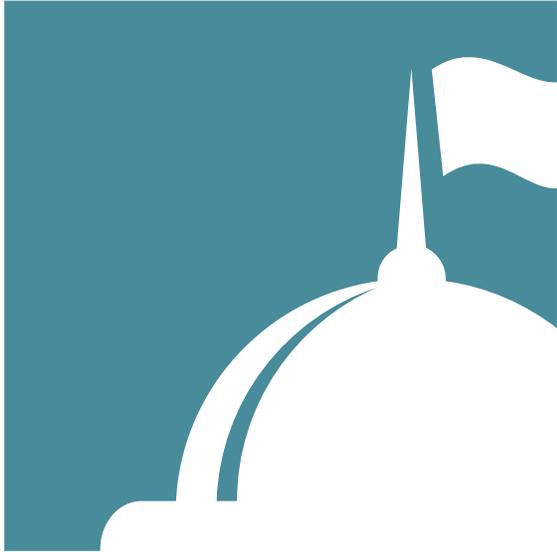


New Home Tax Disclosure Report



*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:

California Home Builder

On the Property:

Sunshine Acres

800 Pacific Court

Phase 1, Lot 1

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

California Tax Data, Inc. 100 Pacifica, Suite 470, Irvine, CA 92618
Tel 877-FIND TAX (877-346-3829) | info@californiataxdata.com
www.californiataxdata.com

PROPERTY TAX DISCLOSURE REPORT FOR:

Location: 800 Pacific Court
APN: 123-456-001

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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

Location: 800 Pacific Court
APN: 123-456-001

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 is 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:	Placer
Location:	800 Pacific Court
APN:	123-456-001
Roll Year:	July 1st, 2004 - June 30th, 2005

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 Placer Countywide 1%	1.0000% of Assessed Value
2.	Western Placer Unified School District General Obligation Bond & Interest	0.0198% of Assessed Value for 2004-2005
3.	Placer County Water Agency General Obligation Bond & Interest	0.0034% of Assessed Value for 2004-2005

Direct Assessments

4.	City of Lincoln Lighting & Landscaping	\$275.00 per Single Family Dwelling Unit for 2004-2005 <i>estimated</i>
5.	County of Placer Mosquito Abatement	\$13.24 per Single Family Dwelling Unit for 2004-2005
6.	Western Placer Unified School District Community Facilities District No. 1	See Notice Page 8
7.	City of Lincoln Assessment District No. 95-1, Series 1999	See Notice
8.	City of Lincoln Assessment District No. 95-1, Series 2001	See Notice

PROPERTY TAX CHARGE DESCRIPTIONS

1% LEVY	1.0000% of Assessed Value
Countywide 1%	General
County of Placer	(916) 889-4144

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.

W PLACER UNIF B&I 93	0.0198% of Assessed Value for 2004-2005
General Obligation Bond	Education
Western Placer Unified School District	(916) 645-6787

The Western Placer Unified School District General Obligation Bonds, Election of 1993, authorized at a special election of registered voters of the district, at which 55% or more of the persons voting on the proposition voted to authorize the issuance and sale of general obligation bonds of the district. These bonds represent a general obligation of the district. These bonds are being issued under the provisions of Title 1, Division 1, part 10, Chapter 1, of the State of California Educational Code.

PL CO WATER AGY Z-1	0.0034% of Assessed Value for 2004-2005
General Obligation Bond	Water
Placer County Water Agency	(530) 823-4875

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.

CITY OF LINCOLN LNDSC/LGHT	\$275.00 per Residential Dwelling Unit for 2004-2005
Lighting & Landscaping	Lighting & Landscaping
City of Lincoln	(916) 645-3314

A 1972 Act Landscape and Lighting District is a special assessment district created pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.) upon majority approval of the property owners during an assessment balloting procedure. A 1972 Act Landscaping and Lighting District may be formed by a local government (a city, county, special district, etc.) in order to finance certain services that benefit the properties within the district. A 1972 Act Landscaping and Lighting District must provide special benefit to the properties within the district in order to levy special assessments. A 1972 Act Landscaping and Lighting District will include the ability to issue municipal bonds to finance improvements pursuant to the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq.) however this is not common.

