

Annual Disclosure Report for Fiscal Year 2010-11

Assessment District 167
(North Palm Springs Business Center)
Limited Obligation Improvement Bonds

Prepared for



March 2011

ALBERT A.
WEBB
ASSOCIATES

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CUSIP Numbers

Year	CUSIP
2016	76911PJJ2

The information herein for Assessment District No. 167 (No. Palm Springs Business Center) of the County of Riverside, (the "District" or "AD 167") was prepared by Albert A. Webb Associates and the Riverside County Executive Office, as Administrators. Except as otherwise noted all information is current as of September 30, 2010.

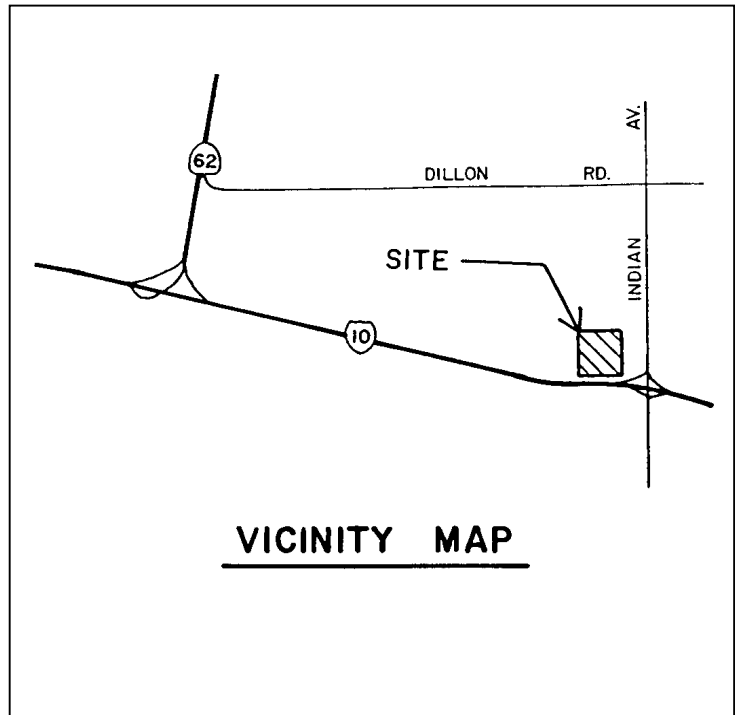
Assessment District 167 (North Palm Springs Business Center)

Project Description

The District was formed to fund construction of water improvements, storm drain improvements, street improvements and streetlights. The construction of project facilities is 100% complete and the actual cost of these public facilities was \$1,352,394.41. All of the public facilities funded have been accepted/dedicated by the appropriate public agency.

Location

The District consists of approximately 49.90 acres in an unincorporated area north of the City of Palm Springs. The District covers the areas west of Indian Avenue, south of 19th Avenue and north of 20th Avenue, generally in the northwest quadrant of the Indian Avenue Interchange and Interstate 10.



n Bonds

Bonds in the amount of \$2,020,000, with interest rates ranging from 4.75% to 8.25%, were issued on February 15, 1992, to finance the public facilities funded by the District. Interest on the Bonds is payable semi-annually on March 2 and September 2. The final maturity of the Bonds is September 2, 2016.

There are no remaining unissued Bonds authorized for the District.

n Annual Assessment

An annual assessment is levied and collected each year to pay the principal and interest obligations on the outstanding Bonds. The amount collected each year is levied pursuant to the "Municipal Improvement Act of 1913" which provides that the costs and incidental expenses of a project be assessed in proportion to the estimated benefit received by each of the lots or parcels of land within the District. These rates vary from parcel to parcel. The amount levied for the 2010-2011 tax year was \$174,428.44. The annual assessment levy for the 2010-2011 tax year is:

Assessment Range (Per Acre).....	\$3,099.06 - \$5,478.91
Assessment Average (Per Acre).....	\$4,524.92

The following tables present certain property ownership data and the development status of the District.

