



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

This Property Tax Disclosure Report satisfies Seller's obligations to disclose (a) Mello-Roos and 1915 Bond Act Assessments applicable to the Residential Property pursuant to California Government Code Section 53341.5 and Civil Code Section 1102.6b, and (b) Supplemental Taxes as required by California Civil Code Section 1102.6c

First American Professional Real Estate Services, Inc. operating through its First American Natural Hazard Disclosures division ("FANHD") has prepared this Report for the owner of the Residential Property on the Report Date ("Seller"), the buyer of the Residential Property under a contract of sale as of the Report Date ("Buyer") and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

PROPERTY INFORMATION

COMMUNITY NAME: RIVERVIEW

SELLER: TAYLOR MORRISON OF CALIFORNIA

LEGAL DESCRIPTION: SAN DIEGO COUNTY / MAP 16395 / LOT 1 / 64

ADDRESS: 317 BROOKSIDE WAY, SANTEE, CA

DETERMINATION SUMMARY

The Residential Property:

- A. IS ☐ IS NOT ☒ Subject to one or more Mello-Roos Community Facilities Districts
- B. IS ☒ IS NOT ☐ Subject to one or more 1915 Bond Act Assessment Districts
- C. IS ☒ IS NOT ☐ Subject to other direct assessments
- D. IS ☐ IS NOT ☒ Subject to SRA Fire Prevention Fee
(SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017)

Part 1: Special Tax and Assessment Summary

*Notice of Special Assessment (*SIGNATURE REQUIRED*)

Part 2: Accelerated Foreclosure Information

Part 3: Estimated Property Tax Charges

Part 4: Supplemental Tax Information

*Notice of Supplemental Tax Bill (*SIGNATURE REQUIRED*)

Part 5: State Responsibility Area Fire Prevention Fee

(SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017)

Part 6: Terms and Conditions

BUYER'S / TRANSFEREE'S ACKNOWLEDGEMENT

Buyer/Transferee acknowledges receipt of this Report. Buyer/Transferee acknowledges that this is a Report product and not any insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

Buyer/Transferee Signature: _____ Date: _____, 20____

Buyer/Transferee Signature: _____ Date: _____, 20____



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 1. SPECIAL TAX AND ASSESSMENT SUMMARY

TO THE PROSPECTIVE PURCHASER OF THE RESIDENTIAL PROPERTY LEGALLY DESCRIBED AS:

LEGAL DESCRIPTION: SAN DIEGO COUNTY / MAP 16395 / LOT 1 / 64

THIS IS A NOTIFICATION TO BUYER PRIOR TO PURCHASING THE RESIDENTIAL PROPERTY.

A. Mello-Roos Community Facilities Districts:

If the Residential Property is within a Mello-Roos Community Facilities District (CFD), it will be subject to a special tax that will appear on the property tax bill. This special tax is in addition to the ad valorem property taxes and any other charges and benefit assessments that will be itemized on the property tax bill and the proceeds of this tax or assessment are used to provide public facilities or services that are likely to particularly benefit the real property. This special tax may not be imposed on all parcels within the city or county where the property is located.

If the Residential Property is within a CFD, the current tax rate, maximum tax rate, the maximum tax rate escalator, and the authorized facilities which are being paid for by the special taxes, and any authorized services will be indicated below. THE BUYER SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE RESIDENTIAL PROPERTY.

This property **IS NOT SUBJECT TO** Mello-Roos Community Facilities Districts

B. 1915 Bond Act Assessment Districts:

If the Residential Property is within a 1915 Bond Act Assessment District, this Assessment District will have issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to all real property within the Assessment District. The bonds will be repaid from annual assessment installments against all the properties within the Assessment District.

Annual assessment installments of such an Assessment District will appear on the real property tax bills and are in addition to the ad valorem property taxes and any other charges and levies that will be itemized on the property tax bill. If the assessment installments are not paid when due each year, the Residential Property may be foreclosed upon and sold.

