thereon shall accrete at the rate set forth on Exhibit A, compounded semiannually on each Interest Payment Date following the Closing Date, assuming in any such semiannual period that the “Accreted Value” (being the initial principal amount of the Series 2023B Bonds plus the accreted interest thereon to the date of calculation) increases in equal daily amounts on the basis of a 360-day year of twelve, 30-day months. The Accreted Values of the Series 2023B Bonds as of each Interest Payment Date during the term thereof is set forth in Exhibit F hereto. The Series 2023B Bonds will not pay current interest.

(b) The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable as provided in, an Amended and Restated Fiscal Agent Agreement by and between the Authority and U.S. Bank Trust Company, National Association, as Fiscal Agent (the “**Fiscal Agent**”), dated as of March 1, 2023 (the “**Fiscal Agent Agreement**”). The Bonds shall be approved by Resolution No. TPFA 2023-\_\_\_\_\_ adopted by the Board of Directors of the Authority (the “**Board of Directors**”), as the legislative body of the Authority and the District, on [February 14], 2023 (the “**Resolution of Issuance**”). The Bonds and interest thereon will be payable from Special Tax Revenues (as that term is defined in the Fiscal Agent Agreement) derived from a special tax which is referred to in the Fiscal Agent Agreement as “Special Tax A” and which is to be levied and collected on the taxable land within the District in accordance with Resolution No. TPFA 16-04 adopted by the Board of Directors on April 26, 2016 (the “**Resolution of Formation**”) and Ordinance No. TPFA 16-01 (the “**Ordinance**”) adopted by the Board of Directors on May 10, 2016. Proceeds of the sale of the Bonds will be used in accordance with the Fiscal Agent Agreement and the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311 et seq. of the Government Code of the State of California) (the “**Act**”), to: (i) pay the costs of the acquisition of certain public facilities necessitated by the development of the District (the “**Facilities**”), (ii) make a deposit to a reserve fund for the Bonds, (iii) make a deposit to a capitalized interest account for the Bonds, and (iv) pay the costs of issuing the Bonds. The Resolution of Formation, the Resolution of Issuance, Authority Resolution Nos. TPFA 16-05 through TPFA 16-07 and the Ordinance are collectively referred to herein as the “**District Resolutions.**”

(c) At or prior to the date of the Preliminary Official Statement for the Bonds, dated [February \_\_], 2023 (the “**Preliminary Official Statement**”), except to the extent waived by the Underwriter, there shall have been delivered to the Underwriter a certificate of each of Richmond American Homes of Maryland, Inc. (“**Richmond American**”), Taylor Morrison of California, LLC

(“**Taylor Morrison**”), Woodside 05S, LP (“**Woodside**”), and Wingsweep Corporation (“**Wingsweep**”) (each, an “**Owner**” and, collectively, the “**Owners**”), in the forms attached hereto as Exhibit B-1 (with respect to Richmond American and Taylor Morrison), Exhibit B-2 (with respect to Woodside), and Exhibit B-3 (with respect to Wingsweep) with only such changes thereto as shall have been accepted by the Underwriter.

(d) Subsequent to its receipt of the Authority’s 15c2-12 Certificate, in substantially the form attached hereto as Exhibit C, deeming the Preliminary Official Statement final for purposes of Rule 15c2-12 (“**Rule 15c2-12**”) of the Securities and Exchange Commission (the “**SEC**”), the Underwriter has distributed copies of the Preliminary Official Statement. The Authority hereby ratifies the use by the Underwriter of the Preliminary Official Statement and authorizes the Underwriter to use and distribute in printed and/or electronic format the final Official Statement dated the date hereof (including all information previously permitted to have been omitted from the Preliminary Official Statement by Rule 15c2-12, and any supplements and amendments thereto as have been approved by the Authority as evidenced by the execution and delivery of such document by an officer of the Authority) (the “**Official Statement**”), the Fiscal Agent Agreement, the Continuing Disclosure Agreement of the Authority (the “**Authority Disclosure Agreement**”), the Joint Community Facilities Agreement by and between the City of Temecula and the Authority (the “**JCFA**”), the Acquisition Agreement, dated as of March 1, 2017, by and between Roripaugh Valley Restoration, LLC and the Authority (as amended by the First Amendment and Second Amendment thereto and as assigned to Woodside 05S, LP, the “**Acquisition Agreement**”), this Purchase Agreement, and all information contained therein, and all other documents, certificates and written statements furnished by the Authority to the Underwriter in connection with the offer and sale of the Bonds by the Underwriter. The Underwriter hereby agrees to deliver a copy of the Official Statement to the Municipal Securities Rulemaking Board (the “**MSRB**”) through the Electronic Municipal Marketplace Access website of the MSRB on or before the Closing Date and otherwise to comply with all applicable statutes and regulations in connection with the offering and sale of the Bonds, including, without limitation, MSRB Rule G-32 and Rule 15c2-12.

(e) At 8:00 a.m., Pacific Standard Time, on March \_\_, 2023, or at other time or date as shall be agreed upon by the Underwriter and the Authority (such time and date being herein referred to as the “**Closing Date**”), the Authority will deliver (i) to The Depository Trust Company (“**DTC**”) or to the Fiscal Agent, acting as DTC’s agent, the Bonds in definitive form (all Bonds being in book-entry form registered in the name of Cede & Co. and having the CUSIP numbers assigned to them printed thereon), duly executed by the officers of the Authority and authenticated by the Fiscal Agent, as provided in the Fiscal Agent Agreement, and (ii) to the Underwriter, at the offices of Bond Counsel (as such term is defined below), or at such other place as shall be mutually agreed upon by the Authority and the Underwriter, the other documents mentioned in Section 4(d) below; and the Underwriter shall accept such delivery and pay the purchase price of the Bonds in immediately available funds (such delivery and payment being herein referred to as the “**Closing**”).

## 2. Public Offering and Establishment of Issue Price

(a) Except as otherwise disclosed and agreed to by the Authority, the Underwriter agrees to make a bona fide public offering of the Bonds at the initial public offering price or prices set forth on the inside cover page of the Official Statement and in Exhibit A; provided, however, that the Underwriter reserves the right to change such initial public offering prices as the Underwriter deems necessary or desirable, in its sole discretion, in connection with the marketing of the Bonds, and to sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and

others at prices lower than the initial offering prices set forth in the Official Statement. A “bona fide public offering” shall include an offering to institutional investors or registered investment companies, regardless of the number of such investors to which the Bonds are sold.

(b) The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing (defined below) an “issue price” or similar certificate, together with copies of supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit G, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Quint & Thimmig LLP (“Bond Counsel”) to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the Authority under this section to establish the issue price of the Bonds may be taken on behalf of the Authority by the Authority’s municipal advisor, Fieldman, Rolapp & Associates (the “Municipal Advisor”), and any notice or report to be provided to the Authority may be provided to the Authority’s Municipal Advisor.

(c) Except as otherwise set forth in Exhibit A attached hereto, the Authority will treat the first price at which 10% of each maturity of the Bonds (the “10% test”), identified under the column “10% Test Used” in Exhibit A, is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (defined below) has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Authority or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(d) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column “Hold the Offering Price Rule Used,” as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following.

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Authority promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

(e) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(f) The Authority acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event

that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(g) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party;

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) “sale date” means the date of execution of this Purchase Agreement by the Authority and the Underwriter.

3. Representations, Warranties and Agreements of the Authority. The Authority represents, warrants and covenants to and agrees with the Underwriter that:

(a) The Authority is duly organized and validly existing as a joint exercise of powers authority under the laws of the State of California and has duly authorized the formation of the District pursuant to the Resolution of Formation and the Act. The Board of Directors, as the legislative body of the Authority and the District, has duly adopted the District Resolutions, and has caused to be recorded a Notice of Special Tax Lien in the real property records of the County of Riverside (the “**County**”) as Document No. 2016-0180604, as amended by an Amendment to Notice of Special Tax Lien as recorded in the real property records of the County as Document No. 2022-0423076, (together, the “**Notice of Special Tax Lien**”). (The District Resolutions and the Notice of

Special Tax Lien are collectively referred to herein as the “**Formation Documents**”). Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended (except as the Amendment to Notice of Special Tax Lien amended the Notice of Special Tax Lien), modified or supplemented. The District is duly organized and validly existing as a community facilities district under the laws of the State of California (the “**State**”). The Authority has, and at the Closing Date will have, as the case may be, full legal right, power and authority (i) to execute, deliver and perform its obligations under this Purchase Agreement, the Fiscal Agent Agreement, the Authority Disclosure Agreement, the JCFA and the Acquisition Agreement (collectively, the “**Authority Documents**”) and to carry out all transactions on its part contemplated by each of the Authority Documents and the Official Statement; and (ii) to issue, sell and deliver the Bonds to the Underwriter pursuant to the Resolution of Issuance and the Fiscal Agent Agreement and as provided herein.

(b) The Authority has complied, and will at the Closing Date be in compliance, in all material respects, with the Formation Documents and the Authority Documents, and any immaterial non-compliance by the Authority will not impair the ability of the Authority to carry out, give effect to or consummate the transactions on its part contemplated by the foregoing. From and after the date of issuance of the Bonds, the Authority will continue to comply with the covenants of the Authority contained in the Authority Documents.

(c) The Board of Directors has duly and validly: (i) adopted the District Resolutions, (ii) called, held and conducted in accordance with all requirements of the Act an election within the District to approve the levy of the Special Tax within the District and to authorize bonded indebtedness of the District, (iii) authorized and approved the issuance of the Bonds and due performance by the Authority of its obligations set forth in the Authority Documents, (iv) authorized the preparation, delivery and distribution of the Preliminary Official Statement and the Official Statement, and (v) authorized and approved the performance by the Authority of its obligations contained in, and the taking of any and all action as may be necessary to carry out, give effect to and consummate the transactions contemplated by, each of the Authority Documents (including, without limitation, the levy of the Special Tax), the Bonds and the Official Statement; and, at the Closing Date, the Formation Documents will be in full force and effect and the Authority Documents and the Bonds will constitute the valid, legal and binding obligations of the Authority and (assuming due authorization, execution and delivery by other parties thereto, where necessary) will be enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors’ rights in general and to the application of equitable principles if equitable remedies are sought and to the limitations on legal remedies against public agencies in the State.

(d) To the best of the Authority’s knowledge, neither the Authority nor the District is in breach of or default under any applicable law or administrative rule or regulation of the State or the United States, or of any department, division, agency or instrumentality thereof, or under any applicable court or administrative decree or order to which the Authority or the District is subject, or under any loan agreement, note, resolution, fiscal agent agreement, contract, agreement or other instrument to which the Authority or District is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the performance by the Authority or the District of their respective obligations under the Bonds, the Formation Documents or the Authority Documents, and compliance with the provisions of each thereof will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States, or of any department, division, agency or instrumentality thereof, or under

any applicable court or administrative decree or order to which the Authority or the District is subject, or a material breach of or default under any loan agreement, note, resolution, indenture, fiscal agent agreement, trust agreement, contract, agreement or other instrument to which the Authority or the District is a party or is otherwise subject or bound.

(e) Except for compliance with blue sky or other states securities law filings, as to which the Authority makes no representations, all approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the Authority of its obligations hereunder, or under the Formation Documents or the Authority Documents, have been obtained and are in full force and effect.

(f) The Special Tax constituting the source of funds for the payment of the Bonds has been duly and lawfully authorized and may be levied under the Act, the State Constitution and the applicable laws of the State; and such Special Tax constitutes a valid and legally binding continuing lien on the properties on which it has been levied; except as described in the Official Statement, the Authority is unaware of any outstanding special assessment liens or special tax liens applicable to any property within the District other than the Special Tax authorized to be levied by the Authority on behalf of the District; and the Authority has no present intention of conducting further proceedings leading to the levying of any additional special assessments or special taxes against any such property.

