

Annual Tax Report

The Economics of Land Use



Community Facilities District No. 2006-1 (South County Area)

Fiscal Year 2009–10

Prepared for:

Three Rivers Levee Improvement Authority

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1. INTRODUCTION

The Three Rivers Levee Improvement Authority (TRLIA) Board of Directors (Board) approved the formation of two Community Facilities Districts (CFDs) on April 3, 2007; one is "TRLIA CFD No. 2006-1 (South County Area)" (CFD 2006-1) and the other is "TRLIA CFD No. 2006-2 (South County Area—Overlay District)" (CFD 2006-2), herein referred to collectively as CFDs. The property owners within the proposed boundaries of the CFDs who qualified as the electors for the purposes of authorizing the CFDs unanimously voted to form the CFDs and to incur bonded indebtedness in an amount not to exceed \$250,000,000 for CFD 2006-1. The CFD 2006-1 bond proceeds would be used to fund the costs of the Levee Improvement Program funded through an advanced funding agreement entered into by certain landowners, Yuba County (County), and the TRLIA. The CFD 2006-2 proceeds would be used to fund the costs of the Levee Improvement Program previously advanced by certain landowners through prior agreements, as well as other improvements included in County capital facilities impact fees. This report focuses on the Annual Special Tax Levy for Fiscal Year (FY) 2009-10 related to CFD 2006-1.

CFD 2006-1 comprises approximately 825 acres in a portion of the County. In FY 2009-10, 351 parcels will be subject to the levy of a special tax. The total amount of special tax levied against these parcels in this fiscal year is \$328,742. All of the parcels will be taxed at 100 percent of the maximum annual special tax for the parcel.

In April 2007, TRLIA issued two series of bonds: Series A related to CFD 2006-1 in the total amount of \$14,930,382, and Series B related to CFD 2006-2 in the total amount of \$8,663,901. Both of these series of bonds are Builder Bonds, 100 percent of which were purchased by landowners in CFD 2006-1 at the time of formation. All the Builder Bonds are capital appreciation bonds, which have no debt service or annual cost associated with them. These bonds merely accrete in value over time, and the entire accreted amount is due at either redemption or maturity of the bond solely to the extent payable by special tax collections or Refunding Bonds issued by CFD 2006-1. Refunding Bonds are bonds expected to be issued by CFD 2006-1 solely to repay outstanding bonds, which include the above-referenced Builder Bonds. No Refunding Bonds have been issued by the CFDs as of the date of this report.

Each of the series of bonds can be broken down by the tax zone that supports the repayment. Special tax collections from the various tax zones support the respective debt issued for the respective zone.

In each fiscal year that any bonds are outstanding in a tax zone, the CFD must levy a special tax against taxable parcels in CFD 2006-1 tax zone to pay principal and interest on the outstanding bonds and to pay other costs of CFD 2006-1, such as the costs of administration. Once the annual costs of CFD 2006-1 are identified, CFD 2006-1 must apply the special tax formula to determine the parcels to be taxed, the maximum amount of special tax that can be levied against all taxable parcels, and finally, using the special tax formula, determine the amount of special tax to be levied in a given fiscal year.

Purpose of the Report

This report serves as the Annual Tax Report for FY 2009-10, which is submitted to the Treasurer of the TRLIA (Treasurer) for approval in support of the annual levy of the special tax. This is the third year in which special taxes will be levied. Pursuant to TRLIA Ordinance No. 2, the TRLIA Board authorized the Treasurer to determine the specific tax rate and amount to be levied for each parcel of real property in CFD 2006-1 in each fiscal year. This Annual Tax Report will identify the annual costs of CFD 2006-1, the parcels to be taxed, the maximum amount that can be levied against all taxable parcels, and the amount to be levied in FY 2009-10.

Organization of the Report

This report consists of four chapters including this introduction. **Chapter 2** describes annual costs of CFD 2006-1. **Chapter 3** describes the parcels to be taxed and the assignment of the tax to taxable parcels. **Chapter 4** discusses the accounting by tax zone and the accounting's relation to use of the special tax revenues.

One appendix is attached to this report. **Appendix A** contains a list of all parcels to be taxed in FY 2009-10, the maximum amount of special tax that could be levied against any given parcel, and the amount of the FY 2009-10 special tax levy.

2. CALCULATION OF ANNUAL COSTS

Annual Costs

Annual costs of CFD 2006-1 are those costs authorized by the formation documents. CFD 2006-1 was authorized to fund the following costs and facilities:

- The construction, repair, or rehabilitation of flood control improvements, including levee-system and drainage improvements and any necessary habitat mitigation incident to any improvements.
- The acquisition of land; the costs of design, engineering, and planning; the costs of any environmental or other studies, surveys, or other reports; the cost of any required environmental mitigation measures; landscaping, soils testing, permits, plan check, and inspection fees; insurance, legal, and related overhead costs; coordination and supervision; and any other costs or appurtenances related to any of the foregoing.

CFD 2006-1 is also authorized to fund the following items:

- Bond-related expenses, including underwriter's discount, reserve fund, capitalized interest, bond and disclosure counsel, and all other incidental expenses.
- Administrative fees of the TRLIA, the County, and the bond trustee or fiscal agent related to CFD 2006-1, and any bonded indebtedness of CFD 2006-1.
- Reimbursement of costs related to the formation of CFD 2006-1 that were advanced by the TRLIA, the County, Reclamation District No. 784, or any other governmental agency, or any landowner or developer in CFD 2006-1, as well as reimbursement of any costs advanced by the TRLIA or any related entity or any landowner or developer in CFD 2006-1 for facilities, fees, or other purposes or costs of CFD 2006-1.

