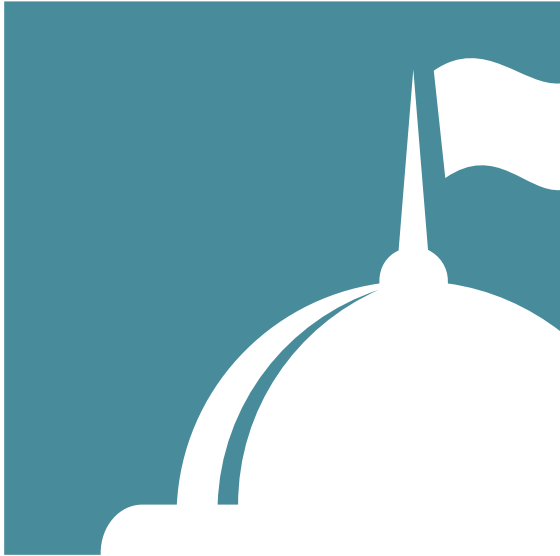


California Tax Disclosure Report



*This report satisfies
the seller's obligation, pursuant
to Civil Code Section 1102.6b, to
disclose all special tax and/or
assessment districts affecting
the subject property*

California Tax Data
www.californiataxdata.com

This Report Prepared Especially For:

Your Company

*Your #1 source for Mello-Roos and Special
Assessment District Disclosure Report*

PROPERTY TAX DISCLOSURE REPORT FOR:

Property Address: 61 CANTATA DR, MISSION VIEJO

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NOTE

In preparing this report, California Tax Data has relied upon the statutes identified and has reviewed the records referred to in each determination. These are available to the public as Government Records to make the determinations if and to what extent each statute applies to the subject property. Receipt or use of this report by recipient or any other third party constitutes acceptance of the terms and conditions detailed at the end of this document. Please read these terms and conditions carefully. This report is not a warranty or a policy of insurance. This report is prepared by California Tax Data to comply with California statutory disclosure law relating to public record information in connection with the sale of real property in California.

Summary and Signature Page

Address: 61 CANTATA DR, MISSION VIEJO
Assessor's Parcel Number: 78701112
Legal Description: N TR 14114 LOT 8

The seller and his or her agent(s) disclose the following information with the knowledge, even though this is not a warranty, that prospective buyers may rely on this information in deciding whether, and on what terms, to purchase the subject property. The seller presents, and hereby authorizes any agent(s) representing any principal(s) in this action to present, a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property

The following representations are made by the seller and his or her agent(s) pursuant to Calif. Civil Code §1102.6b based on information provided by a third party data provider who obtains its data from state and local government sources. Neither the seller nor the seller's agent(s) have verified the information in this report, or are personally aware of any errors or inaccuracies contained in this report. This information is for disclosure purposes only and is not intended to constitute part of or amend any contract between the buyer and the seller.

THE ABOVE REFERENCED PROPERTY LIES WITHIN THE FOLLOWING SPECIAL TAX AND/OR ASSESSMENT DISTRICTS:

▶ ONE OR MORE MELLO-ROOS COMMUNITY FACILITIES DISTRICTS [See Determination Page]
Yes No

▶ ONE OR MORE 1915 BOND ACT SPECIAL ASSESSMENT DISTRICTS [See Determination Page]
Yes No

If either of the boxes are checked yes, you must also sign the official notice form or forms included in the report.

The seller represents that he or she has read and understands the information contained in this report.

▶ Signature of Seller _____ Date ___/___/___

▶ Signature of Seller _____ Date ___/___/___

The buyer represents that he or she has read and understands the information contained in this report.

▶ Signature of Buyer _____ Date ___/___/___

▶ Signature of Buyer _____ Date ___/___/___

This report is subject to specific terms, conditions and limitations of liability found at the end of this report. Please read them. Each determination is also subject to certain "Disclaimers" as noted on the determination page. The seller and buyer should each contact and/or retain a qualified real estate agent or broker to advise them on real estate transactions. If you desire legal or tax advice, you should consult an appropriate professional.

