

# CONTRACT COVER SHEET

City of San Marcos  
 105 W. Richmar Avenue  
 San Marcos, California 92069

**This sheet must accompany all contracts/agreements submitted to the City Clerk Department. Please PRINT in ink or TYPE this information.**

All contracts submitted for Council approval must be submitted in **Original Form** with **Two** completed copies. A signature line for the City Attorney and an attest line for the City Clerk must appear on all contracts. Failure to submit as required will result in the return of the document to your Department for completion.

<b>NUMBER:</b> (to be completed by City Clerk Department): <span style="font-size: 2em; font-family: cursive;">2267</span>	<b>APPROVING AGENCY:</b> (CC, IDA, FD, RDA, PFA, S (staff), CM (City Manager) etc.): <span style="font-size: 1.5em; font-family: cursive;">CC</span>	<b>CASE NUMBER:</b> (TSM, CUP, CIP, ETC.):
<b>APPROVAL DATE:</b> (Date approved by CC, etc.) <span style="font-size: 1.5em; font-family: cursive;">2-24-98</span>	<b>EXPIRATION DATE:</b> (Month/Day/Year) <span style="font-size: 1.5em; font-family: cursive;">—</span>	<b>RESOLUTION/ORDINANCE:</b> (applicable Resolution/Ordinance approving contract): <span style="font-size: 1.5em; font-family: cursive;">R98-4982</span>
<b>STAFF CONTACT PERSON:</b> (Name and extension of City Staff responsible): <span style="font-size: 1.2em; font-family: cursive;">R.W. Dittusop X-3114</span>	<b>SUBJECT CATEGORY:</b> (Specific Description of Contract) <span style="font-size: 1.2em; font-family: cursive;">Restated Agreement Regarding the Restructuring and Refinancing of CFD 88-1</span>	
<b>CONTRACTOR:</b> (Name of Company or Person) <span style="font-size: 1.2em; font-family: cursive;">New Millennium Homes (Cindy Shoyer)</span>	<span style="font-size: 1.2em; font-family: cursive;">11568 Sorrento Valley Road, #15 San Diego, CA 92121</span>	
(Street Address):	<span style="font-size: 1.2em; font-family: cursive;">Paloma Homeowners Committee (Nina Patterson)</span>	
(City):	(State):	(Zip Code):
<b>COMMENTS:</b> <span style="font-size: 2em; font-family: cursive; display: block; text-align: right;">see R98-4983</span>		

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**RESTATED AGREEMENT REGARDING  
THE RESTRUCTURING AND  
REFINANCING OF  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

**BY AND AMONG**

**THE CITY OF SAN MARCOS,  
THE PALOMA HOMEOWNERS COMMITTEE AND  
NM HOMES ONE, INC.**

**DATED AS OF FEBRUARY 1, 1998**

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RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 88-1, DESIGNATING PORTIONS OF COMMUNITY FACILITIES DISTRICT NO. 88-1 AS IMPROVEMENT AREA NOS. 1, 2 AND 3 THEREOF

WHEREAS, the CITY COUNCIL of the CITY OF SAN MARCOS, CALIFORNIA (the "City Council") did initially form Community Facilities District No. 88-1 (the "Original District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), as amended, to finance (1) the construction and installation of certain authorized public facilities (the "Original Facilities") as described in that certain document entitled "Community Facilities District Report" approved by the City Council on August 9, 1988 (the "Community Facilities District Report") and (2) the incidental expenses to be incurred in financing the Original Facilities and forming the Original District; and,

WHEREAS, in order to finance the Original Facilities and the authorized incidental expenses, the City Council did initially declare the necessity to incur a bonded indebtedness in an amount not to exceed \$32,165,000, the repayment of which is to be secured by the levy of special taxes in accordance with Section 53328 of the Act on property in the Original District; and

WHEREAS, the then qualified elector of the Original District, at a special election held in the Original District on August 16, 1988, authorized the issuance of such bonds and the levy of special taxes within the Original District; and

WHEREAS, the City Council did authorize the levy of the special tax pursuant to the rate and method of apportionment as approved by the qualified elector (the "Original Rate and Method of Apportionment of Special Tax") by the enactment of Ordinance No. 88-793; and

WHEREAS, on December 8, 1988 the City, acting on behalf of the District, issued the \$13,300,000 City of San Marcos, Community Facilities District No. 88-1, Special Tax Bonds, Series 1988 (the "1988 Bonds"); and

WHEREAS, in 1989 the City Council received a request by the then owner of the property within the Original District to initiate proceedings to consider certain proposed changes and modifications to the Original Facilities, the Original Rate and Method of Apportionment of Special Tax, to increase the authorized bonded indebtedness of the District to \$75,000,000 and to then annex certain territory to the Original District which territory was designated as Annexation No. 1 to the Original District which proposed changes and modifications provided for the future annexation of the remaining properties within the College Area Community Plan to the Original District; and

WHEREAS, on June 27, 1989, the City Council conducted a public hearing to consider the changes and modifications as requested by such property owner and approved such changes and modifications, subject to the approval by the qualified elector of the Original District and the territory proposed to be annexed to the Original District; and

WHEREAS, on June 29, 1989, the then qualified elector of the Original District and the territory proposed to be annexed to the District, did, at a special election, approve the changes and modifications and the annexation of territory to the Original District (the Original District and the territory annexed to the Original District are collectively referred to hereafter as the

"District" and the Original Facilities as so changed and modified are referred to herein as the "Currently Authorized Facilities" and are set forth and described in the report of the special tax consultant entitled "City of San Marcos, Alterations/Modifications, Community Facilities District No. 88-1, Community Facilities District 'Report'"); and

WHEREAS, the City Council authorized the levy of the special tax pursuant to the modified rate and method of apportionment as approved by the qualified electors (the "Existing Rate and Method of Apportionment of Special Tax") by the enactment of Ordinance No. 89-821; and

WHEREAS, on August 16, 1989 the San Marcos Public Facilities Authority (the "Authority") issued its \$61,700,000 1989 Public Facilities Revenue Bonds (Community Facilities District No. 8-1) (the "Authority Revenue Bonds") for the purpose of providing financing for the acquisition, construction, improving and equipping of certain public capital improvements to be undertaken by the City on behalf of the District; and

WHEREAS, on April 17, 1990 the City, acting on behalf of the District, issued the \$19,715,000 City of San Marcos, Community Facilities District No. 88-1, Special Tax Bonds, Series 1990 (the "1990 Bonds") which were purchased by the Authority from the proceeds of the Authority Revenue Bonds; and

WHEREAS, on August 13, 1993 the Authority defeased and refunded \$52,400,000 of the outstanding Authority Revenue Bonds and on October 1, 1993 redeemed \$6,330,000 of the Authority Revenue Bonds not so defeased; and

WHEREAS, on May 28, 1996, the City Council received a petition from 650 registered voters residing within the District requesting that the City Council immediately commence

proceedings to make certain additional changes and modifications as specified in such petition;  
and

WHEREAS, the City Council held a public hearing to consider the proposed change and modifications pursuant to such petition; and

WHEREAS, a majority protest to the proposed changes and modifications was filed by Baldwin Builders and Baldwin Building Contractors, the owners of more than one-half of the area of land in the territory included in the District and not exempt from the levy of the special tax pursuant to the Existing Rate and Method of Apportionment of Special Tax; and

WHEREAS, subsequent to the abandonment of the proceedings to change and modify the District as requested by the petition, the City Council authorized an additional six (6) months of negotiations to allow the parties to this Agreement to establish mutually agreeable changes and modifications within the District to bring special tax relief to the owners of developed property within the District and to restructure the special tax for the owners of the remaining vacant land within the District to facilitate the development and of such vacant land; and

WHEREAS, pursuant to such original authorization and a subsequent four month extension of such authorization, the City, acting on behalf of itself and the District, a negotiating representative of the Committee and representatives of the predecessors to N.M. Homes One, Inc. ("New Millennium") and Marlin Development ("Marlin") initiated and have thereafter undertaken negotiations in an attempt to establish such mutually agreeable changes and modifications within the District; and

WHEREAS, as a result of such negotiations the parties mutually agreed, among other matters, on certain changes and modifications including the authorization for the levy of new

special taxes within the District, the reduction in the authorized bonded indebtedness of the District and the reduction of public facilities authorized to be financed through the District; and

WHEREAS, such agreements were initially memorialized in a Memorandum of Understanding (the "MOU") and were subsequently memorialized in an agreement entitled Agreement Regarding the Restructuring and Refinancing of Community Facilities District No. 88-1 dated as of December 1, 1997 by and among the City, the Paloma Homeowners Committee (the "Committee"), New Millennium and Marlin Development (the "Restructuring and Refinancing Agreement"); and

WHEREAS, the parties to the Restructuring and Refinancing Agreement did through such agreement requested that the City Council designate three (3) improvement areas pursuant to the Act for purposes of facilitating and implementing the restructuring and refinancing as proposed by the Restructuring and Refinancing Agreement; and

WHEREAS, acting pursuant to Government Code Section 53350, the City Council did, by the adoption of Resolution No. 97-4941, designate portions of the District as Improvement Area Nos. 1, 2 and 3 for such purposes; and

WHEREAS, Resolution No. 97-4941 provided that the designation of the improvement areas and each of them was subject to a condition subsequent that the Improvement Area No. 1 Special Tax, the Improvement Area No. 2 Special Tax, the Improvement Area No. 3 Special Tax, each as defined and specified in the Restructuring and Refinancing Agreement, the reduction in the Currently Authorized Facilities as described in Section 2.d. of the Restructuring and Refinancing Agreement and the reduction in the authorized bonded indebtedness for the District as described in Section 2.c. of the Restructuring and Refinancing Agreement all be

approved by the applicable qualified electors voting on such questions and that all other actions set forth in Section 2.g. of the Restructuring and Refinancing Agreement (the "Required Actions") shall occur and that if any one of such matters should not be approved by the applicable qualified electors voting on such questions or if one of the Required Actions does not occur, Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 would be dissolved automatically without further action on the part of this City Council; and

WHEREAS, the City Council, acting as the legislative body of the District, did hold a public hearing to consider the authorization for the levy of new special taxes within Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3, the reduction in authorized bonded indebtedness of the District and the reduction in the Currently Authorized Facilities and subsequent to the public hearing the City Council did call special elections to submit to the qualified electors of the improvement areas or the District as a whole, as appropriate, the question of authorizing the levy of new special taxes within Improvement Area Nos. 1, 2 and 3 and reducing the Currently Authorized Facilities and the authorized bonded indebtedness for the District; and

WHEREAS, the qualified electors of Improvement Area No. 2 voted in favor of the authorization for the levy of the new special tax within Improvement Area No. 2 and the question of authorizing the levy of a new special tax within Improvement Area No. 2 did pass; and

WHEREAS, the qualified elector of Improvement Area No. 3 voted against the authorization for the levy of the new special tax within Improvement Area No. 3 and the



question of authorizing the levy of a new special tax within Improvement Area No. 3 did not pass; and

WHEREAS, as a result of the failure of the election to authorize the levy of a new special tax within Improvement Area No. 3, the improvement areas were dissolved; and

WHEREAS, despite the failure to satisfy the conditions of the Restructuring and Refinancing Agreement necessary for the approval thereof, the City, the Committee and New Millennium nevertheless desire to jointly implement the refinancing and restructuring plan substantially as contained in the Restructuring and Refinancing Agreement subject only to those modifications necessitated by the negative vote on the authorization for the levy of a new special tax in Improvement Area No. 3 and the non-participation by Marlin Development; and

WHEREAS, the City, the Committee and New Millennium have entered into a Restated Agreement Regarding the Restructuring and Refinancing of Community Facilities District No. 88-1 dated as of February 1, 1998 (the "Restated Agreement") to memorialize their agreement regarding the restructuring and refinancing as modified; and

WHEREAS, the parties to the Restated Agreement have requested that the City Council again designate three (3) improvement areas pursuant to the Act for purposes of facilitating and implementing the restructuring and refinancing as proposed in the Restated Agreement; and

WHEREAS, acting pursuant to Government Code Section 53350, the City Council desires to designate portions of the District as Improvement Area Nos. 1, 2 and 3 for such purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Marcos, California, acting as the legislative body of Community Facilities District No. 88-1, as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council hereby designates certain portions of the District as Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3. Such improvement areas shall be those respective portions of the District as shown on that certain map on file with the City Clerk of the City of San Marcos and identified as "Boundaries of Improvement Areas 1, 2 and 3 of Community Facilities District No. 88-1 of the City of San Marcos, County of San Diego, State of California."

SECTION 3. All proceedings for the purpose of levying new or existing special taxes for the payment of the outstanding bonds of the District apportioned to each respective improvement area or for any other change pursuant to Article 3 (commencing with Government Code Section 53330) of the Act shall apply only to the applicable improvement area.

SECTION 4. The designation of the improvement areas and each of them is subject to a condition subsequent that the Improvement Area No. 1 Special Tax, the Improvement Area No. 2 Special Tax, each as defined and specified in the Restated Agreement, the reduction in the Currently Authorized Facilities as described in Section 2.d. of the Restated Agreement and the reduction in the authorized bonded indebtedness for the District as described in Section 2.c. of the Restated Agreement all be approved by the applicable qualified electors voting on such questions and that all other actions set forth in Section 2.g. of the Restructuring and Refinancing Agreement (the "Required Actions") shall occur. If any one of such matters should not be approved by the applicable qualified electors voting on such questions or if one of the Required Actions does not occur, Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 shall be dissolved automatically without further action on the part of this City Council.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1998,

by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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MAYOR OF THE CITY OF SAN MARCOS

ATTEST:

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SHEILA A. KENNEDY, CITY CLERK  
CITY OF SAN MARCOS

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**RESTATED AGREEMENT REGARDING  
THE RESTRUCTURING AND  
REFINANCING OF  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

THIS AGREEMENT dated as of February 1, 1998 is entered into by and among the City of San Marcos, acting for and on behalf of itself and Community Facilities District No. 88-1, the Paloma Homeowners Committee, a group of homeowners officially recognized by the City Council of the City to represent the interests of the homeowners within Community Facilities District No. 88-1 in the negotiations referred to hereinbelow and NM Homes One, Inc., a Delaware corporation. The capitalized terms used herein shall have the meanings given such terms in Section 1. below.

**RECITALS**

1. The City Council of the City initially formed the Original District pursuant to the Act to finance (1) the construction and installation of the Original Facilities and (2) the incidental expenses as delineated in the Community Facilities District Report to be incurred in financing the Original Facilities and forming the Original District.
2. In order to finance the Original Facilities and the authorized incidental expenses, the City Council did initially declare the necessity to incur a bonded indebtedness in an amount not to exceed \$32,165,000, the repayment of which was to be secured by the levy of special taxes in accordance with Section 53328 of the Act on property in the Original District.
3. The then qualified elector of the Original District, at a special election held in the Original District on August 16, 1988, authorized the issuance of such bonds and the levy of special taxes within the Original District.
4. The City Council did authorize the levy of the special tax pursuant to the Original Rate and Method of Apportionment of Special Tax by the enactment of Ordinance No. 88-793.
5. The City subsequently initiated proceedings in the Superior Court in Case No. N41363 to validate the proceedings to form the Original District, to authorize the levy of the special tax pursuant to the Original Rate and Method of Apportionment of Special Tax and to authorized the bonded indebtedness. Judgment was entered in this action validating such proceedings and authorizations.
6. On December 8, 1988 the City, acting on behalf of the Original District, issued the 1988 Bonds.
7. In 1989 the City Council received a request by the then owner of the property within the Original District to initiate proceedings to consider certain proposed changes and modifications to the Original Facilities, the Original Rate and Method of Apportionment of Special Tax, to increase the authorized bonded indebtedness of the District to \$75,000,000 and to then annex

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certain territory to the Original District which territory was designated as Annexation No. 1 to the Original District. The proposed changes and modifications provided for the future annexation of the remaining properties within the College Area Community Plan to the Original District.

8. On June 27, 1989, the City Council conducted a public hearing to consider the changes and modifications as requested by such property owner and approved such changes and modifications, subject to the approval by the qualified electors of the Original District and the territory proposed to be annexed to the Original District.

9. On June 29, 1989, the then qualified elector of the Original District and the territory proposed to be annexed to the District, did, at a special election, approve the changes and modifications and the annexation of territory to the Original District.

10. The City Council authorized the levy of the special tax pursuant to the Existing Rate and Method of Apportionment of Special Tax by the enactment of Ordinance No. 89-821.

11. The City subsequently initiated proceedings in the Superior Court in Case No. N44778 to validate the proceedings for the changes and modifications. Judgment was entered in this action validating such procedures and the changes and modifications.

12. On August 16, 1989 the Authority issued the Authority Revenue Bonds for the purpose of providing financing for the acquisition, construction, improving and equipping of certain public capital improvements to be undertaken by the City on behalf of the District.

13. On April 17, 1990 the City, acting on behalf of the District, issued the 1990 Bonds which were purchased by the Authority from the proceeds of the Authority Revenue Bonds.

14. On August 13, 1993 the Authority defeased \$52,400,000 of the outstanding Authority Revenue Bonds and on October 1, 1993 redeemed \$6,330,000 of the Authority Revenue Bonds not so defeased.

15. On May 28, 1996, the City Council received a petition from 650 registered voters residing within the District requesting that the City Council immediately commence proceedings to make certain additional changes and modifications as specified in such petition.

16. The City Council held a public hearing to consider the proposed changes and modifications pursuant to such petition, a copy of which is attached hereto as Attachment 1 and incorporated herein by this reference.

17. A majority protest to the proposed changes and modifications was filed by Baldwin Builders and Baldwin Building Contractors, the owners of more than one-half of the area of land in the territory included in the District and not exempt from the levy of the special tax pursuant to the Existing Rate and Method of Apportionment of Special Tax.

