

Annual Tax Report

The Economics of Land Use



Community Facilities District No. 2006-2 (South County Area— Overlay District)

Fiscal Year 2009-2010

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 \$25,000,000 for CFD 2006-2. The CFD 2006-2 bond proceeds would be used to reimburse the previously advanced costs of the Levee Improvement Program and Yuba County (County) Capital Facilities Fees funded through prior agreements entered into by certain landowners, the County, and TRLIA before the execution of the Second Agreement for Advanced Funding and Reimbursement of Costs for Levee Improvement (Second Funding Agreement). CFD 2006-1 proceeds would be used to fund ongoing costs of the Levee Improvement Program pursuant to the details outlined in the Second Funding Agreement. This report primarily focuses on the annual special tax levy for Fiscal Year (FY) 2009-10 that relates to CFD 2006-2.

CFD 2006-2 comprises approximately 269 acres in a portion of the County. In FY 2008-09, 113 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 \$71,936. All 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 these series of bonds are builder bonds, 100 percent of which were purchased by landowners in CFD 2006-2 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 either at redemption or at maturity of the bond solely to the extent payable by refunding bonds issued by CFD 2006-2. Refunding bonds are bonds expected to be issued by CFD 2006-2 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.

In each fiscal year that any bonds are outstanding, CFD 2006-2 must levy a special tax against taxable parcels in CFD 2006-2 to pay principal and interest on outstanding bonds and to pay other costs of CFD 2006-2, such as the costs of administration. Once the annual costs of CFD 2006-2 are identified, CFD 2006-2 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 for approval in support of the annual levy of the special tax. This is the second year

in which special taxes will be levied. Pursuant to TRLIA Ordinance No. 3, 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 2006-2 in each fiscal year. This Annual Tax Report will identify the annual costs of CFD 2006-2, 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 2006-2. **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 the Second Funding Agreement.

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 2006-2 are those costs authorized by the formation documents. CFD 2006-2 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 financing of County capital impact fees or the financing of criminal justice, general government, law enforcement, library, park, social service, or traffic public facilities that such County capital impact fees would otherwise be used to fund.
- 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 2006-2 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 TRLIA, the County, and the bond trustee or fiscal agent related to CFD 2006-2 and any bonded indebtedness of CFD 2006-2.
- Reimbursement of costs related to the formation of CFD 2006-2 that were advanced by the TRLIA, the County, Reclamation District No. 784, or any other governmental agency or any landowner or developer in CFD 2006-2, as well as reimbursement of any costs advanced by TRLIA or any related entity or any landowner or developer in CFD 2006-2, for facilities, fees, or other purposes or costs of CFD 2006-2.

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, TRLIA Series B bonds (Bonds) were issued in April 2007. Bonds were issued for each of the five tax zones in CFD 2006-2, 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 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 \$71,936 from 113 Occupied Parcels. Therefore, annual costs are defined to be \$71,936, an amount including all administrative expenses. **Chapter 3** discusses the estimate of expenses for administration.

Table 1
TRLIA CFD 2006-2
Summary of Fiscal Year 2009–2010 Tax Levy by Tax Zone

Tax Zone	Builder/ Developer	Project	Number of Parcels	FY 2009-2010 Tax Levy
2	Lakemont Tributary L.L.C Feather Glen Phase 1 (Arboga)			
	Total Tax Zone 2		12 Parcels	\$11,811
3	Meritage Homes of California, Inc., a California corporation Draper Ranch North			
	Total Tax Zone 3		72 Parcels	\$30,338
4	Plumas Lake Holdings, L.L.C. Rio Del Oro (Villages 6 & 8)			
	Total Tax Zone 4		0 Parcels	\$0
5	Towne Development of Plumas Lake L.L.C. Rio Del Oro (Village 14)			
	Total Tax Zone 5		1 Parcels	\$2,113
6	US Home Corporation, a Delaware corporation Rio Del Oro (Village 15)			
	Total Tax Zone 6		28 Parcels	\$27,675
	TOTAL - ALL ZONES		113 Parcels	\$71,936

Source: EPS and Yuba County Auditor-Controller.

