

CITY OF ANAHEIM

COMMUNITY FACILITIES DISTRICT NO. 1989-1

**ADMINISTRATION REPORT
FISCAL YEAR 2010-11**

JULY 7, 2010

Public Finance
Facilities Planning
Urban Economics

Newport Beach
Riverside
San Francisco

CITY OF ANAHEIM

COMMUNITY FACILITIES DISTRICT NO. 1989-1

ADMINISTRATION REPORT
FISCAL YEAR 2010-11

Prepared for

CITY OF ANAHEIM
200 South Anaheim Boulevard
Anaheim, California 92805

Prepared by

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INTRODUCTION

This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 1989-1 ("CFD No. 1989-1") of the City of Anaheim (the "City") resulting from the sale of \$6,355,000 in special tax bonds in June 1989 (the "1989 Bonds"). CFD No. 1989-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982 (the "Act"), as amended. The Act provides a method for the financing of certain public capital facilities and services. The 1989 bonds, which were refunded in 1995, were issued for purposes of acquiring, designing and constructing certain roadway and police substation facilities necessitated by development within the community facilities district. The bonded indebtedness of CFD No. 1989-1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the special tax. In calculating the special tax liability for Fiscal Year ("FY") 2010-11, this report examines the current and prior fiscal years' financial obligations as well as development status within the district.

This report is organized into the following sections:

- Section I - Background
- Section II –Special Tax Requirement
- Section III – Special Tax Rates
- Section IV – Special Tax Classifications and Development Update
- Section V – Delinquent Special Taxes
- Section VI – Funds and Accounts
- Section VII - Disclosure Reports and Notices

I. BACKGROUND

CFD LOCATION AND BOUNDARIES

CFD No. 1989-1 (commonly known as "Sycamore Canyon") encompasses approximately 329 acres located in the eastern portion of the City of Anaheim, in the Weir Canyon Area, just south of State Route 91. A copy of the boundary map is included in Exhibit A.

CFD FORMATION

On December 20, 1988 the City Council of the City of Anaheim (the "City") acting on behalf of CFD No. 1989-1 adopted a resolution of intention to establish the CFD, authorize the levy of special taxes, and incur bond indebtedness in an amount not to exceed \$12,500,000. A public hearing was held on February 21, 1989 and immediately thereafter an election conducted in which the qualified electors voted to authorize the issuance of up to \$6,710,000 in bonds and approved the levy of special taxes.

CFD BONDED INDEBTEDNESS

Special tax bonds in the amount of \$6,335,000 were issued in June 1989 (the "1989 Bonds"). In March 1995, the 1989 Bonds were refunded in connection with the issuance of \$17,420,000 in Local Agency Revenue Bonds (the "1995 Authority Bonds") by the Anaheim Public Financing Authority (the "Authority"). A portion of the proceeds from the sale of the 1995 Authority Bonds were used to purchase district refunding bonds referred to herein as the "1995 Local Obligation Bonds for CFD No. 89-1." The principal amount of the 1995 Local Obligation Bonds for CFD No. 1989-1 was \$5,792,745. In May 2004, the 1995 Authority Bonds and the 1995 Local Obligation Bonds for CFD No. 1989-1 were refunded in connection with the issuance of \$11,210,000 in Local Agency Revenue Bonds (the "2004 Authority Bonds") issued by the Authority. As was the case with the initial Authority refunding structure, a portion of the proceeds from the sale of the 2004 Authority Bonds were used to purchase district refunding bonds which are known as the "2004 Local Obligation Bonds for CFD No. 1989-1." The original principal amount of the 2004 Local Obligation Bonds for CFD No. 1989-1 was \$4,220,000.

FACILITIES FINANCED BY CFD No. 1989-1

A general description of the facilities authorized to be funded by CFD No. 1989-1 is listed below.

- Improvements to Weir Canyon Road and Serrano Avenue within CFD No. 1989-1;
- Improvements to Santa Ana Canyon Road including widening from Imperial Highway to East Hills (Bauer Ranch);
- A contribution to the police station site and facilities located on Santa Ana Canyon Road;
- A contribution to a library site located on Santa Ana Canyon Road; and
- Acquisition of land located at the southerly terminus of Dream Street for purposes of public recreation facilities.

II. SPECIAL TAX REQUIREMENT

The FY 2010-11 special tax requirement for CFD No. 1989-1 is \$555,287. The special tax requirement is a function of any surplus or deficit from FY 2009-10, debt service through calendar year 2011, projected administrative expenses, projected earnings, and projected delinquencies. The debt service schedule is included in Exhibit B. The FY 2010-11 special tax requirement is shown in Table II-1 and the percentage allocation of budgeted expenditures by line item is shown in Graph II-1 below.

TABLE II-1

**CITY OF ANAHEIM CFD NO. 1989-1
FISCAL YEAR 2010-11
SPECIAL TAX REQUIREMENT**

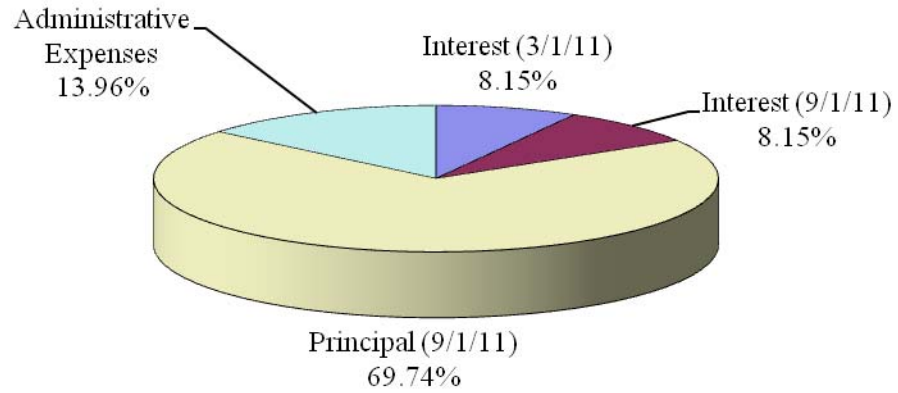
Fund Balances as of May 31, 2010		\$596,056
Special Tax Fund	\$596,048	
Bond Fund	\$0	
Surplus Reserve Funds ¹	\$8	
Remaining Fiscal Year 2009-2010 Sources of Funds		\$17,829
Pending Special Tax Deposits ²	\$2,788	
Authority Surplus	\$15,041	
Remaining Fiscal Year 2009-2010 Obligations		(\$509,467)
Interest Due September 1, 2010	(\$65,447)	
Principal Due September 1, 2010	(\$430,000)	
Administrative Expenses	(\$14,020)	
Estimated Fiscal Year 2009-2010 Surplus / (Draw on Reserve Fund)		\$104,418
Budgeted Fiscal Year 2010-2011 Expenditures		(\$659,705)
Interest Due March 1, 2011	(\$53,749)	
Interest Due September 1, 2011	(\$53,749)	
Principal Due September 1, 2011	(\$460,000)	
County Collection Charge	(\$2,207)	
Administrative Expenses	(\$90,000)	
Delinquency Contingency	\$0	
Fiscal Year 2010-2011 Special Tax Requirement		\$555,287

¹ Reserve Funds in excess of the Reserve Fund Requirement.

² Special taxes collected but not yet remitted by the County.

Graph II-1

**COMMUNITY FACILITIES DISTRICT NO. 1989-1
FISCAL YEAR 2010-2011 BUDGETED EXPENDITURES**



III. SPECIAL TAX RATES

The Rate and Method of Apportionment of Special Tax (the "RMA") contains the special tax apportionment methodology. A copy of the RMA is included in Exhibit C. The RMA apportions the special tax requirement in four steps as follows:

- First, the special tax is levied against each parcel of Developed Property³ up to 87% of the applicable special tax rate set forth in Table 1 of the RMA and up to \$1,493 per acre of Undeveloped Property⁴. If the resulting special taxes are less than the special tax requirement, the second step is applied.
- Second, the special tax is on each parcel of Undeveloped Property is increased from the amount calculated pursuant to the first step up to \$7,300 per acre. Again, if the resulting special taxes are less than the special tax requirement, the third step is applied.
- Third, the special tax is on Developed Property is increased from the amounts calculated pursuant to the first step up to 100% of the applicable Table 1 rates.
- Fourth, if still additional special taxes are needed, the special tax on each parcel of Developed Property is increased from the amount calculated pursuant to the third step up to the Based Maximum Special Tax.

The special tax requirement set forth in Section III of this report is fully funded with a levy equal to 66.55% of the amounts prescribed in the first step above. Total special taxes equal \$959,044⁵. The FY 2010-11 special tax rates are shown in Table III-1 on the following page. Graph III-1 depicts the trend of actual special tax rates during the last ten fiscal years. The Special Tax Roll, which lists the actual special tax levied against each parcel, is shown in Exhibit D.

BILLING AND COLLECTION OF SPECIAL TAXES

CFD No. 89-1 special taxes are billed and collected, along with regular property taxes, by the Treasurer Tax Collector of the County of Orange. In accordance with the Act, the special taxes are submitted to the Auditor-Controller of the County of Orange in August each year. As required by the County of Orange, the submittal package includes a certified copy of the ordinance authorizing the levy of the special taxes along with the list of special taxes by Assessor's Parcel Number in the specified electronic format. The County of Orange has assigned District Code 051 - Tax Code R7 to CFD No. 1989-1. The special taxes are remitted by the Treasurer Tax Collector in accordance with the following schedule:

- | | | | |
|----------------------|-------------|----------------------|----------|
| • Secured Payment #1 | November 10 | • Secured Payment #5 | March 16 |
| • Secured Payment #2 | December 8 | • Secured Payment #6 | April 27 |
| • Secured Payment #3 | December 22 | • Secured Payment #7 | May 25 |
| • Secured Payment #4 | January 19 | • Secured Payment #8 | July 13 |

³ Developed Property is defined as any parcel for which a building permit has been issued as of March 1 of the fiscal year preceding the fiscal year for which the special tax is being levied.