PROPERTY TAX BREAKDOWN

► Property Description

County:	ORANGE
Parcel Number:	78701112
Tax Rate Area:	27075
Owner Name:	ADLOUNI, BASSAM M
Address:	61 CANTATA DR, MISSION VIEJO
Roll Year:	2001

► Current Values

Land:	\$145,235.00
Improvements:	\$191,875.00
Other:	\$0.00
Total Value:	\$337,110.00
Less Exemptions:	\$7,000.00
Net Taxable Value:	\$330,110.00

This report is an estimate of the original secured property tax bill charges for the above-mentioned property. All amounts are estimates. This report was compiled using information obtained from the County on a given date and may not reflect changes made by the County or the underlying public agencies levying charges against this property. It is for informational purposes only and cannot be relied upon for the actual amount of property taxes levied or paid on this property. While this report contains data gathered from reliable sources, no claims are made to its accuracy and it is not backed by California Tax Data's Errors and Omissions Insurance.

Ad Valorem

1. County of Orange Basic Levy	\$3,301.10
2. Santa Margarita Water District Improvement District No. 1 Bond Interest and Redemption Fund	\$204.78
3. Metropolitan Water District of Southern California Municipal Water District Orange County Annexation Original Area	\$25.40
Total Ad Valorem Charges:	\$3,531.28 1.07%

Direct Assessments

4. County of Orange Community Facilities District No. 87-3 (Mission Viejo)	\$717.46
5. Capistrano Unified School District Community Facilities District No. 87-1	\$426.85
6. Santa Margarita Water District Improvement District No. 3 (Standby)	\$23.77
7. Metropolitan Water District of Southern California Water Standby Charge	\$10.08
8. Orange County Vector Control District Vector Control Assessment	\$1.92
Total Direct Assessment Charges:	\$1,180.08
Total Amount:	\$4,711.36
Adjusted Rate:	1.43%

PROPERTY TAX CHARGE DESCRIPTIONS

BASIC LEVY	\$3,301.10
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Basic Levy	General
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County of Orange		
Neal Gruber	Assistant Supervisor Property Taxes	(714) 834-4437

The Basic 1% Levy is the primary property tax charge levied by the County on behalf of government agencies. As a result of the passage of Proposition 13 in 1978 (Article XIII A of the California State Constitution), the basic levy is limited to 1% of the property's net assessed value. Proceeds from this tax are divided by the County and used to help fund nearly every function the state, county, city and other local municipal agencies provide. All other charges that appear on the tax bill vary by district and county.

SANTA MARG #1 BONDS	\$204.78
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Improvement District No. 1 Bond Interest and Redemption Fund	Water & Sewer Service
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Santa Margarita Water District		
Carol Megara	Finance Manager	(949) 459-6569

A General Obligation Bond may be issued by a county, city, school or other special district upon 2/3 majority approval of the qualified voters. A General Obligation Bond is a municipal bond that is issued in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. The debt is paid over time from the levy of ad valorem taxes (based on the assessed value of the parcels). General Obligation Bonds are backed by the full faith and credit of the public agency that issued the bonds.

MWD-MUN OC-ORIG	\$25.40
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Municipal Water District Orange County Annexation Original Area	Water & Sewer Service
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Metropolitan Water District of Southern California		
Assessment Information		(800) 528-2710

A General Obligation Bond may be issued by a county, city, school or other special district upon 2/3 majority approval of the qualified voters. A General Obligation Bond is a municipal bond that is issued in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. The debt is paid over time from the levy of ad valorem taxes (based on the assessed value of the parcels). General Obligation Bonds are backed by the full faith and credit of the public agency that issued the bonds.

MELLO-ROOS CFD TAX R5	\$717.46
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Community Facilities District No. 87-3 (Mission Viejo)	Capital Facilities
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County of Orange		
Mark Finley	Senior Accountant Auditor II	(714) 834-3749

A Mello-Roos Community Facilities District, known as a CFD, is a special tax district formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities and/or services which benefit the properties within the CFD. Often, a CFD will include the ability to issue municipal bonds to finance facilities and the debt is paid over time from the levy of the special tax. The levy of the special tax may also be used to directly finance facilities and/or services.

MELLO-ROOS CFD TAX R4 **\$426.85**

Community Facilities District No. 87-1 **Capital Facilities**

Capistrano Unified School District

Bob Sendzik Assistant Superintendent (949) 489-7390

A Mello-Roos Community Facilities District, known as a CFD, is a special tax district formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities and/or services which benefit the properties within the CFD. Often, a CFD will include the ability to issue municipal bonds to finance facilities and the debt is paid over time from the levy of the special tax. The levy of the special tax may also be used to directly finance facilities and/or services.

