

FINAL

EXHIBIT "A"

RATES AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 10 (EASTVALE AREA) OF JURUPA COMMUNITY SERVICES DISTRICT

A special tax (the "Special Tax") (defined below) shall be applicable to each Parcel (defined below) located in Community Facilities District No. 10 (Eastvale Area) of Jurupa Community Services District (hereinafter "CFD No. 10"). The amount of Special Tax to be levied on a Parcel 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. 10 (hereinafter the "Board of Directors"), as provided in Sections B, C, and D below (as defined below). All of the Taxable Property in CFD No. 10 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 (commencing with Section 53311), Chapter 2.5 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. 10, as allowed by the Act, including, without limitation, all costs and expenses arising out of or resulting from the annual levy and collection of the Special Tax and payment of debt service on the outstanding bonds of CFD No. 10, any litigation involving CFD No. 10, continuing disclosure undertakings of the District as imposed by applicable laws and regulations, communication with bondholders and normal administrative expenses (including any District overhead and salaries).

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

"Alternative Special Tax Rate" means an amount that only applies to Developed Property classified as Residential Property equal to \$2,592 per Parcel for Improvement Area No. 1 and \$2,449 per Parcel for Improvement Area No. 2 or an amount determined pursuant to Section I, if applicable.

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

"Board of Directors" means the Board of Directors of the District.

"CFD No. 10" means Community Facilities District No. 10 (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 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.

"County" means the County of Riverside, California.

"Debt Service and Facilities Special Tax Requirement" means for Improvement Area No. 1 or Improvement Area No. 2 the amount required in any Fiscal Year, after taking into consideration available funds pursuant to the bond indenture: (1) to pay principal of and interest on all outstanding bonds of CFD No. 10 the debt service on which is payable from Special Taxes levied only on Parcels of Taxable Property in Improvement Area No. 1 or Improvement Area No. 2, (2) to pay Administrative Expenses attributable to such bonds and the levy and collection of the Special Taxes, (3) to pay costs of credit enhancement for such bonds and any amount required to be rebated to the United States with respect to such bonds, (4) to replenish the reserve fund for such bonds, and (5) to provide any amounts which the Board of Directors determines are necessary to pay the costs of the provision, construction and acquisition of the Facilities and/or to accumulate funds therefor.

"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, all Parcels of Residential Property and Non-Residential Property which, as of March 1 preceding the Fiscal Year for which the Special Tax is being levied, a building permit has been issued which allows residential dwelling units or non-residential buildings to be constructed, or (ii) for purposes of the levy of Special Taxes to satisfy 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 a subdivision map, parcel map, 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.

"Facilities" means for Improvement Area No. 1 or Improvement Area No. 2: (a) water system facilities, including capacity in existing facilities, and sewer system facilities, including capacity in existing facilities and sewage treatment and disposal capacity, of the District, (b) public school facilities of the Corona-Norco Unified School District, (c) Parks and Park Improvements, and (d) any other improvements or facilities designated by the District, with an estimated useful life of five years or longer, which are eligible for financing under the Act.

"Financial Advisor" means a person or firm that has expertise in providing financial advisory services to public agencies in connection with the issuance of bonds.

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

"Improvement Area No. 1" means Improvement Area No. 1 of CFD No. 10 as shown on the map of the boundaries thereof.

"Improvement Area No. 2" means Improvement Area No. 2 of CFD No. 10 as shown on the map of the boundaries thereof.

"Landscape" means landscape, including turf, trees, shrubs, bushes, and other cultivated vegetation which is planted and growing in, associated irrigation system facilities which are located in, and hardscape which 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.

"Maximum Special Tax for Debt Service and Facilities" means for Improvement Area No. 1 or Improvement Area No. 2 the maximum amount of Special Tax, determined pursuant to Section C below, that can be levied by the Board of Directors in any Fiscal Year on a Parcel of Taxable Property to satisfy the Debt Service and Facilities Special Tax Requirement for Improvement Area No. 1 or Improvement Area No. 2.

"Maximum Special Tax for O & M" means for Improvement Area No. 1 or Improvement Area No. 2 the maximum amount of Special Tax, determined pursuant to Section C below, 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 on July 1, 2004 and on July 1 of each subsequent year by an amount equal to two percent (2%) of the amount of the Maximum Special Tax for the preceding Fiscal Year.

"Net Acre" 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 the applicable recorded final map, recorded parcel map or other recorded 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.