Table 2-1
Largest Property Owners Subject to Levy Based on Total Assessed Values (AV)
Fiscal Year 2010-11

Owner Name	Parcels	Total Assessment FY 2010-2011	% of Total Assessment	Total AV ¹ FY 2010-2011	% of Total AV
Burr Group LP	3	\$39,298.92	22.53%	\$1,274,479	5.81%
Industrial Investors	4	\$12,797.34	7.34%	\$1,318,773	6.01%
County of Riverside	1	\$10,970.84	6.29%	\$3,729,993	16.99%
RCR Enterprises LP	2	\$10,102.90	5.79%	\$466,498	2.13%
Desert Four	1	\$9,590.32	5.50%	\$3,048,146	13.89%
Cavarh LLC	3	\$8,881.86	5.09%	\$1,058,691	4.82%
Worzack, William	3	\$8,752.70	5.02%	\$429,778	1.96%
Seawest Prop	1	\$8,410.04	4.82%	\$2,574,931	11.73%
Haddad, Jack	4	\$7,468.58	4.28%	\$907,841	4.14%
Kotake, Janet	3	\$7,008.82	4.02%	\$136,818	0.62%
Subtotal	25	\$123,282.32	70.68%	\$14,945,948	68.10%
All others	22	\$51,146.12	29.32%	\$7,004,616	31.90%
Totals	47	\$174,428.44	100.00%	\$21,950,564	100.00%

Table 2-2
Property Breakdown by Development Status

Development Status ²	Parcels	Total Assessment FY 2010-2011	% of Total Assessment	Total AV ¹ FY 2010-2011	% of Total AV
Developed	13	\$55,198.88	31.65%	\$16,194,662	73.78%
All Others	34	\$119,229.56	68.35%	\$5,755,902	26.22%
Totals	47	\$174,428.44	100.00%	\$21,950,564	100.00%

¹ Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records for Fiscal Year 2010-2011 and may or may not accurately reflect true market value.

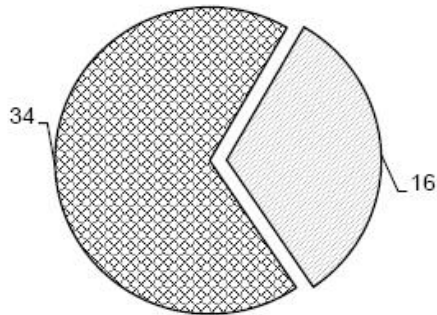
² "Developed" is defined as any parcel that has an assessed value for Improvements and which is classified as non-vacant by the Riverside County Tax Assessors Office.

ASSESSMENT DISTRICT NO. 167 NORTH PALM SPRINGS

OVERVIEW OF DEVELOPMENT STATUS AND ABSORPTION

(Definition of Absorption = Built and Occupied)