SAN MARGA WDIW **\$23.77**

Improvement District No. 3 (Standby) **Water & Sewer Service**

Santa Margarita Water District

Kris Ferguson Executive Assistant (949) 459-6573

A Water Standby Charge is created pursuant Government Code Section 54984 or Water Code Section 35470 et seq.). A Sewer Standby Charge is created pursuant Government Code Section 54984. Upon majority approval of the property owners during an assessment balloting procedure, a water or sewer standby charge may be created by a any local agency authorized to provide water or sewer services in order to finance the certain designated facilities and/or services that benefit the properties that are assessed. A standby charge must provide special benefit to the properties that are assessed in order to be levied.

MWD WATER STNDBY CHG **\$10.08**

Water Standby Charge **Water Availability**

Metropolitan Water District of Southern California

Assessment Information (800) 528-2710

A Water Standby Charge is created pursuant Government Code Section 54984 or Water Code Section 35470 et seq.) upon majority approval of the property owners during an assessment balloting procedure. A water standby charge may be created by a any local agency authorized to provide water services in order to finance the certain designated facilities and/or services that benefit the properties that are assessed. A standby charge must provide special benefit to the properties that are assessed in order to be levied.

VECTOR CONTROL **\$1.92**

Vector Control Assessment **Vector Control**

Orange County Vector Control District

Robert Sjogern Manager (714) 971-2421

A Vector Control District is a special assessment district created pursuant to the Health and Safety Code Section 2270 et seq., in order to collect costs of a local government (a city, county, special district, etc...) related to vector control. One-time abatements include a notice to the property owner prior to abatement followed by a public hearing. Upon abatement, if the amount owing remains delinquent, a recorded lien is placed on the parcel for the abatement amount, which may include a surcharge that is usually 10% of the amount or is an administrative charge based on actual administrative costs. Ongoing abatements are established upon majority approval of the property owners during an assessment balloting procedure.

Notice of Mello-Roos Communities Facilities District

Based on a search of California Tax Data's Mello-Roos District Database, the property noted above:

IS IS NOT

Located in one or more Mello-Roos Communities Facilities District(s).

IF THE SUBJECT PROPERTY IS DETERMINED TO BE IN ONE OR MORE MELLO-ROOS COMMUNITY FACILITIES DISTRICTS, ADDITIONAL INFORMATION WILL BE PROVIDED IN THE "NOTICE OF SPECIAL TAX" ON THE FOLLOWING PAGE(S). THE SELLER MUST PROVIDE A COPY OF THE NOTICE OF SPECIAL TAX TO THE BUYER AND OBTAIN HIS OR HER SIGNATURE ON THE NOTICE TO COMPLETE THE DISCLOSURE.

The Mello-Roos Community Facilities Act (Chapter 2.5, Part 1, Division 2 of Title 5, Government Code § 53311 et seq.) allows any city, county, special district, school district, joint powers of authority, or any municipal corporation to establish a Community Facilities District ("CFD") in order to finance public facilities (with a useful life of five or more years) and/or certain public services. Eligible public facilities include roads, sewer and water improvements, flood and storm drain facilities, schools and school sites, police and fire stations, libraries, etc. Eligible public services include police protection, fire protection and suppression services, and ambulance and paramedic services, recreation program services, library services, maintenance services for elementary and secondary school sites and structures, the operation and maintenance of museums and cultural facilities, maintenance of parks, parkways, and open space, flood and storm protection, and services with respect to the removal, remediation or cleanup of any hazardous substance released or threatened to be released into the environment.

If a property is located within a CFD, it is subject to the levy of a "special tax" that is in addition to regular ad valorem property taxes and other special assessments. The special tax may be based on the benefit received by parcels of real property in the CFD, the cost of making facilities or authorized services available to each parcel in the CFD or other reasonable basis as determined by the legislative body. However, the special tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

Typically, bonds are issued to finance the intended public facilities. When a CFD is established, a maximum amount of bonded indebtedness is authorized. The bonds may be issued all at once or in phases or series. These bonds are repaid by the special tax that is levied against the properties within the CFD. Special taxes also may be levied to pay directly for public facilities and public services at issue. This is commonly referred to as a "pay as you go" program.