18. Subsequent to the abandonment of the proceedings to change and modify the District as requested by the petition, the City Council authorized an additional six (6) months of

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negotiations to allow the parties to this Agreement to establish mutually agreeable changes and modifications within the District to bring special tax relief to the owners of developed property within the District and to restructure the special tax for the owners of the remaining vacant land within the District to facilitate the development of such vacant land. Pursuant to such original authorization and a subsequent four month extension of such authorization, the City, acting on behalf of itself and the District, a negotiating representative of the Committee and representatives of the predecessors to New Millennium and Marlin initiated and have thereafter undertaken negotiations in an attempt to establish such mutually agreeable changes and modifications within the District.

19. As a result of such negotiations the parties mutually agreed, among other matters, on certain changes and modifications including the authorization for the levy of new special taxes within the District, the reduction in the authorized bonded indebtedness of the District and the reduction of public facilities authorized to be financed through the District.

20. Such agreements were memorialized in the MOU, a copy of which is attached hereto as Attachment 1A and incorporated herein by this reference.

21. The MOU provided that it was the intent of the parties thereto that a definitive agreement would be completed by December 1, 1997 to fully reflect the agreement of the parties on all issues related to the proposed restructuring of the District and the refinancing of the bonded indebtedness of the District. The City, the Committee, New Millennium and Marlin did enter into the Original Agreement and the parties thereto represented that the Original Agreement was intended to be and was the definitive agreement referred to in the MOU.

22. The Original Agreement provided that the approval thereof and the approval and implementation of the restructuring and refinancing described therein was contingent upon the occurrence of certain actions including but not limited to the approval of the authorization of the levy of the Improvement Area No. 2 and the Improvement Area No. 3 Special Tax (as such terms were defined in the Original Agreement).

23. The City Council, acting as the legislative body of the District, did hold a public hearing to consider the authorization for the levy of new special taxes within Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3, the reduction in authorized bonded indebtedness of the District and the reduction in the Currently Authorized Facilities. Subsequent to the public hearing the City Council did call special elections to submit to the qualified electors of the improvement areas or the District as a whole, as appropriate, the question of authorizing the levy of new special taxes within Improvement Area Nos. 1, 2 and 3 and reducing the Currently Authorized Facilities and the authorized bonded indebtedness for the District.

24. The qualified electors of Improvement Area No. 2 voted in favor of the authorization for the levy of the new special tax within Improvement Area No. 2 and the question of authorizing the levy of a new special tax within Improvement Area No. 2 did pass.-



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25. The qualified elector of Improvement Area No. 3 voted against the authorization for the levy of the new special tax within Improvement Area No. 3 and the question of authorizing the levy of a new special tax within Improvement Area No. 3 did not pass.

26. As a result of the failure of the election to authorize the levy of a new special tax within Improvement Area No. 3, the Original Agreement was not approved.

27. Despite the failure to satisfy the conditions of the Original Agreement necessary for the approval thereof, the City, the Committee and New Millennium nevertheless desire to jointly implement the refinancing and restructuring plan as contained in the Original Agreement subject only to those modifications necessitated by the negative vote on the authorization for the levy of a new special tax in Improvement Area No. 3 and the non-participation by Marlin.

NOW, THEREFORE, the parties to this Agreement hereby agree as follows:

**SECTION 1. Definitions**

For purposes of this Agreement:

**"1988 Bonds"** shall mean the \$13,300,000 City of San Marcos, Community Facilities District No. 88-1, Special Tax Bonds, Series 1988.

**"1990 Bonds"** shall mean the \$19,715,000 City of San Marcos, Community Facilities District No. 88-1, Special Tax Bonds, Series 1990.

**"Act"** shall mean the Mello-Roos Community Facilities Act of 1982, as amended.

**"Agreement"** shall mean this Agreement dated as of February 1, 1998 entered into by and among the City, the Committee and New Millennium.

**"Authority"** shall mean the San Marcos Public Facilities Authority.

**"Authority Revenue Bonds"** shall mean the \$61,700,000 San Marcos Public Facilities Authority 1989 Public Facilities Revenue Bonds (Community Facilities District No. 88-1).

**"City"** shall mean the City of San Marcos, California, acting for and on behalf of itself and Community Facilities District No. 88-1.

**"City Council"** shall mean the City Council of the City.

**"Committee"** shall mean the Paloma Homeowners Committee, a group of homeowners officially recognized by the City Council of the City to represent the interests of the homeowners within Community Facilities District No. 88-1 in the negotiations referred to hereinbelow.

**"Community Facilities District Report"** shall mean that document entitled "Community Facilities District Report" approved by the City Council on August 9, 1988.

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**"Currently Authorized Facilities"** shall mean the Original Facilities as changed and modified by the then qualified electors of the District at a special election held on June 29, 1989 and which are set forth and described in the report of the special tax consultant entitled "City of San Marcos, Alterations/Modifications, Community Facilities District No. 88-1, Community Facilities District 'Report'".

**"Density Adjustment"** shall mean the modification of the residential density of the planning areas in Improvement Area No. 2as shown on Attachment 11 hereto.

**"District"** shall mean the Original District together with the territory identified as Annexation No. 1 to the Original District which was subsequently annexed to the Original District.

**"Existing Special Tax"** shall mean the special taxes levied pursuant to the Existing Rate and Method of Apportionment of Special Tax.

**"Existing Rate and Method of Apportionment of Special Tax"** shall mean the modified rate and method of apportionment as approved by the then qualified electors at the special election held on June 29, 1989.

**"Final Approval"** shall mean a final action by the appropriate authority acting on behalf of the City and (i) expiration of any applicable limitations period with respect to a legal challenge of such action without commencement of a legal challenge and (ii) expiration of any referendum period, if applicable, without the submittal of a petition signed by the requisite number of registered voters within the City.

**"Improvement Area No. 1"** shall mean that improvement area proposed to be designated by the City Council pursuant to the Act and which shall encompass those properties within the District identified in Attachment 2 hereto.

**"Improvement Area No. 2"** shall mean that improvement area proposed to be designated by the City Council pursuant to the Act and which shall encompass those properties within the District identified in Attachment 3 hereto.

**"Improvement Area No. 3"** shall mean that improvement area proposed to be designated by the City Council pursuant to the Act and which shall encompass those properties within the District identified in Attachment 4 hereto.

**"Improvement Area No. 1 Refunding Bonds"** shall mean those refunding bonds secured by the Improvement Area No. 1 Special Taxes.

**"Improvement Area No. 2 Refunding Bonds"** shall mean those refunding bonds secured by the Improvement Area No. 2 Special Taxes.

**"Improvement Area No. 3 Refunding Bonds"** shall mean those refunding bonds secured by the Improvement Area No. 3 Special Taxes.

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**"Improvement Area No. 1 RMA"** shall mean the rate and method of apportionment of special taxes proposed to be levied within Improvement Area No. 1 and which is set forth in Attachment 5 hereto.

**"Improvement Area No. 2 RMA"** shall mean the rate and method of apportionment of special taxes proposed to be levied within Improvement Area No. 2 and which is set forth in Attachment 6 hereto.

**"Improvement Area No. 1 Coverage Fund"** shall mean the special reserve fund for the Improvement Area No. 1 Refunding Bonds.

**"Improvement Area No. 2 Coverage Fund"** shall mean the special reserve fund for the Improvement Area No. 2 Refunding Bonds.

**"Improvement Area No. 1 Coverage Requirement"** shall mean an amount equal to twenty percent (20%) of the maximum annual debt service on the Improvement Area No. 1 Refunding Bonds.

**"Improvement Area No. 2 Coverage Requirement"** shall mean an amount equal to twenty percent (20%) of the maximum annual debt service on the Improvement Area No. 2. Refunding Bonds.

**"Improvement Area No. 1 Special Taxes"** shall mean special taxes levied pursuant to the Improvement Area No. 1 RMA.

**"Improvement Area No. 2 Special Taxes"** shall mean special taxes levied pursuant to the Improvement Area No. 2 RMA.

**"Improvement Area No. 3 Special Taxes"** shall mean special taxes levied pursuant to the Existing Rate and Method of Apportionment of Special Tax.

**"Marlin"** shall mean Marlin Development, a California general partnership, formerly known as Village Development and Village Properties.

**"MOU"** shall mean the Memorandum of Understanding attached hereto as Attachment 1.

**"New Millennium"** shall mean NM Homes One, Inc., a Delaware corporation.

**"Original Agreement"** shall mean that certain Agreement Regarding The Restructuring and Refinancing of Community Facilities District No. 88-1 dated December 1, 1997 among the City, the Committee, New Millennium and Marlin.

**"Original District"** shall mean Community Facilities District No. 88-1 as initially formed by the City Council.

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**“Original Facilities”** shall mean those certain authorized public facilities as described in the Community Facilities District Report.

**“Original Rate and Method of Apportionment of Special Tax”** shall mean the rate and method of apportionment of special tax approved by the then qualified elector of the Original District at a special election held in the Original District on August 16, 1988.

**“Project Approvals”** shall mean and shall be limited to (i) an amendment to the Development Agreement originally entered into as of June 28, 1988 among the City of San Marcos, Baldwin Building Contractors and Village Properties as such agreement applies to the properties within Improvement Area No. 2 to provide for, among other things, the amount and method of payment of the increased public facilities fees applicable to development within Improvement Area No. 2 through build out of the properties within such improvement area, extension of the term of the Development Agreement through the anticipated build out of the properties within such improvement area, revision of the public facilities requirements to conform to Section 2 of this Agreement and only such other revisions as may be necessary to effect the Density Adjustment, (ii) any other amendments to existing land use approvals required to effect the Density Adjustment, (iii) any agreements with other public agencies required to implement the Density Adjustment, and (iv) amendments to the Infrastructure Acquisition and Financing Agreement originally entered into as of June 18, 1988 among the City, Baldwin Building Contractors and Village Properties, as previously amended, to, among other things, reflect the restructuring and refinancing provided for in Section 2. of this Agreement.

**“Remaining Facilities”** shall mean the Currently Authorized Facilities which were not constructed and/or acquired as of May 28, 1996 and a list of which is attached as Attachment 8 hereto.

**“Restructuring/Refinancing Schedule”** shall mean the schedule set forth in Attachment 9 hereto.

**“School District”** shall mean the San Marcos Unified School District.

**“Water District”** shall mean the Vallecitos Water District.

**SECTION 2. Restructuring of District and Refinancing Bonded Indebtedness**

a. Authorization for Levy of New Special Taxes to Supersede the Existing Special Tax

The parties to this Agreement hereby request that the City Council redesignate three (3) improvement areas within the District. Improvement Area No. 1 shall encompass those properties identified in Attachment 2 hereto which is incorporated herein by this reference. Improvement Area No. 2 shall encompass those properties identified in Attachment 3 hereto which is incorporated herein by this reference. Improvement Area No. 3 shall encompass those properties identified in Attachment 4 hereto which is incorporated herein by this reference.

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The parties to this Agreement hereby further request that the City Council continue the proceedings to authorize the levy of new special taxes within Improvement Area Nos. 1 and 2. The Improvement Area No. 1 RMA is set forth in Attachment 5 hereto which is incorporated herein by this reference. The Improvement Area No. 2 RMA is set forth in Attachment 6 hereto which is incorporated herein by this reference.

The Improvement Area No. 1 Special Taxes may only be levied and used for the purposes set forth in the Improvement Area No. 1 RMA, that is, to pay (1) debt service on any refunding bonds secured by such Improvement Area No. 1 Special Taxes, (2) to replenish any reserve fund or special tax coverage fund established by the bond documents authorizing the issuance of such refunding bonds, (3) to pay the cost of providing certain police protection and crime prevention services, fire suppression and protection services, and ambulance and paramedic services to Improvement Area No. 1, and (4) to pay the Administrative Costs (as such term is defined in the Improvement Area No. 1 RMA which is Attachment 5 hereto) of Improvement Area No. 1. As is further specified in subsection d. below, the Improvement Area No. 1 Special Taxes may not be directly levied to pay for Currently Authorized Facilities or for any facilities whatsoever.

The Improvement Area No. 2 Special Taxes may only be levied and used for the purposes set forth in the Improvement Area No. 2 RMA, that is, to pay (1) debt service on any refunding bonds secured by such Improvement Area No. 2 Special Taxes, (2) to replenish any reserve fund or special tax coverage fund established by the bond documents authorizing the issuance of such refunding bonds, (3) to pay the cost of providing certain police protection and crime prevention services, fire suppression and protection services, and ambulance and paramedic services to Improvement Area No. 2, and (4) to pay the Administrative Costs (as such term is defined in the Improvement Area No. 2 RMA which is Attachment 6 hereto) of Improvement Area No. 2. As is further specified in subsection d. below, the Improvement Area No. 2 Special Taxes may not be directly levied to pay for Currently Authorized Facilities or for any facilities whatsoever.

Upon satisfaction of the contingencies set forth in subsection g. below, the City shall record or cause to be recorded a Notice of Special Tax Lien Cancellation as to the Existing Special Tax within Improvement Area Nos. 1 and 2.

**b. Refinancing of 1988 Bonds and 1990 Bonds**

The parties to this Agreement hereby request that the City initiate proceedings to defease and refund the 1988 and the 1990 Bonds in accordance with the terms of this Agreement. The refunding bonds issued to effectuate the defeasance and refunding of the 1988 and the 1990 Bonds shall be secured by the special tax liens for the Improvement Area No. 1 Special Taxes, the Improvement Area No. 2 Special Taxes and the Improvement Area No. 3 Special Taxes. The principal amount of the refunding bonds shall be allocated between Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 as shown on Attachment No. 8 hereto which is incorporated herein by this reference. It is the intention of the parties to this Agreement that no portion of the proceeds of the refunding bonds shall be used for the purpose of capitalizing interest on such refunding bonds or any portion thereof.

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The refunding bond documents shall provide that the Improvement Area No. 1 Special Tax for facilities shall not be levied beyond Fiscal Year 2018-2019 and the Improvement Area No. 2 Special Tax for facilities shall not be levied beyond Fiscal Year 2026-2027. The refunding bond documents shall further provide that the interest earnings on the investment of the proceeds of such refunding bonds shall inure to the benefit of the taxpayers within the applicable improvement areas by being applied to the annual levy within that Improvement Area or being used to retire debt secured by the special taxes levied within that Improvement Area.

It is the intention of the parties to this Agreement that the refunding bond documents shall provide for the establishment of separate special tax coverage funds for Improvement Area No. 1 Refunding Bonds, the Improvement Area No. 2 Refunding Bonds and the Improvement Area No. 3 Refunding Bonds. Such special tax coverage funds shall be in addition to any debt service reserve fund or funds established for such refunding bonds which are funded either from the proceeds of such refunding bonds or from the transfer of funds from the existing debt service reserve funds for the 1988 Bonds or the 1990 Bonds or both.

The Improvement Area No. 1 Coverage Fund is intended to be maintained in an amount equal to the Improvement Area No. 1 Coverage Requirement and shall be initially funded from the proceeds of the payments made pursuant to subsection g.(2)(c) below. It is intended that:

(1) the funds on deposit in the Improvement Area No. 1 Coverage Fund shall be used prior to any transfer from the debt service reserve fund for the Improvement Area No. 1 Refunding Bonds to pay scheduled debt service on the Improvement Area No. 1 Refunding Bonds as the same shall become due and payable if and to the extent of any delinquency in the payment of the Improvement Area No. 1 Special Taxes;

(2) the Improvement Area No. 1 Coverage Fund shall be replenished following any draw thereon pursuant to (1) above in the following order of priority: (a) from the subsequent payment of such delinquent special taxes or (b) from the proceeds of the levy of the Improvement Area No. 1 Special Tax levied in the fiscal year following any such delinquency; and

(3) when the funds on deposit in the Improvement Area No. 1 Coverage Fund are, together with the other funds available for such purpose, sufficient to pay all remaining principal and interest on the Improvement Area No. 1 Refunding Bonds, such funds on deposit in the Improvement Area No. 1 Coverage Fund shall be used for such purpose.

The Improvement Area No. 2 Coverage Fund is intended to be maintained in an amount equal to the Improvement Area No. 2 Coverage Requirement and may be initially funded from the proceeds of the levy of the Improvement Area No. 2 Special Tax in the first fiscal year following the issuance of the Improvement Area No. 2 Refunding Bonds. It is intended that:

(1) the funds on deposit in the Improvement Area No. 2 Coverage Fund shall be used prior to any transfer from the debt service reserve fund for the Improvement Area No. 2 Refunding Bonds to pay scheduled debt service on the Improvement Area No. 2 Refunding

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Bonds as the same shall become due and payable if and to the extent of any delinquency in the payment of the Improvement Area No. 2 Special Taxes;

(2) the Improvement Area No. 2 Coverage shall be replenished following any draw thereon pursuant to (1) above in the following order of priority: (a) from the subsequent payment of such delinquent special taxes or (b) from the proceeds of the levy of the Improvement Area No. 2 Special Tax levied in the fiscal year following any such delinquency; and

(3) when the funds on deposit in the Improvement Area No. 2 Coverage Fund are, together with the other funds available for such purpose, sufficient to pay all remaining principal and interest on the Improvement Area No. 2 Refunding Bonds, such funds on deposit in the Improvement Area No. 2 Coverage Fund shall be used for such purpose.

