RATE AND METHOD OF APPORTIONMENT OF A SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 6 OF THE ETIWANDA SCHOOL DISTRICT

The Board of Trustees of the Etiwanda School District (the "Board") sitting as the legislative body of Community Facilities District NO. 6 of the Etiwanda School District ("CFD No. 6"), shall levy and collect a special tax (the "Special Tax") applicable to each Assessor's Parcel located within the boundaries of CFD No. 6. The Special Tax shall be levied to provide funds for CFD No. 6, the proceeds of which will be used to finance the acquisition and construction of school sites and facilities. The Special Tax will be levied at the applicable rate for developed property ("Developed Property"). Each Assessor's Parcel which is Developed Property or Undeveloped Property shall be taxed as set forth in Section 3.

All property located within the boundaries of CFD No. 6 shall be taxed for the purposes, to the extent and in the manner herein set forth unless exempted by law or by the provisions of Section 4 herein.

Section 1. Definitions.

"Developed Property" shall mean all Assessor's Parcels for which a building permit was issued prior to May 1 of the preceding Fiscal Year and which has not otherwise paid Tax "A" in full (as defined herein).

"Fiscal Year" shall mean the period of time commencing on July 1 of any year and ending the following June 30.

"Taxable Property" shall mean the area within the boundaries of CFD No. 6 which is not exempt from application of the Special Tax by operation of law or Section 4 herein.

"Undeveloped Property" shall mean all property within CFD No. 6 which is not classified as Developed Property.

Section 2. Assignment to Land Use Class.

The District shall on or before July 1 of each year classify all property as either Developed Property or Undeveloped Property within the boundaries of CFD No. 6.

Section 3. Apportionment of Special Tax.

Commencing in Fiscal Year 1997-98 and for each Fiscal Year thereafter, the Board shall determine the amount of Special Taxes to be collected from all Taxable Property located within CFD No. 6. Special Taxes will be levied on a

parcel for twenty-five (25) years. Commencing in Fiscal Year 1997-98, each parcel of Developed Property so classified as of July 1 will have an annual Tax "B" Special Tax obligation as follows:

Type of Residential Development	**Per Unit Annual Tax "B" Special Tax Obligation**
Single-family detached	$396

Provided, however, that the per unit Tax "B" obligation show above shall be reduced by $48 for each $500 of Tax "A" (as defined below) which is paid prior to or concurrently with the issuance of a building permit.

If a building permit with respect to a parcel has not been issued during the prior fiscal year on or before May 1, commencing in Fiscal Year 1998-99 and each Fiscal Year thereafter, the per unit annual Tax "B" Special Tax obligation (as reduced due to prepayments of Tax "A" prior or subsequent to the issuance of a building permit, as described above and below) shall increase by two percent (2%).

The owner may prepay all of Tax "A" (as described below), or any portion thereof in $500 increments, after a building permit is issued for a particular residential unit under the assumption that the unpaid balance of Tax "A" accrues interest at the rate of eight (8%) per annum, compounded monthly, commencing with the July 1 following issuance of the building permit for that residential unit. Tax "A" for each residential unit shall be as follows:

Type of Residential Development	**Tax "A" Per Unit**
Single-family detached	$4,615

Provided, however, the Tax "A" shown above shall be reduced by any amounts of Tax "A" paid prior to or concurrently with the issuance of a building permit.

If a building permit with respect to a parcel has not been issued during the prior fiscal year on or before May 1, commencing in Fiscal Year 1998-99 and each Fiscal Year thereafter, Tax "A" shall increase by two percent (2%). Provided, however, that Tax "A" on each property shall decrease by the amount of (i) Tax "A" which is prepaid prior to or subsequent to the issuance of a building permit, and (ii) any Tax "B" Special Taxes paid on said property.
For every $500 of Tax "A" paid, the annual Tax "B" Special Tax obligation (payable semi-annually) will decrease by $48.

Section 4. Exemptions.

The Special Tax shall not be levied upon parks, public properties, utility properties belonging to public or private utilities and properties exempt from general ad valorem property taxes.

Section 5. Manner of Collection.

The Special Taxes for CFD No. 6 will be collected in the same manner and at the same time as ordinary ad valorem property taxes, and the Special Taxes will be subject to the same penalties and procedures, sale, and lien priority in the event of delinquencies as provided for ad valorem taxes.