W PLACER UNIF CFD #1	See Notice
Community Facilities District No. 1	Capital Facilities
Western Placer Unified School District	(916) 645-6387

Community Facilities District No. 1 was established pursuant to the Mello-Roos Community Facilities Act of 1982. Qualified electors authorized the district in 1992 along with the issuance of up to \$151,001,069.00 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.

PLACER CO MOSQ ABATE

\$13.24 per Single Family Detached Residence

Mosquito Abatement

Mosquito Abatement

County of Placer

(916) 889-4144

A Mosquito Abatement District is a special assessment district created pursuant to the Health and Safety Code Section 2270 et seq., in order to collect the costs of a local government (a city, county, special district, etc) for the abatement of mosquitoes. 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.

CITY OF LINCOLN 12 BRIDGES #95-1 SERIES 1999

See Notice

Lighting & Landscaping

Landscape & Lighting

City of Lincoln

(916) 645-3314

A 1915 Bond Act Assessment District is a special assessment district created pursuant to the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq.) or the Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq.) upon majority approval of the property owners during an assessment balloting procedure. A 1915 Act Assessment District may be formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities that benefit the properties within the district. A 1915 Act Assessment District must provide special benefit to the properties within the district in order to levy special assessments. A 1915 Act Assessment District will include the ability to issue municipal bonds to finance facilities pursuant to the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq.) and the debt is paid over time from the levy of the special assessments.

CITY OF LINCOLN 12 BRIDGES #95-1 SERIES 2001

See Notice

Lighting & Landscaping

Landscape & Lighting

City of Lincoln

(916) 645-3314

A 1915 Bond Act Assessment District is a special assessment district created pursuant to the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq.) or the Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq.) upon majority approval of the property owners during an assessment balloting procedure. A 1915 Act Assessment District may be formed by a local government (a city, county, special district, etc...) in order to finance certain designated facilities that benefit the properties within the district. A 1915 Act Assessment District must provide special benefit to the properties within the district in order to levy special assessments. A 1915 Act Assessment District will include the ability to issue municipal bonds to finance facilities pursuant to the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq.) and the debt is paid over time from the levy of the special assessments.

Mello-Roos Communities Facilities District Determination

Location: 800 Pacific Court
APN: 123-456-001

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
Community Facilities District No. 1
Western Placer Unified School District
\$151,001,069.00

▶ **Summary**

Community Facilities District No. 1 was established pursuant to the Mello-Roos Community Facilities Act of 1982. Qualified electors authorized the district in 1992 along with the issuance of up to \$151,001,069.00 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 sale of bonds which are being repaid by the special taxes are: acquisition of school improvements, equipment and facilities to serve the district community.

▶ **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?**

When the property is classified it is assigned a maximum special tax rate, and the current year's special tax is computed based on a percentage of the maximum special tax rate. The actual special tax may rise from year to year, but not above the maximum special tax rate. In most cases, the maximum special tax rate automatically increases each year, which could result in higher rates from year to year. Since the annual Mello-Roos Special Tax is not a fixed amount, prepayment formulas are often extremely complicated and many Districts do not allow prepayment at all. If additional bonds are issued, it may affect your property taxes.

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

The Special Tax shall be levied each year until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after thirty (30) years from the date of the building permit issuance.

▶ **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**

Western Placer Unified School District
1400 1st Street
Lincoln, CA 95648
phone: (916) 645-6387

▶ **Consultant Information**

**NOTICE OF SPECIAL TAX
Community Facilities District No. 1
Western Placer Unified School District**

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Location: 800 Pacific Court

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 estimated maximum special tax which may be levied against this parcel to pay for public facilities during the 2004-2005 tax year is \$897.52 per residential unit over 2,200 square feet. There is no stated annual escalator for this tax. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid, but in any case (30) years from the date of the building permit issuance. 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 sale of bonds which are being repaid by the special taxes are: acquisition of school improvements, equipment and facilities to serve the district community.

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 WESTERN PLACER UNIFIED SCHOOL DISTRICT BY CALLING (916) 645-6387. 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

Location: 800 Pacific Court
APN: 123-456-001

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 one or more 1915 Improvement Bond Act Special Assessment District(s).

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 city, county, special district, joint powers of authority, or any municipal corporation to establish an Assessment District (AD) in order to finance public infrastructure such as roads, sewer, water and utilities. If a property is located within an AD, the property is subject to the levy of an "assessment" that is in addition to regular ad valorem property taxes and other special assessments. In essence, properties within an AD pay an extra tax that properties located outside of the AD do not pay. In most cases, this assessment is paying for improvements that will benefit the parcels of real property within the AD.