If the Residential Property is within a 1915 Bond Act Assessment District, the annual assessment installment against the Residential Property and the public facilities that are being financed by the proceeds from the sale of bonds that are being repaid by the assessments will be indicated below.

THE BUYER SHOULD TAKE ANY ASSESSMENT(S) AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THE RESIDENTIAL PROPERTY.

This property **IS SUBJECT TO** 1915 Bond Act Assessment Districts

1915 Bond Assessment Districts Applicable to the Residential Property

Agency	Improvements	Maturity Date	Estimated Assessment Amount
CSCDA SCIP Assessment District 19-02 (Riverview)	Financing City of Santee development impact fees for facilities.	2048/2049	\$1,050.00 (See Notice of Special Assessment)
Contact	Phone Number	Accelerated Foreclosure	
David Taussig & Assoc	(800) 969-4382	Yes (See Part 2 below)	

(1) Notice of Special Assessment (Signature Required) as follows:



**California Property Tax Disclosure Report
For New Construction/New Homes**

Report Date: 8/13/2021

Report Number: 2906645

**NOTICE OF SPECIAL ASSESSMENT
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT (CSCDA)
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM (SCIP)
ASSESSMENT DISTRICT NO. 19-02 (RIVERVIEW)
CITY OF SANTEE, COUNTY OF SAN DIEGO, CALIFORNIA**

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

SAN DIEGO COUNTY / MAP 16395, / LOT 1 / 64

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR ENTERING INTO A CONTRACT TO PURCHASE THIS PROPERTY. THIS PROPERTY IS SUBJECT TO AN ANNUAL SPECIAL ASSESSMENT, WHICH IS IN ADDITION TO THE REGULAR PROPERTY TAXES AND ANY OTHER CHARGES, FEES, SPECIAL TAXES AND BENEFIT ASSESSMENTS ON THE PARCEL. THE ASSESSMENT IS USED TO PROVIDE PUBLIC SERVICES THAT ARE LIKELY TO PARTICULARLY BENEFIT THE PROPERTY. YOU SHOULD TAKE THIS ASSESSMENT AND THE BENEFITS FROM THE FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.

The property you are purchasing (the "Property") is within California Statewide Communities Development Authority Statewide Communities Infrastructure Program Assessment District No. 19-02 (Riverview) (the "AD") and is subject to Annual Special Assessments levied on behalf of the AD. **The Estimated Annual Special Assessment which may be levied against the Property by the AD during the Fiscal Year 2020-2021 is approximately \$1,050.00.** The Annual Assessment Amount of the AD, which shall be effective in each Fiscal Year subsequent to Fiscal Year 2020-2021, shall be specified in the AD's Engineers Report filed with the City Engineer or Clerk's office and may be more or less than the Fiscal Year 2020-2021 assessment amount. The duration of the annual assessment shall not exceed Fiscal Year 2048/2049.

The assessment will repay bonds issued to provide funding for City of Santee Development Impact Fees including Drainage Fee, Traffic Signal Fee, Traffic Mitigation Fee, Park Fee and the Regional Transportation Congestion Improvement Program Fee.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION WHICH AUTHORIZED CREATION OF THE ASSESSMENT DISTRICT OR THE ENGINEERS REPORT BY CONTACTING DAVID TAUSSIG & ASSOCIATES AT (800) 969-4382.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE READ THIS NOTICE AND RECEIVED A COPY OF THIS NOTICE PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITH RESPECT TO THE ABOVE-REFERENCED PROPERTY. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITHIN THREE DAYS AFTER RECEIVING THIS NOTICE IN PERSON, OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL, BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER, SUBDIVIDER, OR AGENT SELLING THE PROPERTY.

