



MELLO-ROOS AND SPECIAL ASSESSMENT DISCLOSURE REPORT

Property Description

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| County: | ORANGE |
| Assessor's Parcel Number: | 47810103 |
| Property Address: | 5 TESORO |
| Last Taxed Owner: | YOUNG, CYNTHIA A |

As of the date of this report, the subject property has been determined to be:

IN NOT IN

Mello-Roos Community Facilities District(s)

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| Newport-Mesa Unified School District Community Facilities District No. 90-1 | Current Levy: \$482.90 Mike Fine (714) 424-5020 |
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| Purpose of Tax | Starting Year | Ending Year |
|--------------------|---------------|---|
| Capital Facilities | 1990 | 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 2021. This date may be extended if additional bonds are issued. |

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.

IN NOT IN

1915 Act Bond Assessment District(s)

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| County of Orange Assessment District No. 88-1 (Irvine Coast, 1998) | Current Levy: \$2,762.71 Mark Finley (714) 834-3749 |
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| Purpose of Tax | Starting Year | Ending Year |
|--------------------|---------------|---|
| Capital Facilities | 1998 | The annual installments will be collected until the final payment on the bonds is made in 2018. |

A 1915 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.

Foreclosure Proceedings

Due to the above-listed districts, the property is subject to accelerated foreclosure proceedings. The district(s) above have 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.



Disclosure Save Property Tax Report
Report Number:

Date: 9/3/2002

PROPERTY TAX BREAKDOWN

Property Description

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|----------------------------------|-------------------------|
| County: | ORANGE |
| Assessor's Parcel Number: | 47810103 |
| Property Address: | 5 TESORO |
| Last Taxed Owner: | YOUNG, CYNTHIA A |

Property Tax Breakdown

The following section shows the current property tax charges levied on the subject property, including Ad Valorem, Mello-Roos Special Taxes, 1915 Bond Act Assessments, and other Special Assessments. The assessments are based on 2001-2002 property tax roll data and will vary from year to year.

| Ad Valorem Charges | |
|--|------------|
| County of Orange Basic Levy Contact: Neal Gruber (714) 834-4437 | \$5,335.17 |
| Metropolitan Water District of Southern California Municipal Water District Orange County Annexation Original Area Contact: Assessment Information (800) 528-2710 | \$41.08 |
| Newport-Mesa Unified School District School Modernization Bond Contact: Mike Fine (714) 424-5020 | \$36.81 |
| Irvine Ranch Water District Sewer Improvement District No. 240 Bond Interest and Redemption Fund Contact: Terry Loomis (949) 453-5340 | \$0.03 |
| Irvine Ranch Water District Water Improvement District No. 140 Bond Interest and Redemption Fund Contact: Terry Loomis (949) 453-5340 | \$0.02 |
| Total Ad Valorem Charges: | \$5,413.11 |

| Direct Assessments | |
|---|------------|
| County of Orange Assessment District No. 88-1 (Irvine Coast, 1998) Contact: Mark Finley (714) 834-3749 | \$2,762.71 |
| Newport-Mesa Unified School District Community Facilities District No. 90-1 Contact: Mike Fine (714) 424-5020 | \$482.90 |
| Orange County Sanitation District Sewer User Fee Contact: Christina Fraga (714) 593-7575 | \$80.00 |
| Metropolitan Water District of Southern California Water Standby Charge Contact: Assessment Information (800) 528-2710 | \$10.08 |
| Orange County Vector Control District Vector Control Assessment Contact: Robert Sjogern (714) 971-2421 | \$1.92 |
| Total Direct Assessment Charges: | \$3,337.61 |
| Total Amount: | \$8,750.72 |



Disclosure Save Property Tax Report
Report Number:

Date: 9/3/2002

Terms, Conditions and Limitations

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 the Disclosing Agent 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.

The Disclosing Agent has prepared this report solely based upon records and information provided by various governmental and private agencies. The Disclosing Agent has assumed that these records and information are accurate and complete, and The Disclosing Agent has not conducted any independent verification of their accuracy or completeness. The Disclosing Agent 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 The Disclosing Agent.

In order to prepare this report, either the seller (or his/her agent) or the buyer (or his/her agent) supplied The Disclosing Agent with the Assessors Parcel Number ("APN") for the subject property. The Disclosing Agent has not verified the accuracy of the APN. This report was prepared based upon such APN, and The Disclosing Agent 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.

DISCLOSURE SAVE 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.



MELLO-ROOS COMMUNITY FACILITIES DISTRICT DESCRIPTION
Newport-Mesa Unified School District
Community Facilities District No. 90-1

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| Summary |
| Community Facilities District No. 90-1 was established pursuant to the Mello-Roos Community Facilities Act of 1982. Qualified electors authorized the district in 1991 along with the issuance of up to \$26,000,000.00 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. |
| Facilities |
| 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: rehabilitation and modernization of school facilities; equipment cost; costs associated with issuing the bonds. |
| Services |
| The special taxes may be used to pay for costs of the following services: none. |
| 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. |
| Duration |
| 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 2021. This date may be extended if additional bonds are issued. |
| Foreclosure |
| 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. |

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| Agency Contact |
| Mike Fine Newport-Mesa Unified School District 2985-A Bear Street Costa Mesa, CA phone: (714) 424-5020 fax: (714) 424-5015 |

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| Consultant |
| Maureen Coleman Muni Financial 28765 Single Oak Drive Suite 200 Temecula, CA phone: (800) 755-6864 fax: (909) 699-3460 |



1915 BOND ACT ASSESSMENT DISTRICT DESCRIPTION
County of Orange
Assessment District No. 88-1

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| Summary |
| Assessment District No. 88-1 was authorized by qualified electors in 1998 along with the issuance of up to \$26,629,212.00 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. |
| Facilities |
| Proceeds from the sale of these bonds will be used to finance the construction and acquisition of certain public improvements including the improvement of Pacific Coast Highway and the construction of major streets, storm drainage facilities, sewers, utilities, fire protection facilities and erosion facilities, and to pay the costs associated with issuing the bonds. |
| 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. |
| Duration |
| The annual installments will be collected until the final payment on the bonds is made in 2018. |
| Foreclosure |
| 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. |

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

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| Consultant |
| 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. 90-1
Newport-Mesa Unified School District

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Address: 5 TESORO

Assessor's Parcel Number: 47810103

Legal Description: N TR 15484 LOT 15

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 \$1,042.44. 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: rehabilitation and modernization of school facilities; equipment cost; 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 NEWPORT-MESA UNIFIED SCHOOL DISTRICT BY CALLING (714) 424-5020. 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
Assessment District No. 88-1
County of Orange
Irvine Coast

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Address: 5 TESORO

Assessor's Parcel Number: 47810103

Legal Description: N TR 15484 LOT 15

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 annual assessment installment against this property as shown on the most recent tax bill for the 2001-2002 tax year is 2,762.71 dollars (\$2,762.71). Assessment installments will be collected each year until the assessment bonds are repaid.
- (3)** Proceeds from the sale of these bonds will be used to finance the construction and acquisition of certain public improvements including the improvement of Pacific Coast Highway and the construction of major streets, storm drainage facilities, sewers, utilities, fire protection facilities and erosion facilities, and to pay the 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 SHOULD TAKE THIS ASSESSMENT AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.

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 COUNTY OF ORANGE BY CALLING (714) 834-3749. 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)