"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 residential use), ownership of which has been transferred to a homeowner. A parcel will be designated as an Occupied Parcel when either 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 the County records indicate that the parcel has transferred ownership to a homeowner. For a parcel to be classified as Occupied by certification for the fiscal year in which taxes will be levied, the certification from the builder/developer must be received by June 1 of the prior fiscal year.

The TRLIA received no occupancy certification forms from landowners for parcels in CFD 2006-2. Records obtained from the County (parcel-level data from the County Assessor's office that show parcel ownership information, as well as log records from the County Recorder's office that indicate deed transfer between a builder/developer and a third party) indicated that 113 parcels transferred ownership from a builder/developer to a homeowner. Based on this information, the parcels in question were classified as Occupied Parcels. **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 each fiscal year after the base year. The base year is the year in which the maximum annual special tax is assigned to taxable parcel. For all final map parcels, the base year is 2007-08, which results in an additional escalation of 2 percent from the FY 2008-09 maximum annual special tax rate.

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 recording of final maps. Since the formation of CFD 2006-2 on April 3, 2007, no additional final map parcels were created by the recording of final maps; therefore, no maximum annual special taxes need to be assigned to final map parcels.

4. ACCOUNTING FOR SPECIAL TAX REVENUE

The terms related to how special tax revenue collected from property in CFD 2006-2 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 2006-2 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 improvement....The financing of County of Yuba capital impact fees...

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 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 2006-2, including the repayment of builder bonds, or to be used to reduce the amount of future capital calls.

According to the RMA for CFD 2006-2, 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 the 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 that is 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 TRLIA pursuant to instructions outlined above. **Table 3** provides an estimate of the administrative expenses for FY 2009-10.

Upon the 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
TRLIA CFD 2006-2
Estimated 2009-10 Net Special Tax Revenue by Tax Zone

Tax Zone	Builder/ Developer	Total FY 2009-2010 Special Tax Levy	Share of Total CFD Tax Levy	Share of Administrative Expenses	Estimated Net CFD Revenue by Tax Zone
		Table 1	Table 3		[1]
		a	b = a / \$71,936	c = \$5,625.20 * b	d = a - c
2	Lakemont Tributary L.L.C	\$11,811	16.4%	\$923.55	\$10,887.07
3	Meritage Homes of California, Inc., a California corporation	\$30,338	42.2%	\$2,372.34	\$27,965.72
4	Plumas Lake Holdings, L.L.C.	\$0	0.0%	\$0.00	\$0.00
5	Towne Development of Plumas Lake L.L.C.	\$2,113	2.9%	\$165.23	\$1,947.82
6	US Home Corporation, a Delaware corporation	\$27,675	38.5%	\$2,164.07	\$25,510.57
Total CFD Special Tax Revenue		\$71,936	100.0%	\$5,625.20	\$66,311.18

[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 2006-2
FY 2009-2010
Administrative Expenses

Item	Amount
Preparation of Annual Tax Roll (EPS)	\$3,000.00
Special Fund Accounting	\$2,000.00
Treasurer/Fiscal Agent Expenses	\$500.00
Auditor Controller Expenses	\$125.20
Administrative Expenses	\$5,625.20

"admin"

Source: EPS.

APPENDIX A:

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



Table A-1
 TRLIA CFD 2006-2
 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 2009/10 Tax Levy
2	Lakemont Tributary LLC						
		Feather Glen Phase 1 (Arboga)					
			014-811-002		1515 PHEASANT RUN DR	\$984	\$984
			014-811-003		1521 PHEASANT RUN DR	\$984	\$984
			014-811-004		1527 PHEASANT RUN DR	\$984	\$984
			014-811-006		1539 PHEASANT RUN DR	\$984	\$984
			014-821-005		3801 ARCANO AVE	\$984	\$984
			014-821-006		3795 ARCANO AVE	\$984	\$984
			014-821-008		3783 ARCANO AVE	\$984	\$984
			014-822-005		3786 PARTRIDGE PR	\$984	\$984
			014-822-006		3790 PARTRIDGE PR	\$984	\$984
			014-822-007		3794 PARTRIDGE PR	\$984	\$984
			014-823-001		3793 PARTRIDGE PR	\$984	\$984
			014-823-005		3775 PARTRIDGE PR	\$984	\$984
		Total Tax Zone 2				12 Parcels	\$11,811
3	Meritage Homes of California, Inc., a California corporation						
		Draper Ranch North					
			013-731-001		1484 TARRANT DR	\$506	\$506
			013-731-002		1454 TARRANT DR	\$506	\$506
			013-731-003		1460 TARRANT DR	\$506	\$506
			013-731-004		1466 TARRANT DR	\$506	\$506
			013-731-005		4162 PITTENGER DR	\$506	\$506
			013-731-006		4168 PITTENGER DR	\$506	\$506
			013-731-007		4174 PITTENGER DR	\$506	\$506
			013-732-001		1450 TARRANT DR	\$506	\$506
			013-732-002		1449 BEFORD ST	\$506	\$506
			013-732-003		1441 BEFORD ST	\$506	\$506
			013-733-001		1448 BEFORD ST	\$506	\$506
			013-733-002		1452 BEFORD ST	\$506	\$506
			013-733-003		1456 BEFORD ST	\$506	\$506
			013-733-004		1460 BEFORD ST	\$506	\$506
			013-733-005		1464 BEFORD ST	\$506	\$506
			013-733-006		1468 BEFORD ST	\$506	\$506
			013-733-007		1472 BEFORD ST	\$506	\$506
			013-733-008		1470 TARRANT DR	\$506	\$506
			013-733-009		1476 TARRANT DR	\$506	\$506
			013-733-010		4130 MCALISTER CT	\$506	\$506
			013-733-011		4124 MCALISTER CT	\$506	\$506
			013-733-012		4118 MCALISTER CT	\$506	\$506
			013-733-013		4112 MCALISTER CT	\$506	\$506
			013-733-014		4113 MCALISTER CT	\$506	\$506
			013-733-016		4125 MCALISTER CT	\$506	\$506
			013-733-017		4131 MCALISTER CT	\$506	\$506
			013-733-018		1482 TARRANT DR	\$506	\$506
			013-733-019		4155 PITTENGER DR	\$506	\$506
			013-733-020		4161 PITTENGER DR	\$506	\$506
			013-733-021		4167 PITTENGER DR	\$506	\$506
			013-733-022		4173 PITTENGER DR	\$506	\$506
			013-741-001		1461 ENGLISH WAY	\$506	\$506
			013-741-002		1465 ENGLISH WAY	\$506	\$506
			013-741-003		1469 ENGLISH WAY	\$506	\$506
			013-741-004		1473 ENGLISH WAY	\$506	\$506
			013-741-005		1477 ENGLISH WAY	\$506	\$506
			013-742-001		1442 ENGLISH WAY	\$506	\$506
			013-742-002		1446 ENGLISH WAY	\$506	\$506
			013-742-003		1450 ENGLISH WAY	\$506	\$506
			013-742-004		1454 ENGLISH WAY	\$506	\$506