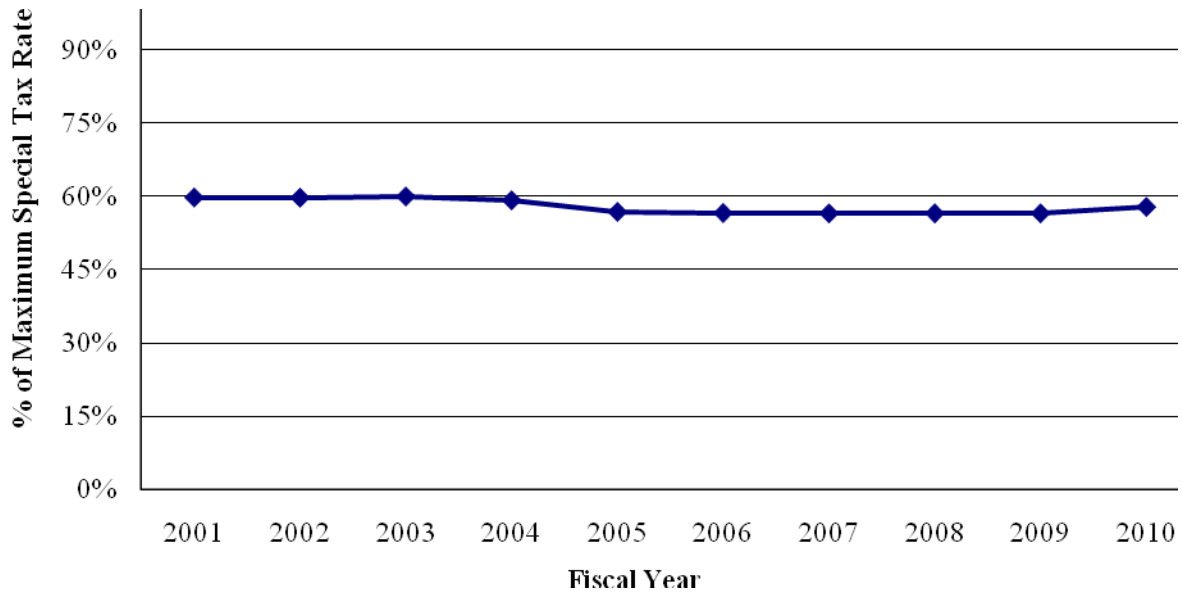
⁴ Undeveloped Property includes all taxable property which is not classified as Developed Property.

⁵ Determined by application of Steps 1, 2, and 3.

**TABLE III-1
CITY OF ANAHEIM CFD NO. 1989-1
SPECIAL TAX RATES**

TAX CLASS	LAND USE	FY 2010-11 SPECIAL TAX	FY 2009-10 SPECIAL TAX
1	SINGLE FAMILY DETACHED (> 2,100 SF)	\$739.38	\$722.96
2	SINGLE FAMILY DETACHED (1,700 – 2,100 SF)	\$633.42	\$619.36
3	SINGLE FAMILY DETACHED (< 1,700 SF)	\$528.04	\$516.32
4	CONDOMINIUM	\$316.72	\$309.68
5	APARTMENT	\$211.34	\$206.64
6	COMMERCIAL/INDUSTRIAL ACRE	\$2,157.33	\$2,109.45
7	RELIGIOUS PROPERTY ACRE	\$1,042.20	\$1,019.06

**Graph III-1
COMMUNITY FACILITIES DISTRICT NO. 1989-1
TREND OF ACTUAL SPECIAL TAX RATES DURING THE LAST TEN FISCAL YEARS**



MAXIMUM SPECIAL TAX

The Maximum Special Tax for a parcel of Developed Property is equal to the greater of (i) the Base Maximum Special Tax or (ii) the applicable special tax rate set forth in Table 1 of the RMA. The Base Maximum Special Tax is equal to \$0.16 per square foot of land or \$6,969.60 per acre. The Table 1 special tax rates vary by land use type and by building square footage in the case of single family residential homes and are shown in Table III-2 below.

TABLE III-2

**CITY OF ANAHEIM CFD NO. 1989-1
TABLE 1 SPECIAL TAX RATES**

TAX CLASS	LAND USE	TABLE 1 SPECIAL TAX
1	SINGLE FAMILY DETACHED (> 2,100 SF)	\$1,277.00
2	SINGLE FAMILY DETACHED (1,700 – 2,100 SF)	\$1,094.00
3	SINGLE FAMILY DETACHED (< 1,700 SF)	\$912.00
4	CONDOMINIUM	\$547.00
5	APARTMENT	\$365.00
6	COMMERCIAL/INDUSTRIAL ACRE	\$3,726.00
7	RELIGIOUS PROPERTY ACRE	\$1,800.00
8	UNDEVELOPED ACRE	\$7,300.00

IV. SPECIAL TAX CLASSIFICATIONS AND DEVELOPMENT STATUS

SPECIAL TAX CLASSIFICATIONS

The RMA establishes seven Developed Property special tax classifications based on land use type and building square footage in the case of single family residential homes. The Developed Property classifications are shown in Table IV-1 below.

TABLE IV-1**CITY OF ANAHEIM CFD NO. 1989-1
DEVELOPED PROPERTY CLASSIFICATIONS**

TAX CLASS	DESIGNATION	BUILDING SQUARE FOOTAGE
1	SINGLE FAMILY DETACHED	> 2,100 SF
2	SINGLE FAMILY DETACHED	1,700 - 2,100 SF
3	SINGLE FAMILY DETACHED	< 1,700 SF
4	CONDOMINIUM	N/A
5	APARTMENT	N/A
6	COMMERCIAL/INDUSTRIAL ACRE	N/A
7	RELIGIOUS PROPERTY ACRE	N/A

As footnoted previously, Developed Property includes all parcels for which a building permit was issued as of the March 1 preceding the fiscal year for which the special tax is being levied. Hence, all property in CFD No. 1989-1 for which building permits were issued prior to March 1, 2010 will be classified as Developed Property in FY 2010-11. All remaining property that is subject to the special tax, if any, will be classified as Undeveloped Property.

DEVELOPMENT STATUS

CFD No. 1989-1 is "built-out." In other words, all of the land has been subdivided and is in its final configuration and a building permit has been issued for each parcel that is subject to the special tax. As shown in Table IV-2 below, CFD No. 1989-1 includes a total of 1,204 residential dwelling units, 11.98 acres of Commercial/Industrial Property, and 14.61 acres of Religious Property.

TABLE IV-2

**CITY OF ANAHEIM CFD NO. 1989-1
CUMULATIVE DEVELOPED PROPERTY**

TAX CLASS	LAND USE	BUILDING SQUARE FOOTAGE	FY 2010-11 (UNITS/ACRES)
1	SINGLE FAMILY DETACHED	> 2,100 SF	209
2	SINGLE FAMILY DETACHED	1,700 - 2,100 SF	237
3	SINGLE FAMILY DETACHED	< 1,700 SF	80
4	CONDOMINIUM	N/A	228
5	APARTMENT	N/A	450
6	COMMERCIAL/INDUSTRIAL ACRE	N/A	11.98
7	RELIGIOUS PROPERTY ACRE	N/A	14.61

RELIGIOUS PROPERTY

Pursuant to a resolution adopted by the City Council in February 1993, the application of the special tax as to property owned by religious organizations was clarified to establish an exemption for unimproved property. Property which is improved with buildings that can accommodate in excess of six persons and/or facilities incident to such buildings (e.g., parking lots) will be classified as Religious Property and be subject to the special tax.

On January 1, 2000 the City issued a building permit to The Garden Church for the construction of a 6,000 square foot fellowship hall with adjacent parking facilities. The fellowship hall is located on Assessor's Parcel Number 354-321-01 with a gross acreage of 33.73 acres. According to the site plan, 19.12 of the 33.73 acres will not be improved with buildings and/or facilities incident to buildings, and therefore, only the remaining 14.61 acres is classified as Religious Property.

V. DELINQUENT SPECIAL TAXES

As of June 16, 2010, the County had collected \$528,963 of the \$542,954 in special taxes levied for FY 2009-10 resulting in a delinquency rate of 2.58 percent, as presented in Table V-1 below. Subject to the foreclosure covenant provisions discussed below, delinquent special taxes are subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem property taxes. Graph V-1 illustrates the trend of special tax delinquencies in recent years. Of the 758 parcels that were subject to the special tax, 35 failed to pay all or some of the FY 2009-2010 special taxes in a timely manner. A detailed report of delinquent parcels is included as Exhibit E.

TABLE V-1

**CITY OF ANAHEIM CFD NO. 1989-1
SPECIAL TAX DELINQUENCIES SUMMARY**

FISCAL YEAR	AMOUNT ENROLLED	CURRENT AMOUNT DELINQUENT	CURRENT PARCELS DELINQUENT	CURRENT PERCENT DELINQUENT
2009-2010	\$542,954	\$13,990	35	2.58%
2008-2009	\$542,954	\$4,440	9	0.82%
2007-2008	\$542,954	\$671	2	0.12%
2006-2007	\$543,639	\$310	1	0.06%

FORECLOSURE COVENANT

In the event of a delinquency in the payment of any installment of special taxes, CFD No. 1989-1 is authorized by the Act to order institution of an action in the Superior Court of the State to foreclose any lien therefore. In such action the real property subject to the special taxes may be sold at a judicial foreclosure sale. However, such judicial foreclosure proceedings are not mandatory. If the total special tax delinquency in a fiscal year is less than five percent (5.0%) of the total special taxes levied in such fiscal year, CFD No. 1989-1 is not required to order foreclosure proceedings. Notwithstanding the foregoing, CFD No. 1989-1 has covenanted in the Fiscal Agent Agreement by and between the City and U.S. Bank National Association (the "Agreement") that it will commence judicial foreclosure proceedings if any single property owner is delinquent in the payment of more than \$2,500 in special taxes, within 150 days following the date of notice of the delinquency. As indicated in Exhibit E, the FY 2009-10 delinquency rate is less than five percent (5.0%) and there are no parcels with delinquent special taxes in excess of \$5,000. All parcels with delinquent special taxes are owned by individual homeowners.