So long as the Improvement Area No. 1 Coverage Fund is maintained at a level equal to the Improvement Area No. 1 Reserve Requirement, it is the expectation of the parties to this Agreement that the annual Improvement Area No. 1 Special Tax for facilities will be levied in an amount equal to the debt service requirement for the Improvement Area No. 1 Refunding Bonds for the fiscal year for which such special tax is to be levied. So long as the Improvement Area No. 2 Coverage Fund is maintained at a level equal to the Improvement Area No. 2 Reserve Requirement, it is the expectation of the parties to this Agreement that the annual Improvement Area No. 2 Special Tax for facilities will be levied in an amount equal to the debt service requirement for the Improvement Area No. 2 Refunding Bonds for the fiscal year for which such special tax is to be levied. Notwithstanding the foregoing, if an alternative refunding bond structure will result in the levy of annual special taxes for facilities at rates equal to or less than the expected rates described in the preceding sentences, the parties will not unreasonably refuse to agree to such alternative refunding bond structure.

c. Reduction in Authorized Bonded Indebtedness

The parties to this Agreement hereby request that the City Council continue the proceedings pursuant to Article 3 of the Act to reduce the authorized bonded indebtedness of the District to an amount not to exceed the amount necessary to defease and refund the outstanding 1988 and the 1990 Bonds; provided, however, such amount shall not exceed \$35,000,000.

d. Reduction in Currently Authorized Facilities

The parties hereto hereby request that the City Council continue the proceedings pursuant to Article 3 of the Act to modify the Currently Authorized Facilities to alter the facilities authorized to be acquired and/or constructed by the District by terminating the authorization for the Remaining Facilities. A list of the Remaining Facilities is attached hereto as Attachment 9 which is incorporated herein by this reference. The parties hereto agree that upon the termination of such authorization the properties within both Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 and the owners and residents of such properties within such improvement areas shall have no responsibility whatsoever for the construction or acquisition or the payment either directly or indirectly or the financing of such Remaining Facilities (excepting the obligation of New Millennium and Marlin and their respective

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successors or assigns to construct the Remaining Exhibit "B" Facilities as shown on Attachment 9 hereto at their own cost [with credit against any applicable public facilities fee obligation] or to pay public facilities fees for such purpose) and that no Improvement Area No. 1 Special Taxes or Improvement Area No. 2 Special Taxes may be used or pledged to pay directly for such facilities or to pay debt service on bonds issued or other indebtedness incurred to finance the acquisition or construction of all or any portion of such facilities.

Subject to the limitations contained in this subsection d. above, nothing in this Agreement is intended to or shall prevent the City from issuing bonds or incurring another form of indebtedness in order to finance all or a portion of the cost of the construction of the Remaining Facilities secured by public facilities fees paid as a condition of development within Improvement Area No. 2 and/or Improvement Area No. 3.

The City agrees that it shall utilize all public facilities fees collected from development within Improvement Area No. 2 and Improvement Area No. 3 to pay for the cost of the Remaining Exhibit "B" Facilities or a portion thereof.

e. Schedule of Restructuring/Refinancing Proceedings

The parties agree that time is of the essence in the initiation of the proceeding for restructuring the District and refinancing the 1988 and the 1990 Bonds in order to provide special tax relief to the property owners within the District in Fiscal Year 1998-1999. To this end the parties have established the Restructuring/Refinancing Schedule set forth in Attachment No. 10 hereto which is incorporated herein by this reference. The parties agree that they will use their best efforts to implement the Restructuring/Refinancing Schedule.

f. Support for Restructuring/Refinancing

The parties acknowledge that approval of the restructuring and the refinancing will require an election requiring the approval of 2 /3rds of the qualified electors voting on each measure in such election. The parties agree to the extent permitted by applicable law to support the approval of the restructuring and refinancing.

g. Restructuring and Refinancing Contingencies

The approval of this Agreement and the approval and implementation of the restructuring and refinancing described in this Section 2. is contingent upon the occurrence of certain actions. The purpose of this subsection g. is to identify and describe those actions.

(1) Improvement Areas:

(a) The redesignation of Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 shall be subject to a condition subsequent that the Improvement Area No. 1 Special Tax and the Improvement Area No. 2 Special Tax, the reduction in the Currently Authorized Facilities as described in subsection d. above and the reduction in the authorized bonded indebtedness for the District as described in



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subsection c. above be approved by the applicable qualified electors voting on such questions.

(b) If any one of such matters should not be approved by the applicable qualified electors voting on such questions, Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 shall be dissolved automatically without further action on the part of the City Council.

(2) Improvement Area No. 1 Special Tax, Improvement Area No. 2 Special Tax, Reduction in Currently Authorized Facilities and Reduction in Bonded Indebtedness: The authorization for the levy of the Improvement Area No. 1 Special Tax and the Improvement Area No. 2 Special Tax, the reduction in the Currently Authorized Facilities as described in subsection d. above and the reduction in the authorized bonded indebtedness for the District as described in subsection c. above shall become effective upon the occurrence of all of the following:

(a) The approval of the authorization of the levy of the Improvement Area No. 1 Special Tax and the Improvement Area No. 2 Special , such reduction in the Currently Authorized Facilities and such reduction in the authorized bonded indebtedness by the applicable qualified electors voting on such questions.

(b) The defeasance and/or refunding of the 1988 Bonds and the 1990 Bonds in accordance with the terms of this Agreement.

(c) The payment to the City by New Millennium prior to the execution of a bond purchase agreement for the sale of the refunding bonds of an amount equal to the Improvement Area No. 1 Coverage Requirement. Such amount shall be utilized to initially fund the Improvement Area No. 1 Coverage Fund as specified in subsection b. above unless an alternative bond structure meeting the requirements of the last paragraph of subsection b. is approved by the parties hereto in which case such amount shall be used as the parties may agree to lower the annual Improvement Area No. 1 Special Tax to the expected levels referred to in such paragraph. Sixteen percent (16%) of such payment actually made by New Millennium pursuant to this subsection 2(c) shall be reimbursed from (i) the proceeds of Improvement Area No. 3 Special Taxes, if and to the extent authorized by law, levied within Improvement Area No. 3, or (ii) exactions imposed upon the development of property within Improvement Area No. 3, if and to the extent permitted by law. The approval of this Agreement and the approval and implementation of the restructuring and refinancing described in Section 2. are not contingent upon the reimbursement of New Millennium as previously described in this subsection 2(c).

(d) The Final Approval of the Density Adjustment.

(e) The Final Approval of the Project Approvals.

### SECTION 3. Density Adjustment and Project Approvals

a. Agreement not to Protest.

The Committee agrees not to protest, challenge or otherwise attempt to hinder or delay final approval of the Density Adjustment or of the Project Approvals.

b. Agreement not to Withhold Consents or Approvals.

New Millennium agrees that it shall not unreasonably withhold or delay any applications, consents, approvals, other documents or information required for the consideration of and Final Approval of the Density Adjustment, the Project Approvals or both.

c. City Action; Independent

The parties hereto expressly agree that neither this Agreement, nor the proceedings contemplated by this Agreement, in any way, directly or indirectly, obligate the City to grant final approval of the Density Adjustment or the Project Approvals.

The City expressly reserves its right to exercise full and independent decision-making authority with respect to any and all decisions relating to the Density Adjustment or Project Approvals that may be requested by New Millennium. The City expressly declares that its action with respect to any such request, whether considered at the ministerial, administrative or legislative level, is and will remain unaffected by the terms of this Agreement. The City shall, in response to any such request, exercise its independent police power authority in the process of making any required land use decision related to the Density Adjustment or the Project Approvals based upon the evidence to be presented and in accordance with the General Plan, the Specific Plan and all applicable zoning ordinances and applicable law. It is acknowledged and agreed by the parties hereto that such actions shall be undertaken by the City without reference to any impact they may have upon the effectiveness of the authorization of levy of the Improvement Area No. 1 Special Tax and/or the Improvement Area No. 2 Special Tax, the reduction in the Currently Authorized Facilities or the reduction in the authorized bonded indebtedness for the District.

### SECTION 4. Reimbursement from Other Property Owner

The District may be entitled to reimbursement for a share of the cost of the Currently Authorized Facilities constructed as of the date of this Agreement other than the Remaining Facilities from the owner of certain property located outside of the District but which may be served by or otherwise benefited by such improvements. The property which may be so served or so benefitted is identified and known as Santalina Hills. City agrees, if it is determined that such property is served by and otherwise benefited by such facilities, to condition the development of such property with a requirement that such property make such reimbursement, if any, to the District at the earliest time legally possible. Any such reimbursement shall be used to call refunding bonds and such call shall be pro rata among those refunding bonds secured by

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the Improvement Area No. 1 Special Taxes, the Improvement Area No. 2 Special Taxes and the Improvement Area No. 3 Special Taxes.

#### **SECTION 5. Reimbursement from Other Public Agencies**

The District may also be entitled to reimbursement for a share of the cost of the Currently Authorized Facilities constructed as of the date of this Agreement other than the Remaining Facilities from either the School District or the Water District or both. The parties have jointly undertaken negotiations with both districts to attempt to identify and quantify the reimbursement entitlements, if any, of the District from either the School District or the Water District or both but such negotiations have not resulted in an agreed upon identification and quantification of any such reimbursement entitlement as of the date of this Agreement. The parties, therefore, agree to continue to cooperate in good faith to negotiate a final agreement with both districts as to any reimbursement from either district or both to which the District may be entitled. In the event that the District receives any such reimbursement from either the School District or the Water District or both, any such reimbursement shall be used to call refunding bonds and such call shall be pro rata among those refunding bonds secured by the Improvement Area No. 1 Special Taxes, the Improvement Area No. 2 Special Taxes and the Improvement Area No. 3 Special Taxes.

#### **SECTION 6. Forbearance From Initiating Certain Actions Within Improvement Area No. 2**

New Millennium agrees for itself and its successors and assigns, with the exception of residential homeowners or residents of homes within Improvement Area No. 2, that New Millennium shall not petition or otherwise urge or request the City to initiate or undertake proceedings to change the Improvement Area No. 2 Special Taxes to form a new community facilities district or an assessment district encompassing all or any portion of Improvement Area No. 2, or to authorize the levy of new special taxes or assessments within Improvement Area No. 2.

Except as provided in the following sentence, the City agrees that it shall not levy or attempt to levy any other special taxes or assessments within the District. Nothing contained in the preceding sentence, however, shall prevent the City from initiating proceedings to form either a landscape maintenance district or community facilities district encompassing Improvement Area No. 2 or Improvement Area No. 3 or both for the limited purpose of financing the costs of landscape maintenance or street light maintenance, including but not limited to that portion of the costs of landscape and street light maintenance of Las Posas Road reflecting the special benefit received by the properties within Improvement Area No. 2 or Improvement Area No. 3 from such landscaping improvements and street lighting .

#### **SECTION 7. Future Refunding Bonds.**

In the event that refunding bonds shall be issued in the future to refund all or a portion of the refunding bonds referred to in Section 2 of this Agreement, the terms of such refunding bonds shall provide that the savings realized from such future refunding bonds shall be

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distributed proportionately between Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 throughout the term of such future refunding bonds; provided, however, nothing contained in this Section 7 shall authorize the extension of the levy of the Improvement Area No. 1 Special Tax beyond Fiscal Year 2018-2019.

**SECTION 8. Continuing Participation of Parties**

The parties to this Agreement anticipate that the period of time necessary to fully implement the restructuring and refinancing plan described in Section 2 above shall be not less than ten (10) to twelve (12) months. As a result the parties agree to continue to participate jointly in such implementation and shall meet and confer as necessary on all issues of mutual interest pertaining to such implementation. Each party agrees to keep every other party fully informed of all relevant and material issues pertaining to the implementation of the restructuring and refinancing and to assist in the communication of relevant and material information to the community within the District.

**SECTION 9. Miscellaneous Provisions.**

a. Modification. This Agreement may not be modified in whole or in part except by a written modification executed by all of the parties to this Agreement. Notwithstanding the foregoing, any party may, at its sole discretion, provide a written waiver of any condition or provision of this Agreement entered into for the benefit of such party.

b. Entire Agreement. This Agreement, together with all attachments hereto, contains all representations and the entire understanding among the parties with respect to the subject matter of this Agreement. Any prior correspondence, memoranda, or agreements, whether or not such correspondence, memoranda or agreements are in conflict with or inconsistent with this Agreement, are intended to be replaced in total by this Agreement and its attachments. Each party to this Agreement warrants and represents that no representative of any party to this Agreement has made any oral representations or oral agreements not contained in this Agreement. Each party to this Agreement further warrants and represents that it has not relied upon any oral statements or promises made by any representative of any party to this Agreement in executing this Agreement.

c. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties and their respective purchasers, successors, heirs and assigns. New Millennium agrees to give notice of the existence of this Agreement and to provide a copy of this Agreement to any prospective purchaser (other than a prospective purchaser of a residential home) of all or any portion of the property owned by either party and located within the District.

d. Unenforceable Provisions. The terms, conditions, and covenants of this Agreement shall be construed whenever possible as consistent with all applicable laws and regulations. To the extent that any provision of this Agreement, as so interpreted, is held to violate any applicable law or regulation, the remaining provisions shall nevertheless be carried into full force and effect and remain enforceable.

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- e. Representation of Capacity to Contract. Each person executing this Agreement represents and warrants that he/she has the authority to execute this Agreement on behalf of the entity represented by that individual.
- f. Opportunity to be Represented by Independent Counsel. Each party to this Agreement represents and warrants that they have been advised to consult legal counsel of their own choosing and have had a reasonable opportunity to do so prior to executing this Agreement.
- g. Good Faith and Cooperation. In interpreting and applying the provisions of this Agreement, the parties agree to act in good faith and cooperate with each other.
- h. Time of the Essence. The parties to this Agreement understand that time is of the essence in the completion of all matters contemplated by this Agreement. The parties agree to use due diligence to complete all phases of the work contemplated by this Agreement at the earliest possible time. Without limiting the generality of the foregoing or compliance with specific time provisions set forth in this Agreement, any party to this Agreement requested or required to act, consent, or approve work, documents or other matters shall not unreasonably withhold or delay any such act, consent, or approval contemplated by this Agreement.
- i. No Waiver. The failure of any party to enforce any term, covenant, or condition of this Agreement on the date it is to be performed shall not be construed as a waiver of that party's right to enforce this, or any other term, covenant, or condition of this Agreement at any later date or as a waiver of any term, covenant, or condition of this Agreement.
- j. Representations and Warranties. Each signatory and party to this Agreement hereby warrants and represents that such party has legal authority and capacity and direction of its principal, if applicable, to enter into this Agreement and that all actions have been so taken as to enable it to enter into this Agreement.
- k. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.
- l. Community Parks. New Millennium agrees to complete the construction of the community parks within the District as soon as is practicable after construction within Improvement Area No. 2 resumes.

[The remainder of this page intentionally left blank. The next page is the signature page.]


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IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon the date it is signed by each of the parties hereto.

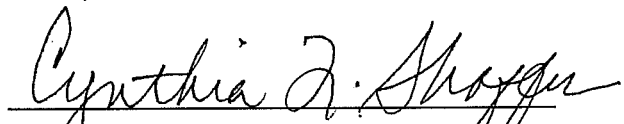
CITY OF SAN MARCOS, acting on behalf of itself and the District

By:   
Title: City Manager

PALOMA HOMEOWNERS' COMMITTEE

By:   
Title: Negotiating Representative

NM HOMES, INC.

By:   
Title: EXECUTIVE VICE PRESIDENT

**ATTACHMENT 1**

**PETITION TO MAKE CHANGES TO CFD 88-1**

**AGENDA ITEM**  
# 10

# PETITION TO COMMENCE PROCEEDINGS TO MAKE CHANGES TO CFD 88-1

I, the undersigned, am a registered voter in CFD 88-1 in the City of San Marcos. I respectfully request, in accordance with Government Code §53331 et. seq. that the legislative body of CFD 88-1 immediately commence proceedings to make the following changes, retroactive to the date of this petition:

- 1) That the existing authorization to issue up to \$75,000,000 of bonds be rescinded and that no bonds beyond the existing outstanding amount of \$33,015,000 be issued and, that the property owners of CFD 88-1 incur no obligation or liability for any future bond issuances.
- 2) That the ability to direct levy the property owners in CFD 88-1 be rescinded.
- 3) That the rate and method of apportionment of the special tax be amended as follows: a) The maximum special tax shall be recalculated based upon the debt service of principle plus interest on the outstanding \$33,015,000 in bonds (minus any accrued funds set aside for payment of principle) for the remainder of the 30 year term of the bonds. b) That all categories of land within the District be taxed equally up to the percentage of maximum special tax necessary to meet the debt service on the outstanding bonds. c) Annual increases in all categories of land shall be abolished.
- 4) If the legislative body of CFD 88-1 deems the above provision cannot be executed because it would interfere with the timely retirement of the bonded indebtedness, they shall instead institute proceedings to refund the outstanding bonds at the earliest possible date allowed through the issuance of new bonds. The express purpose of a new bond issuance would be to retire the outstanding bonds without incurring additional debt. In seeking new financing of the existing facilities every effort should be made to obtain a substantially lower interest rate than is currently being paid on the outstanding bonds. The term of the new bonds shall be no more than 22 years so that all bonded indebtedness within CFD 88-1 shall end by the year 2019.
- 5) That the obligation to provide facilities be amended to that no further facilities, beyond what has been constructed to date be required.

In addition to the above changes, I request that the legislative body of CFD 88-1 undertake the following:

- I) Take immediate action to commission an in-depth independent financial audit of CFD 88-1 from the date of its formation to the present.
- II) Immediately begin a review and inspection of all documentation pertaining to feasibility and/or justification studies which led to the requirement of each infrastructure improvement listed in the facilities agreement to be constructed or acquired by CFD 88-1.
- III) Until such time as items 1-5 and I and II are complete, conduct monthly status update meetings open to all registered voters and property owners within CFD 88-1 for progress reports. Allow the Homeowners Committee input and oversight.

