

EXHIBIT "A"

RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR IMPROVEMENT AREA NO. 1 OF COMMUNITY FACILITIES DISTRICT NO. 44 (EASTVALE AREA) OF JURUPA COMMUNITY SERVICES DISTRICT

A special tax (the "Special Tax") (defined below) shall be applicable to each Parcel of Taxable Property located in Improvement Area No. 1 within the boundaries of Community Facilities District No. 44 (Eastvale Area) of Jurupa Community Services District ("CFD No. 44"). The amount of Special Tax to be levied on a Parcel of Taxable Property in any Fiscal Year (defined below) shall be determined by the Board of Directors of Jurupa Community Services District (hereinafter the "District") acting in its capacity as the legislative body of CFD No. 44 (hereinafter the "Board of Directors"), as provided in Sections B, C and D. All of the Taxable Property in CFD No. 44 shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means costs and expenses which are expected to be incurred by the District in apportioning and levying the Special Tax and providing the Services during each Fiscal Year, including the estimated cost or value of the time of the District's personnel in accomplishing the levy of the Special Tax and providing the Services, costs incurred by the District for the services of an engineer or a special tax consultant in connection with the apportionment and levy of the Special Tax for each Fiscal Year, costs incurred by the District for the services of its attorneys in connection with the levy of the Special Tax for each Fiscal Year and any other similar cost or expense which is expected to be incurred by the District with respect to any Fiscal Year.

"Administrator" means the General Manager of the District, or his/her designee.

"Assessor's Parcel Map" means an official map of the Assessor of the County of Riverside designating parcels by Assessor's Parcel numbers.

"Assessor's Parcel Number" means that identification number assigned to a parcel by the County Assessor of the County.

"Benefit Unit(s)" means (a) prior to the construction of a residential dwelling unit on a Parcel, a single family residential lot shown on a tentative subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or creates) such Parcels, which has been approved by the City or the County or a single family residential lot created by the recording of a final subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or

creates) such Parcels in the official records of the City or the County, or (b) after a residential dwelling unit has been constructed on a Parcel, each separate residential dwelling unit located on the Parcel.

“Board of Directors” means the Board of Directors of the District.

“CFD No. 44” means Community Facilities District No. 44 (Eastvale Area) of the District.

“Church Property” means all property which, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been developed or has been approved by the County or the City for development for use as a church sanctuary, synagogue or other such place of worship, which may or may not include associated buildings which are to be used for religious educational purposes, and which is exempt from taxation pursuant to Section 214 of the Revenue and Taxation Code of the State of California.

“City” means the City of Eastvale, California

“Contingency Reserve” means a reserve to be established, replenished and maintained for the District in an amount equal to ten percent (10%) of the estimated costs of providing the Services and estimated associated Administrative Expenses for any Fiscal Year to provide for the payment of unexpected costs which may be incurred in the Fiscal Year.

“County” means the County of Riverside, California.

“Developed Property” means, for each Fiscal Year, all Parcels for which, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, there has been recorded in the official records of the County or the City a subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or creates) such Parcels so that building permits can be issued for construction of one or more residential dwelling units or non-residential buildings thereon.

“District” means Jurupa Community Services District.

“Exempt Property” means property that is exempt from the levy of the Special Tax pursuant to the Act or Section E below.

“Fiscal Year” means the period from and including July 1 of any year to and including the following June 30.

“Improvement Area” means Improvement Area No. 1 of CFD No. 44 as shown on the map of the boundaries thereof.

“Improvement Area No. 1” means Improvement Area No. 1 of CFD No. 44 as shown on the map of the boundaries thereof.

"Improvement Area No. 2" means Improvement Area No. 2 of CFD No. 44 as shown on the map of the boundaries thereof.

"Landscape" means landscape, including turf, trees, shrubs, bushes, and other cultivated vegetation that is planted and growing in, associated irrigation system facilities that are located in, and hardscape that is located in publicly-owned street rights-of-way, parkways and open-space areas.