VI. FUNDS AND ACCOUNTS

DESCRIPTION OF FUNDS AND ACCOUNTS

FISCAL AGENT AGREEMENT - CFD No. 1989-1

Five funds for CFD No. 1989-1 were established under the Agreement. These funds included the Special Tax Fund, Administrative Expense Fund, Bond Fund, Reserve Fund, and Rebate Fund. The Bond Fund was created exclusively for the payment of principal and interest and any premium on the bonds. The Reserve Fund was established exclusively to ensure payment of interest and principal due on the 2004 Local Obligation Bonds in the event of a deficiency in the Bond Fund. The Reserve Requirement is equal to seven percent of the original aggregate principal amount of the 2004 Authority Bonds or \$295,400. Any amount in excess of the Reserve Requirement shall be transferred to the Bond Fund. One half of the Reserve Requirement is funded in cash and one half is secured by a surety bond.

INDENTURE - ANAHEIM PUBLIC FINANCING AUTHORITY

The Indenture of Trust by and between the Authority and U.S. Bank National Association (the "Indenture") established five funds for the Authority consisting of the Program Fund, Revenue Fund, Cost of Issuance Fund, Bond Fund, and Rebate Fund. The Program Fund was established under the Indenture to purchase the 2004 Local Obligation Bonds. On the date of issuance of the 2004 Authority Bonds, the Trustee withdrew from the Program Fund the amount of \$11,132,371.30 and applied such amount to the purchase of the 2004 Local Obligation Bonds. The Costs of Issuance Fund was created exclusively to pay the costs of issuance of the 2004 Authority Bonds. This fund will be maintained until the Fiscal Agent receives a certificate stating all such costs have been paid.

All interest paid pursuant to the 2004 Authority Bonds and investment income from the funds and accounts established under the Indenture, except for the Reserve Fund, will be promptly deposited by the Trustee in the Revenue Fund. Moneys on deposit in the Revenue Fund will be transferred to the Bond Fund to be applied to the payment of the principal and interest with respect to the Authority bonds. The Bond Fund was established exclusively to pay principal and interest on the 2004 Authority Bonds.

FLOW OF FUNDS

CFD No. 1989-1

All receipts from the annual collection of special taxes for CFD No. 1989-1 are deposited in the Special Tax Fund, which is held in trust by the Treasurer of the City. The Agreement instructs the Treasurer to transfer Special Tax Funds in the amount and priority set forth below:

- 1. Administrative Expense Fund** - a prorata amount equal to the budgeted administrative expenses of CFD No. 1989-1 for the current fiscal year; and

2. **Bond Fund** - an amount sufficient to pay all interest and principal due on the 2004 Local Obligation Bonds for CFD No. 1989-1 through the September 1 following the current fiscal year.

Money held in any of the aforementioned funds and accounts can be invested by the Fiscal Agent at the direction of the City and in conformance with the limitations set forth in the Agreement. Investment earnings, if any, will generally be applied to the fund or account for which the investment is made. In the event that the balance in the Reserve Fund exceeds the Reserve Requirement, investment earnings will be transferred to the Bond Fund.

AUTHORITY

All of the interest and principal payments the 2004 Local Obligation Bonds for CFD No. 1989-1 and investment earnings received by the Authority (the "Revenues") are used to secure the payment of the principal, premium, and interest on the 2004 Authority Bonds. The Indenture instructs the Authority to deposit all of the Revenues collected or received by the Authority to the Revenue Fund. The Indenture provides instructions to the Trustee to transfer Revenue Funds in the manner and priority set forth below:

1. **Bond Fund** - an amount sufficient to pay interest on the 2004 Authority Bonds when they become due and payable; and
2. **CFD Special Tax Funds** – a prorata share shall be deposited into the Special Tax Fund. The Revenue Fund, allocated to CFD No. 1989-1 will be used to reduce the amount of the special tax levy in the succeeding fiscal year.

ACCOUNT BALANCES

The funds and accounts relating to CFD No. 1989-1 established by the Agreement and the Indenture have the balances shown in Table III-1 on the following page:

TABLE VI-1	
CITY OF ANAHEIM CFD NO. 1989-1	
ACCOUNT BALANCES	
AS OF MAY 31, 2010	
Administrative Expense Fund	\$979.65
Bond Fund	\$0.00
Reserve Fund	\$147,708.23
Special Tax Fund	\$596,047.51

VII. DISCLOSURE REPORTS AND NOTICES

CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION YEARLY FISCAL STATUS REPORT

Pursuant to Section 53359.5 of the Act, CFD No. 1989-1 is required to prepare and submit an annual report to the California Debt and Investment Advisory Commission (the "CDIAC") by October 30 of each year. The report contents are as follows:

1. The principal amount of 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 taxes, the amount that each parcel is delinquent, the length of time that each has been delinquent, and if and when foreclosure was commenced for each delinquent parcel;
5. The balance of any construction funds, if any; and
6. The assessed value of all parcels subject to special tax to repay the bonds as shown on the most recent equalized roll.

A copy of the FY 2009-2010 CDIAC report for CFD No. 1989-1 is attached hereto as Exhibit F.

REPORT OF SPECIAL TAX REVENUES, EXPENDITURES, AND STATUS OF IMPROVEMENTS

Pursuant to Government Code Section 50075.3, an annual report of revenues, expenditures, and the status of improvements funded thereby must be filed in connection with all special tax measures approved on or after January 1, 2001. CFD No. 1989-1 is, therefore, exempt from this requirement.

CONTINUING DISCLOSURE REPORT

A separate annual report (the "Report") is prepared pursuant to the Continuing Disclosure Agreement executed by the Authority and the Trustee in connection with the sale and issuance of the 2004 Authority Bonds (the "Continuing Disclosure Agreement"). As provided in Section 2 of the Continuing Disclosure Agreement, a copy of the Report is filed with the designated national repository. As of the last Report, the national repository was the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website ("EMMA").

NOTICE OF SPECIAL TAX

A sample Notice of Special Tax for CFD No. 1989-1 is attached hereto as Exhibit G. On behalf of the City and CFD 1989-1, DTA prepares and furnishes Notices of Special Tax to enable homeowners to satisfy the notice requirements of Civil Code Section 1102.6b when selling their home. Pursuant to Government Code Section 53340.2, DTA furnishes notices within 5 working days of receiving a request for the notice.

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EXHIBIT A

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

Boundary Map

COMMENCEMENT

SHEET 1 OF 1 SHEET

This map was prepared by _____ of _____, a duly licensed Professional Engineer, State of California, and is hereby approved by the City Clerk of the City of Anaheim.

City of Anaheim, California

County Recorder By _____ Deputy

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT 69-1 SYCAMORE CANYON - CITY OF ANAHEIM

COUNTY OF ORANGE, CALIFORNIA

Filed in the office of the County Recorder of the County of Orange, California this _____ day of _____, 1998.

By _____
County Recorder

I hereby certify that the above map showing proposed boundaries of the _____ District, City of Anaheim, County of Orange, State of California, has been approved by the City Council of the City of Anaheim at a meeting thereof held on _____ day of _____, 1998, by the following vote: _____

By _____
City Clerk

Filed this _____ day of _____, 1998, at the hour of _____ o'clock _____ in the Office of the County Recorder of the County of Orange, California.