DEVELOPMENT STATUS OF COMMERCIAL-INDUSTRIAL PROPERTY

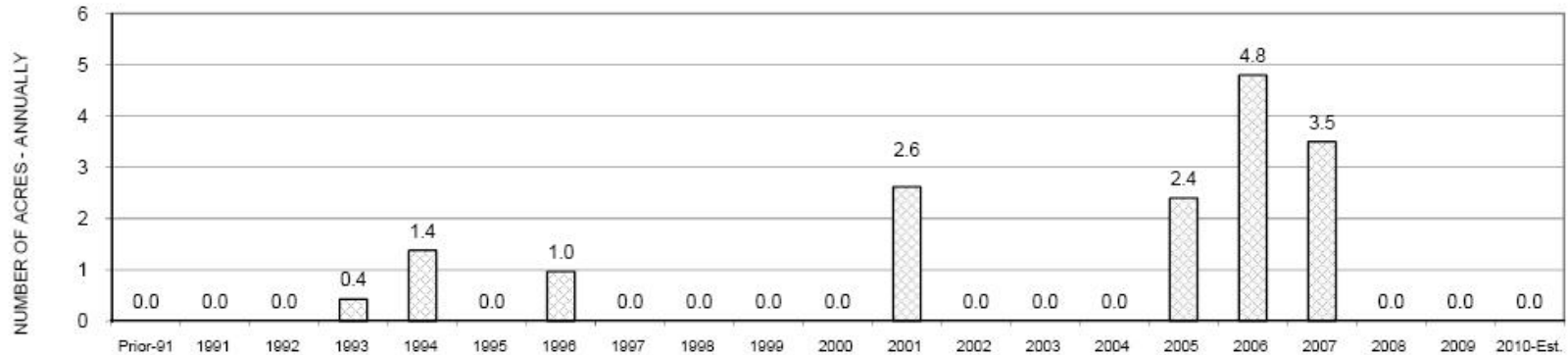


Sold: Sept. 1, 2010
 Future: Sept. 1, 2010+

DEVELOPMENT STATUS OF RESIDENTIAL PROPERTY

NO PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT WITHIN THIS DISTRICT.

ABSORPTION OF COMMERCIAL-INDUSTRIAL PROPERTY



The following table summarizes the number of delinquent parcels, the amount delinquent and delinquency charges for each tax year. Delinquencies and delinquency charges are calculated through September 30, 2010.

Table 4-1
Special Assessment Delinquency Summary

Tax Year	Special Assessment Levied	Delinquent Special Assessment Amount	Delinquency Charges ³	Amount Due ⁴	Number Delinquent Parcels	Delinquent % of Levy
2009-10	\$176,858.02	\$23,725.30	\$3,440.17	\$27,165.47	7	13.41%
2008-09	\$173,935.04	\$5,990.95	\$1,947.06	\$7,938.01	4	3.44%
2007-08	\$175,091.40	\$9,289.52	\$4,691.21	\$13,980.73	3	5.31%
2006-07	\$175,764.38	\$959.36	\$657.16	\$1,616.52	1	0.55%
2005-06	\$190,193.60	\$2,078.70	\$1,798.08	\$3,876.78	1	1.09%
2004-05	\$201,706.62	\$2,042.40	\$2,134.31	\$4,176.71	1	1.01%
2003-04	\$209,126.72	\$0.00	\$0.00	\$0.00	0	0.00%
2002-03	\$213,591.68	\$0.00	\$0.00	\$0.00	0	0.00%
2001-02	\$214,621.32	\$0.00	\$0.00	\$0.00	0	0.00%
2000-01	\$196,822.16	\$0.00	\$0.00	\$0.00	0	0.00%
1999-00	\$195,447.14	\$0.00	\$0.00	\$0.00	0	0.00%
1998-99	\$198,945.96	\$0.00	\$0.00	\$0.00	0	0.00%
1997-98	\$196,983.38	\$0.00	\$0.00	\$0.00	0	0.00%
1996-97	\$201,158.42	\$0.00	\$0.00	\$0.00	0	0.00%
1995-96	\$204,554.72	\$0.00	\$0.00	\$0.00	0	0.00%
1994-95	\$194,812.72	\$0.00	\$0.00	\$0.00	0	0.00%
1993-94	\$198,702.06	\$0.00	\$0.00	\$0.00	0	0.00%
1992-93	\$81,624.44	\$0.00	\$0.00	\$0.00	0	0.00%
Totals	\$3,399,939.78	\$44,086.23	\$14,667.99	\$58,754.22	9	4.03%

n Funds Available for the Payment of Scheduled Debt Service

The scheduled March 2, 2011 interest only payment is \$29,081.25. The balance in the Assessment Fund is \$178,544.08 and the Earnings Fund holds \$7,710.89. These funding sources added to the current year's levy of \$174,428.44 are expected to generate sufficient revenue to cover the full year's debt service of \$153,162.50 without impacting the fully funded Reserve Fund.

³ These charges include a 10% penalty on each past due installment and 1.5% per month "redemption penalty" (or "interest") on the original delinquent amount, which begins to accrue July 1 of the tax year following the delinquency.

