



DAVIS JOINT UNIFIED SCHOOL DISTRICT

MELLO-ROOS COMMUNITY FACILITIES DISTRICT
No. 2

SPECIAL TAX REPORT-PRELIMINARY

FISCAL YEAR 2015-16

AUGUST, 2015

PURSUANT TO
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

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DAVIS JOINT UNIFIED SCHOOL DISTRICT

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EXECUTIVE SUMMARY

The Davis Joint Unified School District formed Davis Joint Unified School District Community Facilities District Number 2 (CFD #2) on May 24, 1990 for the purpose of financing new and improved school facilities for students generated by new development within the District. CFD #2 was formed after receiving over two-thirds support (on an acreage voting basis) from property owners included within the Community Facilities District. The special tax proceeds from this CFD are being used primarily to finance school construction bonds. To date, seven series of bonds have been issued for an aggregate amount of \$61,445,000.

The Davis Joint Unified School District has conducted eight annexations of property to CFD #2 to date.

This Report summarizes the fiscal year 2015-16 Special Tax, Method of Apportionment, and other related data.

There are currently 4,423 total parcels in CFD #2, which includes subdivided, non-subdivided and tax-exempt parcels. The total annual special tax to be collected within CFD #2 for fiscal year 2015-16 is \$3,175,320.12.

Figure 1, on the following page, summarizes the current and historical Special Tax data.

FIGURE 1 – SUMMARY OF SPECIAL TAX LEVIES BY YEAR

<i>Fiscal Year</i>	<i>Total Parcels</i>	<i>Developed Parcels</i>	<i>Current Year's Tax per Res. SF</i>	<i>Current Year's Tax per C/I SF</i>	<i>Total Tax *</i>	<i>Annual Change</i>	
						<i>Developed Parcels</i>	<i>Total Tax</i>
1994-95	1,487	1,007	\$0.2397	\$0.0360	\$580,771.36		
1995-96	1,804	1,209	\$0.2507	\$0.0376	\$666,967.78	202	\$86,196.42
1996-97	2,109	1,652	\$0.2624	\$0.0393	\$773,079.16	443	\$106,111.38
1997-98	2,484	1,733	\$0.2745	\$0.0411	\$959,840.20	81	\$186,761.04
1998-99	3,099	2,227	\$0.2872	\$0.0430	\$1,290,691.84	494	\$330,851.64
1999-00	3,555	2,809	\$0.3005	\$0.0450	\$1,782,931.92	582	\$492,240.08
2000-01	3,983	3,194	\$0.3144	\$0.0471	\$2,270,354.31	385	\$487,422.39
2001-02	3,986	3,525	\$0.3290	\$0.0493	\$2,686,670.22	331	\$416,315.91
2002-03	4,033	3,617	\$0.3442	\$0.0516	\$2,724,162.86	92	\$37,492.64
2003-04	4,034	3,668	\$0.3602	\$0.0540	\$2,788,160.80	51	\$63,997.94
2004-05	4,081	3,716	\$0.3769	\$0.0565	\$2,828,116.36	48	\$39,955.56
2005-06	4,122	3,783	\$0.3943	\$0.0592	\$2,885,286.60	67	\$57,170.24
2006-07	4,136	3,809	\$0.4126	\$0.0619	\$2,966,191.32	26	\$80,904.72
2007-08	4,216	3,903	\$0.4317	\$0.0648	\$2,974,133.58	94	\$7,942.26
2008-09	4,209	3,908	\$0.4517	\$0.0678	\$2,998,052.82	5	\$23,919.24
2009-10	4,213	3,914	\$0.4726	\$0.0709	\$3,004,949.50	6	\$6,896.68
2010-11 ^[1]	4,205	3,917	\$0.4945	\$0.0742	\$2,960,764.86	3	(\$44,184.64)
2011-12	4,348	3,943	\$0.5174	\$0.0776	\$2,990,959.06	26	\$30,194.20
2012-13	4,378	3,999	\$0.5413	\$0.0812	\$3,054,086.48	56	\$63,127.42
2013-14	4,379	4,064	\$0.5664	\$0.0849	\$3,117,861.48	65	\$63,775.00
2014-15	4,388	4,089	\$0.5926	\$0.0888	\$3,149,588.55	25	\$31,727.07
2015-16	4,423	4,100	\$0.6200	\$0.0930	\$3,175,320.12	11	\$25,731.57

*Notes: The total tax and number of special tax units listed are the amounts submitted to the County Auditors (after any revisions for property changes). The total tax amounts reflect low income tax exemptions, as submitted. In order to meet County Auditor submission requirements, the special tax levy for each parcel with a tax amount that is not evenly divisible by 2 is rounded down to the even penny.