(g) The Authority will not supplement or amend the Official Statement or cause the Official Statement to be supplemented or amended without prior written notification of the Underwriter. Until the date which is twenty-five (25) days after the “end of the underwriting period” (as hereinafter defined), if any event shall occur of which the Authority is aware, as a result of which it may be necessary to supplement the Official Statement in order to make the statements in the Official Statement, in light of the circumstances existing at such time, not misleading, the Authority shall forthwith notify the Underwriter of such event and shall cooperate fully in furnishing any information available to it for any supplement to the Official Statement necessary, in the Underwriter’s reasonable opinion, so that the statements therein as so supplemented will not be misleading in light of the circumstances existing at such time; and the Authority shall promptly furnish to the Underwriter a reasonable number of copies of such supplement. If any such amendment or supplement of the Official Statement shall occur after the Closing Date, the Authority also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such amendment or supplement to the Official Statement. As used herein, the term “**end of the underwriting period**” means the later of such time as (i) the Authority delivers the Bonds to the Underwriter, or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public; and unless the Underwriter gives notice to the contrary, the “end of the underwriting period” shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the Authority at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the “end of the underwriting period.”

(h) The Fiscal Agent Agreement creates a valid pledge of the Special Tax Revenues and the moneys in the Bond Fund, the Reserve Fund and, until disbursed as provided in the Fiscal Agent Agreement, the Special Tax Fund established pursuant to the Fiscal Agent Agreement, subject in all



cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon to maturity or to the date of redemption if redeemed prior to maturity, and premium, if any, the Authority will faithfully perform and abide by all of its obligations under the Fiscal Agent Agreement.

(i) Except as disclosed in the Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body with respect to which the Authority has been served with process or has received pleadings or equivalent documents is pending or, to the best knowledge of the Authority, is threatened (i) which would materially adversely affect the ability of the Authority to perform its obligations under the Bonds, the Formation Documents or the Authority Documents, or (ii) which seeks to restrain or to enjoin (A) the development of any of the land within the District in the manner described in the Preliminary Official Statement and the Official Statement, (B) the issuance, sale or delivery of the Bonds, (C) the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or (D) the collection or application of the Special Tax pledged or to be pledged to pay the principal of and interest on, and the accreted value of, as applicable, the Bonds, or the pledge thereof, or which in any way contests or affects the validity or enforceability of the Bonds, the Formation Documents, the Authority Documents, or any action contemplated by any of said documents, or (iii) which in any way contests the completeness or accuracy of the Official Statement or the powers or authority of the Authority with respect to the Bonds, the Formation Documents, the Authority Documents, or any action of the Authority or the District contemplated by any of said documents; nor is there any action pending with respect to which the Authority has been served with process or has received pleadings or equivalent documents or, to the best knowledge of the Authority, threatened against the Authority or the District which alleges that interest on the Bonds is not excludable from gross income of the owners of the Bonds for federal income tax purposes or is not exempt from California personal income taxation.

(j) The Authority will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order for the Underwriter to qualify the Bonds for offer and sale under the blue sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; provided, however, the Authority shall not be required to register as a dealer or a broker of securities or to consent to service of process in connection with any blue sky filing.

(k) Any certificate signed by any official of the Authority authorized by the Board of Directors of the Authority to do so and delivered pursuant to this Purchase Agreement shall be deemed a representation and warranty to the Underwriter as to the statements made therein.

(l) The Authority will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

(m) The information contained in the Preliminary Official Statement (except the information under the captions “THE DISTRICT – Sommers Bend” and “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” any information supplied by the Underwriter, any information regarding DTC or its book-entry system, and CUSIP numbers, as to which no view is expressed) was as of the date thereof, and the information contained in the Official Statement (except the information under the captions “THE DISTRICT – Sommers Bend”

and “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” any information supplied by the Underwriter, any information regarding DTC or its book-entry system, and CUSIP numbers, as to which no view is expressed) is as of its date and will be on the Closing Date, true and correct in all material respects; and such information does not and shall not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

(n) The Preliminary Official Statement heretofore delivered to the Underwriter has been deemed final by the Authority as of its date, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of Rule 15c2-12. The Authority hereby covenants and agrees that, within seven (7) business days from the date hereof, or, if sooner, upon reasonable written notice from the Underwriter, within sufficient time to accompany any confirmation requesting payment for Bonds from any customer of the Underwriter the Authority shall cause a final printed form of the Official Statement to be delivered to the Underwriter in a quantity mutually agreed upon by the Underwriter and the Authority so that the Underwriter may comply with paragraph (b)(4) of Rule 15c2-12 and Rules G-12, G-15, G-32 and G-36 of the MSRB.

(o) Except as disclosed in the Official Statement, the Authority is not, and has not been within the last five (5) years, in material breach of any reporting obligation that it has undertaken under Rule 15c2-12.

(p) Prior to the end of the underwriting period, the Authority shall not amend, terminate, or rescind, and will not agree to any amendment, termination, or rescission of the Formation Documents, the Authority Documents (in the forms delivered at the Closing) or this Purchase Agreement without the prior written consent of the Underwriter (which consent shall not be unreasonably delayed or withheld).

(q) The Authority shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exemption from personal income taxation of the State or the exclusion from gross income of the owners of the Bonds for federal income tax purposes of the interest on the Bonds.

4. Conditions to the Obligations of the Underwriter. The obligations of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the Authority contained herein, as of the date hereof and as of the Closing Date, to the accuracy in all material respects of the statements of the officers and other officials of the Authority made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the Authority of its obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

(a) At the Closing Date, the Formation Documents and the Authority Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the transactions contemplated thereby and by this Purchase Agreement, all such actions as, in the opinion of Quint & Thimmig LLP (“**Bond Counsel**”) shall be necessary and appropriate.

(b) The information contained in the Official Statement will, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant to Section 3(g) hereof, be true and correct in all material respects and will not, as of the Closing Date or as of the date of any supplement or amendment thereto pursuant to Section 3(g) hereof, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

(c) Between the date hereof and the Closing Date, the market price or marketability of the Bonds at the initial offering prices set forth in the Official Statement or the ability of the Underwriter to enforce contracts for the sale of Bonds shall not have been materially adversely affected, in the reasonable judgment of the Underwriter (as evidenced by a written notice to the Authority terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

(1) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department or the Internal Revenue Service of the United States of America, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon the interest that would be received by the owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

(2) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America, or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the SEC, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, or the Bonds, including any or all underlying arrangements, are not exempt from registration under the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, or of the Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement is or would be in violation of the federal securities laws, rules or regulations as amended and then in effect;

(3) any amendment to the federal or California Constitution or action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the Authority or the District, their respective properties, incomes, or securities (or interest thereon), the validity or enforceability of the Special Tax, or the ability of the Authority to finance the acquisition and construction of the Facilities (as defined in the Acquisition Agreement) as contemplated by the Acquisition Agreement and the Fiscal Agent Agreement;

(4) any event occurring, or information becoming known, which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Official Statement, or results in the Official Statement containing any

untrue statement of a material fact or omitting to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and (x) the Authority refuses to permit the Official Statement to be supplemented to supply such statement or information or (y) the effect of any such supplement would be to materially adversely affect the market price or marketability of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds;

(5) a declaration of war or an escalation of, or engagement in, military hostilities by the United States or the occurrence of any other national or international emergency or calamity relating to the effective operation of the government of, or the financial community in, the United States;

(6) the declaration of a general banking moratorium by federal, State of New York or State of California authorities, or the general suspension of trading on any national securities exchange or the fixing and maintaining in force of minimum or maximum prices for trading or maximum ranges for prices for securities on the New York Stock Exchange or other national securities exchange, whether by virtue of determination by that exchange or by order of the SEC or any other governmental authority having jurisdiction;

(7) the imposition by the New York Stock Exchange or other national securities exchange, or any governmental authority, of any material restrictions not now in force with respect to the Bonds or obligations of the general character of the Bonds or securities generally, or the material increase of any such restrictions now in force, including those relating to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

(8) a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(9) there shall have been any material adverse change in the financial affairs of the Authority or the District;

(10) there shall be filed or threatened any litigation described in Section 3(i);

(11) there shall be established any new restriction on transactions in securities materially affecting the free market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a change to the net capital requirements of, underwriters established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order; or

(12) a stop order, release, regulation, or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made to the effect that the issuance, offering, or sale of the Bonds, including all the underlying obligations as contemplated hereby or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of federal securities laws at the Closing Date.

(d) On the Closing Date, the Underwriter shall have received originals or true and correct copies of the following documents, in either printed or electronic format in each case satisfactory in form and substance to the Underwriter:

(1) The Formation Documents and the Authority Documents, together with a certificate dated as of the Closing Date of the Secretary of the Authority to the effect that each of the District Resolutions is a true, correct and complete copy of the one duly adopted by the Board of Directors;

(2) The Preliminary Official Statement and the Official Statement;

(3) An approving opinion of Bond Counsel, dated the Closing Date and addressed to the Authority, in the form attached to the Official Statement as Appendix D, and a letter from Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such approving opinion may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

(4) A supplemental opinion of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that (i) the JCFA, the Acquisition Agreement, the Authority Disclosure Agreement and this Purchase Agreement have been duly authorized, executed and delivered by the Authority, and, assuming such agreements constitute valid and binding obligations of the respective other parties thereto, they constitute the legally valid and binding agreements of the Authority enforceable against the Authority in accordance with their terms, except as enforcement may be limited by bankruptcy, moratorium, insolvency or other laws affecting creditor's rights or remedies and by general principles of equity (regardless of whether such enforceability is considered in equity or at law); (ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended; (iii) the information contained in the Official Statement on the cover and under the captions "INTRODUCTION," "PLAN OF FINANCING," "THE 2023 BONDS (excluding the subheading "Scheduled Debt Service")," "SECURITY FOR THE 2023 BONDS," "TAX MATTERS," and Appendices C and D thereof is accurate, insofar as such information purports to summarize or replicate certain provisions of the Act, the Bonds and the Fiscal Agent Agreement and the exclusion from gross income of the owners of the Bonds for federal income tax purposes and exemption from State personal income taxes of interest on the Bonds; and (iv) the Special Taxes have been duly and validly authorized in accordance with the provisions of the Act;

(5) A letter, dated the Closing Date and addressed to the Authority and the Underwriter of Quint & Thimmig LLP, in its capacity as the Authority's disclosure counsel ("**Disclosure Counsel**"), to the effect that, without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Official Statement, but on the basis of their participation in conferences with representatives of the Authority and the District, Richards, Watson & Gershon, A Professional Corporation, as counsel to the Authority, Fieldman Rolapp & Associates, as municipal advisor to the Authority (the "**Municipal Advisor**"), the Underwriter, the Owners, the Appraiser (as such term is defined below), the Special Tax Consultant (as such term is defined below) and others, and their examination of certain documents, no facts have come to their attention which would lead them to believe that the Official Statement as of its date or as of the Closing Date contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary in order to make the statements therein, in the

light of the circumstances under which they were made, not misleading (except that no opinion or belief need be expressed as to any financial, statistical, economic, engineering, or demographic data or forecasts, numbers, charts, tables, graphs, maps, estimates, projections, assumptions or expressions of opinion, or any information about feasibility, valuation, appraisals, market absorption, real estate, archaeological, or environmental matters, the Appendices to the Official Statement or any information about debt service requirements, book-entry, The Depository Trust Company, or tax exemption contained in the Official Statement);

(6) An opinion, dated the Closing Date and addressed to the Underwriter, of Stradling Yocca Carlson & Rauth, a Professional Corporation (“**Underwriter’s Counsel**”), in form and substance acceptable to the Underwriter;

(7) A certificate or certificates, dated the Closing Date and signed by an authorized officer of the Authority, ratifying the use and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offering and sale of the Bonds; and certifying that (i) the representations and warranties of the Authority contained in Section 3 hereof are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the Official Statement; (ii) to the best of his or her knowledge, no event has occurred since the date of the Official Statement affecting the matters discussed therein which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make the statements and information contained in the Official Statement not misleading in any material respect; and (iii) the Authority has complied, in all material respects, with all the agreements and satisfied all the conditions on its part to be performed or satisfied under the Authority Documents at or prior to the Closing Date;