⁴ In addition to the amount due, parcels which have an existing foreclosure judgment recorded against them will include judicial foreclosure costs not included in this column.

n Foreclosure Covenant

The foreclosure covenant in the Indenture states that foreclosure proceedings will be initiated against parcels with aggregate delinquent assessments in excess of \$10,000 within 150 days following August 15th of each Bond Year and the County will commence foreclosure on all parcels in each Bond Year in which collections are below 95% of the principal and interest due in that year. In certain instances the amount of a delinquency on a particular parcel is so small that the costs of a foreclosure proceeding will far exceed the delinquent amount. In such cases foreclosure proceedings are sometimes delayed until there are sufficient delinquencies accruing to such parcel (including penalties and interest) to warrant the foreclosure proceeding cost.

n Collection and Foreclosure Actions

No foreclosure actions are pending at this time.

Table 5-1
Investment Portfolio as of September 30, 2010⁵

Account Name	Security	Coupon Rate	Maturity Date	Book Value	Market Value	Ratings
Assessment	First Amer Govt Oblig	0.00%	10/1/2010	\$178,544.08	\$178,544.08	AAA/Aaa
Admin Exp.	First Amer Govt Oblig	0.00%	10/1/2010	\$1,095.20	\$1,095.20	AAA/Aaa
Reserve	First Amer Govt Oblig	0.00%	10/1/2010	\$156,962.50	\$156,962.50	AAA/Aaa
Earnings	First Amer Govt Oblig	0.00%	10/1/2010	\$7,710.89	\$7,710.89	AAA/Aaa
Prepayment	First Amer Govt Oblig	0.00%	10/1/2010	\$4,002.33	\$4,002.33	AAA/Aaa
Totals				\$348,315.00	\$348,315.00	

n Reserve Fund

The Reserve Fund must be maintained at the Reserve Requirement which is defined as, at any date of calculation, an amount equal to the lesser of (a) Maximum Annual Debt Service on the outstanding Bonds, (b) 125% of Average Annual Debt Service on all Bonds then outstanding, or (c) 10% of the total original principal amount of the Bonds. In the event that special assessment revenue is insufficient to pay debt service, money may be transferred from this Fund to pay the debt service on the Bonds.

The Reserve Requirement as of September 30, 2010 is \$ 156,962.50. The balance in the Reserve Fund as of September 30, 2010, was \$156,962.50.

n Assessment Fund

The moneys transferred to the Assessment Fund are to be used for paying principal on and all of the interest due and payable on the Bonds. When all principal and interest outstanding have been paid or provided for, and the Reserve Fund has been restored to the Reserve Requirement, the remaining portion of each apportionment shall remain in the Assessment Fund.

n Earnings Fund

Balances in the Earnings Fund are distributed first to the Reserve Fund to the extent required to restore the Reserve Requirement, and then to the Assessment Fund.

PLEASE NOTE: The Riverside County Fiscal Year 2009-10 Comprehensive Annual Financial Report (CAFR) is submitted to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and is incorporated herein by reference.

⁵ Source: Bond Logistix LLC. All investments are in compliance with "authorized investments" as defined in the Fiscal Agent Agreement dated April 1, 1997, and in accordance with County of Riverside Land Secured Financing District Investment Policy B-19.

The following events as set forth in Rule 15c2-12 promulgated by the Securities and Exchange Commission are considered material by the District.

1. Principal and interest payment delinquencies.	Not Applicable
2. Non-payment related defaults.	Not Applicable
3. Unscheduled draws on debt service reserves reflecting financial difficulties.	
	Reserve Fund Draw Amount \$6,949.57
	Date Drawn September 2, 1998
	Reserve Fund Draw Amount \$4,382.02
	Date Drawn March 2, 2000
	Reserve Fund Draw Amount \$44,535.51
	Date Drawn September 2, 2000
4. Unscheduled draws on credit enhancements reflecting financial difficulties	Not Applicable
5. Substitution of credit or liquidity providers, or their failure to perform.	Not Applicable
6. Adverse tax opinions or events affecting the tax-exempt status of the bonds.	Not Applicable
7. Modifications to rights of bondowners.	Not Applicable
8. Bond Calls.	Not Applicable
9. Defeasances.	Not Applicable
10. Release, substitution, or sale of property securing repayment of the Bonds.	Not Applicable
11. Rating changes	Not Applicable
12. Tender offers	Not Applicable
13. Bankruptcy, insolvency, receivership or similar event of the obligated person	Not Applicable
14. Merger, consolidation, or acquisition of the obligated person, if material	Not Applicable
15. Appointment of a successor or additional trustee, or the change of name of a trustee, if material	Not Applicable