"Land Use Regulations" means the General Plan, Community Plan, Zoning Ordinance, any Specific Plan, and any other applicable land use regulations of the County or the City, or any successor agency.

"Maximum Special Tax" means for Improvement Area No. 1 the maximum amount of Special Tax, determined pursuant to Section C that can be levied by the Board of Directors in any Fiscal Year on a Parcel of Taxable Property to satisfy the Special Tax Requirement. The Maximum Special Tax shall be increased annually by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2015 for Fiscal Year 2015-16 and on each subsequent July 1 for the Fiscal Year then commencing.

"Net Acre or Acreage" means the land area of a Parcel as shown on an Assessor's Parcel Map, or if the land area of a Parcel is not shown on such a map, the land area shown on or calculated based on the applicable recorded final map, recorded parcel map or other recorded County parcel map.

"Non-Residential Property" means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a non-residential building or upon which such a building has been constructed.

"Operation and Maintenance" means the operation and maintenance of Parks and Park Improvements and Landscape.

"Parcel" means a lot or parcel which, or any portion of which is located within the boundaries of Improvement Area No. 1 and which is shown on the then current applicable Assessor's Parcel Map(s) with an assigned Assessor's Parcel Number.

"Park and Open Space Property" means all property that, as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Tax is being levied, has been developed or has been approved by the County or the City for development for active park or open space uses, conveyed to and controlled by a public agency, as specified in the Land Use Regulations.

"Parks and Park Improvements" means parks and park and recreation improvements that are to be developed, constructed and installed to be owned and operated by the District.

“Property Owners’ Association Property” means all property that, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been conveyed, dedicated or irrevocably offered for dedication to a property owners’ association for recreational or open-space use, as specified in the Land Use Regulations.

“Public School Property” means all property that, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been conveyed, dedicated, or irrevocably offered for dedication or leased for a term of ten (10) years or more to a public agency for the purpose of providing public school facilities, as specified in the Land Use Regulations, and that is exempt from general ad valorem taxation.

“Residential Property” means all Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units or upon which a residential dwelling unit has been constructed. Parcels of Residential Property shall be assigned the applicable number of Benefit Units as determined by the Administrator.

“Special Tax(es)” means the Special Tax to be levied, in each Fiscal Year, on all Parcels of Taxable Property in Improvement Area No. 1, pursuant to Sections B, C and D, to fund the Special Tax Requirement.

“Special Tax Requirement” means for Improvement Area No. 1 the amount, after taking into consideration available funds, required in any Fiscal Year to pay: (a) costs related to the ongoing Operation and Maintenance during the Fiscal Year, (b) the amount estimated to be necessary to pay Administrative Expenses attributable to said ongoing Operation and Maintenance, and (c) the amount required to fund or replenish the Contingent Reserve, as determined by the District. Under no circumstances shall the Special Tax Requirement include funds for bonds.

“Table 1” means Table 1 contained in Section C.

“Taxable Property” means all Parcels that are not exempt from the levy of Special Taxes pursuant to the Act or Section E.

“Undeveloped Property” means all Parcels of Taxable Property that are not categorized as Developed Property.

B. ASSIGNMENT TO DEVELOPMENT CATEGORIES

For each Fiscal Year, commencing with the Fiscal Year that begins in the calendar year in which the Board of Directors determines that the levy of the Special Taxes shall commence, each Parcel of Taxable Property in Improvement Area No. 1 shall be categorized as either Developed Property or Undeveloped Property. Parcels of Developed Property shall further be categorized as Residential Property or Non-Residential Property and shall be assigned to the applicable land use classification set forth in Table 1.

Determinations of the appropriate development category for each Parcel shall be made by the Administrator, and shall be based upon a review of the Land Use Regulations and the building permit(s) applicable to each Parcel. All Parcels of Taxable Property shall be subject to the levy of the Special Tax based on the Maximum Special, determined as provided in Section C, and in accordance with the method of apportionment set forth in Section D.