The maximum special tax is set forth in a document entitled the Rate and Method of Apportionment of Special Tax or RMA. The RMA is a written formula that describes how to calculate the amount of the special tax applicable to each property in the CFD. This formula typically takes into account one or more of the following: land use, square footage of the home, size of the parcel, density of development, etc. In addition, the special tax may escalate year-to-year if authorized in the RMA. The actual amount of the special tax levied can never exceed the maximum amount set forth in the RMA. However, the actual amount levied can increase year-to-year, up to the maximum, depending upon the needs of the CFD. For example, special taxes may increase if additional bonds are issued.

Disclaimer: California Tax Data, Inc. ("CTD") can only provide notice of CFD's that are currently levying special taxes. Only properties that have actually had a Mello-Roos tax levied against them for the time period covered by CTD's database are in the database. This means that if a Mello-Roos tax was levied in previous years, but was not levied during the year covered by CTD's database, the property will not appear in CTD's database even though a Mello-Roos tax from an existing CFD could be levied in the future. CTD will not be responsible for errors or omissions in the data it receives from governmental authorities. Mello-Roos special taxes may not appear or may appear in error on the County's Secured Tax Roll for a variety of reasons. Under no circumstances will California Tax Data be responsible for (a) special taxes that do not appear on County's Secured Tax Roll, or (b) errors on a County's Secured Tax Roll. The information in CTD's database is updated on a yearly basis as soon as reasonably possible after the cognizant governmental authorities release it to the general public. This determination made in this report is based on the Assessor's Parcel Number provided to CTD by the seller and/or seller's agent(s). The information contained in this report is intended to be brief and general in nature. CTD suggests that if any party to the transaction requires additional information, they contact the CFD directly.

This report is for preliminary disclosure purposes only; it is not a substitute for a title report or title insurance. The buyer must rely upon the seller's disclosure and a title report for the final determination of whether the subject property is located within a CFD. This report is not a "Notice of Special Tax" issued by a CFD.

MELLO-ROOS
Community Facilities District No. 87-1
Capistrano Unified School District
\$120,110,000.00

▶ **Summary**

Community Facilities District No. 87-1 was established pursuant to the Mello-Roos Community Facilities Act of 1982. Qualified electors authorized the district in 1987 along with the issuance of up to \$120,110,000.00 in bonded indebtedness. Bonds were issued to pay for certain public facilities and/or services that benefit the district. A special tax is levied on properties in the district to pay the interest and principal on the bonds as well as administrative expenses.

▶ **What facilities does it pay for?**

The authorized facilities which are being paid for by the special taxes, and by the money received from the sales of bonds which are being repaid by the special taxes are: acquisition of sites and payment of certain planning and architectural costs in connection with the construction of an elementary school and a high school; development of an extended parking facility; purchase of relocatable classrooms; costs associated with issuing the bonds.

▶ **What services does this pay for?**

The special taxes may be used to pay for costs of the following services: none.

▶ **How is the annual levy calculated?**

Each parcel is assigned a maximum special tax, which is typically based on development status, property use, and/or size of improvements. The actual annual special tax is based on the interest and principal due on the bonds for the current fiscal year, services costs, if any, and administrative expenses. However, the actual annual special tax cannot exceed the applicable maximum special tax.

▶ **Can the annual levy increase?**

The maximum special tax for the district increases two percent (2%) each fiscal year while the actual annual special tax may vary with the needs of the district provided that the amount does not exceed the maximum special tax.

▶ **How long will it be on the tax bill?**

There is no specified termination date for the special tax levied to pay for facilities and/or services.

▶ **Foreclosure Proceedings**

The CFD has the right (and if bonds are issued, the obligation) to foreclose on property when the special taxes are delinquent for more than 90 days. Additionally, any costs of collection and penalties must be paid by the delinquent property owner.

▶ **Contact Information**

Bob Sendzik
Capistrano Unified School District
32972 Calle Perfecto
San Juan Capistrano, CA
phone: (949) 489-7390
fax: (949) 248-8546

▶ **Consultant Information**

Andrea Roess
David Taussig & Associates
1301 Dove Street
Suite 600
Newport Beach, CA
phone: (949) 955-1500
fax: (949) 955-1590

MELLO-ROOS
Community Facilities District No. 87-3
County of Orange
\$85,000,000.00

▶ **Summary**

Community Facilities District No. 87-3 was established pursuant to the Mello-Roos Community Facilities Act of 1982. Qualified electors authorized the district in 1988 along with the issuance of up to \$85,000,000.00 in bonded indebtedness. Bonds were issued to pay for certain public facilities and/or services that benefit the district. A special tax is levied on properties in the district to pay the interest and principal on the bonds as well as administrative expenses.