Figure 2 provides a listing of developed residential and commercial area by year.

FIGURE 2 – DEVELOPMENT DETAIL BY YEAR

<i>Fiscal Year</i>	<i>Developed Residential Parcels</i>	<i>Developed Comm./Indust. Parcels</i>	<i>Total Developed Res. SF</i>	<i>Total Developed C/I SF</i>
1994-95	1,005	2	2,554,341	51,000
1995-96	1,207	2	2,897,040	51,000
1996-97	1,650	2	3,767,188	51,000
1997-98	1,731	2	4,037,777	51,000
1998-99	2,223	4	5,212,511	158,583
1999-00	2,803	6	7,084,854	278,358
2000-01	3,182	12	8,609,983	421,577
2001-02	3,510	15	9,678,739	480,937
2002-03	3,600	17	9,957,915	561,557
2003-04	3,650	18	10,127,424	566,552
2004-05	3,698	18	10,252,905	566,552
2005-06	3,760	23	10,389,294	601,677
2006-07	3,781	28	10,624,802	746,654
2007-08	3,868	35	10,662,367	860,036
2008-09	3,876	32	10,686,968	993,527
2009-10	3,881	33	10,701,561	993,527
2010-11	3,885	32	10,714,753	998,722
2011-12	3,911	32	10,782,698	998,722
2012-13	3,967	32	10,899,342	998,722
2013-14	4,030	34	11,110,447	1,042,277
2014-15	4,054	35	11,159,884	1,039,915
2015-16	4,063	37	11,079,647	1,151,272

Note: The developed residential square footage numbers include properties that have qualified for a low income tax exemption.

The total developed residential square footage was lower in 2015-16 than in the previous year due to the County's reclassification of one parcel from residential status to commercial.

Figure 3 presents an analysis of the average size of new residential properties constructed within the CFD.

FIGURE 3 – NET ANNUAL CHANGE IN NEW SFR HOMES AND AVERAGE SIZE

<i>Fiscal Year</i>	<i>Developed Residential Parcels</i>	<i>Developed SFR Parcels</i>	<i>Developed SFR Sq. Feet</i>	<i>Net Annual New SFR Homes in CFD</i>	<i>Average Home Size in Fiscal Yr.</i>	<i>Average Home Size in CFD</i>
1994-95	1,005	900	1,757,165			1,952
1995-96	1,207	1,195	2,248,871	295	1,667	1,882
1996-97	1,650	1,435	2,708,219	240	1,914	1,887
1997-98	1,731	1,695	3,242,763	260	2,056	1,913
1998-99	2,223	2,244	4,415,523	549	2,136	1,968
1999-00	2,803	2,494	4,983,808	250	2,273	1,998
2000-01	3,182	2,913	6,038,459	419	2,517	2,073
2001-02	3,510	3,395	7,747,716	482	3,546	2,282
2002-03	3,600	3,383	7,376,384	(12)	-	2,180
2003-04	3,650	3,484	7,690,596	101	3,111	2,207
2004-05	3,698	3,583	7,986,675	99	2,991	2,229
2005-06	3,760	3,620	8,061,186	37	2,014	2,227
2006-07	3,781	3,662	8,175,684	42	2,726	2,233
2007-08	3,868	3,669	8,195,343	7	2,808	2,234
2008-09	3,876	3,672	8,208,797	3	4,485	2,236
2009-10	3,881	3,678	8,226,234	6	2,906	2,237
2010-11	3,885	3,681	8,238,210	3	3,992	2,238
2011-12	3,911	3,691	8,288,278	10	5,007	2,246
2012-13	3,967	3,749	8,407,649	58	2,058	2,243
2013-14	4,030	3,811	8,513,718	62	1,711	2,234
2014-15	4,054	3,833	8,556,479	22	1,944	2,232
2015-16	4,100	3,846	8,589,642	13	2,551	2,233

TAX DETAIL BY PROPERTY TYPE

The following table summarizes the 2015-16 special tax levies by property type. In addition to presenting an analysis of levies collected from various types of property, this information is provided to bond-holders and is used for disclosure purposes.

