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Public Finance Resolved

Annual Tax Report

For

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

Fiscal Year 2011–12

Prepared for:



Three Rivers Levee Improvement Authority

Prepared by:

Seth Wurzel Consulting, Inc.

June 30, 2011

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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) 2010-11 that relates to CFD 2006–2.

CFD 2006–2 comprises approximately 269 acres in a portion of the County. In FY 2011-12, 119 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 \$86,800.86. 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 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 This Report

This report serves as the Annual Tax Report for FY 2011-12, which is submitted to the Treasurer of the TRLIA for approval in support of the annual levy of the special tax. This is the fifth 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 2011-12.

Organization of the Report

This report consists of four sections including this introduction. **Section 2** describes annual costs of CFD 2006–1. **Section 3** describes the parcels to be taxed and the assignment of the tax to taxable parcels. **Section 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 2011-12, the maximum amount of special tax that could be levied against any given parcel, and the amount of the FY 2011-12 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 2011-12.

The determination of parcels subject to the tax (Occupied Parcels) is discussed in **Section 3**. Combined, the levy from all of the tax zones will equal \$86,800.86 from 119 Occupied Parcels. Therefore, annual costs are defined to be \$86,800.86, an amount including all administrative expenses. **Section 3** discusses the estimate of expenses for administration.

Table 1
TRLIA CFD 2006-2
Summary of Fiscal Year 2011-12 Tax Levy by Tax Zone

Tax Zone	Builder/ Developer	Project	Number of Parcels	FY 2011-2012 Tax Levy
2	Lakemont Tributary L.L.C Feather Glen Phase 1 (Arboga)			
	Total Tax Zone 2		17 Parcels	\$17,407.66
3	Meritage Homes of California, Inc., a California corporation Draper Ranch North			
	Total Tax Zone 3		73 Parcels	\$38,402.38
4	Plumas Lake Holdings, L.L.C. Rio Del Oro (Villages 6 & 8)			
	Total Tax Zone 4		0 Parcels	\$0.00
5	Towne Development of Plumas Lake L.L.C. Rio Del Oro (Village 14)			
	Total Tax Zone 5		1 Parcels	\$2,198.42
6	US Home Corporation, a Delaware corporation Rio Del Oro (Village 15)			
	Total Tax Zone 6		28 Parcels	\$28,792.40
	TOTAL - ALL ZONES		119 Parcels	\$86,800.86

"summary_11/12"

Source: SWC & ParcelQuest (Yuba County DVD June 2011).

3. PARCELS SUBJECT TO THE 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. All 119 parcels were determined to be Occupied Parcels based on records obtained from ParcelQuest (the provider of parcel-level data from the County Assessor’s office that shows 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. The records indicated that the parcels transferred ownership from a builder/developer to a homeowner since the formation of the CFD. **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. This results in four years of escalation at 2 percent from Maximum Annual Special Tax base year of 2007-08.

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 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 2006–2, 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 Agreements ¹

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 2006-2 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. 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 agreements, 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

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.

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 agreements indicate 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 2011-12.

Upon collection of special taxes and the reporting of the apportionment *by Tax Zone*² from the Auditor Controller to the TRLIA in January (for the December installment), May (for the April installment), and the following July (for any delinquent taxes received) TRLIA will provide technical memoranda detailing the disposition of the revenue.

² The taxes levied by the CFD should be apportioned by Tax Zone to an appropriate fund, account or sub-account dedicated for each Tax Zone as outlined by

