

PROPERTY TAX DISCLOSURE PAGE

Section 1102.6b of the California Civil Code requires the transferor of real property (seller) to make a good faith effort to obtain and deliver to the prospective transferee (buyer) a disclosure notice concerning a continuing lien securing the levy of special taxes pursuant to the Mello-Roos Community Facilities Act, and assessment installments to secure bonds issued pursuant to the Improvement Bond Act of 1915. The transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

The Subject Property: 30 HIDDEN COVE CIR
SACRAMENTO, CA 95831

Subject to Mello Roos Community Facilities District(s) Yes No

Subject to 1915 Bond Act Special Assessment District(s) Yes No

Subject to a SRA Fire Prevention Fee Program Yes No

Subject to Pace Financing Repayment Yes No

The tax information in this Report reports information derived from County Tax Collector's, Assessor's and Auditor's Databases. While the Company has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency of the information contained in these Databases can vary greatly.

BUYER'S ACKNOWLEDGEMENT

Buyer(s) acknowledge(s) receipt of this Tax Disclosure Report as well as the Notice of Special Tax, Assessment, Fire Prevention Fee, and/or PACE Program, if appropriate, contained herein by his/her/their signature(s) on the Acknowledgement of Receipt paragraph at the bottom of the Natural Hazard Disclosure Statement form that is a part of this report package.

NOTICE OF SPECIAL ASSESSMENT

SAFCA CONSOLIDATE CAPITAL ASSESSMENT OF Sacramento COUNTY Sacramento CALIFORNIA.

To the prospective purchaser of the real property known as:

Assessor's Parcel Number: 03106500190000,

Street Address:30 Hidden Cove Cir Sacramento, Ca 95831

Assessment Amount: \$103.86
End Date: 2037
Purpose: construction of levee and ophther flood control improvements
Contact: Sacramento Flood Control Agency 916-874-7606

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

This property is within the above-named assessment district. The assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within the assessment district. The bonds will be repaid from annual assessment installments on property within the assessment district. This property is subject to annual assessment installments of the assessment district that will appear on your property tax bills, but which 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 to pay assessment installments when due each year, the property may be foreclosed upon and sold.

The annual assessment installment against this property as shown on the most recent tax bill for the current tax year is \$103.86. Assessment installments will be collected each year until the assessment bonds are repaid by 2037. The public facilities that are being paid for by the money received from the sale of bonds that are being repaid by the assessments are: construction of levee and ophther flood control improvements.

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

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 THERE SOLUTION CONFIRMING ASSESSMENTS THAT SPECIFIES MORE PRECISELY HOW THE ASSESSMENTS ARE APPORTIONED AMONG PROPERTIES IN THEASSESSMENT DISTRICT BY CALLING SACRAMENTO FLOOD CONTROL AGENCY 916-874-7606. 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 receiveda 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 with in three days if the notice was received in person or with in five days after it was deposited in the mail by giving written notice of that termination the owner or agent selling the property.

ACCELERATED FORECLOSURE: Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the 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 the accelerated foreclosure.

PROPERTY TAX INFORMATION PAGE

To the prospective purchaser of the real property known as:

Assessor's Parcel Number: 03106500190000,

Street Address: 30 Hidden Cove Cir Sacramento, Ca 95831

These taxes are representative of the types of taxes you will be charged on the subject property. Actual amounts will vary.

The following is a summary of information obtained from the County's Secured Property Tax Roll. Changes made by the County or the underlying public agencies levying charges against the subject property after the County has released the tax roll may not be reflected in this report. This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non-Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which can result in a substantial change in the Ad Valorem taxes assessed.

Property Assessments:

Assessment	Amount
Land Value	\$44,543.00
Improvements Value	\$171,835.00
Other Assessments	\$0.00
Less Exemption	\$7,000.00
Net Value	\$209,378.00

Ad Valorem Taxes:

Description	Explanation	Contact	Phone	Amount
COUNTY GENERAL TAX	1% BASIC TAX AND VOTER APPROVED BONDS	COUNTY ASSESSOR	(916)875-0700	\$2,390.67

Ad Valorem Taxes:The phrase ad valorem is Latin for 'according To value'. In the case of municipal property taxes, property owners have their property assessed on a periodic basis by the county assessor. The assessed value of the property is then used to compute an annual tax,which is levied on the owner by his or her municipality. Proposition 13 (officially named the People's Initiative to Limit Property Taxation) was enacted during 1978 and limits the tax rate for real estate to one percent (1%) of the full cash value of such property plus an amount for the debt service on any voter approved bonds.