C. MAXIMUM SPECIAL TAX

For purposes of determining the applicable Maximum Special Tax for Parcels of Developed Property which are classified as Residential Property, all such Parcels shall be assigned the number of Benefit Unit(s) constructed or to be constructed there on as specified in or shown on the building permit(s) issued or as shown on a tentative subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map as determined by the Administrator. Once a single family attached or multi-family building or buildings have been built on a Parcel, the Administrator shall determine the actual number of Benefit Units contained within the building or buildings, and the Special Tax levied against the Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Benefit Units by the Maximum Special Tax per Benefit Unit identified in Table 1 below.

The Maximum Special Tax for Fiscal Year 2014-15 for Parcels of Developed Property within Improvement Area No. 1 shall be the amounts set forth in Table 1.

**Table 1
Special Tax Amounts for Developed Property
Improvement Area No. 1**

Land Use Classification	Maximum Special Tax (Fiscal Yr. 2014-15)
Residential Property	\$511 per Benefit Unit
Non-Residential Property	\$8056 per Net Acre

The Maximum Special Tax for Fiscal Year 2014-15 for Parcels of Undeveloped Property within Improvement Area No. 1 shall be \$8,056 per Net Acre.

The Maximum Special Tax for all Parcels of Developed Property and Undeveloped Property shall be increased annually by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2015 for Fiscal Year 2015-16 and on each subsequent July 1 for the Fiscal Year then commencing.

D. METHOD OF APPORTIONMENT AND LEVY OF THE SPECIAL TAX

1. Special Tax

Commencing with the Fiscal Year in which the Board of Directors determines that the levy of Special Taxes shall commence, and for each subsequent Fiscal Year, the Board of Directors shall determine the total amount of Special Taxes to be levied and collected in that Fiscal Year in order to satisfy the Special Tax Requirement for Improvement Area No. 1 for such Fiscal Year. The Board of Directors shall levy the Special Tax on all Parcels of Taxable Property in Improvement Area No. 1 in the following priority until it has levied the amount necessary to satisfy the Special Tax Requirement for Improvement Area No. 1 for the Fiscal Year as follows:

First: The Special Tax shall be levied on all Parcels of Developed Property in equal percentages up to 100% of Maximum Special Tax; and

Second: If additional funds are needed, the Special Tax shall be levied on all Parcels of Undeveloped Property in equal percentages up to 100% of Maximum Special Tax.

E. EXEMPTIONS

The Special Tax related to the Special Tax Requirement shall not be levied upon any Parcels of Exempt Property described in items 1 through 5 below.

1. Property that lies within dedications for public streets or publicly owned surface drainage channels.
2. Property Owners' Association Property.
3. Public School Property.
4. Park and Open Space Property.
5. Church Property.

F. MANNER OF COLLECTION

The Special Taxes shall be collected in the same manner and at the same time as ad valorem property taxes and shall be subject to the same penalties, and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, that the District may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 44 with respect to Improvement Area No. 1.

G. DURATION OF SPECIAL TAX LEVIES

All Parcels of Taxable Property shall continue to be subject to the levy and collection of the Special Tax to satisfy the Special Tax Requirement for the purpose of operating and maintaining the Parks and Park Improvements and Landscape.

EXHIBIT "A"

AMENDED RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR IMPROVEMENT AREA NO. 2 OF COMMUNITY FACILITIES DISTRICT NO. 44 (EASTVALE AREA) OF JURUPA COMMUNITY SERVICES DISTRICT

A special tax (the "Special Tax") (defined below) shall be applicable to each Parcel of Taxable Property located in Improvement Area No. 2 within the boundaries of Community Facilities District No. 44 (Eastvale Area) of Jurupa Community Services District ("CFD No. 44"). The amount of Special Tax to be levied on a Parcel of Taxable Property in any Fiscal Year (defined below) shall be determined by the Board of Directors of Jurupa Community Services District (hereinafter the "District") acting in its capacity as the legislative body of CFD No. 44 (hereinafter the "Board of Directors"), as provided in Sections B, C and D. All of the Taxable Property in Improvement Area No. 2 shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means all ordinary and necessary costs and expenses of the District in administering CFD No. 44, as allowed by the Act, which shall include, without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax, any litigation involving CFD No. 44, and normal administrative expenses (including any District overhead and salaries).