Table 2
TRLIA CFD 2006-2
Estimated 2011-12 Net Special Tax Revenue by Tax Zone

Tax Zone	Original Builder/ Developer	Total FY 2011-12 Special Tax Levy	Share of Total CFD Tax Levy	Share of Administrative Expenses	Estimated Net CFD Revenue by Tax Zone [1]
<i>Reference</i>		<i>Table 1</i>		<i>Table 3</i>	
<i>Formula</i>		<i>a</i>	<i>b = a / \$86,801</i>	<i>c = \$5,627.60 * b</i>	<i>d = a - c</i>
2	Lakemont Tributary L.L.C	\$17,407.66	20.1%	\$1,128.60	\$16,279.06
3	Meritage Homes of California, Inc., a California corporation	\$38,402.38	44.2%	\$2,489.76	\$35,912.62
4	Plumas Lake Holdings, L.L.C.	\$0.00	0.0%	\$0.00	\$0.00
5	Towne Development of Plumas Lake L.L.C.	\$2,198.42	2.5%	\$142.53	\$2,055.89
6	US Home Corporation, a Delaware corporation	\$28,792.40	33.2%	\$1,866.71	\$26,925.69
Total CFD Special Tax Revenue		\$86,800.86	100.0%	\$5,627.60	\$81,173.26

"accounting_11/12"

Source: SWC.

[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.

Table 3
TRLIA CFD 2006-2
FY 2011-2012
Estimated Administrative Expenses

Item	Amount
Preparation of Annual Tax Roll (SWC)	\$3,000.00
Special Fund Accounting	\$2,000.00
Treasurer/Fiscal Agent Expenses	\$500.00
Auditor Controller Expenses	\$127.60
Administrative Expenses	\$5,627.60

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Source: SWC & Yuba County.