CHECK IF NEW  
REGISTRATION

**ONLY VOTERS REGISTERED WITHIN CFD 88-1 MAY SIGN THIS PETITION**



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**ATTACHMENT 1A**  
**MEMORANDUM OF UNDERSTANDING**

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "MOU") is entered into by the undersigned who are each members of the Workout Committee (the "WC") for the Community Facilities District No. 88-1 (CFD 88-1) of the City of San Marcos (the "District"). Over the past 2 years, the WC has been meeting frequently for the purpose of developing amendments to the existing tax and financing structure previously undertaken by the City within the boundaries of the District. The amendments to the existing tax and financing structure are intended to take three basic forms:

- A refinancing of the underlying debt financing, which was undertaken by the City to finance the infrastructure;
- An amendment to the tax structure as embodied in a "rate and method of apportionment" (the "RMA") of the special taxes which are paid by property owners within the boundaries of the District; and
- A reduction in the authorized indebtedness of the District and a modification of the District's plan for funding future facilities.

The existing debt of the District is approximately \$32.6 million. The debt was issued in two series, in 1988 and in 1990, and matures as late as the year 2019. The existing debt bears interest rates ranging from 7.2% to 7.75%.

In 1995, certain homeowners within the boundaries of the District petitioned the City for consideration of amendments to the RMA and facilities funded by the District. This petition requested a "reduction" of the special taxes levied under the RMA. The petition also requested that there be a limitation on the amount of debt that could be incurred by the District to the then outstanding par value of the District's bonds.

In July, 1995, the majority property owner within the District, Baldwin Builders and Baldwin Building Contractors, A California Limited Partnership (herein "Baldwin"), filed a petition for reorganization under the United States Bankruptcy Code. Baldwin ceased payment of their special taxes payable on certain of the properties within the boundaries of the District in the year 1995. Presently, the accumulated amount of those delinquencies amounts to approximately \$1.5 million. In August, 1997, the Bankruptcy Court confirmed the Baldwin bankruptcy reorganization plan and Baldwin which is now operating as New Millennium Homes, LLC, is now required to repay the delinquent special taxes over a period of five years. In the intervening time, however, no new permits were issued for new homes to be constructed in the development. The homeowners seek relief from the maximum tax amounts. Baldwin, for its part, believes that the original development plan for its project within the boundaries of the District must now be modified to permit inclusion of additional dwelling units.

Since the beginning of the negotiating process, each of the parties to the process has observed a "Non-Disclosure Agreement" with respect to the discussions and negotiations of the WC. In the context of these confidential negotiations, the group has been able to determine where the interests of each of the parties (the City, the Homeowners and Developers) intersect through negotiation and discussion. As a result of said negotiation and discussions, the parties have reached a tentative agreement as follows:

- 1) The maximum special tax for fiscal years 1997-98 and beyond, with respect to the existing 814 developed properties, will be reduced by an amount equivalent to 20% of the maximum special tax payable under the existing RMA for fiscal year 1995-96. The maximum special tax for fiscal years 1997-98 and beyond with respect to the 847 undeveloped properties will be reduced by an amount equivalent to approximately 35% of the maximum special tax payable under the existing RMA for fiscal year 1997-98. Finally, because the undeveloped properties will be expected to pay special taxes based on their presently contemplated build out configuration, the backup tax against undeveloped property under the existing RMA will be eliminated.
- 2) An annual escalation factor shall not be applied to any property which, as of the date of this MOU, is presently developed. Any undeveloped property, as of the date of this MOU, may be subject to an escalation factor of as much as 1/2 percent per annum.
- 3) A new RMA which embodies the basic points of this agreement will be submitted to the City for its consideration and adoption by the City Council, and the parties to this MOU have each agreed that they will not oppose the adoption of such RMA. Adoption of the new RMA will be fully contingent upon the completion of the refinancing of the District's debt.
- 4) The City will be requested to undertake a refinancing of the existing outstanding debt of the District for the purpose of realizing both interest rate savings and amending the underlying contractual arrangement with bondholders, such that the new RMA may be substituted and pledged to refunding bonds and the existing RMA may be abolished.
- 5) Upon the execution of a formal agreement as contemplated by this MOU, the City will process forthwith the request of the developer for an increase in the density of housing units within the undeveloped portion of the District.
- 6) Any bonds issued by the District pursuant to this agreement will not require tax support of the existing developed properties beyond the year 2019, and further, will not require any contributions from the existing undeveloped property beyond the year 2027.
- 7) The Developers, on behalf of all potential owners of property within the undeveloped portion of the District, agree that, upon execution of a formal agreement, funding in the amount of approximately \$5.0 million will be required to complete the basic infrastructure within the District, and further, that the burden for repayment of any debt incurred to finance such infrastructure or contributions to pay for such infrastructure will not be levied against properties which are developed as of the date of this MOU, but shall be solely the responsibility of the properties to be developed in the future.

The parties to this MOU agree that it is, to a certain extent, a "term sheet" and shall not be binding on either the City, the Homeowners, the Developers or any other party, until the final terms of the agreement are developed and embodied in a formal agreement which shall be accepted by the City, the Paloma Homeowner's Committee and management of the Developers.

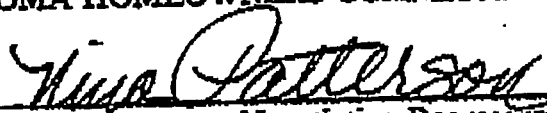
Each of the parties to this agreement agrees that any disputes or conflict resolution required in order to fully develop the formal agreement will occur only within the working group. Except to the extent necessary to obtain the consents of their respective principals to the terms of this MOU, each of the parties hereto agrees to continue to be bound by the Non-Disclosure Agreement as to the contents of the various analyses, discussions and meetings that have occurred to date, until the formal agreement embodying this MOU is accepted by each of the parties hereto at which time said formal agreement shall represent the mutually agreed upon positions of the WC. This agreement represents the basic understanding, not the entire understanding, between the parties.

This MOU is entered into subject to the review by the Homeowners and the Developers of the report of the independent auditor who is undertaking "agreed upon procedures" relating to the expenditure of certain District funds.

The undersigned have each affixed their initials and dates this MOU indicating acceptance of these basic terms and indicating further their intent to enter into a more detailed agreement.

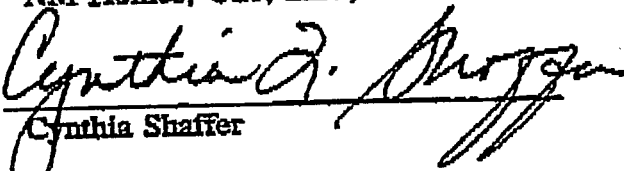
Time is of the essence to this MOU. It is the intent of the undersigned that a definitive agreement will be completed by December 1, 1997 and that a Resolution of Consideration for the modification of the RMA will be adopted not later than February 1, 1998.

**PALOMA HOMEOWNERS COMMITTEE**

By:   
Nina Patterson, Negotiating Representative

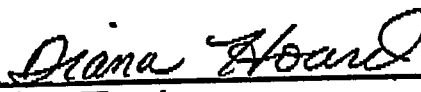
Oct 21, 1997  
Date

**NEW MILLENNIUM HOMES, LLC (Developer)**  
(By: NM Homes, One, LLC)

By:   
Cynthia Shaffer

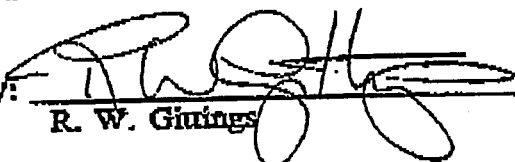
10/21/97  
Date

**MARLIN DEVELOPMENT (Developer)**  
(FKA Village Properties)

By:   
Diana Hoard

10-21-97  
Date

**CITY OF SAN MARCOS**

By:   
R. W. Givings

10/21/97  
Date

**EXECUTION COPY**

**ATTACHMENT 2**

**IDENTIFICATION OF PARCELS IN IMPROVEMENT AREA NO. 1**

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
<i>Improvement Area No. 1 - Taxable Parcels</i>					
218-372-01	13	12762	1	03/18/91	1261 Camino Del Sol
218-372-02	13	12762	2	03/18/91	1257 Camino Del Sol
218-372-03	13	12762	3	03/18/91	1253 Camino Del Sol
218-372-04	13	12762	4	03/18/91	1249 Camino Del Sol
218-372-05	13	12762	5	03/18/91	1243 Camino Del Sol
218-372-06	13	12762	6	03/18/91	1239 Camino Del Sol
218-372-07	13	12762	7	03/18/91	1237 Camino Del Sol
218-372-08	13	12762	8	03/18/91	1229 Camino Del Sol
218-372-09	13	12762	9	03/18/91	1217 Camino Del Sol
218-372-10	13	12762	10	03/18/91	1205 Camino Del Sol
218-372-11	13	12762	11	03/18/91	1206 Corte Famosa
218-372-12	13	12762	12	03/18/91	1214 Corte Famosa
218-372-13	13	12762	13	03/18/91	1222 Corte Famosa
218-372-14	13	12762	14	03/18/91	1228 Corte Famosa
218-372-15	13	12762	15	03/18/91	1234 Corte Famosa
218-372-16	13	12762	16	03/18/91	1236 Corte Famosa
218-372-17	13	12762	17	03/18/91	1240 Corte Famosa
218-372-18	13	12762	18	03/18/91	1248 Corte Famosa
218-372-19	13	12762	19	03/18/91	1252 Corte Famosa
218-372-20	13	12762	20	03/18/91	1260 Corte Famosa
218-372-21	13	12762	21	03/18/91	1263 Corte Famosa
218-372-22	13	12762	22	03/18/91	1257 Corte Famosa
218-372-23	13	12762	23	03/18/91	1255 Corte Famosa
218-372-24	13	12762	24	03/18/91	1251 Corte Famosa
218-372-25	13	12762	25	03/18/91	1245 Corte Famosa
218-372-26	13	12762	26	03/18/91	1237 Corte Famosa
218-372-27	13	12762	27	03/18/91	1231 Corte Famosa
218-372-28	13	12762	28	03/18/91	1223 Corte Famosa
218-372-29	13	12762	29	03/18/91	1219 Corte Famosa
218-372-30	13	12762	30	03/18/91	1207 Corte Famosa
218-372-31	13	12762	31	03/18/91	1203 Corte Famosa
218-372-32	13	12762	32	03/18/91	563 Avenida Aguila
218-372-33	13	12762	33	03/18/91	569 Avenida Aguila
218-372-34	13	12762	34	03/18/91	575 Avenida Aguila
218-372-35	13	12762	35	03/18/91	583 Avenida Aguila
218-372-37	13	12762	37	03/18/91	1189 Camino Del Sol
218-372-38	13	12762	38	03/18/91	1185 Camino Del Sol
218-372-40	13	12762	40	03/18/91	1175 Camino Del Sol
218-372-41	13	12762	41	03/18/91	1151 Camino Del Sol
218-372-42	13	12762	42	03/18/91	1137 Camino Del Sol
218-372-43	13	12762	43	03/18/91	1121 Camino Del Sol
218-372-44	13	12762	44	03/18/91	1119 Camino Del Sol
218-372-45	13	12762	45	03/18/91	1117 Camino Del Sol
218-372-46	13	12762	46	03/18/91	1113 Camino Del Sol
218-372-47	13	12762	47	03/18/91	1107 Camino Del Sol

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-372-48	13	12762	48	03/18/91	1105 Camino Del Sol
218-372-49	13	12762	49	03/18/91	1103 Camino Del Sol
218-372-50	13	12762	50	03/18/91	1101 Camino Del Sol
218-372-51	13	12762	51	03/18/91	1099 Camino Del Sol
218-372-52	13	12762	52	03/18/91	1097 Camino Del Sol
218-372-54	13	12762	36	03/18/91	587 Avenida Aguila
218-372-55	13	12762	39	03/18/91	1181 Camino Del Sol
218-373-01	13	12762	53	03/18/91	1098 Camino Del Sol
218-373-02	13	12762	54	03/18/91	1110 Calle Emparrado
218-373-03	13	12762	55	03/18/91	1114 Calle Emparrado
218-373-04	13	12762	56	03/18/91	1118 Calle Emparrado
218-373-05	13	12762	57	03/18/91	1120 Calle Emparrado
218-373-06	13	12762	58	03/18/91	1126 Calle Emparrado
218-373-07	13	12762	59	03/18/91	1130 Calle Emparrado
218-373-08	13	12762	60	03/18/91	1132 Calle Emparrado
218-373-09	13	12762	61	03/18/91	1138 Calle Emparrado
218-373-10	13	12762	62	03/18/91	1140 Calle Emparrado
218-373-11	13	12762	63	03/18/91	1144 Calle Emparrado
218-373-12	13	12762	64	03/18/91	1150 Calle Emparrado
218-373-13	13	12762	65	03/18/91	1154 Calle Emparrado
218-373-14	13	12762	66	03/18/91	1158 Calle Emparrado
218-373-15	13	12762	67	03/18/91	1160 Calle Emparrado
218-373-16	13	12762	68	03/18/91	1168 Calle Emparrado
218-373-17	13	12762	69	03/18/91	1173 Calle Emparrado
218-373-18	13	12762	70	03/18/91	1165 Calle Emparrado
218-373-19	13	12762	71	03/18/91	1159 Calle Emparrado
218-373-20	13	12762	72	03/18/91	1157 Calle Emparrado
218-373-21	13	12762	73	03/18/91	1153 Calle Emparrado
218-373-22	13	12762	74	03/18/91	1145 Calle Emparrado
218-373-23	13	12762	75	03/18/91	1143 Calle Emparrado
218-373-24	13	12762	76	03/18/91	1139 Calle Emparrado
218-373-25	13	12762	77	03/18/91	1135 Calle Emparrado
218-373-26	13	12762	78	03/18/91	1131 Calle Emparrado
218-373-27	13	12762	79	03/18/91	1127 Calle Emparrado
218-373-28	13	12762	80	03/18/91	1121 Calle Emparrado
218-373-29	13	12762	81	03/18/91	1115 Calle Emparrado
218-373-30	13	12762	82	03/18/91	1106 Camino Del Sol
218-373-31	13	12762	83	03/18/91	1112 Camino Del Sol
218-373-32	13	12762	84	03/18/91	1122 Camino Del Sol
218-373-33	13	12762	85	03/18/91	1134 Camino Del Sol
218-373-34	13	12762	86	03/18/91	1142 Camino Del Sol
218-373-35	13	12762	87	03/18/91	1148 Camino Del Sol
218-373-36	13	12762	88	03/18/91	1162 Camino Del Sol
218-373-37	13	12762	89	03/18/91	1178 Camino Del Sol
218-373-38	13	12762	90	03/18/91	1184 Camino Del Sol
218-373-39	13	12762	91	03/18/91	1192 Camino Del Sol

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-373-40	13	12762	92	03/18/91	1196 Camino Del Sol
218-373-41	13	12762	93	03/18/91	1200 Camino Del Sol
218-373-42	13	12762	94	03/18/91	1212 Camino Del Sol
218-373-43	13	12762	95	03/18/91	1224 Camino Del Sol
218-373-44	13	12762	96	03/18/91	1232 Camino Del Sol
218-373-45	13	12762	97	03/18/91	605 Corte Galante
218-373-46	13	12762	98	03/18/91	607 Corte Galante
218-373-47	13	12762	99	03/18/91	611 Corte Galante
218-373-48	13	12762	100	03/18/91	613 Corte Galante
218-373-49	13	12762	101	03/18/91	619 Corte Galante
218-373-50	13	12762	102	03/18/91	625 Corte Galante
218-373-51	13	12762	103	03/18/91	629 Corte Galante
218-373-52	13	12762	104	03/18/91	635 Corte Galante
218-373-53	13	12762	105	03/18/91	639 Corte Galante
218-373-54	13	12762	106	03/18/91	643 Corte Galante
218-373-55	13	12762	107	03/18/91	644 Corte Galante
218-373-56	13	12762	108	03/18/91	640 Corte Galante
218-373-57	13	12762	109	03/18/91	638 Corte Galante
218-373-58	13	12762	110	03/18/91	634 Corte Galante
218-373-59	13	12762	111	03/18/91	630 Corte Galante
218-373-60	13	12762	112	01/09/91	628 Corte Galante
218-373-61	13	12762	113	01/09/91	620 Corte Galante
218-373-62	13	12762	114	01/09/91	614 Corte Galante
218-373-63	13	12762	115	06/18/93	612 Corte Galante
218-373-64	13	12762	116	06/18/93	608 Corte Galante
218-373-65	13	12762	117	06/18/93	602 Corte Galante
218-381-01	3	12263	1	02/28/89	1442 W Borden Rd
218-381-02	3	12263	2	02/28/89	1440 W Borden Rd
218-381-03	3	12263	3	02/28/89	702 Avenida Amigo
218-381-04	3	12263	4	02/28/89	704 Avenida Amigo
218-381-05	3	12263	5	02/28/89	708 Avenida Amigo
218-381-06	3	12263	6	02/28/89	710 Avenida Amigo
218-381-07	3	12263	7	02/28/89	712 Avenida Amigo
218-381-08	3	12263	8	02/28/89	714 Avenida Amigo
218-381-09	3	12263	9	02/28/89	716 Avenida Amigo
218-381-10	3	12263	10	02/28/89	718 Avenida Amigo
218-381-11	3	12263	11	02/28/89	720 Avenida Amigo
218-381-12	3	12263	12	02/28/89	722 Avenida Amigo
218-381-13	3	12263	13	02/28/89	728 Avenida Amigo
218-381-14	3	12263	14	02/28/89	730 Avenida Amigo
218-381-15	3	12263	15	02/28/89	734 Avenida Amigo
218-381-16	3	12263	16	02/28/89	1424 Corte Clasica
218-381-17	3	12263	17	02/28/89	1420 Corte Clasica
218-381-18	3	12263	18	02/28/89	1414 Corte Clasica
218-381-19	3	12263	19	02/28/89	1408 Corte Clasica
218-381-20	3	12263	20	02/28/89	1404 Corte Clasica



## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-381-21	3	12263	21	02/28/89	1400 Corte Clasica
218-381-24	3	12263	24	02/28/89	1407 Corte Clasica
218-381-25	3	12263	25	02/28/89	1413 Corte Clasica
218-381-26	3	12263	26	02/28/89	1417 Corte Clasica
218-381-27	3	12263	27	02/28/89	1421 Corte Clasica
218-381-28	3	12263	28	02/28/89	1423 Corte Clasica
218-381-29	3	12263	29	02/28/89	1428 Corte Bravo
218-381-30	3	12263	30	02/28/89	1424 Corte Bravo
218-381-31	3	12263	31	02/28/89	1420 Corte Bravo
218-381-32	3	12263	32	02/28/89	1416 Corte Bravo
218-381-33	3	12263	33	05/22/91	1414 Corte Bravo
218-381-34	3	12263	34	12/20/88	1410 Corte Bravo
218-381-37	3	12263	37	09/14/92	1401 Corte Bravo
218-381-38	3	12263	38	09/14/92	1405 Corte Bravo
218-381-39	3	12263	39	10/15/92	1409 Corte Bravo
218-381-40	3	12263	40	09/14/92	1413 Corte Bravo
218-381-41	3	12263	41	02/28/89	1415 Corte Bravo
218-381-42	3	12263	42	02/28/89	1419 Corte Bravo
218-381-43	3	12263	43	02/28/89	1425 Corte Bravo
218-381-44	3	12263	44	02/28/89	1427 Corte Bravo
218-381-45	3	12263	45	02/28/89	1431 Corte Bravo
218-381-46	3	12263	46	02/28/89	707 Avenida Amigo
218-381-47	3	12263	47	02/28/89	703 Avenida Amigo
218-381-48	3	12263	48	02/28/89	701 Avenida Amigo
218-381-49	3	12263	49	02/28/89	1432 W Borden Rd
218-381-50	3	12263	50	02/28/89	1428 W Borden Rd
218-381-51	3	12263	51	02/28/89	1424 W Borden Rd
218-381-52	3	12263	52	02/28/89	1420 W Borden Rd
218-381-53	3	12263	53	02/28/89	1418 W Borden Rd
218-381-54	3	12263	54	09/14/92	1412 W Borden Rd
218-381-56	3	12263	22	02/28/89	1401 Corte Clasica
218-381-57	3	12263	23	02/28/89	1405 Corte Clasica
218-381-58	3	12263	35	12/20/88	1408 Corte Bravo
218-381-59	3	12263	36	12/20/88	1402 Corte Bravo
218-392-01	1	12261	1	08/31/92	1418 Avenida Azul
218-392-02	1	12261	2	08/31/92	1316 Avenida Azul
218-392-03	1	12261	3	08/31/92	1324 Avenida Azul
218-392-04	1	12261	4	08/31/92	1330 Avenida Azul
218-392-05	1	12261	5	08/31/92	1342 Avenida Azul
218-392-06	1	12261	6	12/19/88	501 Avenida Blanco
218-392-07	1	12261	7	12/19/88	503 Avenida Blanco
218-392-08	1	12261	8	12/19/88	505 Avenida Blanco
218-392-09	1	12261	58	08/31/92	504 Avenida Blanco
218-392-10	1	12261	59	08/31/92	500 Avenida Blanco
218-392-11	1	12261	60	03/01/89	1350 Avenida Azul
218-400-01	13	12262	1	02/28/89	1201 Corte Bello

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-400-02	13	12262	2	02/28/89	1203 Corte Bello
218-400-03	13	12262	3	02/28/89	1205 Corte Bello
218-400-04	13	12262	4	02/28/89	1207 Corte Bello
218-400-05	13	12262	5	02/28/89	1209 Corte Bello
218-400-06	13	12262	6	02/28/89	1213 Corte Bello
218-400-07	13	12262	7	02/28/89	1215 Corte Bello
218-400-08	13	12262	8	02/28/89	1217 Corte Bello
218-400-09	13	12262	9	10/25/91	1219 Corte Bello
218-400-10	13	12262	10	10/25/91	1221 Corte Bello
218-400-11	13	12262	11	12/19/88	1225 Corte Bello
218-400-12	13	12262	12	12/19/88	1227 Corte Bello
218-400-13	13	12262	13	12/19/88	1231 Corte Bello
218-400-14	13	12262	14	10/25/91	1234 Corte Bello
218-400-15	13	12262	15	10/25/91	1230 Corte Bello
218-400-16	13	12262	16	10/25/91	1228 Corte Bello
218-400-17	13	12262	17	10/25/91	1226 Corte Bello
218-400-18	13	12262	18	10/25/91	1222 Corte Bello
218-400-19	13	12262	19	10/25/91	1220 Corte Bello
218-400-20	13	12262	20	02/28/89	1218 Corte Bello
218-400-21	13	12262	21	02/28/89	1216 Corte Bello
218-400-22	13	12262	22	02/28/89	1214 Corte Bello
218-400-23	13	12262	23	02/28/89	1210 Corte Bello
218-400-24	13	12262	24	02/28/89	1208 Corte Bello
218-400-25	13	12262	25	02/28/89	1206 Corte Bello
218-400-26	13	12262	26	02/28/89	1204 Corte Bello
218-400-27	13	12262	27	02/28/89	1202 Corte Bello
218-400-28	13	12262	28	02/28/89	1203 Corte Cielo
218-400-29	13	12262	29	02/28/89	1205 Corte Cielo
218-400-30	13	12262	30	02/28/89	1207 Corte Cielo
218-400-31	13	12262	31	02/28/89	1209 Corte Cielo
218-400-32	13	12262	32	02/28/89	1213 Corte Cielo
218-400-33	13	12262	33	02/28/89	1215 Corte Cielo
218-400-34	13	12262	34	02/28/89	1217 Corte Cielo
218-400-35	13	12262	35	02/28/89	1219 Corte Cielo
218-400-36	13	12262	36	02/28/89	1223 Corte Cielo
218-400-37	13	12262	37	02/28/89	1225 Corte Cielo
218-400-38	13	12262	38	02/28/89	1227 Corte Cielo
218-400-39	13	12262	39	02/28/89	1231 Corte Cielo
218-400-40	13	12262	40	02/28/89	1233 Corte Cielo
218-400-41	13	12262	41	02/28/89	1236 Corte Cielo
218-400-42	13	12262	42	02/28/89	1234 Corte Cielo
218-400-43	13	12262	43	02/28/89	1232 Corte Cielo
218-400-44	13	12262	44	02/28/89	1230 Corte Cielo
218-400-45	13	12262	45	02/28/89	1226 Corte Cielo
218-400-46	13	12262	46	02/28/89	1224 Corte Cielo
218-400-47	13	12262	47	02/28/89	1220 Corte Cielo

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-400-48	13	12262	48	02/28/89	1218 Corte Cielo
218-400-49	13	12262	49	02/28/89	1216 Corte Cielo
218-400-50	13	12262	50	02/28/89	1212 Corte Cielo
218-400-51	13	12262	51	02/28/89	1210 Corte Cielo
218-400-52	13	12262	52	02/28/89	1208 Corte Cielo
218-400-53	13	12262	53	02/28/89	1204 Corte Cielo
218-400-54	13	12262	54	02/28/89	1202 Corte Cielo
218-400-55	13	12262	55	02/28/89	501 Avenida Aguila
218-400-56	13	12262	56	02/28/89	503 Avenida Aguila
218-400-57	13	12262	57	02/28/89	505 Avenida Aguila
218-400-58	13	12262	58	02/28/89	507 Avenida Aguila
218-400-59	13	12262	59	02/28/89	509 Avenida Aguila
218-400-60	13	12262	60	02/28/89	513 Avenida Aguila
218-400-61	13	12262	61	02/28/89	515 Avenida Aguila
218-400-62	13	12262	62	02/28/89	517 Avenida Aguila
218-400-63	13	12262	63	02/28/89	521 Avenida Aguila
218-400-64	13	12262	64	02/28/89	523 Avenida Aguila
218-400-65	13	12262	65	02/28/89	525 Avenida Aguila
218-400-66	13	12262	66	02/28/89	527 Avenida Aguila
218-400-67	13	12262	67	02/28/89	529 Avenida Aguila
218-400-68	13	12262	68	02/28/89	531 Avenida Aguila
218-410-01	13	12376	1	08/07/89	1201 Corte Dulce
218-410-02	13	12376	2	08/07/89	1203 Corte Dulce
218-410-03	13	12376	3	08/07/89	1207 Corte Dulce
218-410-04	13	12376	4	08/07/89	1209 Corte Dulce
218-410-05	13	12376	5	08/07/89	1213 Corte Dulce
218-410-06	13	12376	6	08/07/89	1217 Corte Dulce
218-410-07	13	12376	7	08/07/89	1219 Corte Dulce
218-410-08	13	12376	8	08/07/89	1221 Corte Dulce
218-410-09	13	12376	9	08/07/89	1225 Corte Dulce
218-410-10	13	12376	10	08/07/89	1227 Corte Dulce
218-410-11	13	12376	11	08/07/89	1231 Corte Dulce
218-410-12	13	12376	12	08/07/89	1233 Corte Dulce
218-410-13	13	12376	13	08/07/89	1235 Corte Dulce
218-410-14	13	12376	14	08/07/89	1236 Corte Dulce
218-410-15	13	12376	15	08/07/89	1234 Corte Dulce
218-410-16	13	12376	16	08/07/89	1230 Corte Dulce
218-410-17	13	12376	17	08/07/89	1228 Corte Dulce
218-410-18	13	12376	18	08/07/89	1226 Corte Dulce
218-410-19	13	12376	19	08/07/89	1222 Corte Dulce
218-410-20	13	12376	20	08/07/89	1218 Corte Dulce
218-410-21	13	12376	21	08/07/89	1216 Corte Dulce
218-410-22	13	12376	22	08/07/89	1212 Corte Dulce
218-410-23	13	12376	23	08/07/89	1208 Corte Dulce
218-410-24	13	12376	24	08/07/89	1204 Corte Dulce
218-410-25	13	12376	25	08/07/89	1202 Corte Dulce

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-410-26	13	12376	26	08/07/89	1201 Corte Encanto
218-410-27	13	12376	27	08/07/89	1203 Corte Encanto
218-410-28	13	12376	28	08/07/89	1205 Corte Encanto
218-410-29	13	12376	29	08/07/89	1209 Corte Encanto
218-410-30	13	12376	30	08/07/89	1213 Corte Encanto
218-410-31	13	12376	31	08/07/89	1215 Corte Encanto
218-410-33	13	12376	33	08/07/89	1218 Corte Encanto
218-410-34	13	12376	34	08/07/89	1216 Corte Encanto
218-410-35	13	12376	35	08/07/89	1214 Corte Encanto
218-410-36	13	12376	36	08/07/89	1210 Corte Encanto
218-410-37	13	12376	37	08/07/89	1206 Corte Encanto
218-410-38	13	12376	38	08/07/89	1204 Corte Encanto
218-410-39	13	12376	39	08/07/89	1202 Corte Encanto
218-410-40	13	12376	40	08/07/89	559 Avenida Aguila
218-410-41	13	12376	41	08/07/89	557 Avenida Aguila
218-410-42	13	12376	42	08/07/89	555 Avenida Aguila
218-410-43	13	12376	43	08/07/89	553 Avenida Aguila
218-410-44	13	12376	44	08/07/89	549 Avenida Aguila
218-410-45	13	12376	45	08/07/89	547 Avenida Aguila
218-410-46	13	12376	46	08/07/89	543 Avenida Aguila
218-410-48	13	12376	48	08/07/89	539 Avenida Aguila
218-410-49	13	12376	49	08/07/89	537 Avenida Aguila
218-410-50	13	12376	50	08/07/89	535 Avenida Aguila
218-410-51	13	12376	51	08/07/89	533 Avenida Aguila
218-420-01	3	12374	1	06/01/89	769 Avenida Amigo
218-420-02	3	12374	2	06/01/89	767 Avenida Amigo
218-420-03	3	12374	3	06/01/89	763 Avenida Amigo
218-420-04	3	12374	4	06/01/89	761 Avenida Amigo
218-420-05	3	12374	5	06/01/89	757 Avenida Amigo
218-420-06	3	12374	6	06/01/89	755 Avenida Amigo
218-420-07	3	12374	7	06/01/89	753 Avenida Amigo
218-420-08	3	12374	8	06/01/89	751 Avenida Amigo
218-420-09	3	12374	9	06/01/89	749 Avenida Amigo
218-420-10	3	12374	10	06/01/89	745 Avenida Amigo
218-420-11	3	12374	11	06/01/89	743 Avenida Amigo
218-420-12	3	12374	12	06/01/89	741 Avenida Amigo
218-420-13	3	12374	13	06/01/89	1400 Corte Deseo
218-420-14	3	12374	14	06/01/89	1401 Corte Deseo
218-420-15	3	12374	15	06/01/89	1407 Corte Deseo
218-420-16	3	12374	16	06/01/89	1413 Corte Deseo
218-420-17	3	12374	17	06/01/89	1417 Corte Deseo
218-420-18	3	12374	18	06/01/89	1421 Corte Deseo
218-420-19	3	12374	19	06/01/89	736 Avenida Amigo
218-420-20	3	12374	20	06/01/89	738 Avenida Amigo
218-420-21	3	12374	21	06/01/89	740 Avenida Amigo
218-420-22	3	12374	22	06/01/89	742 Avenida Amigo

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**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-420-23	3	12374	23	06/01/89	744 Avenida Amigo
218-420-24	3	12374	24	06/01/89	748 Avenida Amigo
218-420-25	3	12374	25	06/01/89	750 Avenida Amigo
218-420-26	3	12374	26	06/01/89	752 Avenida Amigo
218-430-01	2	12371	1	07/11/90	649 Corte Raquel
218-430-02	2	12371	2	07/11/90	651 Corte Raquel
218-430-03	2	12371	3	07/11/90	655 Corte Raquel
218-430-04	2	12371	4	07/11/90	657 Corte Raquel
218-430-05	2	12371	5	07/11/90	661 Corte Raquel
218-430-06	2	12371	6	07/11/90	663 Corte Raquel
218-430-07	2	12371	7	07/11/90	667 Corte Raquel
218-430-08	2	12371	8	07/11/90	669 Corte Raquel
218-430-09	2	12371	9	07/11/90	671 Corte Raquel
218-430-10	2	12371	10	07/11/90	673 Corte Raquel
218-430-11	2	12371	11	07/11/90	675 Corte Raquel
218-430-12	2	12371	12	07/11/90	677 Corte Raquel
218-430-13	2	12371	13	07/11/90	676 Corte Raquel
218-430-14	2	12371	14	07/11/90	674 Corte Raquel
218-430-15	2	12371	15	07/11/90	672 Corte Raquel
218-430-16	2	12371	16	07/11/90	670 Corte Raquel
218-430-17	2	12371	17	07/11/90	668 Corte Raquel
218-430-18	2	12371	18	07/11/90	664 Corte Raquel
218-430-19	2	12371	19	07/11/90	662 Corte Raquel
218-430-20	2	12371	20	07/11/90	658 Corte Raquel
218-430-22	2	12371	22	07/11/90	654 Corte Raquel
218-430-23	2	12371	23	07/11/90	650 Corte Raquel
218-430-25	2	12371	25	07/11/90	649 Avenida Cordoba
218-430-26	2	12371	26	07/11/90	651 Avenida Cordoba
218-430-27	2	12371	27	07/11/90	653 Avenida Cordoba
218-430-28	2	12371	28	07/11/90	655 Avenida Cordoba
218-430-29	2	12371	29	07/11/90	661 Avenida Cordoba
218-430-30	2	12371	30	01/13/92	665 Avenida Cordoba
218-430-31	2	12371	31	01/13/92	667 Avenida Cordoba
218-430-33	2	12371	33	06/30/89	679 Avenida Cordoba
218-430-34	2	12371	34	06/30/89	685 Avenida Cordoba
218-430-37	2	12289	8	06/30/89	651 Corte Loren
218-430-38	2	12289	9	06/30/89	653 Corte Loren
218-430-39	2	12289	10	06/30/89	655 Corte Loren
218-430-40	2	12289	11	06/30/89	657 Corte Loren
218-430-41	2	12289	12	06/30/89	659 Corte Loren
218-430-42	2	12289	13	06/30/89	661 Corte Loren
218-430-43	2	12289	14	06/30/89	663 Corte Loren
218-430-44	2	12289	15	06/30/89	667 Corte Loren
218-430-45	2	12289	16	06/30/89	669 Corte Loren
218-430-46	2	12289	17	06/30/89	671 Corte Loren
218-430-47	2	12289	18	06/30/89	673 Corte Loren