"O & M Special Tax Requirement" means for Improvement Area No. 1 or 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 and (2) Administrative Expenses attributable to said ongoing Operation and Maintenance, as determined by the District.

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

"Parcel" means a lot or parcel, any portion of which lies within the boundaries of CFD No. 10 or Improvement Area No. 1 or Improvement Area No. 2 and which is shown on the then current applicable Assessor's Parcel Map(s) with an assigned parcel number.

"Park and Open Space Property" means all property which 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 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 which are to be developed, constructed and installed within and in the area of CFD No. 10 and which will be owned and operated by the District for the benefit of the residents of CFD No. 10.

"Property Owners' Association Property" means all property which, 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 which, 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 (10) years or more to a public agency for the purpose of providing public school facilities, as specified in the Land Use Regulations, and which is exempt from general ad valorem taxation.

"Residential Property" means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing one or more residential dwelling units.

"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 building permit(s) for the Parcel.

"Special Tax(es)" means the Special Tax to be levied, in each Fiscal Year, on each Parcel of Taxable Property in Improvement Area No. 1 or Improvement Area No. 2, pursuant to Sections B, C, and D below, to fund both the Debt Service and Facilities Special Tax Requirement and the O & M Special Tax Requirement.

"Table 1" means Table 1 contained in Section C below and applicable to Improvement Area No. 1.

"Table 2" means Table 2 contained in Section C below and applicable to Improvement Area No. 2.

"Taxable Property" means all Parcels in CFD No. 10 which are not exempt from the levy of Special Taxes pursuant to the Act or Section E below.

"Undeveloped Property" means all Parcels of Taxable Property, which are not categorized as Developed Property.

B. ASSIGNMENT TO DEVELOPMENT CATEGORIES AND RESIDENTIAL SIZE CLASSIFICATIONS

For each Fiscal Year (commencing with Fiscal Year 2003-04), each Parcel of Taxable Property in Improvement Area No. 1 and 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. Parcels of Residential Property in Improvement Area No. 1 and Improvement Area No. 2 shall be assigned to a residential size classification set forth in Table 1 or Table 2, respectively, based on the Residential Floor Area of the residential structure 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 building permits applicable to each Parcel.

All Parcels of Taxable Property shall be subject to the levy of the Special Tax based on the Maximum Special Tax for Debt Service and Facilities and the Maximum Special Tax for O & M and in accordance with the method of apportionment as set forth in Sections C and D below.

C. MAXIMUM SPECIAL TAX

The Maximum Special Tax for Debt Service and Facilities for a Parcel of Developed Property in Improvement Area No. 1 categorized as Residential Property shall be the greater of: (i) the applicable amount set forth in Table 1 or (ii) the Alternative Special Tax Rate, and for a Parcel of Developed Property in Improvement Area No. 1 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 Special Tax for Debt Service and Facilities for a Parcel of Undeveloped Property in Improvement Area No. 1 shall be the amount determined by multiplying the Net Acreage of the Parcel by \$16,703 per Net Acre.

Table 1

Special Tax Amounts for Developed Property
Improvement Area No. 1

| Land Use Classification | Special Tax for Debt Service and Facilities | Maximum Special Tax for O & M (Fiscal Yr. 2003-04) |
|--------------------------|---|--|
| Residential Size: | | |
| Less than 2,201 SF | \$2,188 per Parcel | \$428 per Parcel |
| 2,201 SF to 2,600 SF | \$2,237 per Parcel | \$428 per Parcel |
| 2,601 SF to 2,900 SF | \$2,440 per Parcel | \$428 per Parcel |
| 2,901 SF to 3,300 SF | \$2,683 per Parcel | \$428 per Parcel |
| Over 3,300 SF | \$2,877 per Parcel | \$428 per Parcel |
| Non-Residential Property | \$16,703 per Net Acre | \$1,712 per Net Acre |

The Maximum Special Tax for Debt Service and Facilities for a Parcel of Developed Property in Improvement Area No. 2 categorized as Residential Property shall be the greater of: (i) the applicable amount set forth in Table 2 or (ii) the Alternative Special Tax Rate, and for a Parcel of Developed Property in Improvement Area No. 2 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 2. The Maximum Special Tax for Debt Service and Facilities 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 \$15,054 per Net Acre.