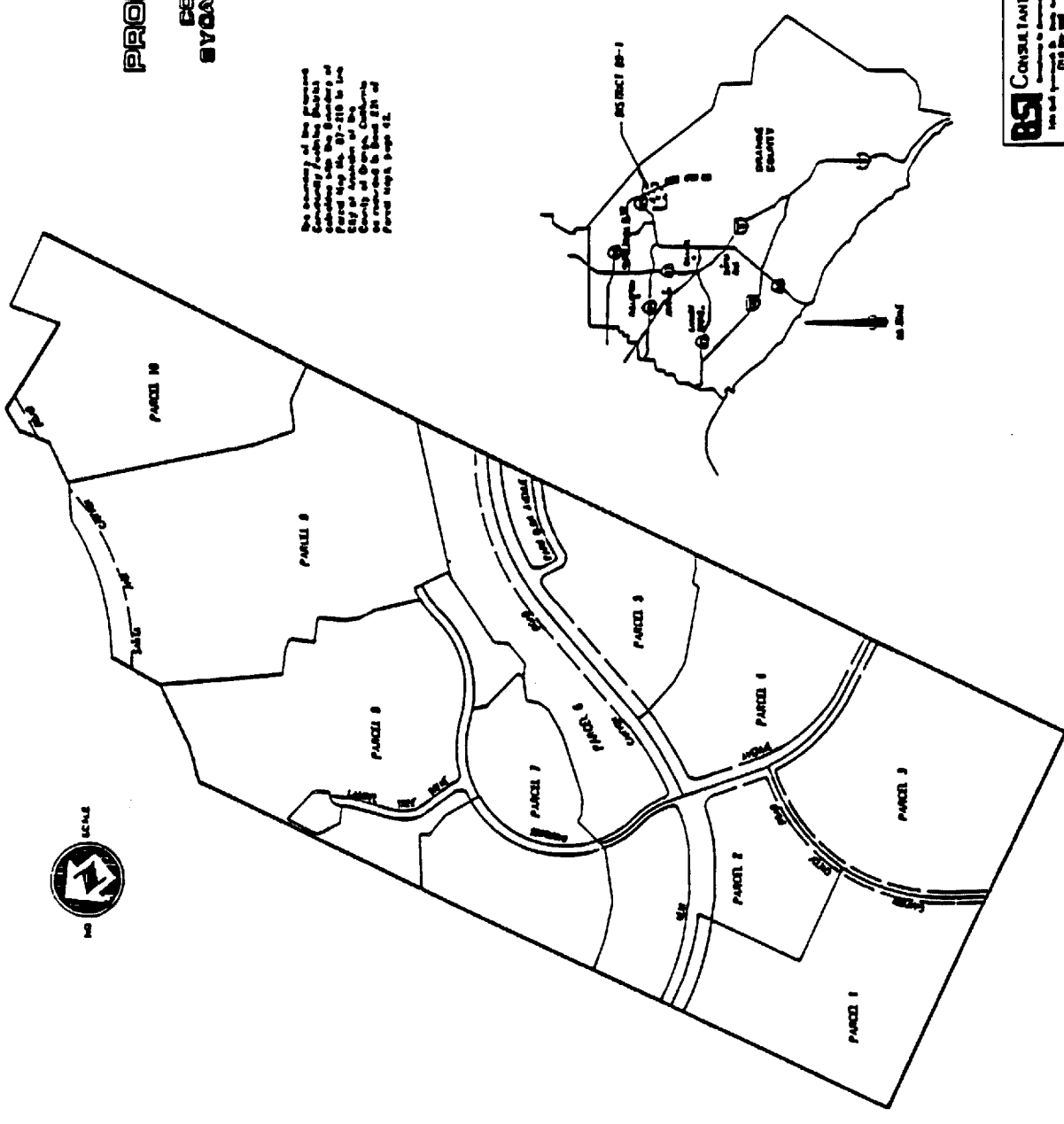
By _____
County Clerk Recorder
County of Orange, California

PROPOSED BOUNDARY MAP

Community Facilities District 69-1
Sycamore Canyon - City of Anaheim

COUNTY OF ORANGE, CALIFORNIA

Sheet 1 of 1 Sheet



The boundary of the proposed Community Facilities District 69-1 is shown by the boundary of Parcel Map No. 01-110 in the City of Anaheim of the County of Orange, California as recorded in Book 211 of Parcel Map Page 42.

BSI CONSULTANTS, INC.
INCORPORATED
1000 West Orange Avenue, Suite 100
Orange, California 92668
Tel: 714/952-1111
Fax: 714/952-1112

EXHIBIT B

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

Debt Service Schedule

**CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT NO. 1989-1
DEBT SERVICE SCHEDULE**

Fiscal Year	Payment Date	Principal	Interest	Debt Service
2004-05	03/01/2005	\$0	\$165,825	\$165,825
2004-05	09/01/2005	\$285,000	\$114,362	\$399,362
2005-06	03/01/2006	\$0	\$106,639	\$106,639
2005-06	09/01/2006	\$350,000	\$106,639	\$456,639
2006-07	03/01/2007	\$0	\$97,154	\$97,154
2006-07	09/01/2007	\$370,000	\$97,154	\$467,154
2007-08	03/01/2008	\$0	\$87,127	\$87,127
2007-08	09/01/2008	\$390,000	\$87,127	\$477,127
2008-09	03/01/2009	\$0	\$76,558	\$76,558
2008-09	09/01/2009	\$410,000	\$76,558	\$486,558
2009-10	03/01/2010	\$0	\$65,447	\$65,447
2009-10	09/01/2010	\$430,000	\$65,447	\$495,447
2010-11	03/01/2011	\$0	\$53,794	\$53,794
2010-11	09/01/2011	\$460,000	\$53,794	\$513,794
2011-12	03/01/2012	\$0	\$41,328	\$41,328
2011-12	09/01/2012	\$480,000	\$41,328	\$521,328
2012-13	03/01/2013	\$0	\$28,320	\$28,320
2012-13	09/01/2013	\$510,000	\$28,320	\$538,320
2013-14	03/01/2014	\$0	\$14,499	\$14,499
2013-14	09/01/2014	\$535,000	\$14,499	\$549,499
TOTALS		\$4,220,000	\$1,421,910	\$5,641,910

EXHIBIT C

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

Rate and Method of Apportionment of Special Tax

APPENDIX C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

District 1989-1

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 1989-1 (Sycamore Canyon) (herein "CFD No. 1989-1") shall be levied and collected according to the tax liability determined by the City Council of the City of Anaheim acting in its capacity as the legislative body of CFD No. 1989-1 (herein the "Board") through the application of the appropriate amount or rate for "Developed Property" or "Undeveloped Property," as described below. All of the property in CFD No. 1989-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms hereinafter set forth have the following meanings:

"Apartment" means a building or buildings comprised of residential units available for rental by the general public.

"Base Maximum Special Tax" means an amount equal to \$.16 per square foot of lot applicable to each Developed Property.

"Condominium" means a unit meeting the statutory definition of a condominium contained in Civil Code Section 1351.

"Developed Property" means all Assessor's Parcels in CFD No. 1989-1 for which a foundation building permit was issued as of March 1 of the preceding Fiscal Year.

"Fiscal Year" means the period starting on July 1 and ending the following June 30.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by the Board in any Fiscal Year for each class of Developed Property and for Undeveloped Property, as applicable.

"Religious Property" is all property that is currently exempt from ad valorem property taxes because it is owned and/or operated by a religious organization.

"Taxable Property" is all of the area within the boundaries of CFD 1989-1 which is not exempt from the Special Tax pursuant to law or Section E below.

"Undeveloped Property" means all Taxable Property in CFD No. 1989-1 not classified as Developed Property.

B. Assignment to Land Use Class.

On July 1 of each year, all Taxable Property within CFD No. 1989-1 shall be categorized either as a Developed Property or an Undeveloped Property and shall be subject to tax in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

For purposes of determining the applicable Maximum Special Tax pursuant to Section C, Developed Property shall be assigned to one of the classes designated in Table 1 below. Developed Property consisting of single family detached residential development shall be assigned to Classes 1 through 3 based upon the square footage of the improvements to be constructed on an Assessor's Parcel as set forth in the most recent building permit issued for such property. The square footage of a structure assigned to Classes 1 through 3 shall be calculated by measuring the internal living space of each unit located within the Assessor's Parcel, exclusive of garages or other structures which are not used as living spaces. For Developed Property consisting of attached residential development, the property shall be assigned to Classes 4 and 5 based upon whether it is a condominium or apartment development. Commercial and industrial property shall be assigned to Class 6. The square footage of a commercial or industrial building assigned to Class 6 shall be computed from the gross square footage for the building as reflected in the building plans upon which the building permit was issued.

C. Maximum Special Tax Rate.

1. Developed Property

The Maximum Special Tax for an Assessor's Parcel classified as Developed Property in Classes 1 through 7 shall be the greater of (i) the amount derived by multiplying the square footage of such Assessor's Parcel times the Base Maximum Special Tax or (ii) the amount determined by reference to Table 1. For purposes of this Section C, the acreage or square footage of an Assessor's Parcel shall be determined by reference to the most current parcel map or other subdivision tract map.

2. Undeveloped Property.

The Maximum Special Tax for Undeveloped Property shall be \$7,300 per acre.

Table 1

Maximum Special Taxes on Property
in Community Facilities District No. 1989-1
Per Unit (Residential) and
Per Acre (Commercial/Industrial and Religious)

<u>Class</u>	<u>Land Use</u>	<u>Square Footage</u>	<u>Annual Special Tax Rates</u>	<u>Total Maximum Taxes Paid Over Expected Term Of Bond Issue (25 Years)</u>
1	Single Family Detached	> 2,100	\$1,277 per unit*	\$31,925 per unit
2	Single Family Detached	1,700 to 2,100	\$1,094 per unit*	\$27,350 per unit
3	Single Family Detached	< 1,700	\$ 912 per unit*	\$22,800 per unit
4	Condominiums		\$ 547 per unit*	\$13,675 per unit
5	Apartments		\$ 365 per unit*	\$ 9,125 per unit
6	Commercial/ Industrial		\$3,726 per acre	\$93,150 per acre
7	Religious Property		\$1,800 per acre	\$45,000 per acre

* Taxes may exceed these levels if the base maximum special tax alternative is used (\$0.16 per square foot of lot space). This would only apply to Classes 1 - 3 if the lot size is larger than usual for that category of land use. The base maximum tax will be applied if the lot is larger than 7,981 square feet in Class 1, larger than 6,837 square feet in Class 2, or larger than 5,700 square feet in Class 3. The base maximum special tax would also apply to Classes 4 and 5 if they are built at densities less than 12.75 units per net acre for Class 4 and 19.1 units per net acre for Class 5.