Direct and/or Special Assessments :

Description	Explanation	Contact	Phone	Amount
SAFCA O & M ASSESSMENT #1	Flood control services	SACTO AREA FLOOD CONTROL AGENCY	(916)874-7606	\$23.52
SAFCA CONSOLIDATE CAPITAL ASSMT	Flood control services	SACTO AREA FLOOD CONTROL AGENCY	(916)874-7606	\$103.86
CITYWIDE L & L ASSESSMENT DISTRICT	Lighting and landscaping maintenance and services	CITY OF SACRAMENTO	(916)808-1440	\$79.46
SACTO CORE LIBRARY SERV. TAX	Library services	FRANCISCO & ASSOCIATES	(800)441-8280	\$12.60
SACRAMENTO LIBRARY SERVICES TAX	Library services	FRANCISCO & ASSOCIATES	(800)441-8280	\$32.36
MAINTENANCE AREA 9	Water services	MUNICIPAL SERVICES AGENCY	(916)874-6525	\$17.96

Direct levies/Special Assessments :These are levied on the tax bill by the county tax collector on be half of the local levying agency or district, not on be half of the assessor, auditor-controller, and/or the county tax collector divisions. These assessments, if present, will vary depending on the location of the property. Typical examples of these types of levies are monies used to pay for municipally maintained lighting and landscaping, installation/upgrading of sewer systems and Mello-Roos bonds/ special taxes.

Total Taxes: \$2660.43

POST SALE PROPERTY TAX BILL CALCULATOR

Property tax is an ad valorem tax that an owner pays on the value of the property being taxed. Counties, cities, towns, villages, school districts, and special districts each raise money through the real property tax. The money funds schools, pays for police and fire protection, maintains roads, and funds other municipal services enjoyed by residents.

The amount of a particular property's tax bill is determined by two things: the property's taxable assessment and the tax rates of the taxing jurisdictions in which the property is located. The tax rate is determined by the amount of the tax levy to be raised from all, or part, of an assessing unit, and the unit's total taxable assessed value. The assessment is determined by the assessor and should be based on the value of the property less any applicable property tax exemptions.

The table below is provided as a tool for you to estimate the amount of your property tax bill. NOTE: This is an estimate and does NOT include charges

for new districts/fees or other changes. Note numbers are rounded and may not match exactly to your property tax bill.

Line 1	Sales price	\$
Line 2	Total Estimated Ad Valorem Taxes: Multiply the estimated Ad Valorem Tax Rate 0.0114 by Line 1	\$
Line 3	Estimated Total Direct/Special Assessments (if applicable)	\$269.76
Line 4	Total Estimated Annual Taxes After the Sale: Add Lines 2 and 3	

Exemptions and exclusions: The state Constitution provides for a variety of full and partial exemptions. The following is a brief list of some of the major property tax exemptions in California. NOTE: the assessor's office should be consulted for detailed requirements regarding exemptions.