(8) An opinion, dated the Closing Date and addressed to the Underwriter, of legal counsel to the Authority, in substantially the form attached hereto as Exhibit E;

(9) A closing certificate of each Owner (each, an “**Owner Closing Certificate**”), dated the Closing Date, to the effect that the certifications, representations and warranties set forth in the certificate of such Owner delivered pursuant to Section 1(c) hereof are true and correct in all material respects as of the Closing Date, except that all references in such certificate to the Preliminary Official Statement shall be deemed to be references to the Official Statement. The Owner Closing Certificates shall also provide that, until the date which is twenty-five days after the “**end of the underwriting period**” as defined in Section 3(g) of the Bond Purchase Agreement (provided Owner may assume the End of the Underwriting Period is the Closing Date (as defined in the Bond Purchase Agreement), unless it receives written notice from the Underwriter that the End of the Underwriting Period is later than the Closing Date), if any event regarding Owner, its Relevant Entities, the Property, or the development of the Property shall occur of which Owner becomes aware, as a result of which the information referred to in Section 3 of the Certificate of the Owner dated [the date of the Preliminary Official Statement] contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, Owner shall notify Authority and the Underwriter, and if, in the opinion of counsel to the Authority or the Underwriter, such event requires a supplement to the information in the Official Statement referenced in Section 3 of the Certificate of the Owner dated [the date of the Preliminary Official Statement], Owner shall reasonably cooperate with the Authority and the Underwriter in the preparation of a supplement to the Official Statement in form and substance satisfactory counsel to the Authority and the Underwriter which will

supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances existing as of the date of the Supplement to the Official Statement, not misleading;

(10) An opinion from counsel to Woodside 05S, LP, dated the Closing Date and addressed to the Underwriter and the Authority, substantially in the form attached hereto as Exhibit D;

(11) One or more certificates dated the Closing Date from Webb Municipal Finance, LLC (the “**Special Tax Consultant**”) addressed to the Authority and the Underwriter to the effect that (i) the Special Tax, if collected in the maximum amounts permitted from the properties in the District whose Special Tax will not have been prepaid in full at or before the Closing Date, and without regard to the portion thereof levied to pay Administrative Expenses, will generate in each Fiscal Year at least 110% of the debt service payable with respect to the Bonds and the 2017 Bonds in the calendar year that begins in such Fiscal Year; (ii) all information appearing in the Official Statement for which the Special Tax Consultant is identified as being the source is true and correct as of the date of the Official Statement and as of the Closing Date; and (iii) the statements concerning the Special Tax and the statistical and financial data set forth in the tables and discussion in the Official Statement which were derived from information supplied by the Special Tax Consultant for use in the Official Statement are true and correct in all material respects and do not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and no events or occurrences have been ascertained by the Special Tax Consultant or have come to its attention that would substantially change such information set forth in the Official Statement;

(12) A letter from Integra Realty Resources (the “**Appraiser**”), dated the Closing Date and addressed to the Underwriter and the Authority to the effect that it has prepared the appraisal report with respect to the property located within the District dated October 11, 2023, (the “**Appraisal Report**”) and as supplemented by an Update Appraisal Report dated January 6, 2023 (the “**Update Letter**”), and that: (a) the Appraisal Report and Update Letter were included in the Preliminary Official Statement and the Official Statement with its permission, (b) none of the Appraisal Report, the Update Letter, or the information in the Official Statement referring to the Appraisal Report and Update Letter contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading, and (c) no events or occurrences have been ascertained by the Appraiser or have come to the Appraiser’s attention that would materially change its opinion as to value set forth in the Appraisal Report and Update Letter;

(13) A certificate of the Authority dated the Closing Date, in a form acceptable to Bond Counsel to the effect, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

(14) A certificate of the Fiscal Agent and an opinion of counsel to the Fiscal Agent, each dated the Closing Date and addressed to the Authority and the Underwriter, in form satisfactory to Bond Counsel and Underwriter’s Counsel, to the effect that the Fiscal Agent has authorized the execution and delivery of the Fiscal Agent Agreement and that the Fiscal Agent Agreement is a valid and binding obligation of the Fiscal Agent enforceable in accordance with its terms;

(15) Evidence that the federal tax information Form 8038-G has been prepared for filing;

(16) A Continuing Disclosure Agreement—Primary Developer, dated as of the Closing Date, by and between Woodside 05S, LP and Webb Municipal Finance, LLC, as dissemination agent, in substantially the form set forth in Appendix F to the Preliminary Official Statement; and

(17) A copy of the certificate of the Issuer required to be delivered to the Fiscal Agent as a condition of the issuance of the Bonds on a parity with the outstanding 2017 Bonds (as defined in the Fiscal Agent Agreement).

(18) Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the statements and information contained in the Official Statement, of the Authority's representations and warranties contained herein, and of the representations and warranties of each of the Owners as set forth in the certificates delivered by them pursuant to Section 1(c) hereof, and the due performance or satisfaction by the Authority at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the Authority in connection with the transactions contemplated hereby.

If the Authority shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Underwriter nor the Authority shall be under any further obligation hereunder, except that the respective obligations of the Authority and the Underwriter set forth in Section 6 hereof shall continue in full force and effect.

5. Conditions of the Authority's Obligations. The Authority's obligations hereunder are subject to the Underwriter's performance of its obligations hereunder, and are also subject to the following conditions:

(a) As of the Closing Date, no litigation shall be pending or, to the knowledge of the duly authorized officer of the Authority executing the certificate referred to in Section 4(d)(7) hereof, threatened, to restrain or enjoin the issuance or sale of the Bonds or in any way affecting any authority for or the validity of the Bonds, the Formation Documents, the Authority Documents or the existence or powers of the Authority; and

(b) As of the Closing Date, the Authority shall receive the approving opinion of Bond Counsel referred to in Section 4(d)(3) hereof, dated as of the Closing Date.

6. Expenses. Whether or not the Bonds are delivered to the Underwriter as set forth herein:

(a) The Underwriter shall be under no obligation to pay, and the Authority shall pay or cause to be paid (out of any legally available funds of the Authority or the District), all expenses incident to the performance of the Authority's obligations hereunder, including, but not limited to, the cost of printing and delivering the Bonds to DTC, the cost of preparation, printing, distribution and delivery of the Preliminary Official Statement and the Official Statement (including any



amendment thereof or supplement thereto), the reasonable cost of confirming that the Authority has timely filed materially complete disclosure reports in conformance with the Authority's continuing disclosure undertakings pursuant to Rule 15c2-12 in each of the last five fiscal years; and all other agreements and documents contemplated hereby (and drafts of any thereof) in such reasonable quantities as requested by the Underwriter (excluding the fees and disbursements of the Underwriter's Counsel); and the fees and disbursements of the Fiscal Agent for the Bonds and Bond Counsel, Disclosure Counsel, the Municipal Advisor, the Special Tax Consultant and any accountants, engineers or any other experts or consultants the Authority has retained in connection with the Bonds; and

(b) The Authority shall be under no obligation to pay, and the Underwriter shall pay, any fees of the California Debt and Investment Advisory Commission, the cost of obtaining CUSIP numbers, the cost of preparation of any "blue sky" or legal investment memoranda and this Purchase Agreement; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds (except those specifically enumerated in paragraph (a) of this section), including the fees and disbursements of its counsel and any advertising expenses.

7. Notices. Any notice or other communication to be given to the Authority under this Purchase Agreement may be given by delivering the same in writing to the Authority at 41000 Main Street, Temecula, California 92590, Attention: Director of Finance; and any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Stifel, Nicolaus & Company, Incorporated, One Montgomery Street, 35th Floor, San Francisco, CA 94104, Attention: Sara Oberlies Brown, Managing Director.

8. Parties in Interest. This Purchase Agreement is made solely for the benefit of the Authority and the Underwriter (including their successors or assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. The term "successor" shall not include any owner of a Bond merely by virtue of such ownership.

9. Survival of Representations and Warranties. The representations and warranties of the Authority set forth in or made pursuant to this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing or termination of this Purchase Agreement and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the Authority and regardless of delivery of and payment for the Bonds.

10. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority and shall be valid and enforceable as of the time of such acceptance.

11. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understandings between the parties hereto in relation to the sale of Bonds for the Authority.

12. Governing Law. This Purchase Agreement shall be governed by the laws of the State of California applicable to contracts made and performed in California.

13. Counterparts. This Purchase Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

Very truly yours,

STIFEL, NICOLAUS & COMPANY,  
INCORPORATED

By: \_\_\_\_\_  
Managing Director

ACCEPTED at \_\_\_\_ a.m./p.m. PST:

TEMECULA PUBLIC FINANCING AUTHORITY  
FOR AND ON BEHALF OF THE TEMECULA  
PUBLIC FINANCE AUTHORITY COMMUNITY  
FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)

By: \_\_\_\_\_  
Executive Director

**EXHIBIT A**

**MATURITY SCHEDULES**

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

<i><u>Maturity Date (September 1)</u></i>	<i><u>Principal Amount</u></i>	<i><u>Interest Rate</u></i>	<i><u>Yield</u></i>	<i><u>Price</u></i>	<i><u>10% Test Used</u></i>	<i><u>Hold the Offering Price Used</u></i>
20	\$	%				
20						
20						
20						

The purchase price of the Series 2023A Bonds shall be \$\_\_\_\_\_, which is the principal amount thereof (\$\_\_\_\_\_) [plus/less net] original issue [premium/discount] of \$\_\_\_\_\_ and Underwriter's discount of \$\_\_\_\_\_.

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL APPRECIATION SERIES 2023B**

<i><u>Maturity Date (September 1)</u></i>	<i><u>Initial Principal Amount</u></i>	<i><u>Accretion Rate</u></i>	<i><u>Yield</u></i>	<i><u>Price</u></i>	<i><u>10% Test Used</u></i>	<i><u>Hold the Offering Price Used</u></i>	<i><u>Maturity Value</u></i>
	\$	%	%				\$

The purchase price of the Series 2023B Bonds shall be \$\_\_\_\_\_, which is the principal amount thereof (\$\_\_\_\_\_) [plus/less net] original issue [premium/discount] of \$\_\_\_\_\_ and Underwriter's discount of \$\_\_\_\_\_.

The Bonds shall be subject to redemption in accordance with the following:

**Optional Redemption.** The Series 2023A Bonds maturing on or after September 1, 20\_\_ are subject to optional redemption prior to their stated maturity on any Interest Payment Date occurring on or after September 1, 20\_\_, as a whole, or in part in an amount equal to \$5,000 or any integral multiple thereof and among maturities so as to maintain substantially level debt service on the Bonds, and by lot within a maturity, at a redemption price equal to the principal amount of the Series 2023A Bonds to be redeemed together with accrued interest thereon to the date fixed for redemption, without premium.

The Series 2023B Bonds are subject to optional redemption prior to their stated maturity on any Interest Payment Date occurring on or after September 1, 20\_\_, as a whole, or in part in amounts of \$5,000 Maturity Value or any integral multiple thereof among maturities so as to maintain substantially level debt service on the Bonds, and by lot within a maturity, at a redemption price equal to the then Accreted Value of the Series 2023B Bonds to be redeemed, without premium.