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**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-430-48	2	12289	19	06/30/89	675 Corte Loren
218-430-49	2	12289	20	06/30/89	674 Corte Loren
218-430-50	2	12289	21	06/30/89	672 Corte Loren
218-430-51	2	12289	22	06/30/89	670 Corte Loren
218-430-52	2	12289	23	06/30/89	668 Corte Loren
218-430-53	2	12289	24	06/30/89	664 Corte Loren
218-430-54	2	12289	25	06/30/89	662 Corte Loren
218-430-55	2	12289	26	06/30/89	660 Corte Loren
218-430-56	2	12289	27	06/30/89	658 Corte Loren
218-430-57	2	12289	28	06/30/89	656 Corte Loren
218-430-58	2	12289	29	06/30/89	654 Corte Loren
218-430-59	2	12289	30	06/30/89	650 Corte Loren
218-430-60	2	12289	31	06/30/89	648 Corte Loren
218-431-01	1	12373	13	06/01/89	527 Avenida Verde
218-431-02	1	12373	14	06/01/89	531 Avenida Verde
218-431-03	1	12373	15	06/01/89	533 Avenida Verde
218-431-04	1	12373	16	06/01/89	537 Avenida Verde
218-431-05	1	12373	17	06/01/89	539 Avenida Verde
218-431-06	1	12373	18	06/01/89	543 Avenida Verde
218-431-07	1	12373	19	06/01/89	545 Avenida Verde
218-431-08	1	12373	20	06/01/89	548 Avenida Verde
218-431-09	1	12373	21	06/01/89	544 Avenida Verde
218-431-10	1	12373	22	06/01/89	540 Avenida Verde
218-431-11	1	12373	23	06/01/89	538 Avenida Verde
218-431-12	1	12373	24	06/01/89	534 Avenida Verde
218-431-13	1	12373	25	06/01/89	532 Avenida Verde
218-431-14	1	12373	26	06/01/89	530 Avenida Verde
218-431-15	1	12373	46	06/01/89	1377 Avenida Azul
218-431-16	1	12373	47	06/01/89	1379 Avenida Azul
218-431-17	1	12373	48	06/01/89	1381 Avenida Azul
218-431-18	1	12373	49	06/01/89	1385 Avenida Azul
218-431-19	1	12373	50	06/01/89	1387 Avenida Azul
218-431-20	1	12373	51	06/01/89	1389 Avenida Azul
218-431-22	1	12261	22	03/01/89	533 Avenida Blanco
218-431-23	1	12261	23	03/01/89	535 Avenida Blanco
218-431-24	1	12261	24	03/01/89	537 Avenida Blanco
218-431-25	1	12261	25	03/01/89	539 Avenida Blanco
218-431-26	1	12261	26	03/01/89	541 Avenida Blanco
218-431-27	1	12261	27	03/01/89	545 Avenida Blanco
218-431-28	1	12261	28	03/01/89	547 Avenida Blanco
218-431-29	1	12261	29	03/01/89	549 Avenida Blanco
218-431-30	1	12261	30	03/01/89	1304 Camino Del Sol
218-431-31	1	12261	31	03/01/89	1306 Camino Del Sol
218-431-32	1	12261	32	03/01/89	1308 Camino Del Sol
218-431-33	1	12261	33	03/01/89	1310 Camino Del Sol
218-431-34	1	12261	34	03/01/89	1312 Camino Del Sol

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**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-431-35	1	12261	35	03/01/89	1314 Camino Del Sol
218-431-36	1	12261	36	03/01/89	1316 Camino Del Sol
218-431-37	1	12261	37	03/01/89	1318 Camino Del Sol
218-431-38	1	12261	38	03/01/89	550 Avenida Blanco
218-431-39	1	12261	39	03/01/89	546 Avenida Blanco
218-431-40	1	12261	40	03/01/89	544 Avenida Blanco
218-431-41	1	12261	41	03/01/89	540 Avenida Blanco
218-431-42	1	12261	42	03/01/89	538 Avenida Blanco
218-431-43	1	12261	43	03/01/89	536 Avenida Blanco
218-431-44	1	12261	44	03/01/89	534 Avenida Blanco
218-431-45	1	12261	45	03/01/89	532 Avenida Blanco
218-431-48	2	12289	1	06/30/89	633 Corte Loren
218-431-49	2	12289	2	06/30/89	637 Corte Loren
218-431-50	2	12289	3	06/30/89	639 Corte Loren
218-431-51	2	12289	4	06/30/89	641 Corte Loren
218-431-52	2	12289	5	06/30/89	643 Corte Loren
218-431-53	2	12289	6	06/30/89	645 Corte Loren
218-431-54	2	12289	7	06/30/89	647 Corte Loren
218-432-01	1	12373	1	06/01/89	501 Avenida Verde
218-432-02	1	12373	2	06/01/89	503 Avenida Verde
218-432-03	1	12373	3	06/01/89	505 Avenida Verde
218-432-04	1	12373	4	06/01/89	507 Avenida Verde
218-432-06	1	12373	6	06/01/89	513 Avenida Verde
218-432-07	1	12373	7	06/01/89	515 Avenida Verde
218-432-08	1	12373	8	06/01/89	517 Avenida Verde
218-432-09	1	12373	9	06/01/89	519 Avenida Verde
218-432-10	1	12373	10	06/01/89	521 Avenida Verde
218-432-11	1	12373	11	06/01/89	523 Avenida Verde
218-432-12	1	12373	12	06/01/89	525 Avenida Verde
218-432-13	1	12373	27	06/01/89	528 Avenida Verde
218-432-14	1	12373	28	06/01/89	526 Avenida Verde
218-432-15	1	12373	29	06/01/89	524 Avenida Verde
218-432-16	1	12373	30	06/01/89	522 Avenida Verde
218-432-17	1	12373	31	06/01/89	518 Avenida Verde
218-432-18	1	12373	32	06/01/89	516 Avenida Verde
218-432-19	1	12373	33	06/01/89	514 Avenida Verde
218-432-20	1	12373	34	06/01/89	510 Avenida Verde
218-432-25	1	12373	39	06/01/89	1361 Avenida Azul
218-432-26	1	12373	40	06/01/89	1365 Avenida Azul
218-432-27	1	12373	41	06/01/89	1367 Avenida Azul
218-432-28	1	12373	42	06/01/89	1369 Avenida Azul
218-432-29	1	12373	43	06/01/89	1371 Avenida Azul
218-432-30	1	12373	44	06/01/89	1373 Avenida Azul
218-432-31	1	12373	45	06/01/89	1375 Avenida Azul
218-432-32	1	12373	38	06/01/89	1359 Avenida Azul
218-432-36	1	12373	36	06/01/89	504 Avenida Verde

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-432-38	1	12261	9	06/14/91	507 Avenida Blanco
218-432-39	1	12261	10	06/14/91	509 Avenida Blanco
218-432-40	1	12261	11	03/01/89	511 Avenida Blanco
218-432-41	1	12261	12	03/01/89	513 Avenida Blanco
218-432-42	1	12261	13	03/01/89	515 Avenida Blanco
218-432-43	1	12261	14	03/01/89	517 Avenida Blanco
218-432-44	1	12261	15	03/01/89	519 Avenida Blanco
218-432-45	1	12261	16	03/01/89	521 Avenida Blanco
218-432-46	1	12261	17	03/01/89	523 Avenida Blanco
218-432-47	1	12261	18	03/01/89	525 Avenida Blanco
218-432-48	1	12261	19	03/01/89	527 Avenida Blanco
218-432-49	1	12261	20	03/01/89	529 Avenida Blanco
218-432-50	1	12261	21	03/01/89	531 Avenida Blanco
218-432-51	1	12261	46	03/01/89	530 Avenida Blanco
218-432-52	1	12261	47	03/01/89	528 Avenida Blanco
218-432-53	1	12261	48	03/01/89	526 Avenida Blanco
218-432-54	1	12261	49	03/01/89	524 Avenida Blanco
218-432-55	1	12261	50	03/01/89	522 Avenida Blanco
218-432-56	1	12261	51	03/01/89	520 Avenida Blanco
218-432-57	1	12261	52	03/01/89	518 Avenida Blanco
218-432-58	1	12261	53	03/01/89	516 Avenida Blanco
218-432-59	1	12261	54	03/01/89	514 Avenida Blanco
218-432-60	1	12261	55	03/01/89	512 Avenida Blanco
218-432-61	1	12261	56	03/01/89	510 Avenida Blanco
218-432-62	1	12261	57	08/31/92	508 Avenida Blanco
218-432-63	1	12373	35	06/01/89	508 Avenida Verde
218-432-66	1	12373	37	06/01/89	500 Avenida Verde
218-440-02	14	12514	2	03/28/91	1191 Avenida Azul
218-440-03	14	12514	3	03/28/91	1187 Avenida Azul
218-440-04	14	12514	4	03/28/91	1185 Avenida Azul
218-440-05	14	12514	5	03/28/91	1183 Avenida Azul
218-440-06	14	12514	6	03/28/91	1179 Avenida Azul
218-440-07	14	12514	7	03/28/91	1177 Avenida Azul
218-440-08	14	12514	8	03/28/91	1173 Avenida Azul
218-440-09	14	12514	9	03/28/91	1167 Avenida Azul
218-440-10	14	12514	10	03/28/91	1165 Avenida Azul
218-440-11	14	12514	11	03/28/91	1163 Avenida Azul
218-440-12	14	12514	12	03/28/91	1159 Avenida Azul
218-440-13	14	12514	13	03/28/91	1155 Avenida Azul
218-440-14	14	12514	15	03/28/91	1154 Avenida Azul
218-440-15	14	12514	16	03/28/91	1158 Avenida Azul
218-440-16	14	12514	17	03/28/91	1160 Avenida Azul
218-440-17	14	12514	18	03/28/91	1166 Avenida Azul
218-440-18	14	12514	19	03/28/91	1174 Avenida Azul
218-440-19	14	12514	20	03/28/91	1178 Avenida Azul
218-440-20	14	12514	21	03/28/91	1180 Avenida Azul



## ATTACHMENT 2

**CITY OF SAN MARCOS  
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Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-440-21	14	12514	22	03/28/91	1184 Avenida Azul
218-440-22	14	12514	23	03/28/91	1186 Avenida Azul
218-440-23	14	12514	24	03/28/91	1190 Avenida Azul
218-440-24	14	12514	25	03/28/91	1192 Avenida Azul
218-440-25	14	12514	26	03/28/91	1196 Avenida Azul
218-440-27	14	12514	28	03/28/91	504 Calle Capistrano
218-440-28	14	12514	29	08/22/90	508 Calle Capistrano
218-440-29	14	12514	30	10/06/95	510 Calle Capistrano
218-440-30	14	12514	31	06/30/94	516 Calle Capistrano
218-440-31	14	12514	32	06/30/94	518 Calle Capistrano
218-440-32	14	12514	47	06/30/94	1199 Corte Ladera
218-440-33	14	12514	48	06/30/94	1195 Corte Ladera
218-440-34	14	12514	49	06/30/94	1193 Corte Ladera
218-440-35	14	12514	50	06/30/94	1187 Corte Ladera
218-440-36	14	12514	51	06/30/94	1181 Corte Ladera
218-440-37	14	12514	1	03/28/91	1195 Avenida Azul
218-440-38	14	12514	27	03/28/91	502 Calle Capistrano
218-441-01	14	12514	33	06/30/94	520 Calle Capistrano
218-441-02	14	12514	34	06/30/94	522 Calle Capistrano
218-441-03	14	12514	35	06/30/94	526 Calle Capistrano
218-441-04	14	12514	36	06/30/94	530 Calle Capistrano
218-441-05	14	12514	37	06/30/94	534 Calle Capistrano
218-441-06	14	12514	38	06/30/94	538 Calle Capistrano
218-441-07	14	12514	39	06/30/94	540 Calle Capistrano
218-441-08	14	12514	40	06/30/94	542 Calle Capistrano
218-441-09	14	12514	41	06/30/94	546 Calle Capistrano
218-441-10	14	12514	42	02/09/95	548 Calle Capistrano
218-441-11	14	12514	43	02/09/95	550 Calle Capistrano
218-441-12	14	12514	44	02/09/95	554 Calle Capistrano
218-441-13	14	12514	45	02/09/95	558 Calle Capistrano
218-441-14	14	12514	46	02/09/95	560 Calle Capistrano
218-441-15	14	12514	52	06/30/94	1188 Corte Ladera
218-441-16	14	12514	53	06/30/94	1194 Corte Ladera
218-441-17	14	12514	54	06/30/94	1198 Corte Ladera
218-441-18	14	12514	55	06/30/94	525 Calle Capistrano
218-441-19	14	12514	56	06/30/94	531 Calle Capistrano
218-441-20	14	12514	57	06/30/94	535 Calle Capistrano
218-441-21	14	12514	58	06/30/94	539 Calle Capistrano
218-441-22	14	12514	59	06/30/94	541 Calle Capistrano
218-441-24	14	12514	61	02/09/95	1197 Caminito Amarillo
218-441-25	14	12514	62	02/09/95	1195 Caminito Amarillo
218-441-26	14	12514	63	04/06/95	1191 Caminito Amarillo
218-441-27	14	12514	64	04/06/95	1187 Caminito Amarillo
218-441-28	14	12514	65	04/06/95	1183 Caminito Amarillo
218-441-29	14	12514	66	04/06/95	1179 Caminito Amarillo
218-441-30	14	12514	67	05/02/95	1175 Caminito Amarillo

## ATTACHMENT 2

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-441-31	14	12514	68	05/02/95	1171 Caminito Amarillo
218-441-32	14	12514	69	05/02/95	1167 Caminito Amarillo
218-441-33	14	12514	70	05/02/95	1165 Caminito Amarillo
218-441-34	14	12514	71	05/02/95	1161 Caminito Amarillo
218-441-35	14	12514	72	05/02/95	1159 Caminito Amarillo
218-441-36	14	12514	73	10/06/95	1155 Caminito Amarillo
218-441-37	14	12514	74	10/06/95	1153 Caminito Amarillo
218-441-38	14	12514	75	10/06/95	1151 Caminito Amarillo
218-441-39	14	12514	76	10/06/95	1149 Caminito Amarillo
218-441-40	14	12514	77	10/06/95	1147 Caminito Amarillo
218-441-41	14	12514	78	10/06/95	1148 Caminito Amarillo
218-441-42	14	12514	79	10/06/95	1150 Caminito Amarillo
218-441-43	14	12514	80	10/06/95	1154 Caminito Amarillo
218-441-44	14	12514	81	10/06/95	1156 Caminito Amarillo
218-441-45	14	12514	82	05/02/95	1160 Caminito Amarillo
218-441-46	14	12514	83	05/02/95	1164 Caminito Amarillo
218-441-47	14	12514	84	05/02/95	1168 Caminito Amarillo
218-441-48	14	12514	85	05/02/95	1174 Caminito Amarillo
218-441-49	14	12514	86	04/06/95	1178 Caminito Amarillo
218-441-50	14	12514	87	04/06/95	1180 Caminito Amarillo
218-441-51	14	12514	88	04/06/95	1184 Caminito Amarillo
218-441-52	14	12514	89	04/06/95	1188 Caminito Amarillo
218-441-53	14	12514	90	04/06/95	1190 Caminito Amarillo
218-441-54	14	12514	91	02/09/95	1192 Caminito Amarillo
218-441-55	14	12514	92	02/09/95	1194 Caminito Amarillo
218-441-56	14	12514	93	02/09/95	1196 Caminito Amarillo
218-450-01	5	12492	1	03/29/91	1393 Avenida Arana
218-450-02	5	12492	2	03/29/91	1385 Avenida Arana
218-450-03	5	12492	3	03/29/91	1381 Avenida Arana
218-450-04	5	12492	4	03/29/91	1377 Avenida Arana
218-450-05	5	12492	5	03/29/91	1367 Avenida Arana
218-450-06	5	12492	6	03/29/91	1363 Avenida Arana
218-450-07	5	12492	7	03/29/91	1355 Avenida Arana
218-450-08	5	12492	8	03/29/91	1351 Avenida Arana
218-450-09	5	12492	9	12/28/93	1347 Avenida Arana
218-450-10	5	12492	10	03/29/91	1346 Avenida Arana
218-450-11	5	12492	11	03/29/91	1348 Avenida Arana
218-450-12	5	12492	12	03/29/91	1350 Avenida Arana
218-450-13	5	12492	13	03/29/91	1354 Avenida Arana
218-450-14	5	12492	14	03/29/91	1362 Avenida Arana
218-450-15	5	12492	15	03/29/91	1366 Avenida Arana
218-450-16	5	12492	16	03/29/91	1374 Avenida Arana
218-450-17	5	12492	17	03/16/92	1371 Corte Avispon
218-450-18	5	12492	18	03/16/92	1367 Corte Avispon
218-450-19	5	12492	19	03/16/92	1365 Corte Avispon
218-450-20	5	12492	20	03/16/92	1363 Corte Avispon

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**CITY OF SAN MARCOS**  
**COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-450-21	5	12492	21	03/16/92	1361 Corte Avispon
218-450-22	5	12492	22	03/16/92	1359 Corte Avispon
218-450-23	5	12492	23	03/16/92	1350 Corte Avispon
218-450-24	5	12492	24	03/16/92	1354 Corte Avispon
218-450-25	5	12492	25	03/16/92	1360 Corte Avispon
218-450-26	5	12492	26	03/16/92	1362 Corte Avispon
218-450-27	5	12492	27	03/16/92	1366 Corte Avispon
218-450-28	5	12492	28	03/16/92	731 Avenida Abeja
218-450-29	5	12492	29	03/16/92	735 Avenida Abeja
218-450-30	5	12492	30	03/16/92	739 Avenida Abeja
218-450-31	5	12492	31	03/16/92	738 Avenida Abeja
218-450-32	5	12492	32	03/16/92	736 Avenida Abeja
218-450-33	5	12492	33	03/16/92	732 Avenida Abeja
218-450-34	5	12492	34	03/16/92	730 Avenida Abeja
218-450-35	5	12492	35	03/16/92	728 Avenida Abeja
218-450-36	5	12492	36	03/29/91	726 Avenida Abeja
218-450-37	5	12492	37	03/29/91	724 Avenida Abeja
218-450-38	5	12492	38	03/29/91	722 Avenida Abeja
218-450-39	5	12492	39	03/29/91	720 Avenida Abeja
218-450-42	6	12861	1	12/28/93	1345 Avenida Arana
218-450-43	6	12861	2	12/28/93	1343 Avenida Arana
218-450-44	6	12861	3	12/28/93	1341 Avenida Arana
218-450-45	6	12861	4	12/28/93	1337 Avenida Arana
218-450-46	6	12861	5	12/28/93	1333 Avenida Arana
218-450-47	6	12861	6	11/03/92	1329 Avenida Arana
218-450-48	6	12861	7	11/03/92	1325 Avenida Arana
218-450-49	6	12861	8	11/03/92	1321 Avenida Arana
218-450-50	6	12861	9	12/28/93	753 Via Bahia
218-450-51	6	12861	10	12/28/93	755 Via Bahia
218-450-52	6	12861	11	12/28/93	757 Via Bahia
218-450-53	6	12861	12	12/28/93	759 Via Bahia
218-450-54	6	12861	13	12/28/93	761 Via Bahia
218-450-55	6	12861	14	12/28/93	763 Via Bahia
218-450-56	6	12861	15	05/03/94	765 Via Bahia
218-450-57	6	12861	16	05/03/94	767 Via Bahia
218-450-58	6	12861	17	05/03/94	769 Via Bahia
218-450-59	6	12861	18	05/03/94	771 Via Bahia
218-450-60	6	12861	19	05/03/94	774 Via Bahia
218-450-61	6	12861	20	05/03/94	772 Via Bahia
218-450-62	6	12861	21	05/03/94	770 Via Bahia
218-450-63	6	12861	22	05/03/94	768 Via Bahia
218-450-64	6	12861	23	12/28/93	766 Via Bahia
218-450-65	6	12861	24	12/28/93	764 Via Bahia
218-450-66	6	12861	25	12/28/93	762 Via Bahia
218-450-67	6	12861	26	12/28/93	760 Via Bahia
218-450-68	6	12861	27	12/28/93	758 Via Bahia