Pursuant to the Rate and Method of Apportionment and Method of Collection of the Special Tax (RMA) **Section 9 A**, for each individual tax zone, the minimum amount of annual costs is equal to the maximum annual special tax revenue from all occupied parcels until authorized facilities are complete and all outstanding Builder Bonds are retired. As previously stated, the TRLIA Series A Bonds (Bonds) were issued in April 2007. Bonds were issued for each of the eight tax zones in CFD 2006-1, and all zones continue to have Bonds outstanding. Therefore, for each tax zone, the minimum amount of annual costs is equal to the maximum annual special tax revenue from occupied parcels in the zone.

Table 1 computes the maximum annual special tax revenue from all occupied parcels by tax zone. **Appendix A** provides the detailed listing of each individual parcel that will be levied, the corresponding maximum annual special tax, and the proposed levy for FY 2009-10.

The determination of parcels subject to the tax (Occupied Parcels) is discussed in **Chapter 3**.

Combined, the levy from all of the tax zones will equal \$328,742 from 351 Occupied Parcels. Therefore, annual costs is defined as \$328,742, an amount including all administrative expenses. **Chapter 3** discusses the estimate of expenses for administration.

Table 1
TRLIA CFD 2006-1
Summary of Fiscal Year 2009-10 Tax Levy by Tax Zone

Tax Zone	Builder/ Developer	Project	Number of Parcels	FY 2009-10 Tax Levy
1	Cresleigh Homes Corporation, a California corporation Creskside Plumas Ranch Woodside			
	Total Tax Zone 1		23 Parcels	\$20,775
2	Dansk-Californisk Ejendomsselskab A.P.S., a Denmark corporation Rio Del Oro (Danna 70)			
	Total Tax Zone 2		0 Parcels	\$0
3	KB Home Northbay, Inc. Hawes Ranch Plumas Lake Cobblestone			
	Total Tax Zone 3		140 Parcels	\$104,739
4	Lennar Renaissance, Inc. a California corporation River Oaks East River Oaks North			
	Total Tax Zone 4		56 Parcels	\$46,610
5	Meritage Homes of California, Inc., a California corporation Draper Ranch North			
	Total Tax Zone 5		72 Parcels	\$76,557
6	Plumas Lake Holdings, L.L.C. Rio Del Oro (Villages 6 & 8)			
	Total Tax Zone 6		0 Parcels	\$0
7	Plumas Lake Riverside Meadows, L.P. Riverside Meadows			
	Total Tax Zone 7		60 Parcels	\$80,061
8	Rio del Oro Farms 2 L.L.C. Riverside Meadows			
	Total Tax Zone 8		0 Parcels	\$0
	TOTAL - ALL ZONES		351 Parcels	\$328,742

"summary"

3. PARCELS SUBJECT TO THE SPECIAL TAX

Determining Parcels Subject to the Special Tax

The special tax formula states that the administrator first must determine whether a parcel is a tax-exempt parcel, Occupied Parcel, developed parcel, final map parcel, large lot parcel, or undeveloped parcel.

Only builder bonds are outstanding and no refunding bonds have been issued, so no parcels other than Occupied Parcels are to be taxed. Occupied Parcels are defined as developed parcels (parcels having an already-issued building permit for a residential use), ownership of which has been transferred to a homeowner. A parcel will be designated as an Occupied Parcel either when the administrator has received, in writing, a certification from the builder/developer that the parcel in question is deemed to be occupied by a homeowner or when County records indicate that the parcel has transferred ownership to a homeowner.

The TRLIA received occupancy certification forms from Cresliegh for parcels in Tax Zone 1. These certification forms resulted in 8 parcels being designated as Occupied Parcels. The remaining 343 parcels were determined to be Occupied Parcels by records obtained from the County (parcel-level data from the County Assessor's office that show parcel ownership information and log records from the County Recorder's office that indicate deed transfer between a builder/developer and a third party). The records indicated that the parcels transferred ownership from a builder/developer to a homeowner since the formation of CFD 2006-1. **Appendix A** lists the parcels subject to the tax levy.

Tax Escalation Factor

As specified by the RMA, the maximum special tax for all tax categories is increased by 2 percent in each fiscal year after the base year. The base year is the year in which the maximum annual special tax is assigned to a taxable parcel. For most parcels, the base year is 2007-08, which results in an additional escalation of 2 percent. For other parcels that were assigned a maximum tax in 2009-10, no escalation will take place because the tax was assigned this fiscal year.

Assignment of Maximum Annual Special Tax to Taxable Parcels

Section 7 of the RMA describes the process for assigning the maximum annual special tax to final map parcels. This assignment takes place when final map parcels are created by the recordation of final maps. Since the formation of CFD 2006-1 on April 3, 2007, additional final map parcels have been created in Tax Zone 3 by KB Homes. These final maps created 102 new lots and remainder lots. The provisions of **Section 7** of the RMA were followed and the taxes were assigned to these parcels. **Attachments 2** and **3** to RMA have been updated to reflect these tax assignments.