**Mandatory Sinking Payment Redemption.** The Series 2023A Bonds maturing on September 1, 20\_\_, are subject to mandatory sinking payment redemption in part on September 1, 20\_\_, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to the principal amount thereof to be redeemed, together with accrued interest to the date fixed for redemption, without premium, from sinking payments as follows:

<i>Redemption Date (September 1)</i>	<i>Sinking Payments</i>
20__	\$
20__	
20__	
20__	
20__ (maturity)	

The Series 2023A Bonds maturing on September 1, 20\_\_, are subject to mandatory sinking payment redemption in part on September 1, 20\_\_, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to the principal amount thereof to be redeemed, together with accrued interest to the date fixed for redemption, without premium, from sinking payments as follows:

<i>Redemption Date (September 1)</i>	<i>Sinking Payments</i>
20__	
20__	
20__	
20__	
20__ (maturity)	

The Series 2023A Bonds maturing on September 1, 20\_\_, are subject to mandatory sinking payment redemption in part on September 1, 20\_\_, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to the principal amount thereof to be redeemed, together with

accrued interest to the date fixed for redemption, without premium, from sinking payments as follows:

<i>Redemption Date (September 1)</i>	<i>Sinking Payments</i>
20__	\$
20__	
20__	
20__	
20__ (maturity)	

The amounts in the foregoing table shall be reduced as a result of any prior partial redemption of the Series 2023A Bonds pursuant to an optional redemption or mandatory redemption from prepaid Special Taxes, as specified in writing by the Treasurer to the Fiscal Agent.

The Series 2023B Bonds are subject to mandatory redemption in part on September 1, \_\_, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to the then Accreted Value thereof to be redeemed, without premium, from sinking payment as follows:

<i>Redemption Date (September 1)</i>	<i>Accreted Value of Sinking Payments</i>
20__	\$
20__	
20__	
20__	
20__ (maturity)	

The amounts in the foregoing table shall be reduced as a result of any prior partial redemption of the Series 2023B Bonds pursuant to an optional redemption or mandatory redemption from prepaid Special Taxes, as specified in writing by the Treasurer to the Fiscal Agent.

***Redemption from Special Tax Prepayments.*** Special Tax Prepayments and any corresponding transfers from the Reserve Fund shall be used to redeem the Bonds in whole or in part in an amount equal to \$5,000 (\$5,000 Maturity Value with respect to the Series 2023B Bonds) or any integral multiple thereof, on the next Interest Payment Date for which notice of redemption can timely be given, by lot within a maturity and allocated among series and maturities of the Series 2023A Bonds and Series 2023B Bonds so as to maintain substantially level debt service on the Bonds, at a redemption price (expressed as a percentage of the principal amount of the Series 2023A Bonds or the Accreted Value as of the redemption date of the Series 2023B Bonds, as applicable, to be redeemed), as set forth below, together with (in the case of the Series 2023A Bonds) accrued interest to the date fixed for redemption:

<i>Redemption Dates</i>	<i>Redemption Prices</i>
Any Interest Payment Date from September 1, 2023 to and including March 1, 2025	103%
September 1, 2025 and March 1, 2026	102
September 1, 2026 and March 1, 2027	101
September 1, 2027 and any Interest Payment Date thereafter	100

**EXHIBIT B-1**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**CERTIFICATE OF [NAME OF OWNER]**

Dated: \_\_\_\_\_, 2023

In connection with the issuance and sale of the above-captioned bonds (the “Bonds”), and pursuant to the Bond Purchase Agreement (the “**Bond Purchase Agreement**”) to be executed by and between the Temecula Public Financing Authority (the “**Authority**”), acting on behalf of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “**District**”), and Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”), [Name of Owner] (“**Owner**”) hereby certifies, represents, warrants and covenants that:

1. While the Bonds or any refunding obligations related thereto are outstanding, Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the District, to challenge the adoption of the ordinance levying Special Taxes within the District, to invalidate the District or any of the Bonds or any refunding obligations relating thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto. The foregoing covenant shall not prevent Owner in any way from bringing any other action, suit, proceeding, inquiry, or investigation at law or in equity relating to the following: (i) that the Special Tax has not been levied in accordance with the methodologies contained in the rate and method of apportionment of special tax (the “**Rate and Method of Apportionment**”) pursuant to which the Special Taxes are levied, (ii) the application or use of the Special Taxes levied and collected, or (iii) the enforcement of the obligations of the Authority, City and/or District under any agreement between and among Owner or any Relevant Entity, the Authority, the City and/or the District or to which Owner or any Relevant Entity is a party or of which it is a beneficiary.

2. An appraisal of the taxable properties within the District dated October 11, 2022 (the “**Original Appraisal Report**”), with a date of value of September 12, 2022 (the “Original Date of Value”), and an update to the Original Appraisal Report dated January 6, 2023 (the “**Update to Appraisal Report**”), and together with the Original Appraisal Report, the “Appraisal Report”), with a date of value of December 1, 2022 (the “**Updated Date of Value**”), was prepared by Integra Realty Resources, Sacramento, California (the “**Appraiser**”). The Original Appraisal Report estimates the market value of the taxable properties within the District as of the Original Date of Value and the Update to Appraisal Report estimates that the market value of the appraised subject properties as of the Updated Date of Value was not less than the value estimated in the Original Appraisal Report. To the Actual Knowledge of the Undersigned (defined below), all information submitted by or on

behalf of Owner to the Appraiser and contained in the sections of the Appraisal Report circled in red or highlighted in yellow in Appendix A attached hereto was true and correct in all material respects as of the Original Date of Value and the Updated Date of Value, as applicable.

3. As of the date hereof, to the Actual Knowledge of the Undersigned, the information in the Preliminary Official Statement under the captions “INTRODUCTION – The District,” “THE DISTRICT – The Improvements,” “THE DISTRICT – Sommers Bend” and “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” solely as such information pertains to Owner, its Relevant Entities (as defined herein), the property owned by Owner and/or its Relevant Entities in the District (the “**Property**”), Owner’s plans for the development of the Property, and Owner’s contractual arrangements with respect thereto (excluding therefrom, in each case, (i) information regarding the appraisal report, market value ratios and annual special tax ratios and (ii) information received from a source other than Owner), is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. Owner has not been adjudicated as bankrupt or discharged from any or all of its debts or obligations or granted an extension of time to pay its debts or a reorganization or readjustment of its debts. Owner does not have any proceedings pending (with proper service of process to Owner having been accomplished) or, to the Actual Knowledge of the Undersigned, overtly threatened in which Owner may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its debts or obligations, be granted an extension of time to pay its debts or obligations, or be granted a reorganization or readjustment of its debts or obligations.

5. No action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, is pending against Owner (with proper service of process to Owner having been accomplished), or to the Actual Knowledge of the Undersigned, is overtly threatened in writing against Owner (a) in any way seeking to restrain or enjoin Owner’s proposed development of the Property, or (b) in any way seeking to invalidate or set aside any approval or permit relating to Owner’s proposed development of the Property.

6. No other public debt secured by a tax or assessment on the Property is in the process of being authorized and no assessment districts or community facilities districts have been or are in the process of being formed which include any portion of the Property.

7. There are no events of monetary default or events which with the passage of time would constitute a monetary default under any loan or similar credit arrangement to which Owner is a party the result of which could have a material adverse effect on the development of the Property or Owner’s ability to pay Special Taxes prior to delinquency.

8. To the Actual Knowledge of the Undersigned, within the last five years, neither Owner nor any of its Relevant Entities has, during the period of its ownership, been delinquent to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property in California owned by Owner or any such Relevant Entity included within the boundaries of a community facilities district or an assessment district in California, except in the case of taxes or assessments disputed by Owner or a Relevant Entity, neither Owner nor any Relevant Entity.



9. As used in this Certificate, the term “**Actual Knowledge of the Undersigned**” means, as of the date of this Certificate, the knowledge that the undersigned currently has or has obtained through (i) discussions with such current officers and responsible employees of the Owner and its Relevant Entities as the undersigned has reasonably determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Certificate, and/or (ii) a review of such documents as the undersigned has determined were reasonably necessary to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Owner’s current business and operations. Individuals who are no longer employed by the Owner or its Relevant Entities have not been contacted.

10. As used in this Certificate, the term “**Relevant Entity**” means, with respect to Owner, any other Person (i) who directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with Owner, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of the District and investment decision regarding the Bonds (i.e., information regarding such Person’s assets or funds that would materially affect Owner’s development plans with respect to its Property as described in the Preliminary Official Statement or to pay the Special Taxes levied against the portion of the Property then owned by Owner (to the extent the responsibility of Owner) prior to delinquency. “**Person**” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “**control**” (including the terms “**controlling**,” “**controlled by**” or “**under common control with**”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

*[Remainder of Page Intentionally Blank; Signature Page Follows]*

The individual executing this Certificate on behalf of Owner does so solely in his or her capacity as an authorized officer or representative of Owner, and he or she will have no personal liability arising from or relating to this Certificate. Any claims or liability arising from or relating to this Certificate may only be asserted against Owner.

All capitalized terms not otherwise defined herein shall have the meaning set forth in the Bond Purchase Agreement.

[NAME OF OWNER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPENDIX A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**OWNER PROVIDED INFORMATION IN APPRAISAL REPORT**

**Richmond American provided appraisal logs, which the Appraiser summarized as follows:**

<b>Historical Sales Prices</b>				
<b>Subdivision</b>	<b>Floor Plan Size (SF)</b>	<b>Min. Price/SF</b>	<b>Max. Price/SF</b>	<b>Avg. Price/SF</b>
<b>Arborly by Richmond American</b>	1,943	\$275	\$309	\$293
	2,489	\$227	\$255	\$239
	2,730	\$214	\$241	\$224
	2,949	\$201	\$226	\$210
<b>Canvas by Richmond American</b>	1,838	\$264	\$348	\$304
	2,177	\$232	\$302	\$269
	2,359	\$219	\$287	\$253
<b>Arborly East by Richmond American</b>	1,943	\$330	\$386	\$356
	2,730	\$247	\$291	\$262
	2,949	\$233	\$273	\$247
<b>Everview by Woodside Homes</b>	2,059	\$287	\$330	\$300
	2,865	\$213	\$249	\$225
	2,998	\$207	\$243	\$221
	3,378	\$187	\$217	\$196
<b>Upton by Woodside Homes</b>	2,241	\$323	\$323	\$323
	3,111	\$244	\$244	\$244
	3,526	N/Av	N/Av	N/Av
	3,795	N/Av	N/Av	N/Av
	2,354	N/Av	N/Av	N/Av
<b>Acacia by Woodside Homes</b>	3,058	\$350	\$351	\$351
	3,260	\$241	\$241	\$241
	3,780	\$215	\$231	\$220
	4,289	\$199	\$213	\$203
<b>Canopy by Woodside Homes</b>	2,229	N/Av	N/Av	N/Av
	2,374	\$229	\$281	\$237
	2,580	\$219	\$273	\$236
<b>Esplanade - Arise by Taylor Morrison</b>	1,787	\$283	\$368	\$335
	1,850	\$295	\$374	\$331
	1,967	\$272	\$351	\$308
<b>Esplanade - Weston by Taylor</b>	2,062	\$278	\$364	\$332
	2,207	\$266	\$345	\$307
	2,318	\$256	\$332	\$305
	3,058	\$237	\$306	\$279

Richmond American provided a parcel status report for its projects.

<b>Values by Ownership</b>			
<b>Individual Homeowners</b>	<b>Lots/Parcels</b>	<b>Value per Lot</b>	<b>Aggregate Value</b>
<b>Finished Homes without AVs</b>			
Arborly / Arborly East	36	\$746,000	\$26,856,000
Canvas	24	\$652,000	\$15,648,000
Everview	2	\$772,000	\$1,544,000
Upton	6	\$751,000	\$4,506,000
Acacia	13	\$872,000	\$11,336,000
Canopy	29	\$780,000	\$22,620,000
Arise	33	\$643,000	\$21,219,000
Weston	40	\$732,000	\$29,280,000
<b>Total</b>	<b>183</b>		<b>\$133,009,000</b>
<b>Woodside Homes</b>			
Market Value in Bulk	680	--	\$94,410,000
<b>Finished Homes without AVs</b>			
Upton	4	\$713,000	\$2,852,000
Acacia	4	\$828,000	\$3,312,000
<b>Total</b>	<b>688</b>		<b>\$100,574,000</b>
<b>Richmond American Homes</b>			
Homes under Construction	27	\$245,000	\$6,615,000
<b>Total</b>	<b>27</b>		<b>\$6,615,000</b>
<b>Taylor Morrison</b>			
Finished Lots	67	Varies	\$16,845,000
Homes under Construction	44	Varies	\$11,000,000
<b>Finished Homes without AVs</b>			
Weston	1	\$732,000	\$732,000
<b>Total</b>	<b>112</b>		<b>\$28,577,000</b>
<b>Wingsweep</b>			
Commercial Parcel	1	--	\$11,324,000
Unimproved Lots	132	--	\$13,832,000
<b>Total</b>	<b>133</b>		<b>\$25,156,000</b>
<b>Aggregate Value of Appraised Properties</b>	<b>1,143</b>		<b>\$293,931,000</b>

Richmond American also provided preliminary title reports for their projects.