"Administrator" means the General Manager of the District, or his/her designee.

"Assessor's Parcel Map" means an official map of the Assessor of the County of Riverside designating parcels by Assessor's Parcel numbers.

"Assessor's Parcel Number" means that identification number assigned to a parcel by the County Assessor of the County.

"Benefit Unit(s)" means (a) prior to the construction of a residential dwelling unit on a Parcel, a single family residential lot shown on a tentative subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or creates) such Parcels, which has been approved by the City or the County or a single family residential lot created by the recording of a final subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or creates) such Parcels in the official records of the City or the County, or (b) after a residential dwelling unit has been constructed on a Parcel, each separate residential dwelling unit located on the Parcel.

“Board of Directors” means the Board of Directors of the District.

“CFD No. 44” means Community Facilities District No. 44 (Eastvale Area) of the District.

“Church Property” means all property which, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been developed or has been approved by the County or the City for development for use as a church sanctuary, synagogue or other such place of worship, which may or may not include associated buildings which are to be used for religious educational purposes, and which is exempt from taxation pursuant to Section 214 of the Revenue and Taxation Code of the State of California.

“City” means the City of Eastvale, California

“Contingency Reserve” means a reserve to be established, replenished and maintained for the District in an amount equal to ten percent (10%) of the estimated costs of providing the Services for any Fiscal Year to provide for the payment of unexpected costs which may be incurred in the Fiscal Year.

“County” means the County of Riverside, California.

“Debt Service and Facilities Special Tax Requirement” means for Improvement Area No. 2 the amount required in any Fiscal Year: (1) to pay Administrative Expenses attributable to the levy and collection of the Special Taxes, (2) and to replenish the reserve fund.

“Developed Property” means, for each Fiscal Year, (i) for purposes of the levy of Special Taxes to satisfy the Debt Service and Facilities Special Tax Requirement and the O & M Special Tax Requirement, all Parcels for which, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, there has been recorded in the official records of the County or the City a subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map which subdivides (or creates) such Parcels so that building permits can be issued for construction of one or more residential dwelling units or non-residential buildings thereon.

“District” means Jurupa Community Services District.

“Exempt Property” means property that is exempt from the levy of the Special Tax pursuant to the Act or Section E below.

“Fiscal Year” means the period from and including July 1 of any year to and including the following June 30.

“Improvement Area” means Improvement Area No. 2 of CFD No. 44 as shown on the map of the boundaries thereof.

“Improvement Area No. 1” means Improvement Area No. 1 of CFD No. 44 as shown on the map of the boundaries thereof.

“Improvement Area No. 2” means Improvement Area No. 2 of CFD No. 44 as shown on the map of the boundaries thereof.

“Landscape” means landscape, including turf, trees, shrubs, bushes, and other cultivated vegetation that is planted and growing in, associated irrigation system facilities that are located in, and hardscape that is located in publicly-owned street rights-of-way, parkways and open-space areas.

“Land Use Regulations” means the General Plan, Community Plan, Zoning Ordinance, any Specific Plan, and any other applicable land use regulations of the County or the City, or any successor agency.

“Maximum Additional Special Tax” means for Improvement Area No. 2 the maximum amount of Special Tax, determined pursuant to Section C, that can be levied by the Board of Directors in any Fiscal Year on a Parcel of Taxable Property to satisfy the Additional Special Tax Requirement.

“Maximum Special Tax for O & M” means for Improvement Area No. 2 the maximum amount of Special Tax, determined pursuant to Section C that can be levied by the Board of Directors in any Fiscal Year on a Parcel of Taxable Property to satisfy the O & M Special Tax Requirement. The Maximum Special Tax for O & M shall be increased annually by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2014 for Fiscal Year 2014-15 and on each subsequent July 1 for the Fiscal Year then commencing.

