C. *Maximum Special Tax Rates.* The Maximum Special Tax Rates for Assessor's Parcels in Land Use Categories 1 through 6, commencing with July 1, 1994, are specified in Table 1, below:

TABLE 1 MAXIMUM SPECIAL TAX RATES		
LAND USE CATEGORY	DESCRIPTION	MAXIMUM SPECIAL TAX RATE
1	Residential	$0.92 per Square Foot of Improvement rounded to the nearest hundred square feet
2	Commercial	$12,000 per Acre
3	Industrial	$12,000 per Acre
4	Other	$12,000 per Acre
5	Undeveloped	$16,000 per Acre and, if applicable, the Extraordinary Special Tax levy per Acre as determined in Section H
6	Exempt	None

1. Beginning with Fiscal Year 1993/1994, the Building Permit Special Tax will be determined as follows:

    a. At the time of issuance of building permits within the District, Company, or its successors and assigns, shall pay the Building Permit Special Tax to the District in an amount equal to (i) $0.92 per Square Foot of Improvement with respect to Residential Property and (ii) $12,000 per Acre with respect to Commercial, Industrial and Other Property. The equivalent square feet of improvement for Commercial, Industrial, and Other Property shall be computed at 13,000 square feet per Acre. Payment of the Building Permit Special Tax shall be levied until building permits have been issued representing a total of two million (2,000,000) square feet of development within the District. All Building Permit Special Tax proceeds shall be deposited in the Building Permit Special Tax Account (the "Account") and invested and reinvested in Authorized Investments (as defined in the Indenture). Any income realized from such investments shall be deposited in the Account.

    b. The funds in the Account may be drawn upon only as a result of and to the extent funds in the Bond Service Account (as established by the Indenture), without taking into account transfers from the Reserve Account (as established by the Indenture), are insufficient to pay debt service of the Series A bonds as a result of nonpayment of special taxes on Undeveloped Property. If the