Buyer/Transferee Signature: _____ Date: _____, 20____

Buyer/Transferee Signature: _____ Date: _____, 20____



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 2. ACCELERATED FORECLOSURE INFORMATION

Certain assessment or bond issues may contain the right to accelerated foreclosure as part of the security for the obligation. The right to accelerated foreclosure may provide priority over other real property taxes. The issuers of such bonds are contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to the foreclosure of ad valorem real property taxes. If a parcel of real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure of any such assessment.**

If the Residential Property is subject to an assessment or bond issue with an accelerated foreclosure lien, the detailed information is disclosed below.

A. Mello-Roos Community Facilities Districts

This property **IS NOT SUBJECT TO** Mello-Roos Community Facilities Districts containing an accelerated foreclosure provision.

B. 1915 Bond Act Assessment Districts

This property **IS SUBJECT TO a** 1915 Bond Act Assessment District Tax containing an accelerated foreclosure provision.

Agency	Estimated Annual Assessment Amount	Maturity Date
CSCDA SCIP Assessment District No. 19-02 Riverview	\$1,050.00 (See Notice of Special Assessment)	2048/2049



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 3. ESTIMATED PROPERTY TAX CHARGES

A tax bill consists of various types of taxes, levies and assessments. Ad valorem taxes are based on the value of the parcel while fixed levies and special assessments are based on the benefit to the property. The following information is provided as an overview to the various charges related to the tax bill for the Residential Property. This information can change as a result of future voter approved legislation. Upon sale of the property, the assessed value will be set to the sales price which will also result in a change in ad valorem tax amount. However, fixed assessments are not affected as a result of a sale of the property.

A. Estimated Subject Property Tax Rate: MAP 16395, / LOT 1 / 64

The following is a listing of various levies and assessments that will appear on the tax bill for the Residential Property. The information provided is based on county records for the 2020/2021 tax year.

Property is located in Tax Rate Area 016-078

	AGENCY	TYPE	TAX RATE (% OF PROJECTED SALES PRICE)
	AD VALOREM TAX ASSESSMENTS		
(a)	GENERAL 1% TAX	General Tax Rate	1.00000%
(b)	GROSSMONT HEALTHCARE DISTRICT BOND PROP G 6-06-06	Hospital Bond	0.02490%
(c)	GEN BOND SANTEE – PROP R 11/07/2006	Elementary School Bond	0.03142%
(d)	GEN BOND SANTEE – MEAS S 11/06/2018	Elementary School Bond	0.02850%
(e)	HI BOND GROSSMONT-PROP BB 11/06/2016	High School Bond	0.00841%
(f)	HI BOND GROSSMONT-PROP H 3/02/2004	High School Bond	0.03059%
(g)	HI BOND GROSSMONT-PROP U	High School Bond	0.02426%
(h)	GROSSMONT-CUYAMACA COMM COLL 11/05/02	Community College Bond	0.02628%
(i)	GROSSMONT-CUYAMACA COMM COLL 11/06/12	Community College Bond	0.01169%
(j)	MWD D/S REMAINDER OF SDCWA 15019999	Voter Approved Bond	0.00350%
	TOTAL AD VALOREM TAX RATE (FY 2020-21)		1.18955%
	DIRECT LEVIES (SPECIAL TAXES & ASSESSMENTS, FIXED CHARGES, ETC.)		ESTIMATED LEVY AMOUNT
(k)	FIRE DISTRICT SPECIAL TAX	Fire District	\$41.00
(l)	CITY OF SANTEE ROADWAY LIGHTING DISTRICT	Lighting and Landscape District	\$14.06
(m)	CITY OF SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT – ZONE H	Lighting and Landscape District	\$0.00 (See Footnote)
(n)	CSA 69 EMERGENCY AMBULANCE SERVICE	County Service Area	\$58.60
(o)	MOSQUITO SURVEILLANCE	Health and Safety	\$2.28
(p)	VECTOR DISEASE CONTROL	Health and Safety	\$8.36
(q)	CWA WTR AVAILABILITY	Water Availability	\$10.00
(r)	MWD WTR STANDBY CHRG	Water Standby Charge	\$11.50
(s)	CSCDA SCIP AD NO. 19-02 (RIVERVIEW)	SCIP Assessment District	\$1,050.00 (See Footnote)
	TOTAL ESTIMATED DIRECT LEVIES (FY 2020-21)		\$1,195.80