Notice for events described in Section 5a, subsections (8) and (9) of the Disclosure Certificate need not be given under this sub-section any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Fiscal Agent Agreement

Material Events (12) through (15) have been added pursuant to amendments to the continuing disclosure services of the Municipal Securities Rulemaking Board Electronic Municipal Market Access ("EMMA") system by the Securities and Exchange Commission to Securities Exchange Act Rule 15c2-12 effective December 1, 2010.

Appendix A

Debt Service Schedule

A L B E R T A .

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A S S O C I A T E S

**DEBT SERVICE SCHEDULE
CURRENT**

**RIVERSIDE COUNTY
ASSESSMENT DISTRICT NO. 167 (NO. PALM SPRINGS BUSINESS)**

<i>Payment Date</i>	<i>Coupon</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>	<i>Call Premium</i>
9/2/1992	0.0000%	\$0.00	\$2,020,000.00	\$86,529.51	\$86,529.51	\$86,529.51	3.0000%
3/2/1993			\$2,020,000.00	\$79,062.50	\$79,062.50		3.0000%
9/2/1993	4.7500%	\$35,000.00	\$1,985,000.00	\$79,062.50	\$114,062.50	\$193,125.00	3.0000%
3/2/1994			\$1,985,000.00	\$78,231.25	\$78,231.25		3.0000%
9/2/1994	5.2500%	\$35,000.00	\$1,950,000.00	\$78,231.25	\$113,231.25	\$191,462.50	3.0000%
3/2/1995			\$1,950,000.00	\$77,312.50	\$77,312.50		3.0000%
9/2/1995	5.7500%	\$40,000.00	\$1,910,000.00	\$77,312.50	\$117,312.50	\$194,625.00	3.0000%
3/2/1996			\$1,910,000.00	\$76,162.50	\$76,162.50		3.0000%
9/2/1996	6.2500%	\$40,000.00	\$1,870,000.00	\$76,162.50	\$116,162.50	\$192,325.00	3.0000%
3/2/1997			\$1,870,000.00	\$74,912.50	\$74,912.50		3.0000%
9/2/1997	6.5000%	\$45,000.00	\$1,825,000.00	\$74,912.50	\$119,912.50	\$194,825.00	3.0000%
3/2/1998			\$1,825,000.00	\$73,450.00	\$73,450.00		3.0000%
9/2/1998	6.7500%	\$45,000.00	\$1,780,000.00	\$73,450.00	\$118,450.00	\$191,900.00	3.0000%
3/2/1999			\$1,780,000.00	\$71,931.25	\$71,931.25		3.0000%
9/2/1999	7.0000%	\$50,000.00	\$1,730,000.00	\$71,931.25	\$121,931.25	\$193,862.50	3.0000%
3/2/2000			\$1,730,000.00	\$70,181.25	\$70,181.25		2.0000%
9/2/2000	7.2500%	\$50,000.00	\$1,680,000.00	\$70,181.25	\$120,181.25	\$190,362.50	2.0000%
3/2/2001			\$1,680,000.00	\$68,368.75	\$68,368.75		1.0000%
9/2/2001	7.4000%	\$55,000.00	\$1,625,000.00	\$68,368.75	\$123,368.75	\$191,737.50	1.0000%