FIGURE 4 – SUMMARY OF SPECIAL TAX LEVIES BY PROPERTY TYPE

<i>Property Type</i>	<i>Developed Parcels</i>	<i>Residential Square Feet</i>	<i>Comm/Indust. Square Feet</i>	<i>Tax Levy</i>
Single Family Residential	3,846	8,589,642	-	2,578,726
Multi-Family Residential (2-4 units)	10	23,969	-	7,759
Condominium	167	183,071	-	60,052
Mobile Home, separate parcel	-	-	-	-
Commercial/industrial	20	-	703,265	45,115
Office	14	-	322,044	18,179
Vacant, mapped	-	-	-	-
Other, pcl that is not in other class	-	-	-	-
Parking lot/self storage	2	-	113,775	7,043
Multi-Family Residential (5+ units)	26	2,269,455	-	458,445
Agricultural	-	-	-	-
Golf course	-	-	-	-
Mobile Home Park	-	-	-	-
Joined	-	-	-	-
Not taxable	15	13,510	12,188	-
TOTALS	4,100	11,079,647	1,151,272	\$3,175,320.12

Notes:

Property types as defined by Assessor usecodes.

FISCAL YEAR 2015-16 SPECIAL TAX

SPECIAL TAX COSTS AND EXPENDITURES

Figure 5 provides the Special Tax levy expenditures for fiscal Year 2015-16.

FIGURE 5 – SUMMARY OF SPECIAL TAX EXPENDITURES

	Fiscal Year 2015-2016	
Beginning Balance	\$6,336,313	
Contribution To / From CFD No. 2 Fund	\$3,175,320	
Interest Income	\$13,367	
		\$9,525,000
Bond Requirements		
Principal Repayment	\$1,770,000	
Interest Expense	\$786,256	
Administrative Expenses	\$4,022	
Trsf to Facility Projects	\$154,026	
Less: Credits	\$0	
		\$2,714,304
Ending Balance		\$6,810,696
Total Annual Special Tax:		\$3,175,320

OUTSTANDING BONDS

As indicated previously, seven series of Mello-Roos bonds have been issued. Figure 6 below summarizes the bond issuance and outstanding principal balances as of August 31, 2014, to reflect the principal activity generated by the Series 2012 refunding bonds issued in May, 2012.

FIGURE 6 – BOND ISSUANCES AND PRINCIPAL BALANCES

<i>Bond Series</i>	<i>Original Principal</i>	<i>Outstanding Balance</i>
Series 1993 ^[1]	\$3,620,000	\$0
Series 1995 ^[1]	\$3,840,000	\$0
Series 1997 ^[2]	\$3,745,000	\$0
Series 1998 ^[2]	\$7,290,000	\$0
Series 2001 ^[2]	\$14,500,000	\$0
Series 2004	\$11,000,000	\$7,765,000
Series 2012	\$17,450,000	\$14,885,000
Total, CFD 2	\$61,445,000	\$22,650,000

^[1] Partially refunded by Series 1998 bond issue, as follows:

Series 1993: \$2,910,000 refunded by Series 1998 bond issue

Series 1995: \$3,040,000 refunded by Series 1998 bond issue

^[2] Fully defeased as of June 2012 by 2012 Refunding Bonds

DELINQUENCIES

As shown in Figure 7, delinquencies for CFD No. 2 were 0.35% of total special taxes levied for 2014-15 special taxes levied for parcels in Yolo County. The District participates in the "Teeter Plan" with the County of Yolo whereby the County pays all delinquent special taxes to the District and in return the County institutes collection proceedings and, when collected, keeps all delinquent payments with interest and penalties. This plan allows the District to maintain reliable special tax revenues and reduces the cost of collection.

The District reviews the County of Yolo Tax Collector's public records annually by June 30 to determine the amount of special tax revenues and delinquencies during the fiscal year. If the amount of collections is less than 95% of the amount of special tax levy in such fiscal year, the School District has covenanted with bondholders to institute foreclosure proceedings not later than October 31 to enforce the lien against delinquent installments.

The District is also obligated to institute foreclosure proceedings in the case of a single property owner who is delinquent by more than \$25,000.

FIGURE 7 – DELINQUENCY DATA

	<i>FY 2014-15 Levies</i>
Total Developed Parcels	4,046
Number of Delinquent Parcels	14
Percent of Parcels Delinquent	0.35%
Total Special Tax Levied	\$3,149,588.55
Total Special Taxes Delinquent	\$10,989.19
Percent of Special Tax Delinquent	0.35%

ADMINISTRATION OF COMMUNITY FACILITIES DISTRICT

GENERAL ADMINISTRATIVE REQUIREMENTS

The Mello-Roos Community Facilities District Act of 1982 (the Act) requires that a Special Tax Report be prepared annually to identify the Special Tax Rate for all parcels to be assessed in the upcoming fiscal year. The levy data must subsequently be filed with the County Auditor prior to the second Tuesday in August for inclusion on property tax bills.