Taylor Morrison provided appraisal logs, which the Appraiser summarized as follows:

<b>Historical Sales Prices</b>				
<b>Subdivision</b>	<b>Floor Plan Size (SF)</b>	<b>Min. Price/SF</b>	<b>Max. Price/SF</b>	<b>Avg. Price/SF</b>
<b>Arborly by Richmond American</b>	1,943	\$275	\$309	\$293
	2,489	\$227	\$255	\$239
	2,730	\$214	\$241	\$224
	2,949	\$201	\$226	\$210
<b>Canvas by Richmond American</b>	1,838	\$264	\$348	\$304
	2,177	\$232	\$302	\$269
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	2,998	\$207	\$243	\$221
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	3,111	\$244	\$244	\$244
	3,526	N/Av	N/Av	N/Av
	3,795	N/Av	N/Av	N/Av
	2,354	N/Av	N/Av	N/Av
<b>Acacia by Woodside Homes</b>	3,058	\$350	\$351	\$351
	3,260	\$241	\$241	\$241
	3,780	\$215	\$231	\$220
	4,289	\$199	\$213	\$203
<b>Canopy by Woodside Homes</b>	2,229	N/Av	N/Av	N/Av
	2,374	\$229	\$281	\$237
	2,580	\$219	\$273	\$236
<b>Esplanade - Arise by Taylor Morrison</b>	1,787	\$283	\$368	\$335
	1,850	\$295	\$374	\$331
	1,967	\$272	\$351	\$308
<b>Esplanade - Weston by Taylor</b>	2,062	\$278	\$364	\$332
	2,207	\$266	\$345	\$307
	2,318	\$256	\$332	\$305
	3,058	\$237	\$306	\$279

**Taylor Morrison provided parcel status reports for its projects.**

<b>Values by Ownership</b>			
<b>Individual Homeowners</b>	<b>Lots/Parcels</b>	<b>Value per Lot</b>	<b>Aggregate Value</b>
<b>Finished Homes without AVs</b>			
Arborly / Arborly East	36	\$746,000	\$26,856,000
Canvas	24	\$652,000	\$15,648,000
Everview	2	\$772,000	\$1,544,000
Upton	6	\$751,000	\$4,506,000
Acacia	13	\$872,000	\$11,336,000
Canopy	29	\$780,000	\$22,620,000
Arise	33	\$643,000	\$21,219,000
Weston	40	\$732,000	\$29,280,000
<b>Total</b>	<b>183</b>		<b>\$133,009,000</b>
<b>Woodside Homes</b>			
Market Value in Bulk	680	--	\$94,410,000
<b>Finished Homes without AVs</b>			
Upton	4	\$713,000	\$2,852,000
Acacia	4	\$828,000	\$3,312,000
<b>Total</b>	<b>688</b>		<b>\$100,574,000</b>
<b>Richmond American Homes</b>			
Homes under Construction	27	\$245,000	\$6,615,000
<b>Total</b>	<b>27</b>		<b>\$6,615,000</b>
<b>Taylor Morrison</b>			
Finished Lots	67	Varies	\$16,845,000
Homes under Construction	44	Varies	\$11,000,000
<b>Finished Homes without AVs</b>			
Weston	1	\$732,000	\$732,000
<b>Total</b>	<b>112</b>		<b>\$28,577,000</b>
<b>Wingsweep</b>			
Commercial Parcel	1	--	\$11,324,000
Unimproved Lots	132	--	\$13,832,000
<b>Total</b>	<b>133</b>		<b>\$25,156,000</b>
<b>Aggregate Value of Appraised Properties</b>	<b>1,143</b>		<b>\$293,931,000</b>

**Taylor Morrison provided HOA Fees for its projects.**

**EXHIBIT B-2**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**CERTIFICATE OF WOODSIDE 05S, LP**

In connection with the issuance and sale of the above-captioned bonds (the “Bonds”), and pursuant to the Bond Purchase Agreement (the “**Bond Purchase Agreement**”) to be executed by and between the Temecula Public Financing Authority (the “**Authority**”), acting on behalf of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “**District**”), and Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”), Woodside 05S, LP, a California limited partnership (“**Owner**”) hereby certifies, represents, warrants and covenants that:

1. While the Bonds or any refunding obligations related thereto are outstanding, Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the District, to challenge the adoption of the ordinance levying Special Taxes within the District, to invalidate the District or any of the Bonds or any refunding obligations, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto. The foregoing covenant shall not prevent Owner in any way from defending or bringing any other action, suit, proceeding, inquiry, or investigation at law or in equity relating to the following: (i) that the Special Tax has not been levied in accordance with the methodologies contained in the rate and method of apportionment of special tax (the “**Rate and Method of Apportionment**”) pursuant to which the Special Taxes are levied, (ii) the application or use of the Special Taxes levied and collected, or (iii) the interpretation or enforcement of the obligations of the Authority under any agreement between and between Owner and the Authority or to which Owner is a party or of which it is a beneficiary.

2. An appraisal of the taxable properties within the District dated October 11, 2022 (the “**Original Appraisal Report**”), with a date of value of September 12, 2022 (the “**Original Date of Value**”), and an update to the Original Appraisal Report dated January 6, 2023 (the “**Update to Appraisal Report**”), and together with the Original Appraisal Report, the “**Appraisal Report**”), with a date of value of December 1, 2022 (the “**Updated Date of Value**”), was prepared by Integra Realty Resources, Sacramento, California (the “**Appraiser**”). The Original Appraisal Report estimates the market value of the taxable properties within the District as of the Original Date of Value and the Update to Appraisal Report estimates that the market value of the appraised subject properties as of the Updated Date of Value was not less than the value estimated in the Original Appraisal Report. To the Actual Knowledge of the Undersigned (defined below), all information submitted by or on behalf of Owner to the Appraiser and contained in the sections of the Appraisal Report circled in red

or highlighted in yellow in Appendix A attached hereto was true and correct in all material respects as of the Original Date of Value and the Updated Date of Value, as applicable.

3. As of the date hereof, the information in the Preliminary Official Statement under the captions “THE DISTRICT – Sommers Bend” and “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” and “CONTINUING DISCLOSURE – The Primary Developer”, solely as such information pertains to Owner, its Relevant Entities (as defined herein), the property owned by Owner and/or its Relevant Entities in the District (the “**Property**”), Owner’s plans for the development of the Property and Owner’s contractual arrangements with respect thereto and the Owner’s compliance with its undertakings to provide continuing disclosure pursuant to the SEC’s Rule 15c2-12 is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. Woodside Group, LLC, a Nevada limited liability company (“Woodside Group”) and its subsidiaries, including Owner, were reorganized effective December 31, 2009, under Chapter 11 of the U.S. Bankruptcy Code, following the bankruptcy petitions that were filed on or about August 20, 2008, in the United States Bankruptcy Court for the Central District of California (Riverside Division). The bankruptcy cases for the reorganized Woodside Group entities were closed in August 2011. As of that date, pre-bankruptcy liability related to these entities had all been resolved, settled, or discharged in the bankruptcy process. Upon emergence from bankruptcy on December 31, 2009, the parent of Woodside Group became PH Holdings, LLC, a Delaware limited liability company, which later changed its name to Woodside Homes Company, LLC. Owner does not have any proceedings pending (with service of process to Owner having been accomplished) or, to the Actual Knowledge of the Undersigned, overtly threatened in which Owner may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its debts or obligations, be granted an extension of time to pay its debts or obligations, or be granted a reorganization or readjustment of its debts or obligations.

5. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, is pending, or to the Actual Knowledge of the Undersigned, overtly threatened (a) in any way seeking to restrain or enjoin the development of the Property, or (b) in any way seeking to invalidate or set aside any approval or permit relating to the development of the Property.

6. Except as disclosed in the Preliminary Official Statement, no other public debt secured by a tax or assessment on the Property is in the process of being authorized and no assessment districts or community facilities districts have been or are in the process of being formed which include any portion of the Property.

7. Except as disclosed in the Preliminary Official Statement, there are no events of monetary default or events which with the passage of time would constitute a monetary default under any loan or similar credit arrangement to which Owner is a party the result of which could have a material adverse effect on the development of the Property or Owner’s ability to pay Special Taxes prior to delinquency.

8. Except as disclosed in the Preliminary Official Statement, with respect to property owned by Owner or its Relevant Entities (as defined below) located within the boundaries of a



development project, to the Actual Knowledge of the Undersigned (as defined below), within the last five years, neither Owner nor any of its Relevant Entities has (i) intentionally failed to pay when due any property taxes, special taxes, or assessments levied or assessed against such property, (ii) had any such property become either tax deeded to any governmental agency or the subject of judicial foreclosure proceedings for failure to pay such property taxes, special taxes, or assessments levied or assessed against such property, or (iii) failed to cure such delinquencies within forty-five days of becoming aware of such delinquencies.

9. As used in this Certificate, the term “Actual Knowledge of the Undersigned” means, as of the date of this Certificate, the knowledge that the undersigned currently has or has obtained through (i) discussions with such current officers and responsible employees of the Owner and its Relevant Entities as the undersigned has reasonably determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Certificate, and/or (ii) a review of such documents as the undersigned has determined were reasonably necessary to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Owner’s current business and operations. Individuals who are no longer employed by the Owner or its Relevant Entities have not been contacted.

10. As used in this Certificate, the term “Relevant Entity” means, with respect to Owner, any other Person (i) who directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with Owner, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of Improvement Area No. 2 and investment decision regarding the Bonds (i.e., information regarding such Person’s assets or funds that would materially affect Owner’s development plans with respect to its Property as described in the Preliminary Official Statement or to pay the Special Taxes levied against the portion of the Property then owned by Owner (to the extent the responsibility of Owner) prior to delinquency. “Person” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “control” (including the terms “controlling,” “controlled by” or “under common control with”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

11. Until the date which is twenty-five days after the “end of the underwriting period” (as defined in Section 3(g) of the Bond Purchase Agreement), if any event shall occur of which Owner becomes aware, as a result of which it may be necessary to supplement the Official Statement in order to make the statements in the Official Statement under the captions referenced in Section 3 hereof regarding Owner, its Relevant Entities, the Property, or the development of the Property, in light of the circumstances existing at such time, not misleading in any material respect, Owner shall forthwith give written notice thereof to the Authority and the Underwriter and shall reasonably cooperate with them in furnishing any information available to Owner for any supplement to the Official Statement necessary so that the statements in the Official Statement under the captions referenced in Section 3 hereof, as so supplemented, will not be misleading in any material respect in light of the circumstances existing at such time.

12. The Acquisition Agreement originally entered into by and between Roripaugh Valley Restoration, LLC and the Authority (as amended by the First Amendment and Second Amendment thereto and as assigned to the Owner) and the Continuing Disclosure Agreement—Primary Developer, dated as of the Closing Date, by and between the Owner and Webb Municipal Finance, LLC, as dissemination agent, each constitutes a valid, legal and binding obligation of the Owner and (assuming due authorization, execution and delivery by the respective other party) is enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought. Except as set forth in the Continuing Disclosure Agreement, Owner does not undertake to advise you of any matters that may come to Owner's attention subsequent to the date hereof that may affect the statements set forth herein.