- **Homeowners' Exemption:** The Constitution requires a \$7,000 reduction of taxable value for qualifying owner-occupied homes. The state reimburses local agencies for the loss in property tax revenue. The homeowner must make a simple one-time filing with the county assessor for the exemption.
- **Disabled Veterans' Exemption:** Current law provides a basic exemption of \$100,000 on the principal place of residence for veterans with specified disabilities or for unmarried surviving spouses of deceased disabled veterans. A one-time filing is required. This exemption may be raised to \$150,000 if the applicant meets the income limit of \$40,000. Annual filing is required for the \$150,000 exemption. The income limit and both the exemption amounts are adjusted annually for inflation.
- **Disaster Relief:** The taxable value of properties that have been substantially damaged or destroyed by a disaster may be reassessed to reflect the damage if the county where the property is located has adopted a disaster relief ordinance. Claims for this relief must be filed with the county assessor within the time period specified in the ordinance or within one year from the date the property was damaged or destroyed by the disaster, whichever is later. The reduced value remains until the property is fully repaired, restored, or reconstructed.
- **New Construction Exclusion for Disabled Access:** New construction may be excluded from reassessment if it consists of modifying an existing structure to make the structure more accessible to a physically disabled person.
- **Over 55 and Disabled Citizens Relief:** People over the age of 55 or who are severely and permanently disabled may transfer the taxable value of their principal residence to a replacement property if it is of equal or lesser value, located within the same county, and purchased or newly constructed within two years of the sale of the original property. This tax relief is available only once in a lifetime. There is one exception to this one-time-only limit. If a claimant becomes physically and permanently disabled after transferring the taxable value under the age requirements (over 55), the claimant may transfer the taxable value a second time under the disability requirements if the move is related to the disability.

SUPPLEMENTAL TAX BILL CALCULATOR

On July 1, 1983, California State law was enacted to require the assessor to appraise property on the date a change in ownership occurs. Taxes are computed from the 1st of the month following the change of ownership to the end of the fiscal year. In most cases, this assessment results in one or possibly two supplemental tax bills being sent to the property owner in addition to the regular secured property tax bill that is mailed annually.

The Assessor appraises the property to determine the new base year value as of the date of the change of ownership. The Assessor then calculates the difference between the new base year value and the existing roll value. The result is the new Supplemental Assessment. The Assessor will send you a **"NOTICE OF SUPPLEMENTAL ASSESSMENT AND IMPENDING TAX BILL"**

If the reassessment results in an increase in property value, your supplemental taxes will be calculated by the Auditor-Controller based on the change in value, and one or possibly two supplemental tax bills will be created and mailed to you by the Tax Collector. If the reassessment results in a reduction in value, a refund will be prepared by the Auditor-Controller and mailed to you. A reduction in value WILL NOT reduce the amount due on the annual tax bill. The annual tax bill must be paid in the amount originally billed. The tables below are provided as a tool for you to estimate the amount of your new supplemental tax bill(s). NOTE: Supplemental tax bills are not paid in escrow or impounded by your lender. Note numbers are rounded and may not match exactly to your property tax bill.

Line 1	New value at date of purchase (sales price)	\$
Line 2	Assessed value for current fiscal year (from tax bill)	\$ 209,378.00
Line 3	Supplemental assessment value (subtract Line 2 from Line 1)	\$
Line 4	Estimated Annual Supplemental Tax (Multiply Line 3 by 0.0114 (AdValorem Tax Rate))	\$

You must now prorate your supplemental bill based upon portion of the year for which you have ownership. NOTE: You will receive **ONE** supplemental bill if the date of the change in ownership is between June 1 and December 31 inclusive. You will receive **TWO** supplemental bills if the date of the change in ownership is between January 1 and May 31 inclusive. The **TWO** bills are the supplemental tax bill calculated below **AND** the annual supplemental bill (Line 4 above).

Jan	Multiply Line 4 from above by 0.4170	\$
Feb	Multiply Line 4 from above by 0.3333	\$
Mar	Multiply Line 4 from above by 0.2500	\$
Apr	Multiply Line 4 from above by 0.1667	\$
May	Multiply Line 4 from above by 0.0866	\$
June	Multiply Line 4 from above by 1.0	\$
July	Multiply Line 4 from above by 0.9167	\$
Aug	Multiply Line 4 from above by 0.8333	\$
Sep	Multiply Line 4 from above by 0.7500	\$
Oct	Multiply Line 4 from above by 0.6670	\$
Nov	Multiply Line 4 from above by 0.5830	\$
Dec	Multiply Line 4 from above by 0.5000	\$

The Supplemental Tax Bill Calculator is designed to help you estimate your supplemental tax bill(s) and does NOT include exemptions or exclusions which may affect your assessed value. The Company bears no liability for any losses or damages suffered resulting from the use of this Supplemental Tax Bill Calculator.