Footnotes:

- (a) Represents the San Diego County general tax levy of 1% of assessed value which is normally based on the sale price of the subject property



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

Footnotes continued:

- (b) Represents the 2020-2021 annual assessment for the repayment of Grossmont Healthcare District voter approved bonds to fund hospitals and emergency medical facilities
- (c) Represents the 2020-2021 annual assessment for the repayment of Santee School District Proposition R voter approved bonds to fund public elementary schools and school facilities
- (d) Represents the 2020-2021 annual assessment for the repayment of Santee School District Measure S voter approved bonds to fund public elementary schools and school facilities
- (e) Represents the 2020-2021 annual assessment for the repayment of Grossmont Union High School District Proposition BB voter approved bonds to fund public high schools and school facilities
- (f) Represents the 2020-2021 annual assessment for the repayment of Grossmont Union High School District Proposition H voter approved bonds to fund public high schools and school facilities
- (g) Represents the 2020-2021 annual assessment for the repayment of Grossmont Union High School District Proposition U voter approved bonds to fund public high schools and school facilities
- (h) Represents the 2020-2021 annual assessment for the repayment of Grossmont-Cuyamaca Community College District Series 11/05/02 voter approved bonds to fund public community colleges and college facilities
- (i) Represents the 2020-2021 annual assessment for the repayment of Grossmont-Cuyamaca Community College District Series 11/06/12 voter approved bonds to fund public community colleges and college facilities
- (j) Represents the 2020-2021 annual assessment for the Metropolitan Water District voter approved bonds to fund State water projects
- (k) Represents the 2020-2021 annual assessment of for the City of Santee Fire District to pay for fire suppression facilities and services
- (l) Represents the projected 2020-2021 annual assessment for the City of Santee Roadway Lighting District to pay for street lighting fixtures and services
- (m) Represents the projected 2020-2021 annual assessment for the City of Santee Town Center Landscape Maintenance District Zone H – *The Fiscal Year 2020-21 maximum assessment rate is \$495.54 per Unit for Residential Property. The Assessment will only be levied if the management association fails to maintain the improvements to a level satisfactory to the City.*
- (n) Represents the projected 2020-2021 annual assessment for the County of San Diego County Service Area 69 to pay for ambulance and emergency medical services
- (o) Represents the projected 2020-2021 annual assessment for the County of San Diego to pay for mosquito surveillance and control services
- (p) Represents the projected 2020-2021 annual assessment for the County of San Diego to pay for vector and disease control services
- (q) Represents the projected 2020-2021 annual assessment for the San Diego County Water Authority to pay for water availability and standby charges
- (r) Represents the projected 2020-2021 annual assessment for the Metropolitan Water District to pay for water availability and standby charges
- (s) Represents the estimated 2020-2021 annual Special Assessment for California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 19-02 (Riverview) *See Notice of Special Assessment on Page 3 for additional information.*



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

B. Calculating Property Taxes After Sale (Estimate Only)

Property Tax Estimator

The following calculation method is provided to assist Buyer in *ESTIMATING* the approximate amount of future property tax charges that may be levied against the property based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for the new tax year. Please see Section D below for general information about Ad Valorem Taxes.

1	Estimated Sales Price	•	1	\$ _____
2	Estimated Ad Valorem Tax Rate	•	2	<u>0.0118955</u>
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax.....	•	3	\$ _____
4	Direct Levies, Special Taxes and Assessments	•	4	<u>\$1,195.80 (See Page 5 for Details)</u>
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale	•	5	\$ _____

The information in this Section B is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Residential Property. Please note that potential exemptions and exclusions are not reflected in this estimate. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.