13. All capitalized terms not otherwise defined herein shall have the meaning set forth in the Bond Purchase Agreement.

Dated: \_\_\_\_\_, 2023

WOODSIDE 05S, LP,  
a California limited partnership

By: WDS GP, Inc., a California corporation  
its General Partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPENDIX A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**OWNER PROVIDED INFORMATION IN APPRAISAL REPORT**

**Woodside provided remaining costs for its projects.**

**Off-site Improvements**

According to the Developer, total remaining offsite (infrastructure) development costs associated with the project totals \$32,307,759. Estimated bond construction funds for the project are \$15,311,122, which are eligible to be used for infrastructure costs. As such, only \$16,996,637 in backbone infrastructure costs will be accounted for in our analysis.

**Remaining On Site Development Costs**

According to Woodside Homes, which is developing Planning Areas 28A, 28B and 29, remaining on-site development costs are \$29,905,418, or \$79,961 per lot (374 total lots), which will be accounted for herein. Additionally, Wingsweep reports remaining onsite costs ranging from \$108,945 to \$188,813 per lot. These costs will be accounted for in our analysis presented later.

Woodside provided appraisal logs for its projects, which the Appraiser summarized as follows.

<b>Historical Sales Prices</b>				
Subdivision	Floor Plan Size (SF)	Min. Price/SF	Max. Price/SF	Avg. Price/SF
Arborly by Richmond American	1,943	\$275	\$309	\$293
	2,489	\$227	\$255	\$239
	2,730	\$214	\$241	\$224
	2,949	\$201	\$226	\$210
Canvas by Richmond American	1,838	\$264	\$348	\$304
	2,177	\$232	\$302	\$269
	2,359	\$219	\$287	\$253
Arborly East by Richmond American	1,943	\$330	\$386	\$356
	2,730	\$247	\$291	\$262
	2,949	\$233	\$273	\$247
Everview by Woodside Homes	2,059	\$287	\$330	\$300
	2,865	\$213	\$249	\$225
	2,998	\$207	\$243	\$221
	3,378	\$187	\$217	\$196
Upton by Woodside Homes	2,241	\$323	\$323	\$323
	3,111	\$244	\$244	\$244
	3,526	N/Av	N/Av	N/Av
	3,795	N/Av	N/Av	N/Av
	2,354	N/Av	N/Av	N/Av
Acacia by Woodside Homes	3,058	\$350	\$351	\$351
	3,260	\$241	\$241	\$241
	3,780	\$215	\$231	\$220
	4,289	\$199	\$213	\$203
Canopy by Woodside Homes	2,229	N/Av	N/Av	N/Av
	2,374	\$229	\$281	\$237
	2,580	\$219	\$273	\$236
Esplanade - Arise by Taylor Morrison	1,787	\$283	\$368	\$335
	1,850	\$295	\$374	\$331
	1,967	\$272	\$351	\$308
Esplanade - Weston by Taylor	2,062	\$278	\$364	\$332
	2,207	\$266	\$345	\$307
	2,318	\$256	\$332	\$305
	3,058	\$237	\$306	\$279

Woodside provided parcel status reports for its projects.

<b>Values by Ownership</b>			
<b>Individual Homeowners</b>	<b>Lots/Parcels</b>	<b>Value per Lot</b>	<b>Aggregate Value</b>
<b>Finished Homes without AVs</b>			
Arborly / Arborly East	36	\$746,000	\$26,856,000
Canvas	24	\$652,000	\$15,648,000
Everview	2	\$772,000	\$1,544,000
Upton	6	\$751,000	\$4,506,000
Acacia	13	\$872,000	\$11,336,000
Canopy	29	\$780,000	\$22,620,000
Arise	33	\$643,000	\$21,219,000
Weston	40	\$732,000	\$29,280,000
<b>Total</b>	<b>183</b>		<b>\$133,009,000</b>
<b>Woodside Homes</b>			
Market Value in Bulk	680	--	\$94,410,000
<b>Finished Homes without AVs</b>			
Upton	4	\$713,000	\$2,852,000
Acacia	4	\$828,000	\$3,312,000
<b>Total</b>	<b>688</b>		<b>\$100,574,000</b>
<b>Richmond American Homes</b>			
Homes under Construction	27	\$245,000	\$6,615,000
<b>Total</b>	<b>27</b>		<b>\$6,615,000</b>
<b>Taylor Morrison</b>			
Finished Lots	67	Varies	\$16,845,000
Homes under Construction	44	Varies	\$11,000,000
<b>Finished Homes without AVs</b>			
Weston	1	\$732,000	\$732,000
<b>Total</b>	<b>112</b>		<b>\$28,577,000</b>
<b>Wingsweep</b>			
Commercial Parcel	1	--	\$11,324,000
Unimproved Lots	132	--	\$13,832,000
<b>Total</b>	<b>133</b>		<b>\$25,156,000</b>
<b>Aggregate Value of Appraised Properties</b>	<b>1,143</b>		<b>\$293,931,000</b>

### EXHIBIT B-3

TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A

TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B

#### CERTIFICATE OF WINGSWEEP CORPORATION

In connection with the issuance and sale of the above-captioned bonds (the “Bonds”), and pursuant to the Bond Purchase Agreement (the “**Bond Purchase Agreement**”) to be executed by and between the Temecula Public Financing Authority (the “**Authority**”), acting on behalf of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “**District**”), and Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”), Wingsweep Corporation, a California corporation (“**Owner**”) hereby certifies, represents, warrants and covenants that:

1. While the Bonds or any refunding obligations related thereto are outstanding, Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the District, to challenge the adoption of the ordinance levying Special Taxes within the District, to invalidate the District or any of the Bonds or any refunding obligations, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto. The foregoing covenant shall not prevent Owner in any way from defending or bringing any other action, suit, proceeding, inquiry, or investigation at law or in equity relating to the following: (i) that the Special Tax has not been levied in accordance with the methodologies contained in the rate and method of apportionment of special tax (the “**Rate and Method of Apportionment**”) pursuant to which the Special Taxes are levied, (ii) the application or use of the Special Taxes levied and collected, or (iii) the interpretation or enforcement of the obligations of the Authority under any agreement between and between Owner and the Authority or to which Owner is a party or of which it is a beneficiary.

2. An appraisal of the taxable properties within the District dated October 11, 2022 (the “**Original Appraisal Report**”), with a date of value of September 12, 2022 (the “**Original Date of Value**”), and an update to the Original Appraisal Report dated January 6, 2023 (the “**Update to Appraisal Report**”), and together with the Original Appraisal Report, the “**Appraisal Report**”), with a date of value of December 1, 2022 (the “**Updated Date of Value**”), was prepared by Integra Realty Resources, Sacramento, California (the “**Appraiser**”). The Original Appraisal Report estimates the market value of the taxable properties within the District as of the Original Date of Value and the Update to Appraisal Report estimates that the market value of the appraised subject properties as of the Updated Date of Value was not less than the value estimated in the Original Appraisal Report. To the Actual Knowledge of the Undersigned (defined below), all information submitted by or on behalf of Owner to the Appraiser and contained in the sections of the Appraisal Report circled in red

or highlighted in yellow in Appendix A attached hereto was true and correct in all material respects as of the Original Date of Value and the Updated Date of Value, as applicable.

3. As of the date hereof, the information in the Preliminary Official Statement under the captions “THE DISTRICT – Sommers Bend” and “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” solely as such information pertains to Owner, its Relevant Entities (as defined herein), the property owned by Owner and/or its Relevant Entities in the District (the “**Property**”), Owner’s plans for the development of the Property and Owner’s contractual arrangements with respect thereto is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. Owner has not been adjudicated as bankrupt or discharged from any or all of its debts or obligations or granted an extension of time to pay its debts or a reorganization or readjustment of its debts. Owner does not have any proceedings pending (with proper service of process to Owner having been accomplished) or, to the Actual Knowledge of the Undersigned, overtly threatened in which Owner may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its debts or obligations, be granted an extension of time to pay its debts or obligations, or be granted a reorganization or readjustment of its debts or obligations.

5. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, is pending, or to the Actual Knowledge of the Undersigned, overtly threatened (a) in any way seeking to restrain or enjoin the development of the Property, or (b) in any way seeking to invalidate or set aside any approval or permit relating to the development of the Property.

6. Except as disclosed in the Preliminary Official Statement, no other public debt secured by a tax or assessment on the Property is in the process of being authorized and no assessment districts or community facilities districts have been or are in the process of being formed which include any portion of the Property.

7. Except as disclosed in the Preliminary Official Statement, there are no events of monetary default or events which with the passage of time would constitute a monetary default under any loan or similar credit arrangement to which Owner is a party the result of which could have a material adverse effect on the development of the Property or Owner’s ability to pay Special Taxes prior to delinquency.

8. Except as disclosed in the Preliminary Official Statement, with respect to property owned by Owner or its Relevant Entities (as defined below) located within the boundaries of a development project, to the Actual Knowledge of the Undersigned (as defined below), within the last five years, neither Owner nor any of its Relevant Entities has (i) intentionally failed to pay when due any property taxes, special taxes, or assessments levied or assessed against such property, (ii) had any such property become either tax deeded to any governmental agency or the subject of judicial foreclosure proceedings for failure to pay such property taxes, special taxes, or assessments levied or assessed against such property, or (iii) failed to cure such delinquencies within forty-five days of becoming aware of such delinquencies.

9. As used in this Certificate, the term “Actual Knowledge of the Undersigned” means, as of the date of this Certificate, the knowledge that the undersigned currently has or has obtained through (i) discussions with such current officers and responsible employees of the Owner and its Relevant Entities as the undersigned has reasonably determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Certificate, and/or (ii) a review of such documents as the undersigned has determined were reasonably necessary to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Owner’s current business and operations. Individuals who are no longer employed by the Owner or its Relevant Entities have not been contacted.

10. As used in this Certificate, the term “Relevant Entity” means, with respect to Owner, any other Person (i) who directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with Owner, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of Improvement Area No. 2 and investment decision regarding the Bonds (i.e., information regarding such Person’s assets or funds that would materially affect Owner’s development plans with respect to its Property as described in the Preliminary Official Statement or to pay the Special Taxes levied against the portion of the Property then owned by Owner (to the extent the responsibility of Owner) prior to delinquency. “Person” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “control” (including the terms “controlling,” “controlled by” or “under common control with”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

11. Until the date which is twenty-five days after the “end of the underwriting period” (as defined in Section 3(g) of the Bond Purchase Agreement), if any event shall occur of which Owner becomes aware, as a result of which it may be necessary to supplement the Official Statement in order to make the statements in the Official Statement under the captions referenced in Section 3 hereof regarding Owner, its Relevant Entities, the Property, or the development of the Property, in light of the circumstances existing at such time, not misleading in any material respect, Owner shall forthwith give written notice thereof to the Authority and the Underwriter and shall reasonably cooperate with them in furnishing any information available to Owner for any supplement to the Official Statement necessary so that the statements in the Official Statement under the captions referenced in Section 3 hereof, as so supplemented, will not be misleading in any material respect in light of the circumstances existing at such time.

12. The Acquisition Agreement originally entered into by and between Roripaugh Valley Restoration, LLC and the Authority (as amended by the First Amendment and Second Amendment thereto and as assigned to the Owner) and the Continuing Disclosure Agreement—Primary Developer, dated as of the Closing Date, by and between the Owner and Webb Municipal Finance, LLC, as dissemination agent, each constitutes a valid, legal and binding obligation of the Owner and (assuming due authorization, execution and delivery by the respective other party) is enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors’ rights in general and to the application of equitable principles if equitable remedies are sought. Except as set forth in the Continuing Disclosure



Agreement, Owner does not undertake to advise you of any matters that may come to Owner's attention subsequent to the date hereof that may affect the statements set forth herein.