Bonds are issued by the establishing agency to finance the intended public infrastructure improvements. The bonds are repaid by a tax charge levied annually upon each parcel located within the AD. The assessment amount a property owner pays is based on a formula that determines the portion of the total benefit each property receives from the planned improvements. Each parcel in the AD becomes responsible for a fixed percentage of the total district debt. Once the assessment amount is determined it is amortized over the life of the bond.

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 liens on properties compared to other jurisdictional taxes, in case the assessment 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.

**1915 BOND ACT ASSESSMENT DISTRICT
Twelve Bridges AD No. 95-1 Series 1999
City of Lincoln
\$47,800,000.00**

▶ **Summary**

Twelve Bridges Assessment District was authorized by qualified electors in 1999 along with the issuance of up to \$ 47,800,000 in bonded indebtedness. The bonds were issued pursuant to the Improvement Bond Act of 1915 to pay for the acquisition and/or construction of certain public facilities benefiting the properties in the district. The assessment lien is collected in annual installments to pay the interest and principal on the bonds and administrative expenses.

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

Proceeds from the sales of the bonds will be used to pay for the cost and expense of the construction and acquisition of certain public improvements in the assessment area within the City called Twelve Bridges. Improvements will include such things as reconstruction and expansion of the existing wastewater treatment plant, a new fire station, two water storage tanks, sewer lines and other appurtenant costs associated with the Project.

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

The principal amount of the bonds is allocated to each parcel in the district in proportion to the benefit received from the public facilities. The annual assessment installments represent each parcel's share of the interest and principal on the bonds. Administrative expenses are allocated to each parcel.

▶ **Can the annual levy increase?**

To the extent that the annual interest and principal payments on the bonds are not perfectly level, the annual installment payment amount may increase. Installment payment amounts may also increase if additional bonds are authorized and issued.

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

The annual installments will be collected until the final payment on the bonds is made in 2025.

▶ **Foreclosure Proceedings**

The Assessment District 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**

City of Lincoln
517 G Street
Lincoln, CA 95648
phone: (916) 645-3314

▶ **Consultant Information**

NBS Government Finance Group
41661 Enterprise Circle North
Suite 225
Temecula, CA 92590
phone: (800) 676-7516
fax: (951) 296-1998

**1915 BOND ACT ASSESSMENT DISTRICT
Twelve Bridges AD No. 95-1 Series 2001
City of Lincoln
\$47,800,000.00**

► Summary

Twelve Bridges Assessment District was authorized by qualified electors in 1999 along with the issuance of up to \$ 47,800,000 in bonded indebtedness. The bonds were issued pursuant to the Improvement Bond Act of 1915 to pay for the acquisition and/or construction of certain public facilities benefiting the properties in the district. The assessment lien is collected in annual installments to pay the interest and principal on the bonds and administrative expenses.

► What facilities does it pay for?

Proceeds from the sales of the bonds will be used to pay for the cost and expense of the construction and acquisition of certain public improvements in the assessment area within the City called Twelve Bridges. Improvements will include such things as reconstruction and expansion of the existing wastewater treatment plant, a new fire station, two water storage tanks, sewer lines and other appurtenant costs associated with the Project.

► How is the annual levy calculated?

The principal amount of the bonds is allocated to each parcel in the district in proportion to the benefit received from the public facilities. The annual assessment installments represent each parcel's share of the interest and principal on the bonds. Administrative expenses are allocated to each parcel.

► Can the annual levy increase?

To the extent that the annual interest and principal payments on the bonds are not perfectly level, the annual installment payment amount may increase. Installment payment amounts may also increase if additional bonds are authorized and issued.

► How long will it be on the tax bill?

The annual installments will be collected until the final payment on the bonds is made in 2027.