Table A-1
 TRLIA CFD 2006-2
 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 2009/10 Tax Levy
			013-742-005		1456 ENGLISH WAY	\$506	\$506
			013-742-006		1458 ENGLISH WAY	\$506	\$506
			013-742-007		1462 ENGLISH WAY	\$506	\$506
			013-742-008		1466 ENGLISH WAY	\$506	\$506
			013-742-009		1470 ENGLISH WAY	\$506	\$506
			013-742-010		1474 ENGLISH WAY	\$506	\$506
			013-742-011		1478 ENGLISH WAY	\$506	\$506
			013-742-020		1425 DUNWOODY DR	\$506	\$506
			013-743-001		4107 MCALISTER CT	\$506	\$506
			013-743-002		4101 MCALISTER CT	\$506	\$506
			013-743-003		4095 MCALISTER CT	\$506	\$506
			013-743-004		4089 MCALISTER CT	\$506	\$506
			013-751-002		4028 HUSTON WAY	\$506	\$506
			013-751-003		4024 HUSTON WAY	\$506	\$506
			013-751-004		4020 HUSTON WAY	\$506	\$506
			013-751-005		4016 HUSTON WAY	\$506	\$506
			013-752-001		4057 HUSTON WAY	\$506	\$506
			013-752-002		4051 HUSTON WAY	\$506	\$506
			013-752-003		4045 HUSTON WAY	\$506	\$506
			013-752-004		4039 HUSTON WAY	\$506	\$506
			013-752-005		4033 HUSTON WAY	\$506	\$506
			013-752-010		4064 LARNER WAY	\$506	\$506
			013-752-012		4055 LARNER WAY	\$506	\$506
			013-752-016		4044 NORBY CT	\$506	\$506
			013-752-017		4048 NORBY CT	\$506	\$506
			013-752-018		4052 NORBY CT	\$506	\$506
			013-752-019		4056 NORBY CT	\$506	\$506
			013-752-024		4049 NORBY CT	\$506	\$506
			013-752-025		4045 NORBY CT	\$506	\$506
			013-752-026		4041 NORBY CT	\$506	\$506
			013-752-027		4037 NORBY CT	\$506	\$506
			013-752-031		4021 NORBY CT	\$506	\$506
Total Tax Zone 3						72 Parcels	\$30,338
4	Plumas Lake Holdings, L.L.C.						
	Rio Del Oro (Villages 6 & 8)						
Total Tax Zone 4						0 Parcels	\$0
5	Towne Development of Plumas Lake L.L.C.						
	Rio Del Oro (Village 14)						
		016-360-030	WILLIS CHARLES E		2053 BIDWELL BAR DR	\$2,113	\$2,113
Total Tax Zone 5						1 Parcels	\$2,113
6	US Home Corporation, a Delaware corporation						
	Rio Del Oro (Village 15)						
		016-601-001			1912 LONG HORN TRAIL DR	\$988	\$988
		016-601-002			1908 LONG HORN TRAIL DR	\$988	\$988
		016-601-003			1904 LONG HORN TRAIL DR	\$988	\$988
		016-605-001			1392 SUNDANCE DR	\$988	\$988
		016-605-002			1390 SUNDANCE DR	\$988	\$988
		016-605-003			1386 SUNDANCE DR	\$988	\$988
		016-605-004			1382 SUNDANCE DR	\$988	\$988
		016-605-005			1378 SUNDANCE DR	\$988	\$988
		016-611-001			1391 SUNDANCE DR	\$988	\$988
		016-611-002			1389 SUNDANCE DR	\$988	\$988
		016-611-003			1387 SUNDANCE DR	\$988	\$988
		016-611-004			1385 SUNDANCE DR	\$988	\$988
		016-611-005			1383 SUNDANCE DR	\$988	\$988

Table A-1
 TRLIA CFD 2006-2
 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 2009/10 Tax Levy
			016-611-006		1381 SUNDANCE DR	\$988	\$988
			016-611-007		1379 SUNDANCE DR	\$988	\$988
			016-611-008		1377 SUNDANCE DR	\$988	\$988
			016-611-009		1375 SUNDANCE DR	\$988	\$988
			016-611-010		1373 SUNDANCE DR	\$988	\$988
			016-611-015		1394 HIGH NOON DR	\$988	\$988
			016-611-016		1396 HIGH NOON DR	\$988	\$988
			016-611-017		1398 HIGH NOON DR	\$988	\$988
			016-611-018		1400 HIGH NOON DR	\$988	\$988
			016-611-019		1402 HIGH NOON DR	\$988	\$988
			016-611-020		1404 HIGH NOON DR	\$988	\$988
			016-611-021		1406 HIGH NOON DR	\$988	\$988
			016-611-022		1408 HIGH NOON DR	\$988	\$988
			016-611-023		1410 HIGH NOON DR	\$988	\$988
			016-612-002		1389 HIGH NOON DR	\$988	\$988
Total Tax Zone 6						28 Parcels	\$27,675
TOTAL - ALL ZONES						113 Parcels	\$71,936

Source: EPS.

"09/10_levy"