Table 2

Special Tax Amounts for Developed Property
Improvement Area No. 2

| Land Use Classification | Special Tax for Debt Service and Facilities | Maximum Special Tax for O & M (Fiscal Yr. 2003-04) |
|--------------------------|---|--|
| Residential Size: | | |
| Less than 2,801 SF | \$2,276 per Parcel | \$382 per Parcel |
| 2,801 SF to 3,100 SF | \$2,416 per Parcel | \$382 per Parcel |
| 3,101 SF to 3,300 SF | \$2,494 per Parcel | \$382 per Parcel |
| Over 3,300 SF | \$2,580 per Parcel | \$382 per Parcel |
| Non-Residential Property | \$15,054 per Net Acre | \$1,528 per Net Acre |

The abbreviation "SF" in Tables 1 and 2 signifies square footage and the SF numbers in Tables 1 and 2 are Residential Floor Areas of residential structures.

The Maximum Special Tax for O & M for Fiscal Year 2003-04 for all Parcels of Developed Property within Improvement Area No. 1 or Improvement Area No. 2 that are categorized as Residential Property shall be the amounts set forth in Table 1 or Table 2, respectively. The Maximum Special Tax for O & M for Fiscal Year 2003-04 for all Parcels of Developed Property within Improvement Area No. 1 and Improvement Area No. 2 that are categorized as Non-Residential Property shall be the amount determined by multiplying the Net Acreage of such Parcels by \$1,712 for Improvement Area No. 1 and \$1,528 per Net Acre for Improvement Area No. 2. The Maximum Special Tax for O & M for Fiscal Year 2003-04 for all Parcels of Undeveloped Property within Improvement Area No. 1 and Improvement Area No. 2 shall be the amount determined by multiplying the Net Acreage of such Parcels by \$1,712 for Improvement Area No. 1 and \$1,528 per Net Acre for Improvement Area No. 2.

The Maximum Special Tax for O & M for all Parcels of Developed Property and Undeveloped Property shall be increased on July 1, 2004, and on July 1 of each subsequent year, by an amount equal to two percent (2%) of the amount of the Maximum Special Tax for O & M for the preceding Fiscal Year.

In accordance with Section 53321(d) of the Government Code of the State of California, the maximum 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 on any parcels used for private residential purposes be increased as a consequence of delinquency or default in the payment of Special Taxes by the owner of any other Parcel or Parcels by more than ten percent (10%) for any Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Improvement Area No. 1

Starting with Fiscal Year 2003-04 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 Debt Service and Facilities Special Tax Requirement and the O & M 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 both the Debt Service and Facilities Special Tax Requirement and the O & M Special Tax Requirement for Improvement Area No. 1 for the Fiscal Year as follows:

(a) Debt Service and Facilities Special Tax Requirement.

First: The Special Tax shall be levied on Developed Property in equal percentages up to 100% of the applicable Special Tax amount set forth in Table 1 for each Parcel of Developed Property; and

Second: If additional funds are needed, the Special Tax shall be levied on Undeveloped Property in equal percentages up to 100% of the Maximum Special Tax for Debt Service and Facilities for each Parcel of Undeveloped Property; and

Third: If additional funds are needed, the Special Tax shall be levied on Parcels of Developed Property classified as Residential Property whose Maximum Special Tax for Debt Service and Facilities is determined by application of the Alternative Special Tax Rate in equal percentages up to 100% of such Maximum Special Tax.

No Special Tax shall be levied on Developed Property or Undeveloped Property in Improvement Area No. 1 in any Fiscal Year to pay the Debt Service and Facilities Special Tax Requirement for Improvement Area No. 2. No Special Tax shall be levied on Undeveloped Property in Improvement Area No. 1 in any Fiscal Year to provide any amounts which the Board of Directors determines are necessary to pay the costs of the provision, construction and acquisition of the Facilities and/or to accumulate funds therefor, as described in Clause (5) of the definition of Debt Service and Facilities Special Tax Requirement.

(b) O & M Special Tax Requirement.

First: The Special Tax shall be levied on Developed Property in equal percentages up to 100% of Maximum Special Tax Rate for O & M for each Parcel of Developed Property; and

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

2. Improvement Area No. 2

Starting with Fiscal Year 2003-04 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 Debt Service and Facilities 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 Debt Service and Facilities Special Tax Requirement and the O & M Special Tax Requirement for Improvement Area No. 2 for the Fiscal Year as follows:

(a) Debt Service and Facilities Special Tax Requirement.