3/2/2002			\$1,625,000.00	\$66,333.75	\$66,333.75		0.0000%
9/2/2002	7.6000%	\$60,000.00	\$1,565,000.00	\$66,333.75	\$126,333.75	\$192,667.50	0.0000%
3/2/2003			\$1,565,000.00	\$64,053.75	\$64,053.75		0.0000%
9/2/2003	7.7500%	\$65,000.00	\$1,500,000.00	\$64,053.75	\$129,053.75		0.0000%
9/2/2003 *		\$55,000.00	\$1,445,000.00	\$0.00	\$55,000.00	\$248,107.50	0.0000%
3/2/2004			\$1,445,000.00	\$59,273.75	\$59,273.75		0.0000%
9/2/2004	7.9000%	\$70,000.00	\$1,375,000.00	\$59,273.75	\$129,273.75		0.0000%
9/2/2004 *		\$20,000.00	\$1,355,000.00	\$0.00	\$20,000.00	\$208,547.50	0.0000%
3/2/2005 *		\$90,000.00	\$1,265,000.00	\$55,690.00	\$145,690.00		0.0000%
9/2/2005	8.0000%	\$70,000.00	\$1,195,000.00	\$51,985.00	\$121,985.00	\$267,675.00	0.0000%
3/2/2006 *		\$105,000.00	\$1,090,000.00	\$49,185.00	\$154,185.00		0.0000%
9/2/2006	8.1000%	\$70,000.00	\$1,020,000.00	\$44,857.50	\$114,857.50	\$269,042.50	0.0000%
3/2/2007			\$1,020,000.00	\$42,022.50	\$42,022.50		0.0000%
9/2/2007	8.1000%	\$70,000.00	\$950,000.00	\$42,022.50	\$112,022.50	\$154,045.00	0.0000%
3/2/2008			\$950,000.00	\$39,187.50	\$39,187.50		0.0000%
9/2/2008	8.2500%	\$75,000.00	\$875,000.00	\$39,187.50	\$114,187.50	\$153,375.00	0.0000%
3/2/2009			\$875,000.00	\$36,093.75	\$36,093.75		0.0000%
9/2/2009	8.2500%	\$80,000.00	\$795,000.00	\$36,093.75	\$116,093.75	\$152,187.50	0.0000%
3/2/2010			\$795,000.00	\$32,793.75	\$32,793.75		0.0000%
9/2/2010	8.2500%	\$90,000.00	\$705,000.00	\$32,793.75	\$122,793.75	\$155,587.50	0.0000%
3/2/2011			\$705,000.00	\$29,081.25	\$29,081.25		0.0000%
9/2/2011	8.2500%	\$95,000.00	\$610,000.00	\$29,081.25	\$124,081.25	\$153,162.50	0.0000%
3/2/2012			\$610,000.00	\$25,162.50	\$25,162.50		0.0000%
9/2/2012	8.2500%	\$105,000.00	\$505,000.00	\$25,162.50	\$130,162.50	\$155,325.00	0.0000%
3/2/2013			\$505,000.00	\$20,831.25	\$20,831.25		0.0000%
9/2/2013	8.2500%	\$110,000.00	\$395,000.00	\$20,831.25	\$130,831.25	\$151,662.50	0.0000%
3/2/2014			\$395,000.00	\$16,293.75	\$16,293.75		0.0000%
9/2/2014	8.2500%	\$120,000.00	\$275,000.00	\$16,293.75	\$136,293.75	\$152,587.50	0.0000%
3/2/2015			\$275,000.00	\$11,343.75	\$11,343.75		0.0000%
9/2/2015	8.2500%	\$130,000.00	\$145,000.00	\$11,343.75	\$141,343.75	\$152,687.50	0.0000%
3/2/2016			\$145,000.00	\$5,981.25	\$5,981.25		0.0000%
9/2/2016	8.2500%	\$145,000.00	\$0.00	\$5,981.25	\$150,981.25	\$156,962.50	0.0000%