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**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-450-69	6	12861	28	12/28/93	756 Via Bahia
218-450-70	6	12861	29	12/28/93	754 Via Bahia
218-470-01	7	12826	1	03/16/92	1356 Corte Lira
218-470-02	7	12826	2	03/16/92	1358 Corte Lira
218-470-03	7	12826	3	03/16/92	1360 Corte Lira
218-470-04	7	12826	4	03/16/92	1362 Corte Lira
218-470-05	7	12826	5	03/16/92	1364 Corte Lira
218-470-06	7	12826	6	03/16/92	1366 Corte Lira
218-470-07	7	12826	7	03/16/92	1368 Corte Lira
218-470-08	7	12826	8	04/29/92	1372 Corte Lira
218-470-09	7	12826	9	04/29/92	1374 Corte Lira
218-470-10	7	12826	10	03/16/92	1376 Corte Lira
218-470-11	7	12826	11	03/16/92	1378 Corte Lira
218-470-12	7	12826	12	03/16/92	1382 Corte Lira
218-470-13	7	12826	13	03/16/92	1384 Corte Lira
218-470-14	7	12826	75	10/06/92	1208 Calle Prospero
218-470-15	7	12826	76	10/06/92	1210 Calle Prospero
218-470-16	7	12826	77	10/06/92	1214 Calle Prospero
218-470-17	7	12826	78	10/06/92	1216 Calle Prospero
218-470-18	7	12826	79	10/06/92	1218 Calle Prospero
218-470-19	7	12826	80	09/07/93	1220 Calle Prospero
218-470-20	7	12826	81	09/07/93	1222 Calle Prospero
218-470-21	7	12826	82	09/07/93	1226 Calle Prospero
218-470-22	7	12826	83	09/07/93	1228 Calle Prospero
218-470-23	7	12826	84	09/07/93	1230 Calle Prospero
218-470-24	7	12826	85	09/07/93	1234 Calle Prospero
218-470-25	7	12826	86	09/07/93	1238 Calle Prospero
218-470-26	7	12826	87	09/07/93	1240 Calle Prospero
218-470-27	7	12826	88	09/07/93	1244 Calle Prospero
218-470-28	7	12826	89	03/16/92	1246 Calle Prospero
218-470-29	7	12826	90	03/16/92	1250 Calle Prospero
218-470-30	7	12826	91	03/29/91	1367 Corte Lira
218-470-31	7	12826	92	03/29/91	1363 Corte Lira
218-470-32	7	12826	93	03/29/91	1359 Corte Lira
218-470-33	7	12826	94	03/29/91	1357 Corte Lira
218-470-34	7	12826	95	03/29/91	1355 Corte Lira
218-470-35	7	12826	96	03/29/91	1353 Corte Lira
218-470-36	7	12826	97	03/29/91	1351 Corte Lira
218-470-37	7	12826	98	03/29/91	1347 Corte Lira
218-470-38	7	12826	99	03/29/91	1345 Corte Lira
218-470-39	7	12826	100	03/29/91	1343 Corte Lira
218-470-40	7	12826	101	03/29/91	1339 Corte Lira
218-470-41	7	12826	102	03/29/91	1337 Corte Lira
218-470-42	7	12826	103	03/29/91	1335 Corte Lira
218-470-43	7	12826	104	03/29/91	1333 Corte Lira
218-470-44	7	12826	105	03/29/91	1332 Corte Lira

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**CITY OF SAN MARCOS  
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Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-470-45	7	12826	106	03/29/91	1340 Corte Lira
218-470-46	7	12826	107	03/29/91	1344 Corte Lira
218-470-47	7	12826	108	03/29/91	1346 Corte Lira
218-470-48	7	12826	109	03/29/91	1348 Corte Lira
218-470-49	7	12826	110	03/29/91	1350 Corte Lira
218-471-01	7	12826	14	03/16/92	1386 Corte Lira
218-471-02	7	12826	15	03/16/92	1388 Corte Lira
218-471-03	7	12826	16	04/21/94	1392 Corte Lira
218-471-04	7	12826	17	04/21/94	1394 Corte Lira
218-471-05	7	12826	18	04/21/94	1396 Corte Lira
218-471-06	7	12826	19	04/21/94	1251 Calle Fantasia
218-471-07	7	12826	20	04/21/94	1249 Calle Fantasia
218-471-08	7	12826	21	04/21/94	1247 Calle Fantasia
218-471-09	7	12826	22	04/21/94	1245 Calle Fantasia
218-471-10	7	12826	23	04/21/94	1243 Calle Fantasia
218-471-11	7	12826	24	04/21/94	1241 Calle Fantasia
218-471-12	7	12826	25	04/21/94	1239 Calle Fantasia
218-471-13	7	12826	26	04/21/94	1237 Calle Fantasia
218-471-14	7	12826	27	04/21/94	1233 Calle Fantasia
218-471-15	7	12826	28	04/21/94	1231 Calle Fantasia
218-471-16	7	12826	29	04/21/94	1227 Calle Fantasia
218-471-17	7	12826	30	04/21/94	1225 Calle Fantasia
218-471-18	7	12826	31	04/21/94	1223 Calle Fantasia
218-471-19	7	12826	32	04/21/94	1221 Calle Fantasia
218-471-20	7	12826	33	04/21/94	1219 Calle Fantasia
218-471-21	7	12826	34	04/21/94	1217 Calle Fantasia
218-471-22	7	12826	35	04/21/94	1215 Calle Fantasia
218-471-23	7	12826	36	04/21/94	1213 Calle Fantasia
218-471-24	7	12826	37	04/21/94	Calle Fantasia
218-471-25	7	12826	38		1211 Calle Fantasia
218-471-26	7	12826	39	09/10/92	1207 Calle Fantasia
218-471-27	7	12826	40	09/10/92	1205 Calle Fantasia
218-471-28	7	12826	41	09/10/92	1203 Calle Fantasia
218-471-29	7	12826	42		Calle Fantasia
218-471-30	7	12826	43	04/21/94	1210 Calle Fantasia
218-471-31	7	12826	44	04/21/94	1214 Calle Fantasia
218-471-32	7	12826	45	04/21/94	1218 Calle Fantasia
218-471-33	7	12826	46	04/21/94	1220 Calle Fantasia
218-471-34	7	12826	47	04/21/94	1222 Calle Fantasia
218-471-35	7	12826	48	04/21/94	1224 Calle Fantasia
218-471-36	7	12826	49	04/21/94	1228 Calle Fantasia
218-471-37	7	12826	50	04/21/94	1230 Calle Fantasia
218-471-38	7	12826	51	04/21/94	1232 Calle Fantasia
218-471-39	7	12826	52	04/21/94	1234 Calle Fantasia
218-471-40	7	12826	53	04/21/94	1238 Calle Fantasia
218-471-41	7	12826	54	04/21/94	1240 Calle Fantasia

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**CITY OF SAN MARCOS  
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Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-471-42	7	12826	55	04/21/94	1242 Calle Fantasia
218-471-43	7	12826	56	04/21/94	1244 Calle Fantasia
218-471-44	7	12826	57	04/21/94	1248 Calle Fantasia
218-471-45	7	12826	58	04/21/94	1250 Calle Fantasia
218-471-46	7	12826	59	03/16/92	1253 Calle Prospero
218-471-47	7	12826	60	03/16/92	1249 Calle Prospero
218-471-48	7	12826	61	09/07/93	1245 Calle Prospero
218-471-49	7	12826	62	09/07/93	1243 Calle Prospero
218-471-50	7	12826	63	09/07/93	1237 Calle Prospero
218-471-51	7	12826	64	09/07/93	1233 Calle Prospero
218-471-52	7	12826	65	09/07/93	1229 Calle Prospero
218-471-53	7	12826	66	09/07/93	1225 Calle Prospero
218-471-54	7	12826	67	09/07/93	1223 Calle Prospero
218-471-55	7	12826	68	09/07/93	1219 Calle Prospero
218-471-56	7	12826	69	09/07/93	1217 Calle Prospero
218-471-57	7	12826	70	10/06/92	1215 Calle Prospero
218-471-58	7	12826	71	10/06/92	1213 Calle Prospero
218-471-59	7	12826	72	10/06/92	1211 Calle Prospero
218-471-60	7	12826	73	10/06/92	1209 Calle Prospero
218-471-61	7	12826	74	10/06/92	1205 Calle Prospero
218-480-01	6	13100	1	04/29/94	776 Via Bahia
218-480-02	6	13100	2	04/29/94	778 Via Bahia
218-480-03	6	13100	3	04/29/94	780 Via Bahia
218-480-04	6	13100	4	04/29/94	782 Via Bahia
218-480-05	6	13100	5	04/29/94	784 Via Bahia
218-480-06	6	13100	6	04/29/94	786 Via Bahia
218-480-07	6	13100	7	04/29/94	788 Via Bahia
218-480-08	6	13100	8	04/29/94	790 Via Bahia
218-480-09	6	13100	9	04/29/94	792 Via Bahia
218-480-10	6	13100	10	04/29/94	794 Via Bahia
218-480-11	6	13100	11	04/29/94	791 Via Bahia
218-480-12	6	13100	12	04/29/94	789 Via Bahia
218-480-13	6	13100	13	04/29/94	787 Via Bahia
218-480-14	6	13100	14	04/29/94	785 Via Bahia
218-480-15	6	13100	15	04/29/94	783 Via Bahia
218-480-16	6	13100	16	04/29/94	781 Via Bahia
218-480-17	6	13100	17	04/29/94	779 Via Bahia
218-480-18	6	13100	18	04/29/94	777 Via Bahia
218-480-19	6	13100	19	04/29/94	775 Via Bahia
218-480-20	6	13100	20	04/29/94	773 Via Bahia
218-490-01	6	13121	1	04/12/95	740 Avenida Codorniz
218-490-02	6	13121	2	04/12/95	742 Avenida Codorniz
218-490-03	6	13121	3	04/12/95	744 Avenida Codorniz
218-490-04	6	13121	4	04/12/95	746 Avenida Codorniz
218-490-05	6	13121	5	04/12/95	748 Avenida Codorniz
218-490-25	6	13121	25	04/12/95	749 Avenida Codorniz

**CITY OF SAN MARCOS  
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Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-490-26	6	13121	26	04/12/95	747 Avenida Codorniz
218-490-27	6	13121	27	04/12/95	745 Avenida Codorniz
218-490-28	6	13121	28	04/12/95	743 Avenida Codorniz
218-490-29	6	13121	29	04/12/95	741 Avenida Codorniz
218-501-06	11	13099	6	02/24/94	729 Camino Magnifica
218-501-07	11	13099	7	02/24/94	731 Camino Magnifica
218-501-08	11	13099	8	02/24/94	737 Camino Magnifica
218-501-09	11	13099	9	04/13/95	738 Corte Manolito
218-501-10	11	13099	10	04/13/95	736 Corte Manolito
218-501-11	11	13099	11	04/13/95	734 Corte Manolito
218-501-12	11	13099	12	04/13/95	732 Corte Manolito
218-501-13	11	13099	13	04/13/95	730 Corte Manolito
218-501-14	11	13099	14	04/13/95	728 Corte Manolito
218-502-15	11	13099	45	04/13/95	731 Corte Manolito
218-502-16	11	13099	46	04/13/95	Corte Manolito
218-502-17	11	13099	47	04/13/95	Corte Manolito
218-502-18	11	13099	48	04/13/95	Corte Manolito
218-502-19	11	13099	49	04/13/95	Corte Manolito
218-502-20	11	13099	50	04/13/95	Corte Manolito
218-502-21	11	13099	51	04/13/95	Corte Manolito
218-502-22	11	13099	52	04/13/95	Corte Manolito
218-502-23	11	13099	53	04/13/95	Corte Manolito
218-502-24	11	13099	54	04/13/95	Corte Manolito
218-502-25	11	13099	55	04/13/95	Corte Manolito
218-502-26	11	13099	56	04/13/95	Corte Manolito
218-502-27	11	13099	57	04/13/95	746 Corte Manolito
218-502-28	11	13099	58	04/13/95	744 Corte Manolito
218-502-29	11	13099	59	04/13/95	742 Corte Manolito
218-502-30	11	13099	60	04/13/95	740 Corte Manolito

***Improvement Area No. 1 - Non-Taxable and Prepaid Parcels***

218-011-21	43			N/A	Las Posas Rd
218-011-39	43			N/A	Camino Magnifica
218-011-40	43			N/A	Camino Magnifica
218-372-53	43	12762	119	N/A	Las Posas Rd
218-373-66	43	12762	118	N/A	Las Posas Rd
218-381-55	43	12263	55	N/A	Borden Rd
218-392-12	43	12261	61	N/A	Avenida Azul
218-392-13	43	12261	63	N/A	Avenida Azul
218-400-69	43	12262	69	N/A	Corte Bello
218-410-32	43	12376	32	N/A	Corte Encanto
218-410-47	44	12376	47	08/07/89	541 Avenida Aguila
218-410-52	43	12376	52	N/A	Las Posas Rd
218-420-27	43	12374	27	N/A	Las Posas Rd
218-430-21	44	12371	21	07/11/90	656 Corte Raquel
218-430-24	44	12371	24	07/11/90	645 Avenida Cordoba

**ATTACHMENT 2**

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-430-32	44	12371	32	06/30/89	673 Avenida Cordoba
218-430-35	44	12371	35	01/13/92	691 Avenida Cordoba
218-430-36	43	12371	36	N/A	Avenida Cordoba
218-430-61	43	12289	33	N/A	Corte Loren
218-431-21	43	12373	52	N/A	Avenida Azul
218-431-46	43	12261	62	N/A	Las Posas Rd
218-431-47	43	12261	64	N/A	Camino Del Sol
218-431-55	43	12289	32	N/A	Corte Loren
218-432-05	44	12373	5	06/01/89	509 Avenida Verde
218-441-23	43	12514	60	N/A	Calle Capistrano
218-441-57	43	12514	14	N/A	Corte Ladera
218-450-40	43	12492	40	N/A	Avenida Arana
218-450-41	43	12492	41	N/A	Avenida Arana
218-470-50	43	12826	111	N/A	Camino Magnifica
218-470-51 (1)	43	12826	112	N/A	Camino Magnifica
218-471-62	43	12826	113	N/A	Las Posas Rd

(1) Parcel is currently owned by a public agency. In the event the property is developed by a private agency, the parcel may become taxable,



**EXECUTION COPY**

**ATTACHMENT 3**

**IDENTIFICATION OF PARCELS IN IMPROVEMENT AREA NO. 2**

ATTACHMENT 3

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
<b><i>Improvement Area No. 2 - Taxable Parcels</i></b>					
218-013-12	5\6				Borden Rd
218-013-13	5				Borden Rd
218-013-14	6				Via Bahia
218-013-16	6\9				Camino Magnifica
218-013-17	6\8				Camino Magnifica
218-013-18	8\9				Camino Magnifica
218-371-01	4				Las Posas Rd
218-371-02	4				Las Posas Rd
218-371-03	4				Las Posas Rd
218-490-06	6	13121	6		Avenida Codorniz
218-490-07	6	13121	7		Avenida Codorniz
218-490-08	6	13121	8		Avenida Codorniz
218-490-09	6	13121	9		Avenida Codorniz
218-490-10	6	13121	10		Avenida Codorniz
218-490-11	6	13121	11		Avenida Codorniz
218-490-12	6	13121	12		Avenida Codorniz
218-490-13	6	13121	13		Avenida Codorniz
218-490-14	6	13121	14		Avenida Codorniz
218-490-15	6	13121	15		Avenida Codorniz
218-490-16	6	13121	16		Avenida Codorniz
218-490-17	6	13121	17		Avenida Codorniz
218-490-18	6	13121	18		Avenida Codorniz
218-490-19	6	13121	19		Avenida Codorniz
218-490-20	6	13121	20		Avenida Codorniz
218-490-21	6	13121	21		Avenida Codorniz
218-490-22	6	13121	22		Avenida Codorniz
218-490-23	6	13121	23		Avenida Codorniz
218-490-24	6	13121	24		Avenida Codorniz
218-490-30	6	13121	30		Camino Magnifica
218-490-31	6	13121	31		Camino Magnifica
218-490-32	6	13121	32		Camino Magnifica
218-490-33	6	13121	33		Camino Magnifica
218-490-34	6	13121	34		Camino Magnifica
218-490-35	6	13121	35		Camino Magnifica
218-490-36	6	13121	36		Camino Magnifica
218-490-37	6	13121	37		Camino Magnifica
218-490-38	6	13121	38		Camino Magnifica
218-490-39	6	13121	39		Camino Magnifica
218-490-40	6	13121	40		Camino Magnifica
218-490-41	6	13121	41		Camino Magnifica
218-490-42	6	13121	42		Camino Magnifica
218-490-43	6	13121	43		Camino Magnifica
218-490-44	6	13121	44		Camino Magnifica