Notice of your "Supplemental" Property Tax Bill: Pursuant to Civil Code 1102.6c, Seller or his or her agent, is providing this "Notice of Your 'Supplemental' Property Tax Bill": "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 question concerning this matter, please call your local Tax Collector's Office."

PRIVATE TRANSFER FEE AND DOCUMENTARY TRANSFER TAX ADVISORY

Transfer Fee Disclosure: Pursuant to Civil Code 1102.6e, Seller or his or her agent, is required to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally. Civil Code 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee".

Private transfer fees: are different from city or county Documentary Transfer Taxes. Private Transfer Fees (also known as Reconveyance Fees, Capital Recovery Fees, Residential Transfer Fees, and Transfer Fee Covenants) are a fee charged by private entity such as a property developer, home builder, or homeowner association when a property within a certain type of subdivision is sold or transferred. The fees are filed in the public record and may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

Determining the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly Seller should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Documentary Transfer Taxes: The Documentary Transfer Tax (DTT) is NOT the same as the Private Transfer Fee. It is a tax collected by the county or the city every time a real property exchanges hands or is sold in the public records. The DTT was enacted by Ch. 1332 of the Statutes of 1967 and became operative on July 1, 1968 to replace the repealed Federal Documentary Stamp Tax (former 26 U.S.C. §§4361, 4363). After approval of an ordinance, a county may impose a documentary transfer tax on the realty value of deeds of transfer within that jurisdiction. The documentary transfer tax is a fee based on a percentage of the sales price at a rate of \$.55 for every \$500 commonly referred to as a rate of \$1.10 per \$1,000 of value (exclusive of liens existing at the time of transfer).

Following is a list of real estate transactions that are exempt from documentary transfer tax under sections 11911-11930 of the Revenue and Taxation (R&T) Code. When a transaction is exempt, the reason for the exemption must be noted on the document or on a separate signed affidavit. The reason must reference the R&T Code section and include the appropriate wording as shown below. Additional verification may be required to demonstrate a specific exemption applies to the transaction.

R&T Code : 11911 Gift; Bona fide gift

- R&T Code : 11911 Value or consideration is less than \$100; The property being transferred has a fair market value of less than \$100.00.
- R&T Code : 11911 Liened to full value; The value of the liens outstanding equals or exceeds the value of the property.
- R&T Code : 11911 Agent to principal, funds of the grantee used to purchase the property; Only applicable when two deeds are recorded concurrently.
- R&T Code : 11921 Instrument securing a debt for collateral purposes only; Used on Assignments of Lease and/or Rents for collateral purposes only. Not valid on deeds.
- R&T Code : 11922 Governmental agency acquiring title; Includes foreclosing beneficiary to FHLMC or FNMA.
- R&T Code : 11923 Conveyance under bankruptcy Federal Case No.; Approved in court proceeding
- R&T Code : 11923 Court ordered conveyance not pursuant to a sale Court Case No.; Approved in court proceeding R&T Code : 11923 Reorganization/adjustments plan Federal Case No.; Approved in court proceeding
- R&T Code : 11924 Transfer by order of the Securities and Exchange Commission Case No.; Approved in court proceeding
- R&T Code : 11925 Grantors and grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer. ;Transfers between individual(s) and legal entity(ies) in which proportional interest remains the same.
- R&T Code : 11926 Trustees Deed upon sale or Deed in Lieu of Foreclosure.; The grantee was / was not the foreclosing beneficiary. The amount of consideration paid by grantee is \$. The amount of debt with interest is \$. A special tax statement is required to determine if any equity value exists. The tax exemption is for the value of the lien and does not include any equity value.
- R&T Code : 11927 Dissolution of marriage; Transfer between spouses caused by or in anticipation of a divorce. R&T Code : 11928 Grantor is a non-federal government agency; Only applies when the purchaser immediately reconveys the realty to the exempt agency. The two deeds must be concurrent.
- R&T Code : 11929 Grantor is a non-federal government agency; grantee is a non-profit corporation; Does not apply to individuals or private entity(s) granting to a non-profit corporation.
- R&T Code : 11930 Transfer into or out of a trust; Interests transferred outright to, or in trust for the benefit of any person or entity.
- R&T Code : 11930 Inter vivos gift or reason of death; A gift made while someone is alive or the death of any person where their interest is transferred outright.