“Net Acre or Acreage” means the land area of a Parcel as shown on an Assessor's Parcel Map, or if the land area of a Parcel is not shown on such a map, the land area shown on or calculated based on the applicable recorded final map, recorded parcel map or other recorded County parcel map.

“Non-Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a non-residential building or upon which such a building has been constructed.

“O & M Special Tax Requirement” means for Improvement Area No. 2 the amount, after taking into consideration available funds, required in any Fiscal Year to pay: (1) costs related to the ongoing Operation and Maintenance, (2) Administrative Expenses attributable to said ongoing Operation and Maintenance, and (3) the amount required to fund or replenish the Contingent Reserve, as determined by the District.

“Operation and Maintenance” or "O & M" means the operation and maintenance of Parks and Park Improvements and Landscape.

“Parcel” means a lot or parcel which, or any portion of which is located within the boundaries of Improvement Area No. 2 and which is shown on the then current applicable Assessor's Parcel Map(s) with an assigned Assessor's Parcel Number.

“Park and Open Space Property” means all property that, as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Tax is being levied, has been developed or has been approved by the County or the City for development for active park or open space uses, conveyed to and controlled by a public agency, as specified in the Land Use Regulations.

“Parks and Park Improvements” means parks and park and recreation improvements that are to be developed, constructed and installed to be owned and operated by the District.

“Property Owners’ Association Property” means all property that, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been conveyed, dedicated or irrevocably offered for dedication to a property owners’ association for recreational or open-space use, as specified in the Land Use Regulations.

“Public School Property” means all property that, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, has been conveyed, dedicated, or irrevocably offered for dedication or leased for a term of ten (10) years or more to a public agency for the purpose of providing public school facilities, as specified in the Land Use Regulations, and that is exempt from general ad valorem taxation.

“Residential Property” means for each Fiscal Year, (i) for the purpose of the levy of Special Taxes to satisfy the Additional Special Tax Requirement and for the purposes of the levy of Special Taxes to satisfy the O & M Special Tax Requirement all Parcels of Residential Property shall be assigned the applicable number of Benefit Units as determined by the Administrator.

“Residential Floor Area” means all of the square footage of living area of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio or similar area, on a Parcel. The determination of Residential Floor Area shall be made by reference to the building permit(s) for the Parcel.

“Special Tax(es)” means the Special Tax to be levied, in each Fiscal Year, on all Parcels of Taxable Property in Improvement Area No. 2, pursuant to Sections B, C and D, to fund both the Additional Special Tax Requirement and the O & M Special Tax Requirement.

“Table 1” means Table 1 contained in Section C.

“Table 2” means Table 2 contained in Section C.

“Taxable Property” means all Parcels that are not exempt from the levy of Special Taxes pursuant to the Act or Section E.

“Undeveloped Property” means all Parcels of Taxable Property that are not categorized as Developed Property.

B. ASSIGNMENT TO DEVELOPMENT CATEGORIES AND RESIDENTIAL SIZE CLASSIFICATIONS

For each Fiscal Year, commencing with the Fiscal Year that begins in the calendar year in which the Board of Directors determines that the levy of the Special Taxes shall commence, each Parcel of Taxable Property in Improvement Area No. 2 shall be categorized as either Developed Property or Undeveloped Property. Parcels of Developed Property shall further be categorized as Residential Property or Non-Residential Property. For the purpose of the levy of Special Taxes to satisfy the Additional Special Tax Requirement, all Parcels of Residential Property in Improvement Area No. 2 shall be assigned to the applicable land use classification set forth in Table 1, based on the Residential Floor Area of the residential structure located on or to be constructed on the Parcel.

Determinations of the appropriate development category for each Parcel and the residential size classification for each Parcel of Residential Property shall be made by the Administrator, and shall be based upon a review of the Land Use Regulations and the building permit(s) applicable to each Parcel. All Parcels of Taxable Property shall be subject to the levy of the Special Tax based on the Maximum Additional Special Tax, determined as provided in Section C, and in accordance with the method of apportionment set forth in Section D.