After submission of the Special Tax levies, the final levies should be confirmed with the County Auditor prior to the preparation of tax bills, which typically occurs in October. The Special Tax is collected in two equal installments on the tax bills that are due on December 10 and April 10.

DELINQUENCY PROCEDURES

As noted, the District is participating in the County of Yolo Teeter Plan, so the delinquent revenues are prepaid by the County. The delinquency rate for the 2014-15 special tax levies was 0.35% for Yolo County. Since no property owner is currently delinquent by an amount in excess of \$25,000, and the delinquency rate on the special taxes is below the 5% threshold the bond covenants, there is no requirement to commence foreclosure proceedings at this time. Moreover, the special taxes are anticipated to remain on the Teeter Plan.

NOTICES OF SPECIAL TAX LIEN

The Act states "For purposes of enabling sellers of real property subject to the levy of special taxes to satisfy the notice requirements of subdivision (b) of Section 1102.6 of the Civil Code, the designated office, department, or bureau shall furnish a Notice of Special Tax to any individual requesting the notice or any owner of property subject to a special tax levied by the local agency within five working days so receiving a request for such notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars." A copy of this notice is included in Appendix B of this Report.

In addition, any developer, subdivider or his or her agent or representative shall not sell, or lease any property subject to the Special Tax until the prospective purchaser or lessee has been furnished with and signed a written notice of special tax lien similar to that shown in Appendix B of this Report.

This notice is designed to clearly and accurately provide information about the special tax and the levy for the subject property.

SCI Consulting Group has developed a custom software system that will look up any property in the District and, among other functions, print customized notices of special tax lien. This software is included as a standard component of our administrative services.

REPORTING REQUIREMENTS

PUBLIC INFORMATION

Property owners and other interested persons can obtain information regarding special tax levies and other information by contacting the District or SCI Consulting Group at telephone number (800) 273-5167. The telephone number for SCI Consulting Group is also included with property tax bills.

ASSESSOR AND AUDITOR FILING AND REPORTING

Pursuant to the Act, all special tax levies for the upcoming fiscal year must be filed with the County Auditor by August 10. In addition, the Mello-Roos Community Facilities Annual Report must be filed within 120 days after the last day of the fiscal year. The report and special tax levies will be submitted and confirmed for the fiscal year 2015-16.

CDIAC REPORTING

Article 53359.5 of the Act stipulates that any bonds sold on or after January 1, 1993 must provide the California Debt and Investment Advisory Commission (CDIAC) with annual reports not later than October 30, including the following information:

1. The principal amount of any bonds outstanding.
2. The balance in the bond reserve fund.
3. The balance in the capitalized interest fund, if any.
4. The number of parcels which are delinquent with respect to their special tax payments, the amount that each parcel is delinquent, the length of time that each has been delinquent, and when foreclosure was commenced for each delinquent parcel.
5. The balance in any construction funds.
6. The assessed value of all parcels subject to the special tax to repay the bonds as shown on the most recent equalized roll.

As noted, CDIAC reports are prepared annually.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For any parcels that became developed Commercial Property or developed Residential Property between June 1, 2014 and May 31, 2015, the special tax rate is as follows:

Residential Property:	\$0.6200 per square foot
Commercial Property	\$0.0930 per square foot
Industrial Property:	\$0.0930 per square foot
Undeveloped Property:	\$0.0

Any parcels within for which building permits were not issued as of June 1, 2015 are not taxed under CFD No.2 in the 2015-16 fiscal year. These parcels are shown with a \$0 Annual Special Tax on the Tax Roll. Any governmentally owned parcels are listed with zero Special Tax. In addition, any qualifying low income housing parcels that filed an application between May 15 and June 15 shall be exempt from the special tax.

The tax rate for property that became developed property and was taxed for the first time in previous fiscal years is summarized in Figure 8. This table also displays the expected tax rate for future fiscal years if the tax is escalated at the maximum rate of 4.63% per year.