D. Method of Apportionment of the Special Tax to Developed Property and Undeveloped Property.

Starting in Fiscal Year 1990-91 and for each following Fiscal Year, the Board shall determine the amount of money to be collected from Taxable Property in CFD No. 1989-1 in that Fiscal Year. Such amount shall include the sums necessary to pay for current debt service on indebtedness of CFD No. 1989-1, to create or replenish reserve funds determined necessary by CFD No. 1989-1, and to pay the annual cost of services, administrative expenses and construction expenses to be paid from Special Tax proceeds. The Board shall levy the Special Tax as follows until the amount of the levy equals the amount to be collected:

First: The Special Tax shall be levied on Developed Property and Undeveloped Property (other than those excluded in Section E below) in equal percentages up to the following rates: (1) for Developed Property, 87% of the applicable rate for each class for such Fiscal Year, determined by reference to Table 1, and (2) for Undeveloped Property, \$1,493 per acre;

Second: If additional monies are needed after the first step has been completed, the Special Tax shall be levied proportionately on each parcel of Undeveloped Property (excluding exempt property as outlined in Section E below) up to \$7,300 per acre;

Third: If additional monies are needed after the first two steps have been completed, then the levy of the Special Tax on Developed Property and Undeveloped Property shall be increased in equal percentages above the rates levied pursuant to the first steps above, up to 100% of the applicable rate for each class for such Fiscal Year, determined by reference to Table 1.

Fourth: If additional monies are needed after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property (excluding exempt property as outlined in Section E below) whose maximum Special Tax is determined through the application of the Base Maximum Special Tax shall be increased up to the Maximum Special Tax for each such Assessor's Parcel by increasing the applicable rate for each class for such Fiscal Year determined by reference to Table 1 in equal percentages above the rates levied pursuant to step three above.

E. Limitations.

The Board shall not impose any Special Tax on any acres of land owned, conveyed or irrevocably offered for dedication to a public agency, on property owned by a homeowner's association or on land which is a public right of way or which is an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

F. Manner of Collection

The special taxes for CFD 1989-1 will be collected in the same manner and at the same time as ordinary ad valorem property taxes, and the special tax will be subject to the same penalties and procedures, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

EXHIBIT D

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

***Special Tax Roll
Fiscal Year 2010-11***

City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-171-01	\$ 633.42
354-171-02	\$ 633.42
354-171-03	\$ 528.04
354-171-04	\$ 528.04
354-171-05	\$ 633.42
354-171-06	\$ 633.42
354-171-07	\$ 528.04
354-171-08	\$ 633.42
354-171-09	\$ 528.04
354-171-10	\$ 633.42
354-171-11	\$ 633.42
354-171-12	\$ 528.04
354-171-13	\$ 633.42
354-171-14	\$ 633.42
354-171-15	\$ 528.04
354-171-16	\$ 633.42
354-171-17	\$ 633.42
354-171-18	\$ 528.04
354-171-19	\$ 633.42
354-171-20	\$ 633.42
354-172-01	\$ 528.04
354-172-02	\$ 633.42
354-172-03	\$ 633.42
354-172-04	\$ 528.04
354-172-05	\$ 633.42
354-172-06	\$ 633.42
354-172-07	\$ 528.04
354-172-08	\$ 528.04
354-172-09	\$ 633.42
354-172-10	\$ 528.04
354-172-11	\$ 528.04
354-172-12	\$ 633.42
354-172-13	\$ 633.42
354-172-14	\$ 633.42
354-172-15	\$ 528.04
354-172-16	\$ 633.42
354-172-17	\$ 528.04
354-172-18	\$ 528.04
354-172-19	\$ 633.42
354-172-20	\$ 528.04
354-172-21	\$ 633.42
354-172-22	\$ 633.42
354-173-01	\$ 633.42
354-173-02	\$ 633.42
354-173-03	\$ 633.42
354-173-04	\$ 528.04
354-173-05	\$ 633.42
354-173-06	\$ 528.04
354-173-07	\$ 528.04
354-173-08	\$ 633.42
354-173-09	\$ 633.42
354-173-10	\$ 528.04
354-173-11	\$ 633.42

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-201-21	\$ 1,272.80
354-201-22	\$ 24,578.46
354-211-01	\$ 633.42
354-211-02	\$ 528.04
354-211-03	\$ 633.42
354-211-04	\$ 633.42
354-211-05	\$ 528.04
354-211-06	\$ 633.42
354-211-07	\$ 633.42
354-211-08	\$ 528.04
354-211-09	\$ 633.42
354-211-10	\$ 633.42
354-211-11	\$ 633.42
354-211-12	\$ 528.04
354-211-13	\$ 633.42
354-212-02	\$ 633.42
354-212-03	\$ 633.42
354-212-04	\$ 633.42
354-212-05	\$ 528.04
354-212-06	\$ 528.04
354-212-07	\$ 528.04
354-212-08	\$ 633.42
354-212-09	\$ 633.42
354-212-10	\$ 528.04
354-212-11	\$ 633.42
354-212-12	\$ 633.42
354-212-13	\$ 528.04
354-212-14	\$ 528.04
354-212-15	\$ 633.42
354-212-16	\$ 528.04
354-212-17	\$ 633.42
354-212-18	\$ 633.42
354-212-19	\$ 528.04
354-212-20	\$ 633.42
354-212-21	\$ 633.42
354-212-22	\$ 528.04
354-212-23	\$ 633.42
354-212-24	\$ 528.04
354-212-25	\$ 633.42
354-212-26	\$ 528.04
354-212-27	\$ 633.42
354-212-28	\$ 528.04
354-212-29	\$ 633.42
354-212-30	\$ 633.42
354-212-31	\$ 528.04
354-212-32	\$ 528.04
354-212-33	\$ 633.42
354-212-34	\$ 633.42
354-212-35	\$ 633.42
354-212-36	\$ 528.04
354-212-37	\$ 633.42
354-212-38	\$ 528.04
354-212-39	\$ 528.04

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-212-40	\$ 633.42
354-212-43	\$ 528.04
354-221-01	\$ 633.42
354-221-02	\$ 739.38
354-221-03	\$ 739.38
354-221-04	\$ 739.38
354-221-05	\$ 633.42
354-221-06	\$ 739.38
354-221-07	\$ 633.42
354-221-08	\$ 633.42
354-221-09	\$ 739.38
354-221-10	\$ 739.38
354-221-11	\$ 739.38
354-221-12	\$ 633.42
354-221-13	\$ 633.42
354-221-14	\$ 739.38
354-221-15	\$ 739.38
354-221-16	\$ 739.38
354-221-17	\$ 739.38
354-221-18	\$ 633.42
354-221-19	\$ 739.38
354-221-20	\$ 739.38
354-221-22	\$ 739.38
354-221-23	\$ 633.42
354-221-24	\$ 739.38
354-221-25	\$ 739.38
354-221-26	\$ 739.38
354-221-27	\$ 739.38
354-221-28	\$ 739.38
354-221-29	\$ 633.42
354-221-30	\$ 739.38
354-221-31	\$ 739.38
354-221-32	\$ 739.38
354-221-33	\$ 633.42
354-221-34	\$ 739.38
354-221-35	\$ 739.38
354-222-01	\$ 739.38
354-222-02	\$ 739.38
354-222-03	\$ 739.38
354-222-04	\$ 739.38
354-222-05	\$ 739.38
354-222-06	\$ 739.38
354-222-07	\$ 633.42
354-222-08	\$ 739.38
354-222-09	\$ 633.42
354-222-10	\$ 739.38
354-222-11	\$ 739.38
354-222-12	\$ 739.38
354-222-13	\$ 739.38
354-222-14	\$ 739.38
354-222-15	\$ 739.38
354-222-16	\$ 739.38
354-222-17	\$ 739.38

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-222-18	\$ 633.42
354-222-19	\$ 739.38
354-222-20	\$ 739.38
354-222-21	\$ 739.38
354-222-22	\$ 739.38
354-222-23	\$ 739.38
354-222-24	\$ 633.42
354-231-01	\$ 739.38
354-231-02	\$ 633.42
354-231-03	\$ 633.42
354-231-04	\$ 633.42
354-231-05	\$ 739.38
354-231-06	\$ 633.42
354-231-07	\$ 633.42
354-232-01	\$ 633.42
354-232-02	\$ 739.38
354-232-03	\$ 633.42
354-232-04	\$ 633.42
354-232-05	\$ 739.38
354-232-06	\$ 633.42
354-232-07	\$ 633.42
354-232-08	\$ 739.38
354-232-09	\$ 633.42
354-232-10	\$ 633.42
354-232-11	\$ 633.42
354-232-12	\$ 633.42
354-232-13	\$ 739.38
354-232-14	\$ 633.42
354-232-15	\$ 739.38
354-232-16	\$ 633.42
354-232-17	\$ 739.38
354-232-18	\$ 739.38
354-232-19	\$ 739.38
354-232-20	\$ 739.38
354-232-21	\$ 739.38
354-232-22	\$ 633.42
354-232-23	\$ 739.38
354-232-24	\$ 739.38
354-232-25	\$ 739.38
354-232-26	\$ 633.42
354-232-27	\$ 739.38
354-232-28	\$ 739.38
354-232-29	\$ 739.38
354-232-30	\$ 739.38
354-232-31	\$ 739.38
354-232-32	\$ 739.38
354-232-33	\$ 633.42
354-232-34	\$ 739.38
354-232-35	\$ 739.38
354-232-36	\$ 633.42
354-232-37	\$ 739.38
354-232-38	\$ 739.38
354-232-39	\$ 739.38

