

## Deal Spotlight: Land-Secured Transactions

### Angels Public Financing Authority, California Greenhorn Creek Reassessment District

\$8,000,000

Series 2006 A

Ratings: AA (S&P)

UW: Westhoff, Cone & Holmstedt

Dated Date: 1/25/2006

The Greenhorn Creek Reassessment District sought to refund their outstanding Series 1998 Bonds and requested insurance from Radian to reduce their funding costs. The challenge for Radian in insuring this transaction was the relatively small size, level of development and modest developer concentration. Radian was able to ultimately get comfortable with the credit due to adequate debt service coverage provided by the senior/subordinate structure of the transaction, and solid value-to-lien ratios of 14.8:1.

The City of Angels, or Angels Camp, is located 56 miles northeast of Modesto and 85 miles southeast of Sacramento in Calaveras County. The Greenhorn Creek Reassessment District comprised 399 acres located in the western portion of the City. It was formed to finance the necessary infrastructure improvement for the Greenhorn Creek master planned community.

Radian insured the Series A Refunding Bonds, secured by a senior lien on fixed special assessments levied on homeowners in the District. The district was able to access lower interest rates as a result of Radian's AA ratings and improve the economics of the refunding. Attached are sample maturities with their spread to the Municipal Market Data Line (MMDL) AAA GO Index.

Sale Date: 1/10/06

Maturity	2016	2017	2018	2021
Coupon	4.10%	4.20%	4.25%	4.60%
Yield	4.25%	4.35%	4.43%	NRO
Spread to "Mid/Late" MMDL High Grade (bps)	+ 43	+ 48	+ 51	N/A

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