▶ **What facilities does it pay for?**

The authorized facilities which are being paid for by the special taxes, and by the money received from the sales of bonds which are being repaid by the special taxes are: roadway improvements within a regional transportation program known as the Foothill Circulation Phasing Plan including a portion of the Foothill Transportation Corridor; other roadways, traffic signals and drainage facilities; costs associated with issuing the bonds.

▶ **What services does this pay for?**

None.

▶ **How is the annual levy calculated?**

Each parcel is assigned a maximum special tax, which is typically based on development status, property use, and/or size of improvements. The actual annual special tax is based on the interest and principal due on the bonds for the current fiscal year, services costs, if any, and administrative expenses. However, the actual annual special tax cannot exceed the applicable maximum special tax.

▶ **Can the annual levy increase?**

The maximum special tax for the district increases three point five percent (3.50%) each fiscal year while the actual annual special tax may vary with the needs of the district provided that the amount does not exceed the maximum special tax.

▶ **How long will it be on the tax bill?**

There is no specified termination date for the special tax levied to pay for facilities and/or services; however, the final payment on the bonds is scheduled for 2015. This date may be extended if additional bonds are issued.

▶ **Foreclosure Proceedings**

The CFD has the right (and if bonds are issued, the obligation) to foreclose on property when the special taxes are delinquent for more than 90 days. Additionally, any costs of collection and penalties must be paid by the delinquent property owner.

▶ **Contact Information**

Mark Finley
County of Orange
10 Civic Center Plaza
3rd Floor
Santa Ana, CA
phone: (714) 834-3749
fax: (714) 834-3346

▶ **Consultant Information**

Cheryl DeGano
David Taussig & Associates
1301 Dove Street
Suite 600
Newport Beach, CA
phone: (949) 955-1500
fax: (949) 955-1590

NOTICE OF SPECIAL TAX
Community Facilities District No. 87-3
County of Orange
Mission Viejo

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Address: 61 CANTATA DR, MISSION VIEJO

Assessor's Parcel Number: 78701112

Legal Description: N TR 14114 LOT 8

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. THE SELLER IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ A COPY OF THIS NOTICE.

- (1)** This property is subject to a special tax, which is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax may not be imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.
- (2)** The maximum special tax which may be levied against this parcel to pay for public facilities during the 2001-2002 tax year is the greater of \$1,850.16 or \$0.20331 times the number of square feet in the parcel. This amount will increase by 3.50 percent per year after that. The special tax will be levied each year until all the authorized facilities are built and all special tax bonds are repaid. The maximum special tax for this parcel may increase if additional improvements are constructed or the use of the parcel changes (e.g., the property use changes from undeveloped to developed, residential to commercial, etc.).
- (3)** The authorized facilities which are being paid for by the special taxes, and by the money received from the sales of bonds which are being repaid by the special taxes are: roadway improvements within a regional transportation program known as the Foothill Circulation Phasing Plan including a portion of the Foothill Transportation Corridor; other roadways, traffic signals and drainage facilities; costs associated with issuing the bonds.

These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

None.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE COUNTY OF ORANGE BY CALLING (714) 834-6058. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS NOTICE. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

Date

Signature (s)

NOTICE OF SPECIAL TAX
Community Facilities District No. 87-1
Capistrano Unified School District
Aliso Viejo

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Address: 61 CANTATA DR, MISSION VIEJO

Assessor's Parcel Number: 78701112

Legal Description: N TR 14114 LOT 8

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. THE SELLER IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ A COPY OF THIS NOTICE.

- (1)** This property is subject to a special tax, which is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax may not be imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities or services that are likely to particularly benefit the property. **YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.**

- (2)** The maximum special tax which may be levied against this parcel to pay for public facilities during the 2001-2002 tax year is \$426.85. This amount will increase by 2.00 percent per year after that. The special tax will be levied each year until all the authorized facilities are built and all special tax bonds are repaid. The maximum special tax for this parcel may increase if additional improvements are constructed or the use of the parcel changes (e.g., the property use changes from undeveloped to developed, residential to commercial, etc.).