Appendix A

Detailed List of Fiscal Year 2011/12

Special Tax Levy

Table A-1
 TRLIA CFD 2006-2
 Detailed List of Fiscal Year 2011-12 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 11/12 Max. Special Tax	FY 2011/12 Tax Levy
2	Lakemont Tributary L.L.C						
	Feather Glen Phase 1 (Arboga)						
		014-811-002	CLEMENTS GEORGE V & RANDI B		1515 PHEASANT RUN DR	\$1,023.98	\$1,023.98
		014-811-003	GRAY MICHAEL & SHEILA		1521 PHEASANT RUN DR	\$1,023.98	\$1,023.98
		014-811-004	BROWN DICK & BEVERLEE		1527 PHEASANT RUN DR	\$1,023.98	\$1,023.98
		014-811-005	HILL MICHAEL A		1533 PHEASANT RUN DR	\$1,023.98	\$1,023.98
		014-811-006	WELLS CHRISTIAN E & ISHSAMINA M		1539 PHEASANT RUN DR	\$1,023.98	\$1,023.98
		014-821-005	KASSIS RIMA		3801 ARCANO AVE	\$1,023.98	\$1,023.98
		014-821-006	FLYNN CHRIS J		3795 ARCANO AVE	\$1,023.98	\$1,023.98
		014-821-007	SHORT DONNIE L		3789 ARCANO AVE	\$1,023.98	\$1,023.98
		014-821-008	GARCIA JOSE LUIS		3783 ARCANO AVE	\$1,023.98	\$1,023.98
		014-822-005	NICKSON BERNARD J		3786 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-822-006	GARCIA JULIO CESAR & DELFIA GALAVIZ		3790 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-822-007	GATLIN MARTIN & MOSUELA MELISSA		3794 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-823-001	MUNOZ CONSUELO		3793 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-823-002	PETERSEN DOMINICK & DEVERAH		3789 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-823-003	CARILLO MARIA & NAU		3785 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-823-004	HAWKINS SEAN L & TANYA L		3779 PARTRIDGE PR	\$1,023.98	\$1,023.98
		014-823-005	CLEMSON CHRISTOPHER W & JENNIFER E		3775 PARTRIDGE PR	\$1,023.98	\$1,023.98
Total Tax Zone 2						17 Parcels	\$17,407.66
3	Meritage Homes of California, Inc., a California corporation						
	Draper Ranch North						
		013-731-001	HOLT TIMOTHY J		1484 TARRANT DR	\$526.06	\$526.06
		013-731-002	JONES MICKERL D & TONISHA E		1454 TARRANT DR	\$526.06	\$526.06
		013-731-003	DUDICH MICHAEL & ELSA		1460 TARRANT DR	\$526.06	\$526.06
		013-731-004	PALES JAROSLAV & KAREN K		1466 TARRANT DR	\$526.06	\$526.06
		013-731-005	BOSLET THOMAS E & BETH RENEE		4162 PITTENGER DR	\$526.06	\$526.06
		013-731-006	SPEARING MAGAN & TIMOTHY A		4168 PITTENGER DR	\$526.06	\$526.06
		013-731-007	FITZGERALD AARON & RONDA		4174 PITTENGER DR	\$526.06	\$526.06
		013-732-001	SILVA SHANNON M & JOHN M		1450 TARRANT DR	\$526.06	\$526.06
		013-732-002	AIRO JOHN W & LISA A		1449 BEFORD ST	\$526.06	\$526.06
		013-732-003	YOU SAM S & KALUMPHAS		1441 BEFORD ST	\$526.06	\$526.06
		013-733-001	XIONG CHA		1448 BEFORD ST	\$526.06	\$526.06
		013-733-002	TACKETT BRUCE W & GAIL D		1452 BEFORD ST	\$526.06	\$526.06
		013-733-003	FEDERAL NATIONAL MORTGAGE ASSOCIA		1456 BEFORD ST	\$526.06	\$526.06
		013-733-004	JENNINGS KATIE A & CHARLES W		1460 BEFORD ST	\$526.06	\$526.06
		013-733-005	MCLEOD DARCY & SHARON JANIE		1464 BEFORD ST	\$526.06	\$526.06
		013-733-006	HILL MAX R & DENA L		1468 BEFORD ST	\$526.06	\$526.06
		013-733-007	STEELE JOSEPH III		1472 BEFORD ST	\$526.06	\$526.06
		013-733-008	SNYDER BRANDON J		1470 TARRANT DR	\$526.06	\$526.06
		013-733-009	SPILLANE JOHN D		1476 TARRANT DR	\$526.06	\$526.06
		013-733-010	KUKULKA PAUL & SHELLY		4130 MCALISTER CT	\$526.06	\$526.06
		013-733-011	SMITH GARY J		4124 MCALISTER CT	\$526.06	\$526.06
		013-733-012	YOUNG RICARDO		4118 MCALISTER CT	\$526.06	\$526.06
		013-733-013	LUCAS WARREN L & EVELYN K		4112 MCALISTER CT	\$526.06	\$526.06
		013-733-014	KING KAELYN		4113 MCALISTER CT	\$526.06	\$526.06
		013-733-015	MORRIS CLIFTON		4119 MCALISTER CT	\$526.06	\$526.06
		013-733-016	HEWLETT DOUGLAS M & DESIREE		4125 MCALISTER CT	\$526.06	\$526.06
		013-733-017	JACOBO ALMA		4131 MCALISTER CT	\$526.06	\$526.06
		013-733-018	OLNEY DAVID		1482 TARRANT DR	\$526.06	\$526.06
		013-733-019	HOGG CARMEN		4155 PITTENGER DR	\$526.06	\$526.06
		013-733-020	GARCIA PEDRO A		4161 PITTENGER DR	\$526.06	\$526.06