4. ACCOUNTING FOR SPECIAL TAX REVENUE

The terms related to how special tax revenue collected from property in CFD 2006-1 is to be used are contained in the following documents:

- Description of Facilities Eligible to be funded by the CFDs.
- RMA for the CFDs.
- The individual fiscal agent agreements entered into for each tax zone in the CFDs.

The relevant terms of these documents are summarized as follows.

Description of Eligible Facilities

The description of eligible facilities for CFD 2006-1 includes these:

The District may finance all or a portion of the costs of the following:...The construction, repair and/or rehabilitation of flood control improvements, including but not limited to levee system and drainage improvements, and any necessary habitat mitigation incident to any improvements.

And these:

Reimbursement of costs related to the formation of the District advanced by the Authority, the County, Reclamation District No. 784 or any other governmental agency, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the Authority or any related entity, or any landowner or developer within the District, for facilities, fees or other purposes or costs of the District.

RMA

Special tax revenues are used to pay annual costs, which are defined in the RMA as follows:

"Annual Costs" means, for any fiscal year, the total of these:

- i. Debt service for Bonds due in calendar year that commences in such fiscal year,
- ii. Administrative expenses for such fiscal year.
- iii. The amount needed to replenish the reserve fund for the Bonds to the level required under the bond indenture.
- iv. An amount to fund delinquencies in payments of special taxes from taxable parcels based on the special tax levied in the previous fiscal year or anticipated for the current fiscal year.

- v. Premiums for bond credit enhancements.
- vi. Pay-as-you-go expenditures for authorized facilities to be constructed or acquired by CFD 2006-1, including the repayment of builder bonds, or to be used to reduce the amount of future capital calls.

According to the RMA for CFD 2006-1, pay-as-you-go expenditures means, "the use of annual special tax revenues to pay for authorized facilities, as determined by the administrator."

Fiscal Agent Agreements¹

With respect to the use of special tax revenues as it relates to the repayment of builder bonds, Sections 4.01 of the fiscal agent agreements for each respective tax zone of CFD 2006-1 states this:

With respect to Special Tax Revenues, if any, collected by or on behalf of the Authority, any Special Tax Revenues remaining in any Fiscal Year after the satisfaction of any and all other claims thereon and pledges thereof (including (i) the payment of debt service on any Private Placement Bonds or Conventional Bonds, as such terms are defined in the Second Funding Agreement; (ii) the payment of any debt service on any Refunding Bonds; and (iii) the payment of any other Annual Cost, as such term is defined in the RMA, other than the payment of the Bonds), as determined by the Treasurer, shall be transferred by the Treasurer to the Fiscal Agent for deposit by the Fiscal Agent to the Bond Fund; provided that any such Special Tax Revenues constituting payment of the portion of the Special Tax levy for Administrative Expenses shall be deposited by the Treasurer in the Administrative Expense Fund, and any such Special Tax Revenues constituting Special Tax Prepayments shall be transferred by the Treasurer to the Fiscal Agent for deposit by the Fiscal Agent (as specified in writing by the Treasurer to the Fiscal Agent) directly in the Special Tax Prepayments Account established pursuant to Section 4.04(A).

Section 4.01 of the fiscal agent agreements for each respective tax zone of CFD 2006-2 contain similar language, except with respect to Zones 3 and 4 of CFD 2006-2, which make it clear that CFD 2006-1 Zone 5 and 4 bonds, respectively, get paid before Zone 3 and 4 bonds of CFD 2006-2.

Special Tax Revenue and Credit Toward the Three Rivers Levee Impact Fee Obligation

These two categories of land in the CFDs are affected by the application of special tax revenue:

¹ While there are separate fiscal agent agreements entered into for each set of bonds issued for each tax zone in the CFDs, the fiscal agent agreements are substantially the same.

1. Those properties that have land in either of the CFDs and have a **remaining levee impact fee obligation**.
2. Those properties that have land in either of the CFDs and have **fully funded their levee impact fee obligation**.

For Projects That Have an Additional Fee Obligation

Based on the above-referenced terms contained in the RMA, description of eligible facilities and fiscal agent agreement, special tax revenue collected from land in projects that have an additional fee obligation should be treated as pay-as-you-go expenditures to fund authorized facilities. As defined in the description of eligible facilities, the term "Authorized Facilities" includes "reimbursement of any costs advanced by the Authority or any related entity (*in this case, the County and the Yuba County Water Agency*), or any landowner or developer within the District, for facilities, fees or other purposes or costs of the District" (italicized language added) is part of Authorized Facilities.

Therefore, special tax revenue collected from those lands that have an additional fee obligation will be used to provide reimbursement to the County and Yuba County Water Agency (YCWA) for payments made by them with respect to their borrowing to pay levee improvement costs. This application of revenues is the same as will apply to revenue from the collection of the Three Rivers Levee Impact Fee, which also would provide reimbursement to the County and YCWA for payments made by them with respect to their borrowing to pay levee improvement costs. Furthermore, the fiscal agent agreement indicates that the payment of any annual cost is senior to the redemption of builder bonds from special tax revenue. Given the foregoing and the provisions of Sections 4.01 of the fiscal agent agreements, the reimbursement of funds to the County and YCWA comes before the payment of builder bonds.