TAX BILL EXPLANATIONS

The following is a list of common terms used within this report and found on your tax bill along with their definitions/explanations:

AD VALOREM TAX: Ad valorem taxes relating to property taxes are based on the assessed value of real estate property. Property Ad Valorem taxes are the major source of revenue for state and municipal governments. The phrase Ad Valorem is Latin for "according to value". In the case of municipal property taxes, property owners have their property assessed on a periodic basis by a public tax assessor. The assessed value of the property is then used to compute an annual tax, which is levied on the owner by his or her municipality.

HOMEOWNER'S EXEMPTION: The California Constitution provides for the exemption of \$7,000 (maximum) in assessed value from the property tax assessment of any property owned and occupied as the owner's principal place of residence. The exemption reduces the annual property tax bill for a qualified homeowner by up to \$70. (Article XIII Section 3 of the California Constitution, Rev & Tax 218). A qualifying dwelling can be any place you own as your principal place of residence and that is subject to property tax.

VOTER APPROVED BONDS: Under Proposition 13, the property tax rate is fixed at 1% of assessed value *plus any voter approved bonds*. These bonds appear on annual property tax bills as "direct levies". Some common direct levies are:

- Library Services
- Reclamation Districts
- Neighborhood park maintenance
- Delinquent county utility billings
- Weed and hazard abatement charges
- Landscape and Lighting

MELLO-ROOS FACILITIES DISTRICT: The "Mello-Roos Community Facilities Act of 1982" provides an alternative method for any city, county, special district, school district, joint powers of authority, or any municipal corporation for financing certain public capital facilities (with a useful life of five or more years) and/or services, especially in developing areas and areas undergoing rehabilitation. A local government may use these provisions instead of any other method of financing part or all of the cost of providing the authorized kinds of capital facilities and services.

A community facilities district (CFD) may be established to finance any one or more of the following types of services within an area: Police protection services, fire protection and suppression services, ambulance and paramedic services, recreation program services, libraries and 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 services, services with respect to removal or remedial action for the cleanup of any hazardous substance released or threatened to be released into the environment, child care facilities, the construction or undergrounding of water transmission and distribution facilities, natural gas pipeline facilities, telephone lines, facilities for the transmission or distribution of electrical energy, and cable television lines to provide access to those services to customers who do not have access to those services or to mitigate existing visual blight, and the acquisition, improvement, rehabilitation, or maintenance of any real or other tangible property.

By purchasing a property located within a CFD you can expect to be assessed for a Mello-Roos tax which will typically be collected with your general property tax bill. These special tax payments are subject to the same penalties that apply to regular property taxes. If a general tax payment is not made on time, the Facilities District that obtained the lien may withdraw the assessment from the tax roll and commence judicial foreclosure.

Most special taxes levied on properties within these districts have been structured on the basis of density of development, square footage of construction, or flat acreage charges. The act, however, allows for considerable flexibility in the method of apportionment of taxes, and the local agencies may have established an entirely different method of levying the special tax against property in the district in question. When a CFD is established, a maximum amount of bonded indebtedness is authorized. Special taxes also may be levied to pay directly for public facilities and public services at issue. The tax will stay in effect as long as it is needed to pay the expenses of services or until the principal and interest on the bonds are paid off along with any reasonable administrative costs incurred in collecting the special tax or so long as it is needed to pay the expenses of services.

1915 BOND ACT SPECIAL ASSESSMENT DISTRICT: The "Improvement Bond Act of 1915" is a form of public financing that provides an alternative system which allows any city, county, special district, school district, joint powers of authority, or any municipal corporation to form a special assessment district (SAD) for the issuance of bonds to represent and be secured by the assessments to finance the costs and expenses of the work or improvement services usually associated with off-site land improvements, such as roads, curbs, gutters and underground sewer and water infrastructure that will particularly benefit the property.