- (3)** The authorized facilities which are being paid for by the special taxes, and by the money received from the sales of bonds which are being repaid by the special taxes are: acquisition of sites and payment of certain planning and architectural costs in connection with the construction of an elementary school and a high school; development of an extended parking facility; purchase of relocatable classrooms; costs associated with issuing the bonds.

These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

The special taxes may be used to pay for costs of the following services: none.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE CAPISTRANO UNIFIED SCHOOL DISTRICT BY CALLING (949) 489-7000. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS NOTICE. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

Date

Signature (s)

1915 Bond Act Special Assessment District Determination

Based on a search of California Tax Data's 1915 Improvement Bond Act Special Assessment District database, the property noted above:

IS IS NOT

Located in a 1915 Improvement Bond Act Special Assessment District

IF THE SUBJECT PROPERTY IS DETERMINED TO BE IN ONE OR MORE 1915 BOND ACT SPECIAL ASSESSMENT DISTRICTS, ADDITIONAL INFORMATION WILL BE PROVIDED IN THE "NOTICE OF SPECIAL ASSESSMENT" ON THE FOLLOWING PAGE(S). THE SELLER MUST PROVIDE THE NOTICE OF SPECIAL ASSESSMENT TO THE BUYER FOR REVIEW AND OBTAIN HIS OR HER SIGNATURE ON THE NOTICE TO COMPLETE THE DISCLOSURE.

The 1915 Bond Act (Street and Highways Code § 8500 et seq.) allows any county, etc. to establish an "Assessment District" (AD) in order to finance improvement services such as roads, sewer or water development. If a property is located within an AD, the property is subject to additional taxation over and above regular property taxes or assessments. In essence, properties within an AD pay an extra tax that properties outside these areas do not. In most cases, this special tax is paying for services that will particularly benefit the property.

How much tax a property owner pays is based on a formula that takes into account such things as the square footage of the home, the size of the parcel, density of development, etc. In many cases, an AD authorizes a maximum amount of debt that may be incurred. The debt may be incurred all at once, or it may be acquired in phases over time. In the latter case, the special tax amount can increase from the current rate being assessed. There is also the possibility that the maximum amount of authorized debt may never be incurred if it is not needed to pay for the services, which would prohibit the tax rate from increasing.

Although the special assessment may be collected with and appear with other taxes on the property tax bill, an AD has the option to adopt stricter penalties, foreclosure rights and lien properties compared to other jurisdictional taxes in case the special tax is not paid. This means that if the tax is not paid when due each year, the property may be foreclosed upon and sold. In general, foreclosure rights are usually not initiated until 150 to 180 days after the payment is delinquent.

Only 1915 Bond Act Special Assessment Districts, which have levied a tax against properties, are disclosed. Accurate assessment information on a tax roll may not be available for a variety of reasons. Under no circumstances will California Tax Data be responsible for errors in the data provided. Information is updated on a yearly basis as soon as reasonably possible after release to the general public. This information was based on parcel data provided to California Tax Data by the seller and/or seller's agent(s). The purpose of this determination is for preliminary disclosure only. It is not a substitute for a Title report or Title insurance. The buyer must rely upon the seller's disclosure and a title report for final determination of whether the subject property is located within a 1915 Bond Act AD. This determination is not a "Notice of Special Assessment" issued by a responsible governing agency. The above information is intended to be brief and general in nature. California Tax Data suggests that if any party to the transaction requires further explanation on 1915 Bond Act Special Assessment Districts, they contact the appropriate agency.

Terms, Conditions and Limitations

This report and the determinations made herein were prepared by California Tax Data, Inc. ("CTD"). Only the buyer (and his/her agent) and the seller (and his/her agent) may use or rely on this report. The determinations made in this report are time-sensitive. Therefore, the information in this report may be considered accurate only as of the date shown herein. Governmental actions occurring after the date of this report are not disclosed, and CTD is under no duty to update this report when or if new tax information is released or becomes available. The sole purposes of this report are to (a) make preliminary determinations regarding whether current secured tax rolls contain Mello-Roos Community Facilities District Assessment or 1915 Bond Act Special Assessments against the subject property, and (b) assist the seller in fulfilling his/her duty to comply with California Civil Code §1102.6b. This report is not a substitute for a title report or title insurance and may not be relied upon as such.

This report is for the exclusive benefit and reliance of the specific buyer and specific seller mentioned herein and there shall be no third party beneficiaries. This report may not be used in any subsequent transaction affecting the subject property.

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