



***ASSESSMENT DISTRICT NO. 95-1  
(CENTEX)  
LIMITED OBLIGATION IMPROVEMENT BONDS  
\$855,000***

The district lies in the southerly portion of the city within the South Corona area. It comprises approximately 34 gross acres located on the south side of Mountain Gate Road at the terminus of Highgrove Street.

The **PURPOSE** of the Bonds is to pay for:

- + Acquisition of certain public improvements within the District
- + Costs associated with the Issuance of the Bond
- + Reserve Fund and Capitalized Interest Fund

The **IMPROVEMENTS** financed with the proceeds of the Bonds are as follows:

- + Street Improvements
  - + Approximately 1,000 lineal feet of improved curb and gutter
  - + 44 feet of paving, sidewalk and street lights
  - + Approximately 1,150 lineal feet fully improved with curb and gutter
- + Drainage Improvements
  - + Approximately 1,190 lineal feet of storm drain
- + Water Improvements
  - + Approximately 2,150 lineal feet of water main

The **LANDOWNER** and **DEVELOPMENT PLANS** include:

**Centex Real Estate Corporation**

- + 118 single family detached homes

**SPECIAL ASSESSMENTS**

The assessment installments billed against each property each year represent a pro rata share of the total principal of and interest on the Bonds coming due that year, based on the percentage which the unpaid assessment against that property bears to the total of the unpaid assessments levied to repay the Bonds. These special assessments are included in the Riverside County property tax bill.

**AD95-1 (Centex)**

**METHOD OF SPREADING ASSESSMENTS**

Since all single family lots will receive an equal benefit, assessment amounts will be equal for all lots.

**BOND DETAILS:**

<b>Riverside County Fund No.</b>	68-2280	<b>Bond Interest Rate Range</b>	4.75 to 7.10
<b>First Tax Roll Year</b>	1996/1997	<b>Final Tax Roll Year</b>	2019/2020
<b>Historical Tax Roll Levy (last 5 years)</b>			
<b>Tax Roll Year</b>	<b>Tract 26193</b>	<b>Total Levy</b>	<b>Delinquency Rate</b>
2015/2016	\$673.52	\$79,475.36	0.42%
2014/2015	\$679.22	\$80,148.58	1.27%
2013/2014	\$686.02	\$80,950.36	0.85%
2012/2013	\$688.56	\$81,250.08	0.42%
2011/2012	\$700.88	\$82,703.84	1.69%

**OVERLAPPING DEBT**

Please note that the parcels in this district have overlapping debt with Community Facilities District 89-1, Series A. Please refer to that district for information regarding the additional special taxes.

AD95-1 (Centex)