Therefore, for those Projects with an additional fee obligation:

- Special tax revenue will be credited toward funding the fee obligation due on the remaining units. The funds will be accounted for by the County Treasurer and, upon remission by the County Treasurer to Yuba Levee Financing Authority (YLFA) to pay project costs, YLFA will advise the County on the amount of acreage credit earned.
- The funds will be accounted for and used in the same manner as the disposition of levee impact fees collected by the County. Special tax revenues can be used to pay project costs if the levee improvement project is still incomplete, or the revenues can be used to pay reimbursements due to those parties that advance-funded improvement costs.
- As a result of using special tax revenues to satisfy a remaining fee obligation, special tax revenue will not be used toward the payment or redemption of builder bonds.

For Projects That Have Fully Funded Their Levee Funding Obligations

Projects that have fully funded their fee obligation have no additional allocable costs remaining to pay and have no reimbursement obligation to the County, YCWA, or any other landowner that advance-funded levee improvement costs. Therefore, special tax revenue collected from properties in such projects in any year that builder bonds are outstanding (and no additional

debt has been issued) will be used pursuant to the fiscal agent agreement to pay administrative expenses, with any remaining funds to be used to redeem the outstanding builder bonds of the applicable zone of the applicable CFD. Section 2.03 of the fiscal agent agreements states the procedures for builder bond redemption. In summary, the builder bonds can be redeemed on any date, without premiums, in increments of \$5,000 of the maturity amount.

Table 2 shows the estimated special tax revenue by tax zone after estimated administrative expenses. These revenues, upon collection, will be disposed of by the TRLIA pursuant to instructions outlined above. **Table 3** provides an estimate of the administrative expenses for FY 2009-10.

Upon collection of special taxes and submission of the apportionment by the Auditor Controller to the TRLIA in January (for the December installment) and May (for the April installment), EPS will provide technical memoranda detailing the disposition of the revenue.

Table 2
TRLJA CFD 2006-1
Estimated 2009-10 Net Special Tax Revenue by Tax Zone

Tax Zone	Original Builder/ Developer	Total FY 2009-10 Special Tax Levy	Share of Total CFD Tax Levy	Share of Estimated Administrative Expenses	Estimated Net CFD Revenue by Tax Zone
		Table 1 a	b = a / \$328,742	Table 3 c = \$8,820.40 * b	[1] d = a - c
1	Cresleigh Homes Corporation, a California corporation	\$20,774.71	6.3%	\$557.40	\$20,217.31
2	Dansk-Californisk Ejendomsselskab A.P.S., a Denmark corporation	\$0.00	0.0%	\$0.00	\$0.00
3	KB Home Northbay, Inc.	\$104,739.50	31.9%	\$2,810.24	\$101,929.25
4	Lennar Renaissance, Inc. a California corporation	\$46,609.92	14.2%	\$1,250.58	\$45,359.34
5	Meritage Homes of California, Inc., a California corporation	\$76,556.79	23.3%	\$2,054.08	\$74,502.71
6	Plumas Lake Holdings, L.L.C.	\$0.00	0.0%	\$0.00	\$0.00
7	Plumas Lake Riverside Meadows, L.P.	\$80,060.86	24.4%	\$2,148.10	\$77,912.77
8	Rio del Oro Farms 2 L.L.C.	\$0.00	0.0%	\$0.00	\$0.00
Total CFD Special Tax Revenue		\$328,741.78	100%	\$8,820.40	\$319,921.38

Source: EPS.

[1] Estimated amount to be used to either provide credit for future levee fees to be paid by the builder in the tax zone or repay outstanding builder bonds. Actual amount will be determined after tax receipts are accounted for.

accounting

Table 3
TRLIA CFD 2006-1
Fiscal Year 2009-10 Estimated Administrative Expenses

Item	Amount
Preparation of Annual Tax Roll (EPS)	\$5,000.00
Special Fund Accounting	\$3,000.00
Treasurer / Fiscal Agent Expenses	\$600.00
Auditor Controller Expenses	\$220.40
Administrative Expenses	\$8,820.40

"admin"

Source: EPS

APPENDIX A:

**Detailed List of Fiscal Year 2009–10
Special Tax Levy**



Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
1 Cresleigh Homes Corporation, a California corporation							
Creskide Plumas Ranch							
			022-171-004		1741 GLENHAVEN CT	\$1,132	\$1,132
			022-171-005		1731 GLENHAVEN CT	\$1,132	\$1,132
			022-175-005		1733 VENTANA CT	\$1,132	\$1,132
			022-175-006		1727 VENTANA CT	\$1,132	\$1,132
			022-176-001		1726 VENTANA CT	\$1,132	\$1,132
			022-176-002		1732 VENTANA CT	\$1,132	\$1,132
			022-176-003		1740 VENTANA CT	\$1,132	\$1,132
Woodside							
			022-071-026		1050 TIBURON WAY	\$699	\$699
			022-071-027		1054 TIBURON WAY	\$699	\$699
			022-071-028		1058 TIBURON WAY	\$699	\$699
			022-072-001		1057 TIBURON WAY	\$699	\$699
			022-072-002		1053 TIBURON WAY	\$699	\$699
			022-072-007		1035 TIBURON WAY	\$699	\$699
			022-212-008		986 MONTEREY WAY	\$866	\$866
			022-212-022		1804 SEA SIDE CT	\$866	\$866
			022-212-023		1810 SEA SIDE CT	\$866	\$866
			022-212-025		1820 SEA SIDE CT	\$866	\$866
			022-212-026		1819 SEA SIDE CT	\$866	\$866
			022-212-027		1815 SEA SIDE CT	\$866	\$866
			022-212-028		1811 SEA SIDE CT	\$866	\$866
			022-212-029		1807 SEA SIDE CT	\$866	\$866
			022-212-030		1801 SEA SIDE CT	\$866	\$866
			022-212-031		1795 SEA SIDE CT	\$866	\$866
Total Tax Zone 1						23 Parcels	\$20,775
2 Dansk-Californisk Ejendomsselskab A.P.S., a Denmark corporation							
Rio Del Oro (Danna 70)							
Total Tax Zone 2						0 Parcels	\$0
3 KB Home Northbay, Inc.							
Hawes Ranch							
			014-631-003		3950 SOPHIA ST	\$892	\$892
			014-631-005		3964 SOPHIA ST	\$892	\$892
			014-631-006		3970 SOPHIA ST	\$892	\$892
			014-631-007		3974 SOPHIA ST	\$892	\$892
			014-631-008		3980 SOPHIA ST	\$892	\$892
			014-631-009		3986 SOPHIA ST	\$892	\$892
			014-631-010		3990 SOPHIA ST	\$892	\$892
			014-631-011		1585 CHATEAU DR	\$892	\$892
			014-631-012		1593 CHATEAU DR	\$892	\$892
			014-631-013		1601 CHATEAU DR	\$892	\$892
			014-631-014		1609 CHATEAU DR	\$892	\$892
			014-631-015		1617 CHATEAU DR	\$892	\$892
			014-631-016		1625 CHATEAU DR	\$892	\$892
			014-631-017		1633 CHATEAU DR	\$892	\$892
			014-631-018		1641 CHATEAU DR	\$892	\$892
			014-631-019		1649 CHATEAU DR	\$892	\$892
			014-631-020		1657 CHATEAU DR	\$892	\$892
			014-631-021		1665 CHATEAU DR	\$892	\$892
			014-631-022		1673 CHATEAU DR	\$892	\$892
			014-631-023		1681 CHATEAU DR	\$892	\$892
			014-632-001		1592 CHATEAU DR	\$892	\$892
			014-632-002		1600 CHATEAU DR	\$892	\$892
			014-632-003		1608 CHATEAU DR	\$892	\$892
			014-632-004		1616 CHATEAU DR	\$892	\$892
			014-632-005		1624 CHATEAU DR	\$892	\$892
			014-632-006		1632 CHATEAU DR	\$892	\$892
			014-632-007		1640 CHATEAU DR	\$892	\$892

Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
			014-632-008		1648 CHATEAU DR	\$892	\$892
			014-632-009		1656 CHATEAU DR	\$892	\$892
			014-632-010		1664 CHATEAU DR	\$892	\$892
			014-632-011		1672 CHATEAU DR	\$892	\$892
			014-632-012		1680 CHATEAU DR	\$892	\$892
			014-632-013		1677 BROOKGLEN DR	\$892	\$892
			014-632-014		1669 BROOKGLEN DR	\$892	\$892
			014-632-015		1661 BROOKGLEN DR	\$892	\$892
			014-632-016		1653 BROOKGLEN DR	\$892	\$892
			014-632-017		1645 BROOKGLEN DR	\$892	\$892
			014-632-018		1637 BROOKGLEN DR	\$892	\$892
			014-632-019		1629 BROOKGLEN DR	\$892	\$892
			014-632-020		1621 BROOKGLEN DR	\$892	\$892
			014-632-021		1613 BROOKGLEN DR	\$892	\$892
			014-632-022		1605 BROOKGLEN DR	\$892	\$892
			014-632-023		1597 BROOKGLEN DR	\$892	\$892
			014-632-024		1589 BROOKGLEN DR	\$892	\$892
			014-633-001		1588 BROOKGLEN DR	\$892	\$892
			014-633-002		1596 BROOKGLEN DR	\$892	\$892
			014-633-003		1604 BROOKGLEN DR	\$892	\$892
			014-633-004		1612 BROOKGLEN DR	\$892	\$892
			014-633-005		1620 BROOKGLEN DR	\$892	\$892
			014-633-006		1628 BROOKGLEN DR	\$892	\$892
			014-633-022		1615 VALLEY MEADOWS DR	\$892	\$892
			014-633-023		1607 VALLEY MEADOWS DR	\$892	\$892
			014-633-024		1599 VALLEY MEADOWS DR	\$892	\$892
			014-633-025		1591 VALLEY MEADOWS DR	\$892	\$892
			014-634-002		1586 VALLEY MEADOWS DR	\$892	\$892
			014-634-003		1594 VALLEY MEADOWS DR	\$892	\$892
			014-641-002		1527 MAPLEHURST ST	\$892	\$892
	Plumas Lake Cobblestone						
			016-490-002		1754 OXFORD CT	\$826	\$826
			016-490-003		1748 OXFORD CT	\$826	\$826
			016-490-004		1742 OXFORD CT	\$826	\$826
			016-490-010		1707 GUILDFORD WAY	\$826	\$826
			016-490-011		1713 GUILDFORD WAY	\$826	\$826
			016-490-014		1731 GUILDFORD WAY	\$826	\$826
			016-490-015		1743 OXFORD CT	\$826	\$826
			016-490-016		1749 OXFORD CT	\$826	\$826
			016-490-017		1755 OXFORD CT	\$826	\$826
			016-490-019		1252 PADDINGTON WAY	\$826	\$826
			016-490-024		1719 RAINHAM CT	\$826	\$826
			016-490-025		1725 RAINHAM CT	\$826	\$826
			016-490-026		1731 RAINHAM CT	\$826	\$826
			016-490-027		1277 LEIGHTON GROVE DR	\$471	\$471
			016-490-028		1283 LEIGHTON GROVE DR	\$471	\$471
			016-490-029		1287 LEIGHTON GROVE DR	\$471	\$471
			016-490-030		1293 LEIGHTON GROVE DR	\$471	\$471
			016-490-031		1297 LEIGHTON GROVE DR	\$471	\$471
			016-490-032		1301 LEIGHTON GROVE DR	\$471	\$471
			016-490-033		1307 LEIGHTON GROVE DR	\$471	\$471
			016-490-034		1311 LEIGHTON GROVE DR	\$471	\$471
			016-490-035		1315 LEIGHTON GROVE DR	\$471	\$471
			016-490-036		1321 LEIGHTON GROVE DR	\$471	\$471
			016-490-037		1325 LEIGHTON GROVE DR	\$471	\$471
			016-490-044		1733 CROFT CT	\$826	\$826
			016-490-045		1727 CROFT CT	\$826	\$826
			016-490-046		1721 CROFT CT	\$826	\$826
			016-490-047		1715 CROFT CT	\$826	\$826
			016-490-048		1722 CROFT CT	\$826	\$826
			016-490-049		1728 CROFT CT	\$826	\$826

Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
			016-490-050		1734 CROFT CT	\$826	\$826
			016-500-003		1698 RAINHAM CT	\$826	\$826
			016-500-004		1701 RAINHAM CT	\$826	\$826
			016-500-005		1707 RAINHAM CT	\$826	\$826
			016-500-006		1713 RAINHAM CT	\$826	\$826
			016-500-010		1683 CHURCHILL WAY	\$826	\$826
			016-500-011		1677 CHURCHILL WAY	\$826	\$826
			016-500-012		1667 GUILDFORD WAY	\$826	\$826
			016-500-013		1675 GUILDFORD WAY	\$826	\$826
			016-500-014		1683 GUILDFORD WAY	\$826	\$826
			016-500-015		1691 GUILDFORD WAY	\$826	\$826
			016-500-016		1699 GUILDFORD WAY	\$826	\$826
			016-500-025		1654 GUILDFORD WAY	\$826	\$826
			016-500-026		1273 KENSINGTON DR	\$471	\$471
			016-500-027		1269 KENSINGTON DR	\$471	\$471
			016-500-028		1265 KENSINGTON DR	\$471	\$471
			016-500-029		1261 KENSINGTON DR	\$471	\$471
			016-500-030		1257 KENSINGTON DR	\$471	\$471
			016-500-031		1251 KENSINGTON DR	\$471	\$471
			016-500-032		1247 KENSINGTON DR	\$471	\$471
			016-500-033		1243 KENSINGTON DR	\$471	\$471
			016-500-034		1239 KENSINGTON DR	\$471	\$471
			016-500-035		1223 KENSINGTON DR	\$471	\$471
			016-500-036		1232 KENSINGTON DR	\$471	\$471
			016-500-037		1238 KENSINGTON DR	\$471	\$471
			016-500-038		1242 KENSINGTON DR	\$471	\$471
			016-500-039		1246 KENSINGTON DR	\$471	\$471
			016-500-040		1250 KENSINGTON DR	\$471	\$471
			016-500-041		1254 KENSINGTON DR	\$471	\$471
			016-500-042		1258 KENSINGTON DR	\$471	\$471
			016-500-043		1262 KENSINGTON DR	\$471	\$471
			016-500-044		1268 KENSINGTON DR	\$471	\$471
			016-500-045		1272 KENSINGTON DR	\$471	\$471
			016-510-011		1329 KENSINGTON DR	\$826	\$826
			016-510-012		1643 BELVEDERE WAY	\$1,084	\$1,084
			016-510-013		1651 BELVEDERE WAY	\$1,084	\$1,084
			016-510-014		1350 TURNBRIDGE WAY	\$1,084	\$1,084
			016-510-015		1356 TURNBRIDGE WAY	\$1,084	\$1,084
			016-550-028		1674 STEPNEY WAY	\$471	\$471
			016-550-029		1668 STEPNEY WAY	\$471	\$471
			016-550-030		1662 STEPNEY WAY	\$471	\$471
			016-550-031		1656 STEPNEY WAY	\$471	\$471
			016-550-032		1650 STEPNEY WAY	\$471	\$471
			016-550-033		1644 STEPNEY WAY	\$471	\$471
			016-550-034		1638 STEPNEY WAY	\$471	\$471
			016-550-035		1632 STEPNEY WAY	\$471	\$471
			016-550-036		1631 STEPNEY WAY	\$471	\$471
			016-621-015		1553 MINORIES DR	\$828	\$828
			016-642-004		1505 GARNET WAY	\$453	\$453
			016-642-006		1517 GARNET WAY	\$453	\$453
			016-642-007		1523 GARNET WAY	\$453	\$453
			016-642-009		1535 GARNET WAY	\$453	\$453
			016-642-014		1565 GARNET WAY	\$828	\$828
Total Tax Zone 3						140 Parcels	\$104,739
4	Lennar Renaissance, Inc. a California corporation						
	River Oaks East						
			022-221-007		2032 EARHART WAY	\$832	\$832
			022-221-008		2024 ABELIA CT	\$832	\$832
			022-221-009		2016 ABELIA CT	\$832	\$832
			022-221-010		2008 ABELIA CT	\$832	\$832

Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
			013-731-005		4162 PITTENGER DR	\$1,063	\$1,063
			013-731-006		4168 PITTENGER DR	\$1,063	\$1,063
			013-731-007		4174 PITTENGER DR	\$1,063	\$1,063
			013-732-001		1450 TARRANT DR	\$1,063	\$1,063
			013-732-002		1449 BEFORD ST	\$1,063	\$1,063
			013-732-003		1441 BEFORD ST	\$1,063	\$1,063
			013-733-001		1448 BEFORD ST	\$1,063	\$1,063
			013-733-002		1452 BEFORD ST	\$1,063	\$1,063
			013-733-003		1456 BEFORD ST	\$1,063	\$1,063
			013-733-004		1460 BEFORD ST	\$1,063	\$1,063
			013-733-005		1464 BEFORD ST	\$1,063	\$1,063
			013-733-006		1468 BEFORD ST	\$1,063	\$1,063
			013-733-007		1472 BEFORD ST	\$1,063	\$1,063
			013-733-008		1470 TARRANT DR	\$1,063	\$1,063
			013-733-009		1476 TARRANT DR	\$1,063	\$1,063
			013-733-010		4130 MCALISTER CT	\$1,063	\$1,063
			013-733-011		4124 MCALISTER CT	\$1,063	\$1,063
			013-733-012		4118 MCALISTER CT	\$1,063	\$1,063
			013-733-013		4112 MCALISTER CT	\$1,063	\$1,063
			013-733-014		4113 MCALISTER CT	\$1,063	\$1,063
			013-733-016		4125 MCALISTER CT	\$1,063	\$1,063
			013-733-017		4131 MCALISTER CT	\$1,063	\$1,063
			013-733-018		1482 TARRANT DR	\$1,063	\$1,063
			013-733-019		4155 PITTENGER DR	\$1,063	\$1,063
			013-733-020		4161 PITTENGER DR	\$1,063	\$1,063
			013-733-021		4167 PITTENGER DR	\$1,063	\$1,063
			013-733-022		4173 PITTENGER DR	\$1,063	\$1,063
			013-741-001		1461 ENGLISH WAY	\$1,063	\$1,063
			013-741-002		1465 ENGLISH WAY	\$1,063	\$1,063
			013-741-003		1469 ENGLISH WAY	\$1,063	\$1,063
			013-741-004		1473 ENGLISH WAY	\$1,063	\$1,063
			013-741-005		1477 ENGLISH WAY	\$1,063	\$1,063
			013-742-001		1442 ENGLISH WAY	\$1,063	\$1,063
			013-742-002		1446 ENGLISH WAY	\$1,063	\$1,063
			013-742-003		1450 ENGLISH WAY	\$1,063	\$1,063
			013-742-004		1454 ENGLISH WAY	\$1,063	\$1,063
			013-742-005		1456 ENGLISH WAY	\$1,063	\$1,063
			013-742-006		1458 ENGLISH WAY	\$1,063	\$1,063
			013-742-007		1462 ENGLISH WAY	\$1,063	\$1,063
			013-742-008		1466 ENGLISH WAY	\$1,063	\$1,063
			013-742-009		1470 ENGLISH WAY	\$1,063	\$1,063
			013-742-010		1474 ENGLISH WAY	\$1,063	\$1,063
			013-742-011		1478 ENGLISH WAY	\$1,063	\$1,063
			013-742-020		1425 DUNWOODY DR	\$1,063	\$1,063
			013-743-001		4107 MCALISTER CT	\$1,063	\$1,063
			013-743-002		4101 MCALISTER CT	\$1,063	\$1,063
			013-743-003		4095 MCALISTER CT	\$1,063	\$1,063
			013-743-004		4089 MCALISTER CT	\$1,063	\$1,063
			013-751-002		4028 HUSTON WAY	\$1,063	\$1,063
			013-751-003		4024 HUSTON WAY	\$1,063	\$1,063
			013-751-004		4020 HUSTON WAY	\$1,063	\$1,063
			013-751-005		4016 HUSTON WAY	\$1,063	\$1,063
			013-752-001		4057 HUSTON WAY	\$1,063	\$1,063
			013-752-002		4051 HUSTON WAY	\$1,063	\$1,063
			013-752-003		4045 HUSTON WAY	\$1,063	\$1,063
			013-752-004		4039 HUSTON WAY	\$1,063	\$1,063
			013-752-005		4033 HUSTON WAY	\$1,063	\$1,063
			013-752-010		4064 LARNER WAY	\$1,063	\$1,063
			013-752-012		4055 LARNER WAY	\$1,063	\$1,063
			013-752-016		4044 NORBY CT	\$1,063	\$1,063
			013-752-017		4048 NORBY CT	\$1,063	\$1,063

Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
			013-752-018		4052 NORBY CT	\$1,063	\$1,063
			013-752-019		4056 NORBY CT	\$1,063	\$1,063
			013-752-024		4049 NORBY CT	\$1,063	\$1,063
			013-752-025		4045 NORBY CT	\$1,063	\$1,063
			013-752-026		4041 NORBY CT	\$1,063	\$1,063
			013-752-027		4037 NORBY CT	\$1,063	\$1,063
			013-752-031		4021 NORBY CT	\$1,063	\$1,063
Total Tax Zone 5						72 Parcels	\$76,557
<hr/>							
6	Plumas Lake Holdings, L.L.C.		Rio Del Oro (Villages 6 & 8)				
Total Tax Zone 6						0 Parcels	\$0
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7	Plumas Lake Riverside Meadows, L.P.		Riverside Meadows				
			022-111-003		1217 PECOS WAY	\$1,495	\$1,495
			022-111-004		1213 PECOS WAY	\$1,495	\$1,495
			022-111-007		1197 PECOS WAY	\$1,495	\$1,495
			022-111-008		1191 PECOS WAY	\$1,495	\$1,495
			022-111-010		1179 PECOS WAY	\$1,495	\$1,495
			022-111-011		1173 PECOS WAY	\$1,495	\$1,495
			022-112-002		1218 PECOS WAY	\$1,495	\$1,495
			022-112-004		1206 PECOS WAY	\$1,495	\$1,495
			022-112-006		1186 TANANA CT	\$1,495	\$1,495
			022-112-007		1180 TANANA CT	\$1,495	\$1,495
			022-112-008		1174 TANANA CT	\$1,495	\$1,495
			022-112-009		1168 TANANA CT	\$1,495	\$1,495
			022-112-015		1180 PECOS WAY	\$1,495	\$1,495
			022-113-002		1140 COLORADO DR	\$1,495	\$1,495
			022-113-003		1144 COLORADO DR	\$1,495	\$1,495
			022-113-004		1148 COLORADO DR	\$1,495	\$1,495
			022-121-001		1212 COLORADO DR	\$1,495	\$1,495
			022-121-002		1208 COLORADO DR	\$1,495	\$1,495
			022-121-003		1204 COLORADO DR	\$1,495	\$1,495
			022-131-001		1273 PECOS WAY	\$1,495	\$1,495
			022-131-002		1267 PECOS WAY	\$1,495	\$1,495
			022-131-003		1261 PECOS WAY	\$1,495	\$1,495
			022-131-004		1255 PECOS WAY	\$1,495	\$1,495
			022-131-005		1249 PECOS WAY	\$1,495	\$1,495
			022-131-006		1243 PECOS WAY	\$1,495	\$1,495
			022-132-001		1262 PECOS WAY	\$1,495	\$1,495
			022-132-002		1248 PECOS WAY	\$1,495	\$1,495
			022-132-003		1240 PECOS WAY	\$1,495	\$1,495
			022-132-004		1234 PECOS WAY	\$1,495	\$1,495
			022-132-005		1224 COLORADO DR	\$1,495	\$1,495
			022-132-006		1220 COLORADO DR	\$1,495	\$1,495
			022-132-007		1216 COLORADO DR	\$1,495	\$1,495
			022-141-010		1178 POTOMAC WAY	\$1,151	\$1,151
			022-141-011		1172 POTOMAC WAY	\$1,151	\$1,151
			022-141-012		1164 POTOMAC WAY	\$1,151	\$1,151
			022-141-013		1158 POTOMAC WAY	\$1,151	\$1,151
			022-141-014		1157 SABINE CT	\$1,151	\$1,151
			022-141-015		1163 SABINE CT	\$1,151	\$1,151
			022-141-016		1169 SABINE CT	\$1,151	\$1,151
			022-141-017		1175 SABINE CT	\$1,151	\$1,151
			022-141-018		1181 SABINE CT	\$1,151	\$1,151
			022-141-019		1185 SABINE CT	\$1,151	\$1,151
			022-141-020		1189 SABINE CT	\$1,151	\$1,151
			022-141-021		1186 SABINE CT	\$1,151	\$1,151
			022-141-022		1182 SABINE CT	\$1,151	\$1,151
			022-141-023		1176 SABINE CT	\$1,151	\$1,151

Table A-1
 TRLIA CFD 2006-1
 Detailed List of Fiscal Year 2009-2010 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 09/10 Max. Special Tax	FY 09/10 Tax Levy
			022-141-024		1170 SABINE CT	\$1,151	\$1,151
			022-141-025		1164 SABINE CT	\$1,151	\$1,151
			022-141-026		1158 SABINE CT	\$1,151	\$1,151
			022-142-001		1747 POWDER WAY	\$1,151	\$1,151
			022-142-002		1753 POWDER WAY	\$1,151	\$1,151
			022-142-003		1759 POWDER WAY	\$1,151	\$1,151
			022-142-004		1765 POWDER WAY	\$1,151	\$1,151
			022-142-005		1771 POWDER WAY	\$1,151	\$1,151
			022-142-006		1773 POWDER WAY	\$1,151	\$1,151
			022-142-008		1782 POWDER WAY	\$1,151	\$1,151
			022-142-009		1778 POWDER WAY	\$1,151	\$1,151
			022-142-013		1758 POWDER WAY	\$1,151	\$1,151
			022-142-014		1752 POWDER WAY	\$1,151	\$1,151
			022-142-021		1710 POWDER WAY	\$1,151	\$1,151
Total Tax Zone 7						60 Parcels	\$80,061
8	Rio del Oro Farms 2 L.L.C.						
					Riverside del Oro (Village 16)		
Total Tax Zone 8						0 Parcels	\$0
TOTAL - ALL ZONES						351 Parcels	\$328,742

"2006-1_09/10_levy"

Source: EPS.