► Foreclosure Proceedings

The Assessment District 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

City of Lincoln
517 G Street
Lincoln, CA 95648
phone: (916) 645-3314

► Consultant Information

NBS Government Finance Group
41661 Enterprise Circle North
Suite 225
Temecula, CA 92590
phone: (800) 676-7516
fax: (951) 296-1998

**NOTICE OF ASSESSMENT
Twelve Bridges AD No. 95-1 Series 1999
City of Lincoln**

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

**Location: 800 Pacific Court
APN: 123-456-001**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

- (1)** This property is subject to annual assessment installments of the assessment district that will appear on your property tax bills, but are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. If you fail assessment installments when due each year, the property may be foreclosed upon and sold.
- (2)** The estimated annual assessment installment against this property for the 2004-2005 tax year is \$455.86. Assessment installments will be collected each year until the assessment bonds are repaid.
- (3)** Proceeds from the sales of these bonds will be used to pay for the cost and expense of the construction and acquisition of certain public improvements in the assessment area within the City called Twelve Bridges. Improvements will include such things as reconstruction and expansion of the existing wastewater treatment plant, a new fire station, two water storage tanks, sewer lines and other appurtenant costs associated with the Project.

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 CONFIRMING ASSESSMENTS THAT SPECIFIES MORE PRECISELY HOW THE ASSESSMENTS ARE APPORTIONED AMONG THE PROPERTIES IN THE ASSESSMENT DISTRICT FROM THE CITY OF LINCOLN BY CALLING (916) 645-3314. 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 ASSESSMENT
Twelve Bridges AD No. 95-1 Series 2001
City of Lincoln**

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

**Location: 800 Pacific Court
APN: 123-456-001**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

- (1)** This property is subject to annual assessment installments of the assessment district that will appear on your property tax bills, but are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. If you fail assessment installments when due each year, the property may be foreclosed upon and sold.
- (2)** The estimated annual assessment installment against this property for the 2004-2005 tax year is \$223.90. Assessment installments will be collected each year until the assessment bonds are repaid.
- (3)** Proceeds from the sale of the bonds will be used to pay for the cost and expense of the construction and acquisition of certain public improvements in the assessment area within the City called Twelve Bridges. Improvements will include such things as reconstruction and expansion of the existing wastewater treatment plant, a new fire station, two water storage tanks, sewer lines and other appurtenant costs associated with the Project.

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 CONFIRMING ASSESSMENTS THAT SPECIFIES MORE PRECISELY HOW THE ASSESSMENTS ARE APPORTIONED AMONG THE PROPERTIES IN THE ASSESSMENT DISTRICT FROM THE CITY OF LINCOLN BY CALLING (916) 645-3314. 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)

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.

This Report addresses special tax assessment matters only. It does not address matters related to (a) title or title defects, (b) earthquake zones, flood zones, fire zones or other natural hazard zones, (c) survey or geologic issues, (d) land use or zoning, (e) the California Subdivided Lands Act or the Subdivision Map Act, (f) compliance with other federal, state or local laws, ordinances or restrictions that may apply to the property, such as the Americans with Disabilities Act and building codes, (g) restrictions affecting the use, occupancy or development of the property imposed by any state, local or federal governmental agency, including without limitation, flood control districts, the California Coastal Commission, joint power districts, water districts, agencies or school districts, (h) any permits of any nature that may be required for the current or anticipated future use of the property, or (i) any other legal concerns that might affect the property.

CTD has prepared this report solely based upon records and information provided by various governmental and private agencies. CTD has assumed that these records and information are accurate and complete, and CTD has not conducted any independent verification of their accuracy or completeness. CTD hereby disclaims all liability and shall not be responsible for any inaccuracies or omissions in the public records or information supplied by the various governmental and private agencies supplying information to CTD.

In order to prepare this report, either the seller (or his/her agent) or the buyer (or his/her agent) supplied CTD with the Assessors Parcel Number ("APN") for the subject property. CTD has not verified the accuracy of the APN. This report was prepared based upon such APN, and CTD shall not be responsible or liable for any losses, liabilities or damages resulting from an incorrect APN.

BY ACCEPTING OR USING THIS REPORT, THE BUYER AND SELLER HEREBY AGREE TO BE BOUND BY ALL OF THE TERMS, CONDITIONS, AND LIMITATIONS OF LIABILITY STATED HEREIN.

CALIFORNIA TAX DATA, INC. SHALL NOT BE LIABLE FOR, AND HEREBY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES THAT MAY BE INCURRED AS A RESULT OF ANY ERROR OR OMISSION IN THE PREPARATION OR ISSUANCE OF THIS REPORT.