C. Exemptions & Exclusions To Ad Valorem Taxes

California law provides certain exemptions from reassessments. The following is a list of common exemptions which may be available:

- Homeowner exemption (Calif. Const. Art XIII, §3, Art. XIII A §2.1, & R&T Code §218)
- Honorably discharged veterans (Calif. Const. Art XIII §3, Art. XIII A §2.1, & R&T Code §205)
- Disabled veterans (Calif. Const. Art XIII §4, Art. XIII A §2.1, & R&T Code §205)

California law also provides certain exclusions from reassessment. The following is a list of common exclusions which may be available:

- Persons over 55 years of age (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5)
- Severely and permanently disable persons (Calif. Const. Art. XIII A §2.1 & R&T Code §69.5(a))
- Transfers between parents and children, grandparents and grandchildren (Calif. Const. Art. XIII A §2.1 & R&T Code 63.1)
- Transfers into revocable trusts (Calif. Const. Art. XIII A §2 & R&T Code §62)
- Interspousal transfers (Calif. Const. Art. XIII A §2 & R&T Code §63)
- Improvements for seismic retrofitting (Calif. Const. Art. XIII A §2 & R&T Code §74.5)
- Improvements for disabled access (Calif. Const. Art. XIII A §2.1 & R&T Code §74.3)
- Replacement of property damaged or destroyed by disaster (Calif. Const. Art. XIII A §2.1 & R&T Code § 69)

In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the county tax assessor's office (530) 889-4300 or visit the county website at <https://www.placer.ca.gov/5800/Assessor>. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov.



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

D. General Information Regarding Ad Valorem Taxes

County assessors must value property in accordance with the California Constitution and the California Revenue & Taxation Code and related laws and regulations.

"Full cash value", also known as "market value" or "fair market value," means the amount of cash or its equivalent which property would bring if exposed for sale in the open market.

A property's **"base year value,"** for real property assessed under Proposition 13, is the property's full cash value as of the date of the latest change in ownership or completion of new construction.

An **"adjusted base year value"** (sometimes also referred to as the "factored base year value") is the property's base year value adjusted by an annual inflation factor, not to exceed two percent (2%) per year.

"Taxable value" is the value upon which the base property taxes are calculated. For most real property, this is the adjusted base year value or the property's current market value, whichever is lower.

The **assessment roll** is the official list of all assessable property in the county.

The **lien date** is the date of valuation for all property. Annually, the taxable status and value of property is determined as of 12:01 a.m. on January 1. The fiscal tax year runs from July 1 to June 30.

Proposition 13 limits the general property tax rate to one percent (1%) of the assessed value, plus an amount for the debt service on any bonds approved by popular vote. The tax rate will vary depending upon where the property is located.



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 4. SUPPLEMENTAL TAX INFORMATION

A. General Information Regarding Supplemental Taxes

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owner prior to the issuance of either (a) the supplemental tax bill, or (b) the refund if the value is reduced. Any supplemental taxes are amounts due in addition to the regular annual tax bill.

Any supplemental taxes will be due from the current owner in addition to the regular tax assessment. For the first year of ownership, Buyer should plan for this additional payment.

B. Supplemental Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR 'SUPPLEMENTAL' PROPERTY TAX BILL

MAP 16395 / LOT 1 / 64

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any questions concerning this matter, please call your local Tax Assessor's Office at:"

Tax Assessor: San Diego County Assessor's Office

Address: 1600 Pacific Highway Suite 103, San Diego CA 92101

Phone Number: 619-236-3771

Website: <https://arcc.sdcounty.ca.gov/Pages/assessor.aspx>

THE PURCHASER OF THE ABOVE REFERENCED PROPERTY HEREBY ACKNOWLEDGES THAT PURCHASER HAS READ, UNDERSTOOD AND RECEIVED THIS NOTICE.