Table A-1
 TRIA CFD 2006-2
 Detailed List of Fiscal Year 2011-12 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 11/12 Max. Special Tax	FY 2011/12 Tax Levy	
			013-733-021	BANK OF AMERICA NA	4167 PITTENGER DR	\$526.06	\$526.06	
			013-733-022	WEDDELL ELIJAH T & JAIME C	4173 PITTENGER DR	\$526.06	\$526.06	
			013-741-001	RUIZ ISRAEL & FATIMA	1461 ENGLISH WAY	\$526.06	\$526.06	
			013-741-002	OZBURN ERIC K & ADRIANA	1465 ENGLISH WAY	\$526.06	\$526.06	
			013-741-003	GUZMAN SERGIO & ALICIA	1469 ENGLISH WAY	\$526.06	\$526.06	
			013-741-004	JACKSON LESLIE & JAMES	1473 ENGLISH WAY	\$526.06	\$526.06	
			013-741-005	SYWYK NICK R & REED MARCY L	1477 ENGLISH WAY	\$526.06	\$526.06	
			013-742-001	GREVER VICTORIA A	1442 ENGLISH WAY	\$526.06	\$526.06	
			013-742-002	PURVIS GLENDA & DAVIS RICHARD	1446 ENGLISH WAY	\$526.06	\$526.06	
			013-742-003	ACOSTA SERGIO	1450 ENGLISH WAY	\$526.06	\$526.06	
			013-742-004	KOSINSKI PETER	1454 ENGLISH WAY	\$526.06	\$526.06	
			013-742-005	DELOZIER MICHAEL & JEANETTE	1456 ENGLISH WAY	\$526.06	\$526.06	
			013-742-006	PHILLIPS JAMIE & KIMBERLY	1458 ENGLISH WAY	\$526.06	\$526.06	
			013-742-007	GOODNIGHT MARTIN DEAN	1462 ENGLISH WAY	\$526.06	\$526.06	
			013-742-008	MCCARTHY PATRICK	1466 ENGLISH WAY	\$526.06	\$526.06	
			013-742-009	KENNEDY MARGIE P	1470 ENGLISH WAY	\$526.06	\$526.06	
			013-742-010	MANN EVELYN J	1474 ENGLISH WAY	\$526.06	\$526.06	
			013-742-011	NAASKO ARISA S & AARON L	1478 ENGLISH WAY	\$526.06	\$526.06	
			013-742-020	MITCHELL KENNETH ALLAN	1425 DUNWOODY DR	\$526.06	\$526.06	
			013-743-001	RUMBLE JUDY L	4107 MCALISTER CT	\$526.06	\$526.06	
			013-743-002	FITTS ROBERT L & HELAINE M	4101 MCALISTER CT	\$526.06	\$526.06	
			013-743-003	STINNETT JAMES L	4095 MCALISTER CT	\$526.06	\$526.06	
			013-743-004	CRUZ ISMAEL & LYNETTE	4089 MCALISTER CT	\$526.06	\$526.06	
			013-751-002	HORN BRIAN	4028 HUSTON WAY	\$526.06	\$526.06	
			013-751-003	BANTA FRANCIS L & PATRICIA A	4024 HUSTON WAY	\$526.06	\$526.06	
			013-751-004	SCOTT WARREN W & BETTY N	4020 HUSTON WAY	\$526.06	\$526.06	
			013-751-005	WELLS FARGO BANK NA	4016 HUSTON WAY	\$526.06	\$526.06	
			013-752-001	GONZALEZ LARRY	4057 HUSTON WAY	\$526.06	\$526.06	
			013-752-002	SORIANO PAUL J	4051 HUSTON WAY	\$526.06	\$526.06	
			013-752-003	KIM EUNYOUNG	4045 HUSTON WAY	\$526.06	\$526.06	
			013-752-004	KRAMER RICHARD A & LAURINDA C	4039 HUSTON WAY	\$526.06	\$526.06	
			013-752-005	ADDIS LORI R	4033 HUSTON WAY	\$526.06	\$526.06	
			013-752-010	DAISS TERRY LEE	4064 LARNER WAY	\$526.06	\$526.06	
			013-752-012	JOHNSON CRAIG F & DEBRA A	4055 LARNER WAY	\$526.06	\$526.06	
			013-752-016	EVANS TONI & MARTIN R	4044 NORBY CT	\$526.06	\$526.06	
			013-752-017	MEHLER RAYMOND J & VELDA D	4048 NORBY CT	\$526.06	\$526.06	
			013-752-018	ALDEA JAMES & LO JEAN	4052 NORBY CT	\$526.06	\$526.06	
			013-752-019	SHACKELFORD EDDIE	4056 NORBY CT	\$526.06	\$526.06	
			013-752-024	KELLEY NATALIE C	4049 NORBY CT	\$526.06	\$526.06	
			013-752-025	ZELLER SCOTT D & HEATHER	4045 NORBY CT	\$526.06	\$526.06	
			013-752-026	THOMPSON JOHN W & LAURIE L	4041 NORBY CT	\$526.06	\$526.06	
			013-752-027	SHIRLEY JENNIFER L	4037 NORBY CT	\$526.06	\$526.06	
			013-752-031	QUIROZ LISA K	4021 NORBY CT	\$526.06	\$526.06	
Total Tax Zone 3						73 Parcels	\$38,402.38	
4	Plumas Lake Holdings, L.L.C.		Rio Del Oro (Villages 6 & 8)					
Total Tax Zone 4						0 Parcels	\$0.00	
5	Towne Development of Plumas Lake L.L.C.		Rio Del Oro (Village 14)					
			016-360-030	WILLIS CHARLES E	2053 BIDWELL BAR DR	\$2,198.42	\$2,198.42	
Total Tax Zone 5						1 Parcels	\$2,198.42	