FIGURE 8 – HISTORICAL AND EXPECTED TAX RATES

<i>CFD #2 Tax Rates, Developed Property</i>		
<i>First Year*</i>	<i>Residential</i>	<i>Commercial/Industrial</i>
1990	0.2000	0.0300
1991	0.2093	0.0314
1992	0.2190	0.0328
1993	0.2291	0.0344
1994	0.2397	0.0360
1995	0.2507	0.0376
1996	0.2624	0.0393
1997	0.2745	0.0411
1998	0.2872	0.0430
1999	0.3005	0.0450
2000	0.3144	0.0471
2001	0.3290	0.0493
2002	0.3442	0.0516
2003	0.3602	0.0540
2004	0.3769	0.0565
2005	0.3943	0.0592
2006	0.4126	0.0619
2007	0.4317	0.0648
2008	0.4517	0.0678
2009	0.4726	0.0709
2010	0.4945	0.0742
2011	0.5174	0.0776
2012	0.5413	0.0812
2013	0.5664	0.0849
2014	0.5926	0.0888
2015	0.6200	0.0930

* The year in which a developed property is first taxed within CFD No.2. For example, residential property that received a building permit between June 2, 1995 and June 1, 1996 would be taxed at the 1996 rate of \$0.2624 per square foot.

The Rate and Method of Apportionment for CFD No. 2 is included on the following pages.

DISTRICT BOUNDARY DIAGRAMS

APPENDIX A – SPECIAL TAX ROLL, FY 2015-16

The tax roll listing the fiscal year 2015-16 Special Tax for all Assessor's Parcels of land within the boundaries of the Community Facilities District Number 2 (CFD No.2) of the Davis Joint Unified School District has been filed with the District and is included herein by reference. The tax attributed to each parcel was computed in accordance with the Rate and Method of Apportionment of Special Tax included in the Section of this Report titled RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.

APPENDIX B – NOTICE OF SPECIAL TAX LIEN, FY 2015-16

NOTICE OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2
DAVIS JOINT UNIFIED SCHOOL DISTRICT
COUNTY OF YOLO, CALIFORNIA

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

This information is Valid
Through June 30, 2016.

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 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 annual special tax which may be levied against this parcel to pay for public facilities is... during the 2015-16 tax year. Except as provided below, the amount levied against this parcel in subsequent years will remain constant until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 30th tax year. In the event that a building permit for residential construction on the property for an increase in the residential assessable space in excess of 500 square feet is issued, the maximum annual special tax will be increased by an amount equal to the net increase in residential area times the residential special tax rate in effect in the tax year that such building permit is issued.
(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, to the extent that financing is available, are:
1) The repair, rehabilitation, modification and expansion of existing elementary and secondary school facilities;
2) The acquisition of sites and the construction of elementary and secondary school facilities with related appurtenances and support structures;
3) The acquisition of sites and the construction of non-school facilities to support District operations; and
4) The acquisition of related equipment and furnishings; all necessary to meet student population demands.

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

In addition, the special taxes may be used to pay for costs of the following services: None

YOU MAY OBTAIN A COPY OF THE RESOLUTION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIED MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE DAVIS JOINT UNIFIED SCHOOL DISTRICT BY CALLING 757-5300 ext. 122. 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 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.

DATE _____

NOTICE OF SPECIAL TAX - UNDEVELOPED PARCEL

**COMMUNITY FACILITIES DISTRICT NO. 2
DAVIS JOINT UNIFIED SCHOOL DISTRICT
COUNTY OF YOLO, CALIFORNIA**

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

**This information is Valid
Through June 30, 2016.**

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 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 annual special tax which may be levied against this parcel to pay for public facilities is estimated to be \$.6200 per square foot of residential construction if a building permit is issued for the construction of a residence on the property by June 1, 2015. This amount will be charged on an annual basis commencing during the 2015-16 tax year and will remain constant until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 30th year. In the event a building permit is issued for a residence on the property after June 1, 2015 but on or before June 1, 2016, it is estimated that the maximum annual special tax to be levied on this parcel, commencing during the 2016-17 tax year will be \$.6487 per square foot of residential construction. This amount will be charged on an annual basis and will remain constant until all of the authorized facilities are built and all special tax bonds are repaid, but in any case not after the 30th year. The maximum annual tax in fiscal year 2015-16 for commercial/industrial construction with a building permit issued prior to June 1, 2015 is \$.0930 per square foot of commercial/industrial construction.
- (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, to the extent that financing is available, are:
 - 1) The repair, rehabilitation, modification and expansion of existing elementary and secondary school facilities;
 - 2) The acquisition of sites and the construction of elementary and secondary school facilities with related appurtenances and support structures;
 - 3) The acquisition of sites and the construction of non-school facilities to support District operations; and
 - 4) The acquisition of related equipment and furnishings; all necessary to meet student population demands.

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

In addition, the special taxes may be used to pay for costs of the following services: None

YOU MAY OBTAIN A COPY OF THE RESOLUTION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIED MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE DAVIS JOINT UNIFIED SCHOOL DISTRICT BY CALLING 757-5300 ext. 122. 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 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.

DATE _____