Buyer/Transferee Signature: _____ Date: _____, 20____

Buyer/Transferee Signature: _____ Date: _____, 20____



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 5. STATE RESPONSIBILITY AREA FIRE PREVENTION FEE

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of \$152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

PART 6: TERMS AND CONDITIONS

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN.

A. No Third-Party Reliance on this Report

A contract is formed with FANHD, **only** upon receipt by FANHD of payment of the full price of the Report. This Report cannot be relied upon (a) by any persons or entities other than the Parties, (b) for any other real property, or (c) for any future transactions involving the Property. The price paid for the Report does not include any amounts for protection of such other parties.

B. Limitations on FANHD'S Liability

1. FANHD is not responsible for:
 - Any inaccuracies or incompleteness of the information in the Public Records.
 - Inaccurate address information provided for the Property.
 - Any other information not contained in the Public Records as of the Report Date.
 - Any special taxes or assessments that have not been formed as of the Report Date.
 - Any information which would be disclosed by a physical inspection of the Property.
 - Any information known by one of the Parties.
2. Except as otherwise expressly set forth in these Terms and Conditions, FANHD's total liability and responsibility to all Parties collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be for actual proven damages only caused directly by FANHD's error up to a maximum of \$10,000. FANHD expressly disclaims any liability for Parties indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the FANHD Report for which FANHD is liable, FANHD shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Parties, or any of them. The Parties, and each of them, expressly waive the benefits of California Civil Code Section 2778.

C. FISCAL TAX YEAR INFORMATION. The Ad Valorem Tax Rates and the Direct Levies and/or Assessments included in this report are based on the fiscal year or tax year indicated in Part 3 of the report. Ad Valorem Tax Rates and Direct Levy Amounts may increase or decrease in future tax years. Additionally, new Ad Valorem Taxes or Direct Levies and/or Assessments that are formed or authorized after the report date are not included in this report unless specifically noted in Part 3.

D. SELLER AND SELLER'S AGENT'S RESPONSIBILITY OF FULL DISCLOSURE

Sellers of real property and their Agents should always fully disclose all material facts regarding the real property which they are selling. Regardless of the information in this Report, if Seller or Seller's Agent has any actual knowledge of tax information potentially affecting the Residential Property, that information should be promptly disclosed in writing to the Buyer and the Buyer's Agent.

E. Governing Law. The Report shall be governed by, and construed in accordance with, the laws of the State of California.

F. Small Claims or Arbitration. The arbitration will take place in the same county in which the property covered by the Report is located. This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration. All disputes and claims arising out of or relating to the Report must be resolved by binding arbitration. This Report to arbitrate includes, but is not limited to, all disputes and claims between FANHD, Transferor(s) and Transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to Transferor(s) and Transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.



California Property Tax Disclosure Report For New Construction/New Homes

Report Date: 8/13/2021

Report Number: 2906645

Any arbitration must take place on an individual basis, FANHD, Transferor(s) and Transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to consider claims for injunctive or declaratory relief, or to grant relief effecting anyone other than the individual claimant.

The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules. **A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.**

The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of this Report.

G. Severability. If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

H. Other Agreements. This Report sets forth the complete, integrated agreement between FANHD and the Parties. Evidence of prior or contemporaneous statements, representations, promises or agreements shall not be admissible to vary the terms of this written agreement. This agreement may not be changed or amended except by a written document signed by an authorized representative of FANHD and the Parties. In the event that any dispute arises between FANHD and any Parties arising out of or relating to this Report or its subject matter, or any act or omission of FANHD, the prevailing party shall be entitled to recover his, her or its reasonable costs, including attorneys' fees, from the losing party.

If any provision of this Report, or its application to any circumstance, is held to be invalid, unenforceable, or void, the remainder of this Report shall remain in full force and effect and enforced to the fullest extent possible.

END OF REPORT