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-232-40	\$ 633.42
354-232-41	\$ 739.38
354-232-42	\$ 739.38
354-232-43	\$ 739.38
354-232-44	\$ 739.38
354-232-45	\$ 633.42
354-232-46	\$ 739.38
354-232-47	\$ 739.38
354-232-48	\$ 739.38
354-232-49	\$ 633.42
354-232-50	\$ 739.38
354-233-01	\$ 633.42
354-233-02	\$ 633.42
354-233-03	\$ 633.42
354-233-04	\$ 739.38
354-233-05	\$ 633.42
354-233-06	\$ 633.42
354-233-07	\$ 739.38
354-233-08	\$ 739.38
354-233-09	\$ 633.42
354-233-10	\$ 739.38
354-233-11	\$ 739.38
354-233-12	\$ 739.38
354-233-13	\$ 739.38
354-233-14	\$ 739.38
354-233-15	\$ 633.42
354-233-16	\$ 739.38
354-233-17	\$ 739.38
354-233-18	\$ 739.38
354-233-19	\$ 739.38
354-233-20	\$ 739.38
354-233-21	\$ 739.38
354-233-22	\$ 739.38
354-233-23	\$ 739.38
354-233-24	\$ 739.38
354-233-25	\$ 633.42
354-233-26	\$ 739.38
354-233-27	\$ 739.38
354-233-28	\$ 739.38
354-233-29	\$ 739.38
354-233-30	\$ 739.38
354-233-31	\$ 739.38
354-234-01	\$ 739.38
354-234-02	\$ 633.42
354-234-03	\$ 739.38
354-234-04	\$ 739.38
354-234-05	\$ 739.38
354-234-06	\$ 739.38
354-234-07	\$ 739.38
354-234-08	\$ 739.38
354-234-09	\$ 739.38
354-234-10	\$ 739.38
354-234-11	\$ 739.38

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-234-12	\$ 739.38
354-234-13	\$ 739.38
354-234-14	\$ 739.38
354-241-01	\$ 633.42
354-241-02	\$ 633.42
354-241-03	\$ 739.38
354-241-04	\$ 633.42
354-241-05	\$ 633.42
354-241-06	\$ 739.38
354-241-07	\$ 633.42
354-241-08	\$ 633.42
354-241-09	\$ 739.38
354-241-10	\$ 633.42
354-241-11	\$ 633.42
354-241-12	\$ 739.38
354-241-13	\$ 633.42
354-241-14	\$ 633.42
354-241-15	\$ 633.42
354-241-16	\$ 739.38
354-241-17	\$ 739.38
354-241-18	\$ 633.42
354-241-19	\$ 739.38
354-241-20	\$ 633.42
354-241-21	\$ 633.42
354-241-22	\$ 633.42
354-241-23	\$ 739.38
354-241-24	\$ 633.42
354-241-25	\$ 633.42
354-241-26	\$ 633.42
354-242-01	\$ 633.42
354-242-02	\$ 739.38
354-242-03	\$ 633.42
354-242-04	\$ 633.42
354-242-05	\$ 633.42
354-242-06	\$ 633.42
354-242-07	\$ 633.42
354-242-08	\$ 739.38
354-242-09	\$ 633.42
354-242-10	\$ 633.42
354-242-11	\$ 633.42
354-242-12	\$ 633.42
354-242-13	\$ 739.38
354-242-14	\$ 633.42
354-242-15	\$ 739.38
354-242-16	\$ 633.42
354-242-17	\$ 633.42
354-242-18	\$ 633.42
354-242-19	\$ 739.38
354-242-20	\$ 633.42
354-242-21	\$ 633.42
354-242-22	\$ 739.38
354-242-23	\$ 633.42
354-242-24	\$ 739.38

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-242-25	\$ 633.42
354-243-01	\$ 633.42
354-243-02	\$ 633.42
354-243-03	\$ 633.42
354-243-04	\$ 633.42
354-243-05	\$ 739.38
354-243-06	\$ 633.42
354-243-07	\$ 739.38
354-243-08	\$ 633.42
354-243-09	\$ 739.38
354-243-10	\$ 633.42
354-243-11	\$ 633.42
354-243-12	\$ 633.42
354-243-13	\$ 739.38
354-243-14	\$ 633.42
354-243-15	\$ 633.42
354-243-16	\$ 739.38
354-243-17	\$ 633.42
354-243-18	\$ 633.42
354-243-19	\$ 633.42
354-243-20	\$ 739.38
354-243-21	\$ 633.42
354-243-22	\$ 633.42
354-243-23	\$ 633.42
354-243-24	\$ 739.38
354-243-25	\$ 633.42
354-243-26	\$ 633.42
354-243-27	\$ 739.38
354-243-28	\$ 633.42
354-243-29	\$ 739.38
354-243-30	\$ 633.42
354-243-31	\$ 633.42
354-243-32	\$ 633.42
354-243-33	\$ 633.42
354-243-34	\$ 739.38
354-243-35	\$ 633.42
354-243-36	\$ 739.38
354-243-37	\$ 633.42
354-243-38	\$ 633.42
354-243-39	\$ 739.38
354-261-01	\$ 633.42
354-261-02	\$ 633.42
354-261-03	\$ 739.38
354-261-04	\$ 633.42
354-261-05	\$ 633.42
354-261-06	\$ 633.42
354-261-07	\$ 633.42
354-261-08	\$ 633.42
354-261-09	\$ 633.42
354-261-10	\$ 739.38
354-261-11	\$ 633.42
354-262-01	\$ 633.42
354-262-02	\$ 633.42

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-262-03	\$ 633.42
354-262-04	\$ 633.42
354-262-05	\$ 633.42
354-262-06	\$ 633.42
354-262-07	\$ 633.42
354-262-08	\$ 739.38
354-262-09	\$ 633.42
354-262-10	\$ 633.42
354-262-11	\$ 739.38
354-262-12	\$ 633.42
354-262-13	\$ 633.42
354-262-14	\$ 739.38
354-262-15	\$ 633.42
354-262-16	\$ 633.42
354-262-17	\$ 739.38
354-262-18	\$ 633.42
354-262-19	\$ 633.42
354-262-20	\$ 739.38
354-262-21	\$ 633.42
354-262-22	\$ 633.42
354-262-23	\$ 633.42
354-301-11	\$ 95,103.00
354-311-01	\$ 528.04
354-311-02	\$ 633.42
354-311-03	\$ 633.42
354-311-04	\$ 633.42
354-311-05	\$ 528.04
354-311-06	\$ 633.42
354-311-07	\$ 528.04
354-311-08	\$ 633.42
354-311-09	\$ 528.04
354-311-10	\$ 633.42
354-311-11	\$ 528.04
354-311-12	\$ 528.04
354-311-13	\$ 633.42
354-311-14	\$ 528.04
354-311-15	\$ 633.42
354-311-16	\$ 633.42
354-311-17	\$ 528.04
354-311-18	\$ 528.04
354-311-19	\$ 633.42
354-311-20	\$ 528.04
354-311-21	\$ 633.42
354-311-22	\$ 633.42
354-311-23	\$ 528.04
354-311-24	\$ 633.42
354-311-25	\$ 528.04
354-311-26	\$ 528.04
354-311-27	\$ 633.42
354-311-28	\$ 528.04
354-311-29	\$ 633.42
354-311-30	\$ 633.42
354-311-31	\$ 633.42

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-311-32	\$ 528.04
354-311-33	\$ 528.04
354-311-34	\$ 633.42
354-311-35	\$ 528.04
354-311-36	\$ 528.04
354-311-37	\$ 633.42
354-311-38	\$ 633.42
354-312-01	\$ 633.42
354-312-02	\$ 528.04
354-312-03	\$ 633.42
354-312-04	\$ 528.04
354-312-05	\$ 528.04
354-312-06	\$ 633.42
354-312-07	\$ 528.04
354-312-08	\$ 633.42
354-312-09	\$ 528.04
354-312-10	\$ 528.04
354-312-11	\$ 528.04
354-312-12	\$ 633.42
354-312-13	\$ 633.42
354-321-01	\$ 15,226.55
354-381-01	\$ 739.38
354-381-02	\$ 739.38
354-381-03	\$ 739.38
354-381-04	\$ 739.38
354-381-05	\$ 739.38
354-381-06	\$ 739.38
354-381-07	\$ 739.38
354-381-08	\$ 739.38
354-381-09	\$ 739.38
354-381-10	\$ 739.38
354-381-11	\$ 739.38
354-381-12	\$ 739.38
354-381-13	\$ 739.38
354-381-14	\$ 739.38
354-381-15	\$ 739.38
354-381-16	\$ 739.38
354-381-17	\$ 739.38
354-381-18	\$ 739.38
354-381-19	\$ 739.38
354-381-20	\$ 739.38
354-381-21	\$ 739.38
354-381-22	\$ 739.38
354-381-23	\$ 739.38
354-381-24	\$ 739.38
354-381-25	\$ 739.38
354-381-26	\$ 739.38
354-381-27	\$ 739.38
354-381-28	\$ 739.38
354-381-29	\$ 739.38
354-381-30	\$ 739.38
354-381-31	\$ 739.38
354-381-32	\$ 739.38

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
354-381-33	\$ 739.38
354-381-34	\$ 739.38
354-381-35	\$ 739.38
354-381-36	\$ 739.38
354-381-37	\$ 739.38
354-381-38	\$ 739.38
354-381-39	\$ 739.38
354-382-01	\$ 739.38
354-382-02	\$ 739.38
354-382-03	\$ 739.38
354-382-04	\$ 739.38
354-382-05	\$ 739.38
354-382-06	\$ 739.38
354-382-07	\$ 739.38
354-382-08	\$ 739.38
354-382-09	\$ 739.38
354-382-10	\$ 739.38
354-382-11	\$ 739.38
354-382-12	\$ 739.38
354-382-13	\$ 739.38
354-382-14	\$ 739.38
354-382-15	\$ 739.38
354-382-16	\$ 739.38
354-382-17	\$ 739.38
354-382-18	\$ 739.38
354-382-19	\$ 739.38
354-382-20	\$ 739.38
354-382-21	\$ 739.38
354-382-22	\$ 739.38
354-601-01	\$ 633.42
354-601-02	\$ 633.42
354-601-03	\$ 528.04
354-601-04	\$ 528.04
354-601-05	\$ 528.04
354-601-06	\$ 633.42
354-601-07	\$ 528.04
354-601-08	\$ 633.42
354-601-09	\$ 633.42
354-601-10	\$ 528.04
354-601-11	\$ 528.04
354-601-12	\$ 633.42
354-601-13	\$ 528.04
354-601-14	\$ 633.42
354-601-15	\$ 528.04
354-601-16	\$ 528.04
354-601-17	\$ 633.42
354-601-18	\$ 528.04
354-601-19	\$ 633.42
354-601-20	\$ 633.42
354-601-21	\$ 528.04
354-601-22	\$ 633.42
354-601-23	\$ 528.04
354-601-24	\$ 633.42