13. All capitalized terms not otherwise defined herein shall have the meaning set forth in the Bond Purchase Agreement.

Dated: \_\_\_\_\_, 2023

WINGSWEEP CORPORATION,  
a California corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**APPENDIX A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**OWNER PROVIDED INFORMATION IN APPRAISAL REPORT**

**Wingsweep provided remaining costs for its projects.**

**Off-site Improvements**

According to the Developer, total remaining offsite (infrastructure) development costs associated with the project totals \$32,307,759. Estimated bond construction funds for the project are \$15,311,122, which are eligible to be used for infrastructure costs. As such, only \$16,996,637 in backbone infrastructure costs will be accounted for in our analysis.

**Remaining On Site Development Costs**

According to Woodside Homes, which is developing Planning Areas 28A, 28B and 29, remaining on-site development costs are \$29,905,418, or \$79,961 per lot (374 total lots), which will be accounted for herein. Additionally, Wingsweep reports remaining onsite costs ranging from \$108,945 to \$188,813 per lot. These costs will be accounted for in our analysis presented later.

**EXHIBIT C**

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**RULE 15c2-12 CERTIFICATE**

The undersigned hereby certifies and represents that he is the Executive Director of the Temecula Public Financing Authority, and, as such, is duly authorized to execute and deliver this certificate and further hereby certifies that:

(1) This certificate is being delivered in connection with the sale and issuance of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Series 2023A and the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Capital Appreciation Series 2023B (collectively, the “**Bonds**”) in order to enable the underwriter of the Bonds to comply with Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934, as amended (the “**Rule**”).

(2) In connection with the sale and issuance of the Bonds, there has been prepared a Preliminary Official Statement dated [February \_\_, 2023] setting forth information concerning the Bonds and the Authority (the “**Preliminary Official Statement**”).

(3) Except for the Permitted Omissions, the Preliminary Official Statement is deemed final within the meaning of the Rule. As used herein, the term “**Permitted Omissions**” refers to the offering price(s), interest rates(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters, all as set forth in the Rule.

IN WITNESS WHEREOF, I have hereunto set my hand as of [February \_\_, 2023].

TEMECULA PUBLIC FINANCING AUTHORITY  
For and on behalf of the  
TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)

By: \_\_\_\_\_  
Aaron Adams, Executive Director

**EXHIBIT D**

**OPINION OF COUNSEL TO WOODSIDE 05S, LP**

\_\_\_\_\_, 2023

Temecula Public Financing Authority  
c/o City of Temecula  
41000 Main Street  
Temecula, California 92590

Stifel Nicolaus & Company, Incorporated  
One Montgomery Street, 35th Floor  
San Francisco, California 94104

***Re: \$\_\_\_\_\_ Temecula Public Financing Authority City of Temecula Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Series 2023A; \$\_\_\_\_\_ Temecula Public Financing Authority City of Temecula Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) Special Tax Bonds, Capital Appreciation Series 2023B***

Ladies and Gentlemen:

We have acted as special counsel to Woodside 05S, LP, a California limited partnership (the “**Owner**”), in connection with the issuance of the above-referenced bonds (the “**2023 Bonds**”) by the Temecula Public Financing Authority (the “**Authority**”). All real property located within the City of Temecula Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “**Community Facilities District**”) and owned by the Owner is referred to herein as the “**Property**.” The 2023 Bonds are being sold to Stifel Nicolaus & Company, Incorporated, as Underwriter (the “**Underwriter**”). This opinion letter is being delivered to you pursuant to Section 4(d)(10) of the Bond Purchase Agreement, dated [February \_\_, 2023], between the Authority and the Underwriter (the “**Purchase Agreement**”).

In the course of acting as special counsel to the Owner as herein described, we have examined the following documents:

(a) Preliminary Official Statement, dated [February \_\_, 2023], prepared in conjunction with the issuance and sale of the 2023 Bonds (the “**Preliminary Official Statement**”);

(b) Official Statement, dated [March \_\_, 2023], prepared in conjunction with the issuance and sale of the 2023 Bonds (the “**Official Statement**”);

(c) Continuing Disclosure Agreement—Primary Developer, dated as of [March \_\_, 2023] (the “**Continuing Disclosure Document**”), by and between Woodside 05S, LP and Webb Municipal Finance, LLC, as dissemination agent;

(d) Acquisition Agreement, dated as of March 1, 2017, by and between Roripaugh Valley Restoration, LLC and the Authority (as amended by the First Amendment and Second Amendment thereto and as assigned to Woodside 05S, LP, the “Acquisition Agreement”);

(e) Certificate of Woodside 05S, LP, dated [February \_\_, 2023], and Closing Certificate of Woodside 05S, LP, dated [March \_\_, 2023], each executed by the Owner (collectively, the “**Owner Certificates**”);

(f) Agreement of Limited Partnership of the Owner dated as of July 11, 2008, as amended by that certain First Amendment to Agreement of Limited Partnership of the Owner dated as of January 14, 2014 (collectively, the “**Owner Formation Documents**”);

(g) Certificate of Limited Partnership of the Owner filed with the California Secretary of State on July 11, 2008, as amended by that certain Amendment to Certificate of Limited Partnership of the Owner filed February 26, 2016 with the California Secretary of State, as amended by that certain Amendment to Certificate of Limited Partnership of the Owner filed November 23, 2020 with the California Secretary of State, and Certificate of Status of the Owner from the California Secretary of State dated January \_\_, 2023; and

(h) Such other agreements, contracts and documents as we deemed relevant for the purposes of this opinion.

In addition, we have made such factual and other inquiries and examinations as we deemed necessary for the purposes of this opinion letter.

We call to your attention the fact that we are not general counsel to the Owner and do not represent the Owner on a continuing basis. Rather, we are representing the Owner solely in connection with its interactions with the Authority, the Community Facilities District and the City of Temecula (the “**City**”) in connection with the issuance of the 2023 Bonds.

Whenever we have indicated in this opinion letter that the existence or absence of facts is based on our knowledge, it is intended to signify only that during the course of our representation of the Owner as herein described, no information has come to the attention of the lawyers in our firm actively representing the Owner in the matters described herein which would give them current actual knowledge of the existence or absence of such facts. Please be advised that only Michael Joyce has been so involved.

Except to the extent expressly set forth herein, we have not undertaken any independent investigations to determine the existence or absence of such facts, and no inference as to our knowledge of the existence or absence of such facts should be drawn from our representation of the Owner. We have made no examination of, and express no opinion as to, title to the Property, the ability of the Owner to develop the Property (except as specifically set forth in paragraph 6 below), or the viability of the development of the Property by the Owner as described in the Official Statement.

As to certain factual matters (which we have not independently established or verified), including, without limitation, the status of the development of the Property by the Owner and existing development entitlements and future development entitlements which must be obtained in order for the Owner to complete the development and sale of the Property, we have relied upon

statements, certificates and other assurances of public officials and of certain officers and agents of the Owner, as well as employees and/or consultants of the Owner.

In expressing the opinions below, we have assumed, without inquiry or investigation, (i) the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of documents submitted to us as copies or as exhibits, and the authenticity of such originals of such latter documents; (ii) that there are no oral or written terms or conditions agreed to by the Authority, the Community Facilities District, the City, and/or the Owner which would have an effect on the opinions rendered herein; (iii) that there has not been any mutual mistake of fact or misunderstanding which would have an effect on the opinions rendered herein; and (iv) that all parties have complied with any requirement of good faith and fair dealing, noncompliance with which would have an effect on the opinions rendered herein.

Based solely upon and subject to the foregoing as well as to the qualifications, limitations, exclusions, exceptions, assumptions and other matters set forth herein, we are of the opinion that:

The Owner is a limited partnership, duly formed, validly existing and in good standing under the laws of the State of California, and is authorized to transact business in the State of California and is in good standing under the laws of the State of California.

2. The Owner has the power and authority to execute, deliver and perform its obligations under the Continuing Disclosure Document and the Acquisition Agreement.

3. The execution and delivery by the Owner of the Continuing Disclosure Document and the Acquisition Agreement and the performance by the Owner of its obligations thereunder (i) have been duly authorized by all necessary corporate action on the part of the Owner and (ii) will not result in a violation of, a breach of, or a default under the Owner Formation Documents.

4. The Continuing Disclosure Document and the Acquisition Agreement have been duly executed and delivered by the Owner and constitute the legally valid and binding obligations of the Owner, enforceable against the Owner in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought.

5. To our knowledge, there is no action, suit, proceeding, inquiry or investigation, by or before any court, governmental agency, public board or body, pending or overtly threatened against the Owner which (A) seeks to prohibit, restrain or enjoin the proposed development by the Owner of the Property as described in the Official Statement; or (B) if determined adversely to the Owner is reasonably likely to have a material adverse effect on the Owner's ability (i) to comply with its obligations under the Continuing Disclosure Document or the Acquisition Agreement, (ii) to develop the Property as described in the Official Statement or (iii) to pay special taxes or *ad valorem* property taxes related to the Property when due; or (C) seeks to cause the Owner to be adjudicated as bankrupt or discharged from any or all of its debts or obligations; or (D) grants or seeks to grant an extension of time to pay the Owner's debts or seeks to effect a reorganization or a readjustment of the Owner's debts.

6. Without having undertaken to determine independently the accuracy, completeness, or fairness of the statements contained in the Preliminary Official Statement and the Official Statement, but based solely on (i) our limited capacity as special counsel to the Owner, (ii) the representations of the Owner and/or its employees and/or consultants, and our reliance thereon, and (iii) our review of the Preliminary Official Statement and the Official Statement, no facts had or have come to our attention during the course of our representation of the Owner as described herein which caused us to believe that the information describing Development Matters (defined below) contained in the Relevant Sections (defined below) of the Preliminary Official Statement as of its date ([February \_\_, 2023]) or as of the date of the Purchase Agreement ([March \_\_, 2023]), or the Relevant Sections of the Official Statement as of its date ([March \_\_, 2023]) or as of the date hereof, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; provided, however, in each case, we express no belief or conclusion as to (a) any financial statements and other financial, statistical, economic or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, (b) any information about valuation, appraisals, absorption or environmental matters (other than environmental permitting) included or referenced therein, including, without limitation, any information describing or summarizing all or any part of the Appraisal (as such term is defined in the Official Statement), and (c) any information which is identified as having been provided by a source other than the Owner). For purposes of this paragraph, the term “**Relevant Sections**” means the sections of the Preliminary Official Statement and the Official Statement entitled “THE DISTRICT – Sommers Bend,” “THE DISTRICT – The Primary Developer, the Merchant Builders, and Wingsweep Corporation,” and “CONTINUING DISCLOSURE – The Primary Developer” related solely to the Owner and the Property and the term “**Development Matters**” means solely the Owner, its Relevant Entities (as defined in the Owner Certificates), ownership of the Property, the Owner’s development plan, the Owner’s financing plan, the Owner’s lenders, if any, and contractual arrangements of the Owner or any of its Relevant Entities (including, if material to the Owner’s development plan or the Owner’s financing plan, loans of such Relevant Entities).

Our opinions set forth in this opinion letter are subject to the following assumptions, exceptions, qualifications, limitations and exclusions, in addition to those assumptions, exceptions, qualifications, limitations and exclusions set forth above:

A. The foregoing opinions are qualified to the extent that (i) the legality, validity, binding nature and enforceability of the Continuing Disclosure Document and the Acquisition Agreement may be limited by and subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the rights of creditors now or hereafter in effect (including, without limitation, any law pertaining to preferential or fraudulent transfers), or may be limited by and subject to legal or general principles of equity (whether such enforceability is considered in a proceeding in equity or at law), conscionability, reasonableness, good faith or fair dealing, whether relating to creditors’ rights or otherwise, and (ii) any remedy of specific performance and injunctive and other forms of equitable relief are subject to certain equitable defenses and to the discretion of the court before which any proceeding therefor may be brought.

B. We express no opinion as to (i) any matters related to architecture, construction, engineering, or the seismic or environmental condition of the Property (except as specifically set forth in paragraph 6 above), including, without limitation, any matters relating to the handling, storage, transportation or disposal of hazardous or toxic materials, (ii) any laws, rules or

regulations relating thereto, and/or (iii) any other scientific or professional field as such opinion would be beyond the scope of any opinion expressed herein.