For the purpose of the levy of Special Taxes to satisfy the O & M Special Tax Requirement all Parcels of Residential Property in Improvement Area No. 2 shall be assigned the applicable number of Benefit Units as determined by the Administrator. All Parcels of Taxable Property shall be subject to the levy of the Special Tax based on the Maximum Special Tax for O & M, determined as provided in Section C, and in accordance with the method of apportionment set forth in Section D.

C. MAXIMUM SPECIAL TAX

1. The Maximum Additional Special Tax for a Parcel of Developed Property in Improvement Area No. 2 categorized as Residential Property shall be the amount set forth in Table 1. The Maximum Additional Special Tax for a Parcel of Developed Property categorized as Non-Residential Property shall be the amount determined by multiplying the Net Acreage of the Parcel by the amount set forth in Table 1. The Maximum Additional Special Tax for a Parcel of Undeveloped Property in Improvement Area No. 2 shall be the amount determined by multiplying the Net Acreage of the Parcel by \$266 per Net Acre.

Table 1
Additional Special Tax Amounts for Developed Property
Improvement Area No. 2

Land Use Classification	Additional Special Tax
Residential Size:	
Less than 1,451 SF	\$20 per Parcel
1,451 SF to 1,650 SF	\$20 per Parcel
1,651 SF to 1,850 SF	\$20 per Parcel
1,851 SF to 2,000 SF	\$20 per Parcel
2,001 SF to 2,200 SF	\$20 per Parcel
2,201 SF to 2,400 SF	\$20 per Parcel
2,401 SF to 2,550 SF	\$20 per Parcel
Over 2,550 SF	\$20 per Parcel
Non-Residential Property	\$266 per Net Acre

The abbreviation “SF” in Table 1 signifies square footage and the SF numbers in Table 1 are Residential Floor Areas of residential structures.

2. For purposes of determining the applicable Maximum Special Tax for O & M for Parcels of Developed Property which are classified as Residential Property, all such Parcels shall be assigned the number of Benefit Unit(s) constructed or to be constructed there on as specified in or shown on the building permit(s) issued or as shown on a tentative subdivision map, parcel map, condominium plan, lot line adjustment or any other similar map as determined by the Administrator. Once a single family attached or multi-family building or buildings have been built on a Parcel, the Administrator shall determine the actual number of Benefit Units contained within the building or buildings, and the Special Tax levied against the Parcel in the next Fiscal Year shall be calculated by multiplying the actual number of Benefit Units by the Maximum Special Tax per Benefit Unit identified in Table 2 below. The Maximum Special Tax for O & M for a Parcel of Developed Property categorized as Non-Residential Property shall be the amount determined by multiplying the Net Acreage of the Parcel by \$7,246 per Net Acre for Fiscal Year 2014-15.

Table 2
Special Tax Amounts for O & M for Developed Property
Improvement Area No. 2

Land Use Classification	Maximum Special Tax for O & M (Fiscal Yr. 2014-15)
Residential Property	\$491 per Benefit Unit
Non-Residential Property	\$7,246 per Net Acre

The Maximum Special Tax for O & M for Fiscal Year 2014-15 for Parcels of Developed Property within Improvement Area No. 2 shall be the amounts set forth in Table 2. The Maximum Special Tax for O & M for Fiscal Year 2014-15 for Parcels of Undeveloped Property within Improvement Area No. 2 shall be \$7,246 per Net Acre.

The Maximum Additional Special Tax and the Maximum Special Tax for O & M for all Parcels of Developed Property and Undeveloped Property shall be increased annually by the percentage increase in the Consumer Price Index (All Items) for Los Angeles – Riverside – Orange County (1982-84 = 100) since the beginning of the preceding Fiscal Year, or by two percent (2%), whichever is greater, on July 1, 2015 for Fiscal Year 2015-16 and on each subsequent July 1 for the Fiscal Year then commencing.