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
930-260-44	\$ 316.72
930-260-45	\$ 316.72
930-260-46	\$ 316.72
930-260-47	\$ 316.72
930-260-48	\$ 316.72
930-260-49	\$ 316.72
930-260-50	\$ 316.72
930-260-51	\$ 316.72
930-260-52	\$ 316.72
930-260-53	\$ 316.72
930-260-54	\$ 316.72
930-260-55	\$ 316.72
930-260-56	\$ 316.72
930-260-57	\$ 316.72
930-260-58	\$ 316.72
930-260-59	\$ 316.72
930-260-60	\$ 316.72
930-260-61	\$ 316.72
930-260-62	\$ 316.72
930-260-63	\$ 316.72
930-260-64	\$ 316.72
930-260-65	\$ 316.72
930-260-66	\$ 316.72
930-260-67	\$ 316.72
930-260-68	\$ 316.72
930-260-69	\$ 316.72
930-260-70	\$ 316.72
930-260-71	\$ 316.72
930-260-72	\$ 316.72
930-260-73	\$ 316.72
930-260-74	\$ 316.72
930-260-75	\$ 316.72
930-260-76	\$ 316.72
930-260-77	\$ 316.72
930-260-78	\$ 316.72
930-260-79	\$ 316.72
930-260-80	\$ 316.72
930-260-81	\$ 316.72
930-260-82	\$ 316.72
930-260-83	\$ 316.72
930-260-84	\$ 316.72
930-260-85	\$ 316.72
930-260-86	\$ 316.72
930-260-87	\$ 316.72
930-260-88	\$ 316.72
930-260-89	\$ 316.72
930-260-90	\$ 316.72
930-260-91	\$ 316.72
930-260-92	\$ 316.72
930-260-93	\$ 316.72
930-260-94	\$ 316.72
930-260-95	\$ 316.72
930-260-96	\$ 316.72

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
930-260-97	\$ 316.72
930-260-98	\$ 316.72
930-260-99	\$ 316.72
930-261-00	\$ 316.72
930-261-01	\$ 316.72
930-261-02	\$ 316.72
930-261-03	\$ 316.72
930-261-04	\$ 316.72
930-261-05	\$ 316.72
930-261-06	\$ 316.72
930-261-07	\$ 316.72
930-261-08	\$ 316.72
930-261-09	\$ 316.72
930-261-10	\$ 316.72
930-261-11	\$ 316.72
930-261-12	\$ 316.72
930-261-13	\$ 316.72
930-261-14	\$ 316.72
930-261-15	\$ 316.72
930-261-16	\$ 316.72
930-261-17	\$ 316.72
930-261-18	\$ 316.72
930-261-19	\$ 316.72
930-261-20	\$ 316.72
930-261-21	\$ 316.72
930-261-22	\$ 316.72
930-261-23	\$ 316.72
930-261-24	\$ 316.72
930-261-25	\$ 316.72
930-261-26	\$ 316.72
930-261-27	\$ 316.72
930-261-28	\$ 316.72
930-261-29	\$ 316.72
930-261-30	\$ 316.72
930-261-31	\$ 316.72
930-261-32	\$ 316.72
930-261-33	\$ 316.72
930-261-34	\$ 316.72
930-261-35	\$ 316.72
930-261-36	\$ 316.72
930-261-37	\$ 316.72
930-261-38	\$ 316.72
930-261-39	\$ 316.72
930-261-40	\$ 316.72
930-261-41	\$ 316.72
930-261-42	\$ 316.72
930-261-43	\$ 316.72
930-261-44	\$ 316.72
930-261-45	\$ 316.72
930-261-46	\$ 316.72
930-261-47	\$ 316.72
930-261-48	\$ 316.72
930-261-49	\$ 316.72

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
930-261-50	\$ 316.72
930-261-51	\$ 316.72
930-261-52	\$ 316.72
930-261-53	\$ 316.72
930-261-54	\$ 316.72
930-261-55	\$ 316.72
930-261-56	\$ 316.72
930-261-57	\$ 316.72
930-261-58	\$ 316.72
930-261-59	\$ 316.72
930-261-60	\$ 316.72
930-261-61	\$ 316.72
930-261-62	\$ 316.72
930-261-63	\$ 316.72
930-261-64	\$ 316.72
930-261-65	\$ 316.72
930-261-66	\$ 316.72
930-261-67	\$ 316.72
930-261-68	\$ 316.72
930-261-69	\$ 316.72
930-261-70	\$ 316.72
930-261-71	\$ 316.72
930-261-72	\$ 316.72
930-261-73	\$ 316.72
930-261-74	\$ 316.72
930-261-75	\$ 316.72
930-261-76	\$ 316.72
930-261-77	\$ 316.72
930-261-78	\$ 316.72
930-261-79	\$ 316.72
930-261-80	\$ 316.72
930-261-81	\$ 316.72
930-261-82	\$ 316.72
930-261-83	\$ 316.72
930-261-84	\$ 316.72
930-261-85	\$ 316.72
930-261-86	\$ 316.72
930-261-87	\$ 316.72
930-261-88	\$ 316.72
930-261-89	\$ 316.72
930-261-90	\$ 316.72
930-261-91	\$ 316.72
930-261-92	\$ 316.72
930-261-93	\$ 316.72
930-261-94	\$ 316.72
930-261-95	\$ 316.72
930-261-96	\$ 316.72
930-261-97	\$ 316.72
930-261-98	\$ 316.72
930-261-99	\$ 316.72
930-262-00	\$ 316.72
930-262-01	\$ 316.72
930-262-02	\$ 316.72

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
930-262-03	\$ 316.72
930-262-04	\$ 316.72
930-262-05	\$ 316.72
930-262-06	\$ 316.72
930-262-07	\$ 316.72
930-262-08	\$ 316.72
930-262-09	\$ 316.72
930-262-10	\$ 316.72
930-262-11	\$ 316.72
930-262-12	\$ 316.72
930-262-13	\$ 316.72
930-262-14	\$ 316.72
930-262-15	\$ 316.72
930-262-16	\$ 316.72
930-262-17	\$ 316.72
930-262-18	\$ 316.72
930-262-19	\$ 316.72
930-262-20	\$ 316.72
930-262-21	\$ 316.72
930-262-22	\$ 316.72
930-262-23	\$ 316.72
930-262-24	\$ 316.72
930-262-25	\$ 316.72
930-262-26	\$ 316.72
930-262-27	\$ 316.72
930-262-28	\$ 316.72
930-262-29	\$ 316.72
930-262-30	\$ 316.72
930-262-31	\$ 316.72
930-262-32	\$ 316.72
930-262-33	\$ 316.72
930-262-34	\$ 316.72
930-262-35	\$ 316.72
930-262-36	\$ 316.72
930-262-37	\$ 316.72
930-262-38	\$ 316.72
930-262-39	\$ 316.72
930-262-40	\$ 316.72
930-262-41	\$ 316.72
930-262-42	\$ 316.72
930-262-43	\$ 316.72
930-262-44	\$ 316.72
930-262-45	\$ 316.72
930-262-46	\$ 316.72
930-262-47	\$ 316.72
930-262-48	\$ 316.72
930-262-49	\$ 316.72
930-262-50	\$ 316.72
930-262-51	\$ 316.72
930-262-52	\$ 316.72
930-262-53	\$ 316.72
930-262-54	\$ 316.72
930-262-55	\$ 316.72

**City of Anaheim
Community Facilities District No. 1989-1
Sycamore Canyon
Special Tax Levy for Fiscal Year 2010-11**

<u>Assessor's Parcel Number</u>	<u>FY 2010-11 Special Tax</u>
930-262-56	\$ 316.72
930-262-57	\$ 316.72
930-262-58	\$ 316.72
930-262-59	\$ 316.72
930-262-60	\$ 316.72
930-262-61	\$ 316.72
930-262-62	\$ 316.72
930-262-63	\$ 316.72
930-262-64	\$ 316.72
930-262-65	\$ 316.72
930-262-66	\$ 316.72
930-262-67	\$ 316.72
930-262-68	\$ 316.72
930-262-69	\$ 316.72
930-262-70	\$ 316.72
930-262-71	\$ 316.72
Number of Records:	758
Total Levy:	\$ 555,287.13