By purchasing a property located within a SAD you can expect to be levied for a special assessment tax that will typically be collected with your general property tax bill. These special assessment tax payments are subject to the same penalties that apply to regular property taxes. If a general tax payment is not made on time, the Special Assessments District that obtained the lien may withdraw the assessment from the tax roll and commence judicial foreclosure.

Most special assessment taxes levied on properties within these districts have been structured on the basis of density of development, square footage of construction, or flat acreage charges. The act, however, allows for considerable flexibility in the method of apportionment of taxes, and the local agencies may have established an entirely different method of levying the special assessments against property in the district in question.

Most of the time, when a SAD is established, a maximum amount of bonded indebtedness is authorized. When a SAD is activated, an assessment lien is placed against each affected property and a special assessment appears on the property tax bill until the debt is fully paid which can be anywhere from 10, 40 years, or in some cases the assessment is levied in perpetuity.

General obligation (GO) bonds: GO Bonds are loans backed by a state or local government's full faith and credit, generally including its authority to levy taxes, most often property taxes. These bonds are issued upon a 2/3 majority approval of the qualified voters. Frequent issuers of GO bonds are states, counties, cities and school districts. For the local governments, the GO pledge is most commonly a covenant to levy property taxes to repay principal and interest, and therefore, the debt service due on a general obligation bond is supported by property tax collections. GO Bonds are issued to finance the acquisition and construction of public capital facilities and real property.

County Service Area (CSA): The County Service Area Law allows residents or county supervisors to initiate the formation of a County Service Area. A CSA is authorized to provide a wide variety of services, including extended police protection, fire protection, park and recreation facilities, libraries, low power television and translation facilities and services. CSAs also may provide other basic services such as water and garbage collection if they are not already performed on a county wide basis.

Landscape Lighting District: A Landscaping and Lighting District is a flexible tool used by local government agencies to pay for landscaping, lighting and other improvements and services in public areas. It is based on the concept of assessing only those properties that benefit from improvements financed, either directly, or indirectly through increased property values. In order to approve the district, a majority vote of affected property owners through an assessment balloting procedure is required. Once approved, assessments will be placed on property tax bills each year to pay for the improvements and services.

Abatement Districts: An abatement district is created to finance the prevention, mitigation, abatement or control of some type of pest, nuisance or hazard. In addition to abatement districts, California law allows counties and cities to perform weed, rubbish and general nuisance abatement on individual properties at the owner's expense.

Community Services District (CSD): The Community Services District Law allows residents of an unincorporated area to initiate the formation of a CSD which is authorized to provide a wide variety of services, including water, garbage collection, wastewater management, security, fire protection, public recreation, street lighting, mosquito abatement, conversion of overhead utilities to underground, library services, ambulance services, and graffiti abatement.

Street Improvement District: There are several types of street improvement districts that are used by counties to finance the costs of building and maintaining public roads and highways. There is also a financing district that was used to specifically finance the construction of toll roads and toll bridges in the past. Depending upon the type of district, either bonds are raised or a special tax is imposed to finance the improvements / construction. In either case, passage will require approval of 2/3rds of voters residing within the division.

Business Improvement District (BID): A Business Improvement District is a revitalization tool for commercial neighborhoods such as shopping malls and regional business districts. BIDs are public/private sector partnerships that perform a variety of services to improve the image of their cities and promote individual business districts and carry out economic development services by working to attract, retain and expand businesses. To form a BID, the city or county will propose a new district by adopting a resolution of intention that specifies the types of improvements and activities to be financed. A public notice must be provided followed by a public hearing, and if the majority of businesses do not object, the BID is established and an advisory board is appointed.

Assessment Districts (AD): ADs are used on a widespread basis as an alternative method for financing public improvements. More than 30% of the properties in California are part of an Assessment District. An AD is created to finance improvements when no other source of money is available, and are often formed in undeveloped areas and are used to build roads and install water and sewer systems so that new homes or commercial space can be built. Assessment Districts may also be used in older areas to finance new public improvements or other additions to the community.