In accordance with Section 53321(d) of the Government Code of the State of California, the Maximum Additional Special Tax for each Parcel “used for private residential purposes,” as defined therein, shall be calculated and thereby established by the date on which the Parcel is first subject to the Special Tax. Under no circumstances will the Special Tax levied in any Fiscal Year on any parcel used for private residential purposes be increased as a consequence of delinquency or default in the payment of Special Taxes by the owner or owners of any other Parcel or Parcels by more than ten percent (10%) above the amount of the Special Tax that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. METHOD OF APPORTIONMENT AND LEVY OF THE SPECIAL TAX

1. Special Tax

Commencing with the Fiscal Year in which the Board of Directors determines that the levy of Special Taxes shall commence, and for each subsequent Fiscal Year, the Board of Directors shall determine the total amount of Special Taxes to be levied and collected in that Fiscal Year in order to satisfy the Additional Special Tax Requirement and the O & M Special Tax Requirement for Improvement Area No. 2 for such Fiscal Year. The Board of Directors shall levy the Special Tax on all Parcels of Taxable Property in Improvement Area No. 2 in the following priority until it has levied the amount necessary to satisfy both the Additional Special Tax Requirement and the O & M Special Tax Requirement for Improvement Area No. 2 for the Fiscal Year as follows:

(a) Additional Special Tax Requirement.

(1) First: The Special Tax shall be levied on all Parcels of Developed Property in equal percentages up to 100% of the applicable Special Tax amount set forth in Table 2; and

(2) Second: If additional funds are needed, the Special Tax shall be levied on all Parcels of Undeveloped Property in equal percentages up to 100% of the Maximum Additional Special Tax for Undeveloped Property.

No Special Tax shall be levied on Parcels in Improvement Area No. 2 in any Fiscal Year to pay the Additional Special Tax Requirement for Improvement Area No. 1.

No Special Tax shall be levied on Parcels of Undeveloped Property in Improvement Area No. 2 to provide any amounts which the Board of Directors determines are necessary to pay the costs of the provision, construction and acquisition of facilities and/or to accumulate funds therefor, as described in Clause (5) of the definition of Additional Special Tax Requirement for Improvement Area No. 2.

(b) O & M Special Tax Requirement.

(1) First: The Special Tax shall be levied on all Parcels of Developed Property in equal percentages up to 100% of Maximum Special Tax Rate for O & M; and

(2) Second: If additional funds are needed, the Special Tax shall be levied on all Parcels of Undeveloped Property in equal percentages up to 100% of Maximum Special Tax Rate for O & M.

E. EXEMPTIONS

The Special Tax related to the Additional Special Tax Requirement shall not be levied on up to 6.04 Net Acres of Parcels of Exempt Property within Improvement Area No. 2 in the chronological order in which such property becomes any of the following:

1. Property that lies within dedications for public streets or publicly owned surface drainage channels.
2. Property Owners' Association Property.
3. Public School Property.
4. Park and Open Space Property.
5. Church Property.

Any Parcels described in the preceding paragraph that exceed 6.04 Net Acres in Improvement Area No. 2 shall be classified as Taxable Property and be subject to the Special Tax as either Developed Property or Undeveloped Property as provided for in Sections B, C, and D.

The Special Tax related to the O & M Special Tax Requirement shall not be levied upon any Parcels of Exempt Property described in items 1 through 5 above.

F. MANNER OF COLLECTION

The Special Taxes shall be collected in the same manner and at the same time as ad valorem property taxes and shall be subject to the same penalties, and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, that the District may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of CFD No. 44 with respect to Improvement Area No. 2.

G. DURATION OF SPECIAL TAX LEVIES

All Parcels of Taxable Property shall continue to be subject to the levy and collection of the Special Tax to satisfy the Additional Special Tax Requirement and the O & M Special Tax Requirement for the purpose of operating and maintaining the Parks and Park Improvements and Landscape.