

**ATTACHMENT 2**

Last updated 10/2/06

**City of Modesto Community Facilities District No. 2004-1 (Village One #2)  
Maximum Special Taxes Assigned to Expected Land Uses Within Each Original Parcel in Each Tax Zone**

Tax Zone	Annexation	Project	Assessor's Parcel Number	Expected Land Uses	*	Expected Net Taxable Acreage	Fiscal Year 2004-05 Maximum One-Time Facilities Special Tax/1	Fiscal Year 2004-05 Maximum Annual Facilities Special Tax/2	Fiscal Year 2004-05 Maximum Annual Maintenance Special Tax/3
1	Formation	Oakcrest Subdivision	077-033-012	VR	F	13.930	\$421,814.33	\$89,221.65	\$17,175.69
1	Formation	Oakdale Park Subdivision	077-033-013	VR	F	2.220	\$67,223.82	\$14,219.10	\$2,737.26
1	Formation	3400 Bobs Way	077-033-011	C	F	3.050	\$158,911.10	\$10,888.50	\$2,806.00
1	Formation	Modesto Endoscopy Center	077-033-009	C	F	0.930	\$48,454.86	\$3,320.10	\$855.60
1	Formation	3032 Merle (53-PM-57)	085-034-081,082,084,085	VR	F	0.740	\$22,407.94	\$4,739.70	\$912.42
1	Formation	Merle Ave. (53-PM-57)	085-034-083	VR	F	0.260	\$7,873.06	\$1,665.30	\$320.58
1	1	Shadow Creek Apartments	085-002-034	MF	F	4.620	\$468,638.94	\$33,365.64	\$18,572.40
1	1	Shadow Creek Apartments	085-002-035	MF	F	4.880	\$495,012.56	\$35,243.36	\$19,617.60
1	2	Village Ranch Unit #1	077-008-031(partial)	VR	F	12.253	\$371,033.09	\$78,480.47	\$15,107.95
1	2	Village Ranch Unit #2	077-008-031(partial)	VR	F	12.248	\$370,881.69	\$78,448.44	\$15,101.78
1	2	Hacienda Del Sol Unit #1	077-008-034, 35 (partial)	VR	F	20.400	\$617,732.40	\$130,662.00	\$25,153.20
1	2	Hacienda Del Sol Unit #2	077-008-034, 35 (partial)	VR	F	16.125	\$488,281.13	\$103,280.63	\$19,882.13
1	2	Hacienda Del Sol Apartments	077-008-034 (partial)	MF	F	10.600	\$1,075,232.20	\$76,553.20	\$42,612.00
1	2	Kodiak Village II Subdivision	077-009-014,056	VR	F	12.220	\$370,033.82	\$78,269.10	\$15,067.26
1	2	Kodiak Village Subdivision	077-009-057	VR	F	38.970	\$1,180,050.57	\$249,602.85	\$48,050.01
1	3	Merle/Paramount Apartments	085-013-067	MF	F	0.570	\$57,819.09	\$4,116.54	\$2,291.40
1	3	Merle/Paramount Apartments	085-013-069	MF	F	0.570	\$57,819.09	\$4,116.54	\$2,291.40
1	4	3424 Oakdale Road	077-033-002	C	F	1.120	\$58,354.24	\$3,998.40	\$1,030.40
1	4	3837 Merle Avenue	085-007-018	VR	e	3.060	\$92,659.86	\$19,599.30	\$3,772.98
1	5	Kodiak Village III Subdivision	077-009-055	VR	F	6.450	\$195,312.45	\$41,312.25	\$7,952.85
2	6	Burkshire Estates I (Lagos)	085-001-061	VR	F	8.450	\$375,425.05	\$54,122.25	\$10,418.85
2	7	Falling Leaf Subdivision	085-002-079	VR	F	27.230	\$1,209,801.67	\$174,408.15	\$33,574.59
				MF	F	8.780	\$1,306,744.96	\$63,409.16	\$35,295.60
				C	F	2.050	\$156,714.30	\$13,130.25	\$2,527.65
2	8	Bhatti Estates Subdivision	085-050-001	VR	e	3.480	\$154,612.92	\$22,289.40	\$4,290.84
2	8	Sylvan Vet Clinic	084-002-041	C	e	2.860	\$218,635.56	\$10,210.20	\$2,631.20
2	9	The Plaza Subdivision	077-008-032,033	VR	F	31.180	\$1,385,296.22	\$199,707.90	\$38,444.94
2	9	Hillglen Subdivision	085-001-047	VR	e	8.370	\$371,870.73	\$53,609.85	\$10,320.21
2	9	Burkshire Estates II (portion)	085-001-017,046	VR	e	8.740	\$388,309.46	\$55,979.70	\$10,776.42
2	9	Ramirez Estates	085-018-060	VR	e	1.520	\$67,532.08	\$9,735.60	\$1,874.16
2	9	V1 Commercial Center	085-009-004	C	e	10.670	\$815,678.82	\$38,091.90	\$9,816.40
2	9	Housing Authority Apartments	085-009-005	MF	e	5.000	\$744,160.00	\$36,110.00	\$20,100.00
2	10	Tarantella Estates	085-001-010	VR	F	1.419	\$63,044.75	\$9,088.70	\$1,749.63
2	11	Burkshire Estates II (portion)	085-001-045	VR	e	0.490	\$21,770.21	\$3,138.45	\$604.17
2	12	Graham Estates	085-033-066,067,068	VR	e	4.030	\$179,048.87	\$25,812.15	\$4,968.99
2	12	Hillglen Sunrise	077-009-025	VR	e	9.630	\$427,851.27	\$61,680.15	\$11,873.79
2	12	Pimentel Corners	085-001-026	C	e	3.220	\$246,156.12	\$11,495.40	\$2,962.40
2	12	Thomas Terrace	085-003-057	VR	e	7.870	\$349,656.23	\$50,407.35	\$9,703.71
2	13	Village Ranch Apartments	077-008-030	MF	F	10.040	\$1,494,273.28	\$72,508.88	\$40,360.80
							<b>\$16,602,128.74</b>	<b>\$2,026,038.50</b>	<b>\$513,605.26</b>

\* This column denotes if this is an estimated taxable acreage(e) or a final calculated taxable acreage(F).

- Beginning in January 2005 and each January thereafter, the Maximum One-Time Facilities Special Tax shall be adjusted by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4.0%). Each annual adjustment of the Maximum One-Time Facilities Special Tax shall become effective on the subsequent July 1.
- Beginning in Fiscal Year 2005-06 and each Fiscal Year thereafter, the Maximum Annual Facilities Special Tax shall escalate by 2.0% of the amount in effect in the prior Fiscal Year.
- Beginning in January 2005 and each January thereafter, the Maximum Annual Maintenance Special Tax shall be adjusted by the greater of (i) the percentage increase, if any, in the construction cost index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News Record or other comparable source if the Engineering News Record is discontinued or otherwise not available, or (ii) four percent (4.0%). Each annual adjustment of the Maximum Annual Maintenance Special Tax shall become effective on the subsequent July 1.