EXHIBIT E

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

Delinquency Report

**Fiscal Year 2009-2010
Delinquency Report
City of Anaheim
Community Facilities District No. 1989-1
(Sycamore)**

Assessor's Parcel <u>Number</u>	<u>Owner</u>	Delinquent Installment		FY 2009-10 <u>Levy</u>	Delinquent <u>Amount</u>
		<u>DEC 10</u>	<u>APR 10</u>		
354-172-20	LANGHORN, JULIE	X	X	\$516.32	\$516.32
354-212-29	SANDHU, HARDEEP	X	X	\$619.36	\$619.36
354-212-43	HERMOSILLO, ALFRED	X	X	\$516.32	\$516.32
354-221-13	GENNETTE, MARC L		X	\$619.36	\$309.68
354-232-03	LEE, JONATHAN C S		X	\$619.36	\$309.68
354-232-18	HAN, CHI-HUNG		X	\$722.96	\$361.48
354-233-11	IVERSEN, STEPHEN		X	\$722.96	\$361.48
354-233-22	TAJIK, ALI R		X	\$722.96	\$361.48
354-234-05	JOHNSON, VINCENT D	X	X	\$722.96	\$722.96
354-243-11	ROTH, BRENT A	X	X	\$619.36	\$619.36
354-243-12	SULLIVAN, CRAIG E	X	X	\$619.36	\$619.36
354-243-13	SINGH, IQBAL		X	\$722.96	\$361.48
354-243-19	FLEWELLING, BARTON	X	X	\$619.36	\$619.36
354-243-37	SIMONIAN, GARY S		X	\$619.36	\$309.68
354-311-12	TOTTEN, CYNTHIA		X	\$516.32	\$258.16
354-311-31	RHODES, RYAN		X	\$619.36	\$309.68
354-312-05	MONEFELDT, JEFFREY S	X	X	\$516.32	\$516.32
354-312-08	QUARTUCY, GLEN		X	\$619.36	\$309.68
354-381-06	CRUZ, GERARDO L	X	X	\$722.96	\$722.96
354-381-25	HWANG, JANE JANGEUN	X	X	\$722.96	\$722.96
354-381-28	KROL, CONRAD		X	\$722.96	\$361.48
354-381-30	PITZER, MARK T	X	X	\$722.96	\$722.96
354-381-33	CHI, HAIYING		X	\$722.96	\$361.48
930-260-74	CAPEK, JINDRICH		X	\$309.68	\$154.84
930-260-75	ZUIDEMA, MELANIE D	X	X	\$309.68	\$309.68
930-260-98	MATTAROLLO, JOHN B	X	X	\$309.68	\$309.68
930-261-13	RODRIGUEZ, GEORGE	X	X	\$309.68	\$309.68
930-261-16	SCHUSTER, TARA M	X	X	\$309.68	\$309.68
930-261-53	ROBINSON, SHARON LYNN TR	X	X	\$309.68	\$309.68
930-261-61	DIVINAGRACIA, JOHN Q		X	\$309.68	\$154.84
930-261-78	VALDEZ, ANTHONY	X	X	\$309.68	\$309.68
930-262-35	SARSHAR, LIDA R		X	\$309.68	\$154.84
930-262-47	MAYFIELD, MICHAEL R	X	X	\$309.68	\$309.68
930-262-60	WALSH, SEAN	X	X	\$309.68	\$309.68
930-262-65	NOAH, BRIAN S		X	\$309.68	\$154.84

Total Levy for FY 2009-10: \$542,953.60

Delinquent Amount as of 6/16/2010: \$13,990.48

FY 2009-10 Delinquency Rate: 2.58%

Number of Delinquent Parcels: 35

**Prior Year
 Delinquency Report
 City of Anaheim
 Community Facilities District No. 1989-1
 (Sycamore)**

Assessor's Parcel Number	Tax Year	Levy	Amount Paid	Amount Delinquent
930-262-47	2006	\$310.07	\$0.00	\$310.07
930-262-47	2007	\$309.68	\$0.00	\$309.68
930-262-47	2008	\$309.68	\$0.00	\$309.68
930-262-47	2009	\$309.68	\$154.84	\$154.84
354-211-11	2008	\$619.36	\$0.00	\$619.36
354-381-06	2007	\$722.96	\$361.48	\$361.48
354-381-06	2008	\$722.96	\$0.00	\$722.96
354-381-06	2009	\$722.96	\$361.48	\$361.48
354-172-20	2008	\$516.32	\$0.00	\$516.32
354-172-20	2009	\$516.32	\$258.16	\$258.16
354-243-11	2008	\$619.36	\$0.00	\$619.36
354-243-11	2009	\$619.36	\$309.68	\$309.68
354-243-12	2009	\$619.36	\$309.68	\$309.68
354-381-25	2008	\$722.96	\$0.00	\$722.96
354-381-25	2009	\$722.96	\$361.48	\$361.48
930-260-55	2008	\$309.68	\$0.00	\$309.68
930-261-13	2008	\$309.68	\$0.00	\$309.68
930-261-13	2009	\$309.68	\$154.84	\$154.84
930-261-53	2008	\$309.68	\$0.00	\$309.68
930-261-53	2009	\$309.68	\$154.84	\$154.84

EXHIBIT F

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

CDIAC Report

STATE OF CALIFORNIA
MELLO-ROOS CFD/MARKS-ROOS
LOCAL OBLIGORS
YEARLY FISCAL STATUS REPORT
 California Debt and Investment Advisory Commission
 915 Capitol Mall, Room 400, Sacramento, CA 95814
 (916) 653-3269 FAX (916) 654-7440

For Office Use Only CDIAC# _____ Fiscal Year 08-09

I. General Information

This issue is subject to the Mello-Roos Yearly Fiscal Status Reporting Requirement only Yes No
This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only Yes No
This issue is subject to both Marks and Mello-Roos Yearly Fiscal Status Reporting Requirements Yes

A. Issuer: City of Anaheim
 B. Community Facilities District Number/Name (Mello-Roos only): CFD No. 1989-1 / Sycamore Canyon
 C. Name/Title/Series of Bond Issue: Special Tax Refunding Bonds
 D. Indicate Credit Rating: _____ Rating Agency: Standard & Poors Rating "AAA" Not Rated
 E. Date of Bond Issuance: May 19, 2004
 F. Original Principal Amount of Bonds: \$ 4,220,000
 G. Reserve Fund Minimum Balance Required: Yes Amount \$ 295,400 (\$147,700 Cash/\$147,700 Surety) No
 Percent of Authority Reserve Fund (Marks-Roos only): % of Reserve Fund 38%
 H. Name of Authority that purchased the debt (Marks-Roos only): Anaheim Public Financing Authority
 Was this a Senior/Subordinate Authority Bond? Yes (If yes, list Senior and Subordinate below) No
Anaheim Public Financing Authority Revenue Bonds (2004 Community Facilities Districts Refinancing)
 (Senior Authority bond issue)
City of Anaheim Community Facilities District No. 1989-1 (Sycamore Canyon)
 (Subordinate Authority bond issue)
 I. Date of Authority Bond(s) Issuance: May 19, 2004 (Marks-Roos only)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of fiscal year ending: June 30, 2009 (Year)
 A. Principal Amount of Bonds Outstanding: \$ 2,825,000
 B. Bond Reserve Fund: \$ 147,785 Cash/\$147,700 Surety (authority)
 C. Capitalized Interest Fund: \$ 0
 D. Construction Fund(s) (Mello-Roos only): \$ 0

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX (Mello-Roos only)

A. Assessed Value Reported as of: Fiscal Year 2009-10 (Date) (Check One)
 (Most recent tax roll) From Tax Roll
 From Appraisal of Property
 (Use only in first year before annual tax roll billing commences)
 B. Total Assessed Value of All Parcels \$ 369,343,267

IV. TAX COLLECTION INFORMATION

Reported as of fiscal year ending: June 30, 2009 (Year)
 A. Total Amount of Special Taxes Due: \$ 542,954
 B. Total Amount of Unpaid Special Taxes: \$ 9,964
 C. The taxes are paid under the county's Teeter Plan. Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of the current Tax Roll of: September 28, 2009 (Date)
 A. Total Number of Delinquent Parcels: 24
 B. Total Amount of Taxes Due on Delinquent Parcels: \$ 13,372
 C. Percent of Delinquency Rate: _____ %

**STATE OF CALIFORNIA
YEARLY FISCAL STATUS REPORT**

(Continued)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR *(Mello-Roos only)*
(Aggregate totals, if foreclosure commenced on same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
NA	NA	NA

(Attach additional sheets if necessary)

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status requirement. *(Indicate reason for retirement.)*

- A. Matured Yes: No: If yes, indicate final maturity date: _____
- B. Refunded Entirely Yes: No: If yes, state refunding bond title: _____
and issue date : _____
- C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

Name: Donna Segura

Title: Manager

Firm/Agency: David Taussig & Associates, Inc.

Address: 4280 Latham Street, Suite M

City/State/Zip: Riverside, California, 92501

Phone No.: (951) 781-3100 Date of Report: October 14, 2009

K:\CLIENTS2\Anaheim\District Administration\CDIAC\0809\CDIAC 891.doc

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Section 6599.1 of the California Government Code requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter.

EXHIBIT G

***CITY OF ANAHEIM
COMMUNITY FACILITIES DISTRICT No. 1989-1***

Sample Notice of Special Tax

NOTICE OF SPECIAL TAX
CITY OF ANAHEIM, CA
COMMUNITY FACILITIES DISTRICT NO. 1989-1

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

APN: 123-456-78
SITUS: 12345 Park Place

THIS IS NOTIFICATION TO YOU PRIOR TO YOUR ENTERING INTO A CONTRACT TO PURCHASE 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 the tax due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities that are likely to particularly benefit the property. **YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES 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 is \$_____ during the 2010/2011 tax year. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. The final payment of interest and principal on the bonds is scheduled for calendar year 2014.

3. The authorized facilities which are being paid for by the special taxes, and by the money received from the sale of bonds which are being repaid by the special taxes, are:
 - Improvements to Weir Canyon Road and Serrano Avenue within CFD No. 1989-1
 - Improvements to Santa Ana Canyon Road including widening from Imperial Highway to East Hills (Bauer Ranch)
 - Contribution to police station (site and facilities) located on Santa Ana Canyon Road
 - Contribution to district library site located on Santa Ana Canyon Road
 - Acquisition of land located at the southerly terminus of Dream Street for purposes of public recreation facilities

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

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 CITY OF ANAHEIM FINANCE DEPARTMENT BY CALLING (714) 254-5195. 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

DATE

SIGNATURE