C. We express no opinion on the enforceability under certain circumstances of provisions to the effect that rights or remedies are not exclusive, that rights or remedies may be exercised without notice, that every right or remedy is cumulative and may be exercised in addition to or with any other right or remedy, that the election of a particular remedy or remedies does not preclude recourse to one or more other remedies, or that the failure to exercise or delay in exercising rights or remedies will not operate as a waiver of any such right or remedy.

D. We express no opinion as to (i) any rights of set-off (other than as provided by Section 3054 of the California Civil Code, as interpreted by applicable judicial decisions); (ii) the enforceability of any provision providing for indemnification for claims, losses or liabilities to the extent such indemnification is prohibited by applicable law or contrary to public policy; or (iii) the enforceability of any provisions or agreement designating a party as an agent or attorney-in-fact, except where an agent or attorney-in-fact executed the Continuing Disclosure Document or the Acquisition Agreement on behalf of the Owner.

E. We express no opinion as to the legality, validity, binding nature or enforceability (whether in accordance with its terms or otherwise) of any provision insofar as it provides for the payment or reimbursement of costs and expenses in excess of a reasonable amount determined by any court or other tribunal (further, we wish to bring to your attention that to the extent any such provision provides for the payment of attorneys' fees in litigation, under California law such attorneys' fees may be granted only to the prevailing party and such provisions are deemed to extend to both parties, notwithstanding that such provisions by their express terms benefit only one party).

F. We express no opinion regarding any laws or regulations involving taxes, including without limitation, we express no opinion as to the exclusion from gross income for federal income tax purposes of the interest on the 2023 Bonds, or the exemption of the interest on the 2021 Bonds from the State of California personal income taxes.

G. Except as specifically set forth in paragraph 6 above, we express no opinion as to (i) compliance with the anti-fraud provisions of applicable federal and state securities or other laws, rules or regulations or (ii) the applicability or effect on the subject transaction of the securities laws of the State of California, the United States of America, including but not limited to the Securities Act of 1933, as amended, and any other jurisdiction.

H. We are licensed to practice law only in the State of California. Accordingly, we are opining only as to the internal laws (excluding laws relating to conflicts of laws) of the State of California, the federal laws of the United States of America, and the Delaware General Corporation Law, and assume no responsibility as to the applicability or effect of the laws of any other jurisdiction.

I. Whenever we have stated that we have assumed any matter of fact, it is intended to indicate that we have assumed such matter without making any factual, legal or other inquiry or investigation, and without expressing any opinion or conclusion of any kind concerning such matter.



J. This opinion letter is furnished to you specifically in connection with the issuance of the 2023 Bonds pursuant to the terms of the Purchase Agreement, and solely for your information and benefit. It may not be utilized, relied on, quoted or distributed to any other person by you in any other connection, and it may not be utilized, relied on or quoted by any other person for any purpose, without in each instance our express prior written consent; provided, however, a copy may be included in the transcript of the proceedings for the 2023 Bonds.

K. The opinions expressed herein are given solely as of the date hereof and are based on the facts (as we know, believe or have assumed them to be) and law as in effect on the date hereof. We undertake neither to supplement or update this opinion letter nor undertake to advise you or any other party if there is a change in law or facts or new facts come to our attention subsequent to the date hereof which may affect the opinions expressed above and/or which may cause us to amend any portion of this opinion letter in full or in part. If future acts or omissions of the parties may serve to modify, alter or change the circumstances under which the opinions herein were rendered, our opinions set forth in this opinion letter shall remain as if such future acts or omissions did not occur. Also, actions, conduct or omissions by a party may create a situation of waiver, estoppel or novation which would supplant the opinions set forth in this opinion letter.

Very Truly Yours,

STUART KANE LLP

**EXHIBIT E**

**FORM OF AUTHORITY COUNSEL OPINION**

\_\_\_\_\_, 2023

Stifel, Nicolaus & Company, Incorporated  
San Francisco, California

**Authority Counsel Opinion**

with reference to:

\$ \_\_\_\_\_  
TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A

\$ \_\_\_\_\_  
TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL APPRECIATION SERIES 2023B

Stifel Nicolaus & Company:

We serve as General Counsel to the Temecula Public Financing Authority (the “Authority”). In such capacity, in connection with the issuance of the above-referenced bonds (the “Bonds”) as contemplated by the Bond Purchase Agreement, dated \_\_\_\_\_, 2023 (the “Purchase Agreement”), by and between the Authority, acting on behalf of the Temecula Public Financing Authority Community Facilities District No. 16-01 (Roripaugh Ranch Phase 2) (the “District”) and Stifel, Nicolaus & Company, Incorporated, as the Underwriter, we have examined the original, or a copy otherwise identified to us as being a true copy of such documents, certificates, and records as we have deemed relevant and necessary as the basis for the opinion set forth herein. Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Purchase Agreement. Relying on such examination and subject to the limitations and qualifications hereinafter set forth, we are of the opinion that:

1. The Authority is duly organized and validly existing as a joint exercise of powers authority under the laws of the State of California and the District is duly organized and validly existing as a community facilities district under the laws of the State of California.

2. The Board of Directors duly and validly adopted Resolution No. TPFA 16-04 on April 26, 2016 (the “Resolution of Formation”), Ordinance No. TPFA 16-01 on May 10, 2016 (the “Ordinance”), and Resolution No. TPFA \_\_\_\_\_ on February 14, 2023 (the “Resolution of Issuance”), at meetings of the Board of Directors which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout.

Each of the Resolution of Formation, Ordinance and the Resolution of Issuance has not been amended, modified or supplemented.

3. To the best of our knowledge, the authorization, execution and delivery of the Authority Documents and compliance with the provisions thereof by the Authority of its obligations thereunder, will not conflict with, or constitute a breach or default under, in any material respect, any law, administrative regulation, court decree, resolution, ordinance or other agreement to which the Authority or District is subject or by which it is bound.

4. To the best of our knowledge and except as disclosed in the Official Statement, there is no litigation, action, suit, proceeding or investigation at law or in equity as to which the Authority is or would be a party, before or by any court, governmental agency or body, pending and notice of which has been served on and received by the Authority or, to the best of our knowledge, threatened against the Authority, challenging the creation, organization or existence of the Authority or the District, or the validity of the Bonds or the Authority Documents or contesting the authority of the Authority to enter into or perform its obligations under any of such documents, or with respect to which an unfavorable decision, ruling or finding would materially adversely affect the ability of the Authority to perform its obligations under the Bonds, the Formation Documents or the Authority Documents, or which seeks to restrain or enjoin the development of the land in the District as described in the Official Statement or the issuance, sale and delivery of the Bonds or which challenges the exclusion from gross income for federal income tax purposes or State of California personal income taxes of interest on the Bonds, or the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the Bonds, or which in any way contests or affects the validity or enforceability of the Bonds, the Formation Documents or the Authority Documents or the accuracy of the Official Statement, or any action of the Authority contemplated by any of said documents.

The opinions expressed herein are based on such examination of the law of the State of California as we deemed relevant for the purposes of this opinion. We have not considered the effect, if any, of the laws of any other jurisdiction upon matters covered by this letter. We express no opinion as to the status of the Bonds or the interest thereon, or the Authority Documents under any federal or state securities laws or “Blue Sky” law or any federal, state or local tax law. No opinion is expressed herein with respect to the validity of the Bonds for which the Authority is relying on the opinion given by Bond Counsel. Further, we express no opinion with respect to any indemnification, contribution, liquidated damages, penalty, right of setoff, arbitration, judicial reference, choice of law, choice of forum, choice of venue, waiver or severability provisions contained in the Authority Documents. Without limiting any of the foregoing, we express no opinion as to any matter other than as expressly set forth above.

Whenever a statement herein is qualified by “to the best of our knowledge,” it shall be deemed to indicate that, during the course of our representation of the Authority in connection with the financing described herein, no information that would give us current, actual knowledge of the inaccuracy of such statement has come to our attention. We have not undertaken any independent investigation to determine the accuracy of such statements, and any limited inquiry undertaken by us during the preparation of this opinion letter should not be regarded as such investigation. No inference as to our knowledge of any matters bearing upon the accuracy of any such statement should be drawn from the fact of our representation of the Authority. We have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to

original documents of documents submitted to us as copies or as exhibits, and the authenticity of such originals of such latter documents.

This opinion letter is furnished by us as General Counsel to the Authority, pursuant to Section 4(d)(8) of the Purchase Agreement. No attorney-client relationship has existed or exists between our firm and the addressee hereof in connection with the Bonds or by virtue of this opinion. This opinion letter is rendered solely in connection with the financing described herein, and may not be relied upon by you for any other purpose. The opinions rendered in this letter are as of the date hereof. We disclaim any obligation to update this opinion letter.

Very truly yours,

RICHARDS, WATSON & GERSHON,  
A PROFESSIONAL CORPORATION

By

Peter M. Thorson

**EXHIBIT F**

**TABLE OF ACCRETED VALUES (SERIES 2023B BONDS)  
(Per \$5,000 Maturity Value)**

**[To Come at Pricing]**

**EXHIBIT G**

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING  
AUTHORITY  
COMMUNITY FACILITIES DISTRICT  
NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, CAPITAL  
APPRECIATION SERIES 2023B**

**FORM OF ISSUE PRICE CERTIFICATE**

The undersigned, on behalf of Stifel, Nicolaus & Company, Incorporated (“Stifel”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the “Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) Stifel offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated March \_\_, 2023, by and between Stifel and the Issuer, Stifel has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Reserve Fund.***

The establishment of the Reserve Fund for the Bonds in the amount of the Reserve Requirement (as such terms are defined in the Amended and Restated Fiscal Agent Agreement, dated as of March 1, 2023, by and between the Issuer and U.S. Bank Trust Company, National Association, as Fiscal Agent (the “Fiscal Agent”), pursuant to which the Bonds are being issued) was vital to the marketing of the Bonds and reasonably required to assure payment of debt service on the Bonds.

4. ***Defined Terms.***

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) *“Hold-the-Offering-Price Maturities”* means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *“Holding Period”* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([February \_\_, 2023]), or (ii) the date on which Stifel has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means the City of Temecula, California.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [February \_\_, 2023].

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Stifel’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in a Certificate as to Arbitrage and Tax Compliance Procedures for the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Quint & Thimmig LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

STIFEL, NICOLAUS & COMPANY,  
INCORPORATED

By: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: \_\_\_\_\_, 2023



**SCHEDULE A**

**SALE PRICES OF THE GENERAL RULE MATURITIES AND  
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

**\$ \_\_\_\_\_  
TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 16-01  
(RORIPAUGH RANCH PHASE 2)  
SPECIAL TAX BONDS, SERIES 2023A**

<i>Maturity Date (September 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Price</i>	<i>10% Test Used</i>	<i>Hold the Offering Price Used</i>
20	\$	%				
20						
20						
20						

\$ \_\_\_\_\_  
**TEMECULA PUBLIC FINANCING AUTHORITY**  
**COMMUNITY FACILITIES DISTRICT NO. 16-01**  
**(RORIPAUGH RANCH PHASE 2)**  
**SPECIAL TAX BONDS, CAPITAL APPRECIATION SERIES 2023B**

<u><i>Maturity</i></u> <i>(September 1)</i>	<u><i>Initial</i></u> <u><i>Principal</i></u> <u><i>Amount</i></u>	<u><i>Accretion</i></u> <u><i>Rate</i></u>	<u><i>Yield</i></u>	<u><i>Price</i></u>	<u><i>10%</i></u> <u><i>Test</i></u> <u><i>Used</i></u>	<u><i>Hold the</i></u> <u><i>Offering</i></u> <u><i>Price</i></u> <u><i>Used</i></u>	<u><i>Maturity</i></u> <u><i>Value</i></u>
	\$	%	%				\$

\* 10% Test Maturity.

**SCHEDULE B**

**PRICING WIRE OR EQUIVALENT COMMUNICATION**  
*(Attached)*