**DEBT SERVICE SCHEDULE
CURRENT**

**RIVERSIDE COUNTY
ASSESSMENT DISTRICT NO. 167 (NO. PALM SPRINGS BUSINESS)**

<i>Payment Date</i>	<i>Coupon</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>	<i>Call Premium</i>
Totals		\$2,020,000.00		\$2,524,377.01	\$4,544,377.01	\$4,544,377.01	

Bond Issue Date 2/15/1992
Original Bond Principal \$2,020,000.00
Bond Calls \$270,000.00

* Denotes Bond Calls

Appendix B

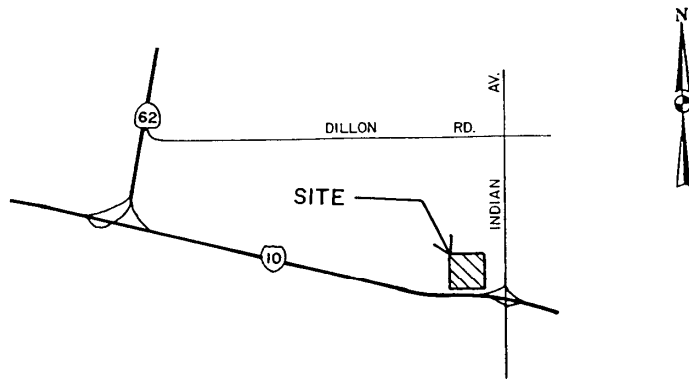
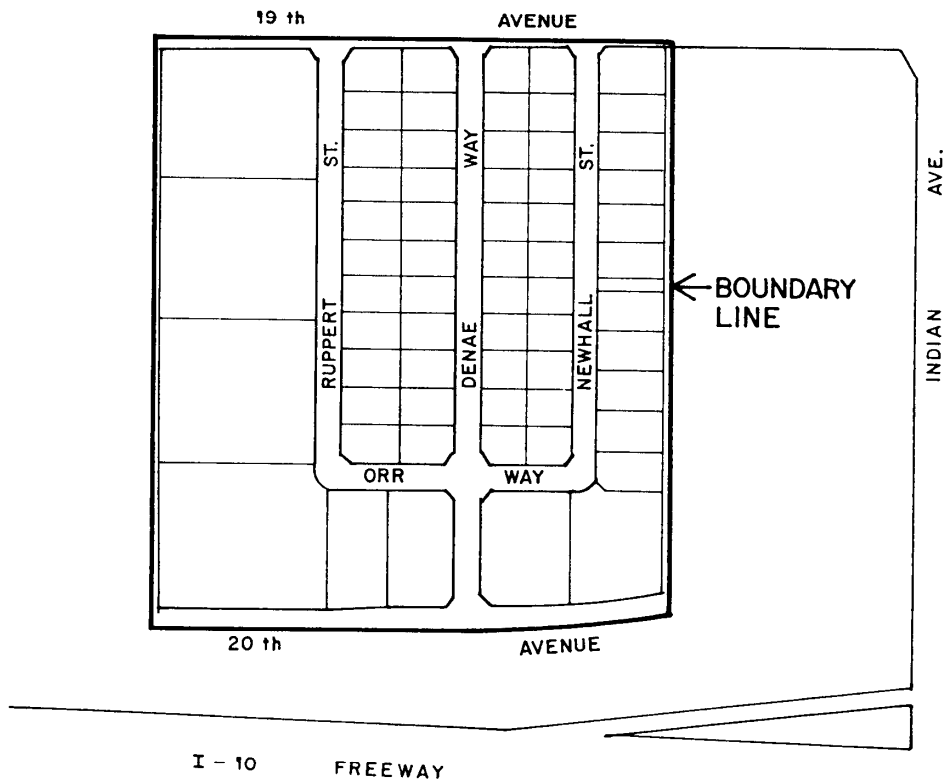
District Boundary Map

A L B E R T A .

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A S S O C I A T E S

COUNTY OF RIVERSIDE
ASSESSMENT DISTRICT NO.167 (NORTH PALM SPRINGS BUSINESS CENTER)
DISTRICT BOUNDARY MAP



VICINITY MAP