First: The Special Tax shall be levied on Developed Property in equal percentages up to 100% of the applicable Special Tax amount set forth in Table 2 for each Parcel of Developed Property; and

Second: If additional funds are needed, the Special Tax shall be levied on Undeveloped Property in equal percentages up to 100% of the Maximum Special Tax for Debt Service and Facilities for each Parcel of Undeveloped Property, and

Third: If additional funds are needed, the Special Tax shall be levied on Parcels of Developed Property classified as Residential Property whose Maximum Special Tax for Debt Service and Facilities is determined by application of the Alternative Special Tax Rate in equal percentages up to 100% of such Maximum Special Tax.

No Special Tax shall be levied on Developed Property or Undeveloped Property in Improvement Area No. 2 in any Fiscal Year to pay the Debt Service and Facilities Special Tax Requirement for Improvement Area No. 1. No Special Tax shall be levied on Undeveloped Property in Improvement Area No. 2 in any Fiscal Year to provide any amounts which the Board of Directors determines are necessary to pay the costs of the provision, construction and acquisition of the Facilities and/or to accumulate funds therefor, as described in Clause (5) of the definition of Debt Service and Facilities Special Tax Requirement.

(b) O & M Special Tax Requirement.

First: The Special Tax shall be levied on Developed Property in equal percentages up to 100% of Maximum Special Tax Rate for O & M for each Parcel of Developed Property; and

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

E. EXEMPTIONS

The Special Tax related to the Debt Service and Facilities Special Tax Requirement shall not be levied on up to 18.42 Net Acres of Parcels of exempt property within Improvement Area No. 1 and on up to 15.33 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 18.42 Net Acres in Improvement Area No. 1 or 15.33 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, unless the obligation to pay the Special Taxes for such Parcels is prepaid pursuant to Section H.

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. 10 with respect to Improvement Area No. 1 or Improvement Area No. 2.

G. DURATION OF SPECIAL TAX LEVIES

Pursuant to Section 55321(d) of the Government Code of the State of California, the tax year after which no further Special Tax shall be levied or collected with respect to any Parcel to satisfy the Debt Service and Facilities Special Tax Requirement shall be Fiscal Year 2039-40.

All Parcels of Taxable Property within CFD No. 10 shall continue to be subject to the levy and collection of the Special Tax to satisfy the O & M Special Tax Requirement as long as the District operates and maintains Parks and Park Improvements and Landscape within and for the benefit of the residents of CFD No. 10.

H. PREPAYMENT

The Board of Directors may allow property owners in Improvement Area No. 1 or Improvement Area No. 2 to prepay, in whole or in part, the obligation of Parcels to pay the Special Taxes with respect to the Debt Service and Facilities Special Tax Requirement, if it determines, based on the certificate of a Financial Advisor, that allowing such prepayment will not adversely affect its ability to levy sufficient Special Taxes in any Fiscal Year to pay the Debt Service and Facilities Special Tax Requirement for Improvement Area No. 1 or Improvement Area No. 2 or result in the maximum amount of Special Taxes which could be levied on Parcels of Taxable Property in Improvement Area No. 1 or Improvement Area No. 2 for any Fiscal Year, based on the Special Tax Rates for Debt Service and Facilities set forth in Table 1 or Table 2, as applicable, being less than 110 percent of maximum annual debt service on the outstanding bonds of CFD No. 10 which have been issued for Improvement Area No. 1 or Improvement Area No. 2, plus estimated annual Administrative Expenses for Improvement Area No. 1 or Improvement Area No. 2.

I. CHANGES TO TENTATIVE TRACTS

The Alternative Special Tax Rates have been established based on the land use configurations shown on the subdivision maps for Tentative Tracts Nos. 29248-1, 29248, 29542-1 and 29542.

In the event Tract No. 29248-1 or Tract No. 29248 are modified by the County, the Alternative Special Tax Rate for Improvement Area No. 1 for all Parcels of Developed Property in such tract, or the portion thereof which is modified, which are classified as Residential Property shall be determined by multiplying the total square footage of the Parcel or Parcels by \$0.3834 per square foot.

In the event Tract No. 29542-1 or Tract No. 29542 are modified by the County, the Alternative Special Tax Rate for Improvement Area No. 2 for all Parcels of Developed Property in such tract, or the portion thereof which is modified, which are classified as Residential Property shall be determined by multiplying the total square footage of the Parcel or Parcels by \$0.3456 per square foot.