Table A-1
 TRIA CFD 2006-2
 Detailed List of Fiscal Year 2011-12 Special Tax Levy

Tax Zone	Builder/ Dev.	Project	APN	Owner	Street Address	FY 11/12 Max. Special Tax	FY 2011/12 Tax Levy
6 US Home Corporation, a Delaware corporation							
Rio Del Oro (Village 15)							
		016-601-001	LAM NHIT CHINH		1912 LONG HORN TRAIL DR	\$1,028.31	\$1,028.30
		016-601-002	CURNEIL FRANK E & DVA		1908 LONG HORN TRAIL DR	\$1,028.31	\$1,028.30
		016-601-003	ELIZALDE MARTIN		1904 LONG HORN TRAIL DR	\$1,028.31	\$1,028.30
		016-605-001	FEDERAL NATIONAL MORTGAGE ASSOCIA		1392 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-605-002	NORTHROP TED T & JENNIFER A		1390 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-605-003	BALAS PAUL & JEANETTE M		1386 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-605-004	JAYAWARDENE BERNARD & JENNIFER		1382 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-605-005	LOPEZ JOHN R & CARROL E		1378 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-001	BROWN MARC D		1391 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-002	RYAZANTSEVA TATYANA ALEKSANDROVN		1389 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-003	SMITH DOYLE G & DIANA L		1387 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-004	WILDMAN MARGO		1385 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-005	RANGE ANTHONY & DESRINE		1383 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-006	MIERZWA DAN M & STACI M		1381 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-007	ALEXANDER LASHAWN M & RAYMOND D		1379 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-008	YAMAGUCHI RICHARD W & LINDY A		1377 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-009	PETERSEN GREG & OLGA		1375 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-010	GONZALEZ SANDRA		1373 SUNDANCE DR	\$1,028.31	\$1,028.30
		016-611-015	SHELBY DALLAS RAYMOND & MYRNA TRA		1394 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-016	STEINHART BARRY N		1396 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-017	REED ERSKINE A & DVA		1398 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-018	MEDINA CESAR & YVETTE		1400 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-019	WELLS DAVID & KARLA		1402 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-020	PROUTY RAYMOND L & JUDY C		1404 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-021	OKEEFE DONALD L & BONITA DORIS		1406 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-022	MCCLINTON HARRY & SONDR A KAY		1408 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-611-023	GILBERT BOBBIE T		1410 HIGH NOON DR	\$1,028.31	\$1,028.30
		016-612-002	WEITZEL GREGORY S & VIRGINIA LYNN		1389 HIGH NOON DR	\$1,028.31	\$1,028.30
Total Tax Zone 6						28 Parcels	\$28,792.40
TOTAL - ALL ZONES						119 Parcels	\$86,800.86

"2006-2_11/12_levy"

Source: SWC & ParcelQuest (Yuba County DVD June 2011).