ATTACHMENT 3

CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-490-45	6	13121	45		Camino Magnifica
218-490-46	6	13121	46		Camino Magnifica
218-490-47	6	13121	47		Camino Magnifica
218-490-48	6	13121	48		Camino Magnifica
218-490-49	6	13121	49		Camino Magnifica
218-490-50	6	13121	50		Camino Magnifica
218-490-51	10	13145	1		Avenida Fragata
218-490-52	10	13145	2		Avenida Fragata
218-490-53	10	13145	3		Avenida Fragata
218-490-54	10	13145	4		Avenida Fragata
218-490-55	10	13145	5		Avenida Fragata
218-490-56	10	13145	6		Avenida Fragata
218-490-57	10	13145	7		Avenida Fragata
218-490-58	10	13145	8		Avenida Fragata
218-490-59	10	13145	9		Avenida Fragata
218-490-60	10	13145	10		Avenida Fragata
218-490-61	10	13145	34		Avenida Fragata
218-490-62	10	13145	35		Avenida Fragata
218-490-63	10	13145	36		Avenida Fragata
218-490-64	10	13145	37		Avenida Fragata
218-490-65	10	13145	38		Avenida Fragata
218-490-66	10	13145	39		Avenida Fragata
218-490-67	10	13145	40		Avenida Fragata
218-490-68	10	13145	41		Avenida Fragata
218-501-01	11	13099	1		Camino Magnifica
218-501-02	11	13099	2		Camino Magnifica
218-501-03	11	13099	3		Camino Magnifica
218-501-04	11	13099	4		Camino Magnifica
218-501-05	11	13099	5		Camino Magnifica
218-501-15	11	13099	15		Corte Manolito
218-501-16	11	13099	16		Corte Manolito
218-501-17	11	13099	17		Via Contessa
218-501-18	11	13099	18		Via Contessa
218-501-19	11	13099	19		Via Contessa
218-501-20	11	13099	20		Via Contessa
218-501-21	11	13099	21		Via Contessa
218-501-22	11	13099	22		Via Contessa
218-501-23	11	13099	23		Via Contessa
218-501-24	11	13099	24		Via Contessa
218-501-25	11	13099	25		Via Caliente
218-501-26	11	13099	26		Via Caliente
218-501-27	11	13099	27		Via Caliente
218-501-28	11	13099	28		Via Caliente
218-501-29	11	13099	29		Via Caliente

ATTACHMENT 3

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-501-30	11	13099	30		Via Caliente
218-501-32	11	13139	24		Via Caliente
218-501-33	11	13139	25		Via Caliente
218-501-34	11	13139	26		Via Caliente
218-501-35	11	13139	27		Via Caliente
218-501-36	11	13139	28		Via Caliente
218-501-37	11	13139	29		Via Caliente
218-501-38	11	13139	30		Via Caliente
218-501-39	11	13139	31		Via Caliente
218-501-40	11	13139	32		Via Caliente
218-501-41	11	13139	33		Via Contessa
218-501-42	11	13139	34		Via Contessa
218-501-43	11	13139	35		Via Contessa
218-501-44	11	13139	36		Via Contessa
218-501-45	11	13139	37		Via Contessa
218-501-46	11	13139	38		Via Contessa
218-501-47	11	13139	39		Via Contessa
218-501-48	11	13139	40		Via Contessa
218-501-49	11	13139	41		Via Contessa
218-501-50	11	13139	42		Via Contessa
218-501-51	11	13139	43		Via Contessa
218-501-52	11	13139	44		Via Contessa
218-501-53	11	13139	45		Via Contessa
218-501-54	11	13139	46		Via Contessa
218-501-55	11	13139	47		Via Contessa
218-501-56	11	13139	48		Via Contessa
218-501-57	11	13139	49		Via Contessa
218-501-58	11	13139	50		Via Contessa
218-501-59	11	13139	51		Via Contessa
218-501-60	11	13139	52		Via Contessa
218-501-61	11	13139	53		Via Contessa
218-501-62	11	13139	54		Via Contessa
218-501-63	11	13139	55		Via Contessa
218-501-64	11	13139	56		Via Contessa
218-501-65	11	13139	57		Via Contessa
218-501-66	11	13139	58		Via Contessa
218-501-67	11	13139	59		Via Contessa
218-501-68	11	13139	60		Via Contessa
218-501-69	11	13139	61		Via Contessa
218-501-70	11	13139	62		Via Contessa
218-502-01	11	13099	31		Corte Cristal
218-502-02	11	13099	32		Corte Cristal
218-502-03	11	13099	33		Corte Cristal
218-502-04	11	13099	34		Corte Cristal

## ATTACHMENT 3

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-502-05	11	13099	35		Corte Cristal
218-502-06	11	13099	36		Corte Cristal
218-502-07	11	13099	37		Corte Cristal
218-502-08	11	13099	38		Corte Cristal
218-502-09	11	13099	39		Corte Cristal
218-502-10	11	13099	40		Corte Cristal
218-502-11	11	13099	41		Corte Cristal
218-502-12	11	13099	42		Corte Cristal
218-502-13	11	13099	43		Corte Cristal
218-502-14	11	13099	44		Corte Cristal
218-502-31	10	13145	11		Avenida Fragata
218-502-32	10	13145	12		Avenida Fragata
218-502-33	10	13145	13		Avenida Fragata
218-502-34	10	13145	14		Avenida Fragata
218-502-35	10	13145	15		Avenida Fragata
218-502-36	10	13145	16		Avenida Fragata
218-502-37	10	13145	17		Avenida Fragata
218-502-38	10	13145	26		Avenida Fragata
218-502-39	10	13145	27		Avenida Fragata
218-502-40	10	13145	28		Avenida Fragata
218-502-41	10	13145	29		Avenida Fragata
218-502-42	10	13145	30		Avenida Fragata
218-502-43	10	13145	31		Avenida Fragata
218-502-44	10	13145	32		Avenida Fragata
218-502-45	10	13145	33		Avenida Fragata
218-502-46	11	13139	14		Via Caliente
218-502-47	11	13139	15		Via Caliente
218-502-48	11	13139	16		Via Caliente
218-502-49	11	13139	17		Corte Pescado
218-502-50	11	13139	18		Corte Pescado
218-502-51	11	13139	19		Corte Pescado
218-502-52	11	13139	20		Corte Pescado
218-502-53	11	13139	21		Corte Pescado
218-502-54	11	13139	22		Corte Pescado
218-502-55	11	13139	23		Corte Pescado
218-510-01	11	13139	3		Via De Plata
218-510-02	11	13139	4		Via De Plata
218-510-03	11	13139	5		Via De Plata
218-510-04	11	13139	6		Via De Plata
218-510-05	11	13139	7		Via De Plata
218-510-06	11	13139	8		Via De Plata
218-510-07	11	13139	9		Via De Plata
218-510-08	11	13139	10		Via De Plata
218-510-09	11	13139	11		Via De Plata

## ATTACHMENT 3

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-510-10	11	13139	12		Via De Plata
218-510-11	11	13139	13		Via De Plata
218-510-12	10	13145	18		Avenida Fragata
218-510-13	10	13145	19		Avenida Fragata
218-510-14	10	13145	20		Avenida Fragata
218-510-15	10	13145	21		Avenida Fragata
218-510-16	10	13145	22		Avenida Fragata
218-510-17	10	13145	23		Avenida Fragata
218-510-18	10	13145	24		Avenida Fragata
218-510-19	10	13145	25		Avenida Fragata
218-510-20	10	13146	7		Via Barquero
218-510-21	10	13146	8		Via Barquero
218-510-22	10	13146	9		Via Barquero
218-510-23	10	13146	10		Via Barquero
218-510-24	10	13146	11		Via Barquero
218-510-25	10	13146	12		Via Barquero
218-510-26	10	13146	13		Via Barquero
218-510-27	10	13146	14		Via Barquero
218-510-28	10	13146	15		Avenida Fragata
218-510-29	10	13146	16		Avenida Fragata
218-510-30	10	13146	17		Avenida Fragata
218-510-31	10	13146	18		Avenida Fragata
218-510-32	10	13146	19		Avenida Fragata
218-510-33	10	13146	20		Avenida Fragata
218-510-34	10	13146	21		Avenida Fragata
218-510-35	10	13146	22		Avenida Fragata
218-510-36	10	13146	23		Avenida Fragata
218-510-37	10	13146	24		Avenida Fragata
218-510-38	10	13146	25		Avenida Fragata
218-510-39	10	13146	26		Avenida Fragata
218-510-40	10	13146	27		Avenida Fragata
218-510-41	10	13146	28		Avenida Fragata
218-510-42	10	13146	29		Via Barquero
218-510-43	10	13146	30		Via Barquero
218-510-44	10	13146	31		Via Barquero
218-510-45	10	13146	32		Via Barquero
218-510-46	10	13146	33		Via Barquero
218-510-47	10	13146	34		Via Barquero
218-510-48	10	13146	35		Via Barquero
218-510-49	10	13146	36		Via Barquero
218-510-50	10	13146	37		Via Barquero
218-511-01	11	13139	1		Via De Plata
218-511-02	11	13139	2		Via De Plata
218-511-03	10	13146	1		Via Barquero

ATTACHMENT 3

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-511-04	10	13146	2		Via Barquero
218-511-05	10	13146	3		Via Barquero
218-511-06	10	13146	4		Via Barquero
218-511-07	10	13146	5		Via Barquero
218-511-08	10	13146	6		Via Barquero
218-511-09	10	13146	38		Via Barquero
218-511-10	10	13146	39		Via Barquero
218-511-11	10	13146	40		Via Barquero
218-511-12	10	13146	41		Via Barquero
218-511-13	10	13146	42		Via Barquero
218-511-14	10	13146	43		Via Barquero
			221		
<b><i>Improvement Area No. 2 - Non-Taxable Parcels</i></b>					
218-013-09	43			N/A	Borden Rd
218-501-31	43	13099	61	N/A	Borden Rd
218-501-71	43	13139	63	N/A	Via Contessa
218-510-51	43	13146	46	N/A	Borden Rd
218-511-15	43	13146	44	N/A	Via Barquero
218-511-16	43	13146	45	N/A	Via Barquero

**EXECUTION COPY**

**ATTACHMENT 4**

**IDENTIFICATION OF PARCELS IN IMPROVEMENT AREA NO. 3**



ATTACHMENT 4

CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
<i>Improvement Area No. 3 - Taxable Parcels</i>					
218-011-43	12				Camino Magnifica
218-012-23	12				Borden Rd

**EXECUTION COPY**

**ATTACHMENT 5**

**IMPROVEMENT AREA NO. 1 RMA**

## EXHIBIT A

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX COMMUNITY FACILITIES DISTRICT NO. 88-1 IMPROVEMENT AREA 1 OF THE CITY OF SAN MARCOS

A Special Tax as hereinafter defined shall be levied and collected in an amount determined annually by the City Council of the City of San Marcos through the application of the Rate and Method of Apportionment of the Special Tax as described below.

#### A. Definitions

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Costs” means any ordinary and necessary expenses of the City to carry out its duties as the legislative body of CFD 88-1 Improvement Area 1, not to exceed \$30,000.

“Area per TSM 302” means one of the areas designated on TSM 302 as having lots with uniform minimum pad sizes.

“Assessor’s Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County of San Diego designating parcels by Assessor’s Parcel number.

“City” means the City of San Marcos, California.

“City Council” means the City Council of the City of San Marcos acting as the legislative body of CFD 88-1.

“College Area Community Plan” means the community plan by that name approved by the City Council of the City of San Marcos on November 27, 1984.

“District” or “CFD 88-1” means Community Facilities District No. 88-1 of the City of San Marcos.

“Final Map” means a final tract or parcel map which permits the issuance of building permits for the construction of Units on lots located therein.

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

“Improvement Area 1 Special Tax Requirement” means that amount sufficient to pay (1) debt service on bonds secured by Special Taxes, (2) replenish any reserve fund or special tax coverage fund established pursuant to the issuance of bonds secured by Special Taxes, (3) the cost of providing certain police protection and crime prevention services, fire suppression and protection

services, and ambulance and paramedic services to Improvement Area 1, and (4) the Administrative Costs of Improvement Area 1.

“Lot” means a lot for which a building permit for the construction of a Unit(s) may be issued.

“Maximum Annual Special Tax for Facilities” means the maximum special tax determined in accordance with Sections B and D.

“Maximum Annual Special Tax for Services” means the maximum special tax determined in accordance with Sections C and D.

“Original Rate and Method of Apportionment” means the rate and method of apportionment approved by the qualified electors of Community Facilities District No. 88-1 on August 16, 1988, and as modified by the qualified electors of such CFD on June 29, 1989.

“Planning Area” means one of the areas within the College Area Community Plan which is delineated on the map entitled “Planning Area Map, College Area Community Plan, City of San Marcos,” the original of which is on file in the office of the City Clerk of the City.

“Special Tax” means the special tax levied in each Fiscal Year to fund the Improvement Area 1 Special Tax Requirement.

“Taxable Assessor's Parcel” means an Assessor's Parcel on which a Unit(s) may be constructed as indicated on TSM 302 or a Final Map.

“TSM 302” means Tentative Subdivision Map No. 302 conditionally approved by the City Council on March 8, 1988, as amended September 13, 1988, or as subsequently amended provided that such amendment does not cause a net reduction of the aggregate amount of the Maximum Annual Special Taxes for Facilities and Services which could be levied on land within TSM 302 prior to such amendment.

“Unit” means a dwelling unit.

#### B. Maximum Annual Special Tax for Facilities

For purposes of determining the applicable Maximum Annual Special Tax for Facilities, each Taxable Assessor's Parcel for which a building permit has been issued has been categorized based on the Area per TSM 302 or Planning Area in which the property is located and the date the building permit was issued consistent with the Original Rate and Method of Apportionment. If a building permit has not been issued for a Taxable Assessor's Parcel, such parcel shall be categorized based on the Area per TSM 302 or Planning Area in which the property is located and as if the permit was issued in Fiscal Year 1995-96. The Fiscal Year 1998-1999 Maximum Annual Special Tax for Facilities is shown in Table 1 on the following page:

Table 1  
Improvement Area 1  
Maximum Annual Special Tax for Facilities (Per Unit)  
Fiscal Year 1998-1999

Fiscal Year Building Permit Was Issued	Area per TSM 302 or Planning Area				
	13	1, 7, 11, & 12	3, 5, & 6	2	14
1988-1989 (or prior)	\$1,393.74	\$1,528.88	\$1,749.61	\$2,015.38	NA
1989-1990	\$1,393.74	NA	NA	NA	NA
1990-1991	\$1,452.30	\$1,592.61	\$1,821.78	\$2,097.71	\$2,275.43
1991-1992	\$1,483.48	\$1,626.54	\$1,860.20	\$2,141.54	NA
1992-1993	\$1,515.27	\$1,661.14	\$1,899.38	NA	NA
1993-1994	NA	\$1,712.62	\$1,957.69	NA	\$2,442.81
1994-1995	NA	\$1,748.90	\$1,998.78	NA	\$2,493.41
1995-1996	NA	\$1,785.90	NA	NA	\$2,545.00

A complete listing of each Assessor's Parcel which is located within Improvement Area 1 is shown in Attachment 1.

C. Maximum Annual Special Tax for Services

Each Taxable Assessor's Parcel located in a Final Map shall also be subject to the Maximum Annual Special Tax for Services. The Fiscal Year 1998-1999 Maximum Annual Special Tax for Services is shown in Table 2 on the following page:

**Table 2**  
**Improvement Area 1**  
**Maximum Annual Special Tax for Services (Per Unit)**  
**Fiscal Year 1998-1999**

Fiscal Year Building Permit Was Issued	Area per TSM 302 or Planning Area				
	13	1, 7, 11, & 12	3, 5, & 6	2	14
1988-1989 (or prior)	\$112.48	\$112.48	\$112.48	\$112.48	NA
1989-1990	\$112.48	NA	NA	NA	NA
1990-1991	\$112.48	\$112.48	\$112.48	\$112.48	\$112.48
1991-1992	\$112.48	\$112.48	\$112.48	\$112.48	NA
1992-1993	\$112.48	\$112.48	\$112.48	NA	NA
1993-1994	NA	\$112.48	\$112.48	NA	\$112.48
1994-1995	NA	\$112.48	\$112.48	NA	\$112.48
1995-1996	NA	\$112.48	NA	NA	\$112.48

**D. Increase of Maximum Annual Special Tax Rates**

The Maximum Annual Special Taxes for Facilities in Table 1 above will not be increased. The Maximum Annual Special Tax for Services shall increase two percent (2.00%) annually, commencing with Fiscal Year 1999-2000 and on each July 1 thereafter.

**E. Term of Special Tax**

The Maximum Annual Special Tax for Facilities will not be levied after fiscal year 2018-2019. The Maximum Annual Special Tax for Services may be levied so long as the City Council, acting in its capacity as the legislative body of CFD 88-1, determines that such special tax revenues are necessary to provide the authorized services within CFD 88-1 and/or to pay debt service on bonds secured by Special Taxes.

**F. Apportionment of Special Tax**

Commencing with Fiscal Year 1998-1999 and for each following Fiscal Year, the City Council shall determine the amount of Special Taxes to be collected in Improvement Area 1. The City Council shall levy the Special Tax as follows until the amount of the levy equals the Improvement Area 1 Special Tax Requirement.

- First: The Special Tax shall be levied on all Taxable Assessor's Parcels at an equal percentage of the Maximum Annual Special Tax for Facilities up to 100% of such maximum annual Special Tax;
- Second: The Special Tax shall be levied on all Taxable Assessor's Parcels at an equal percentage of the Maximum Annual Special Tax for Services up to 100% of such maximum annual Special Tax.

Special Taxes for Facilities and Services shall be applied in the priority set forth below:

- First: Debt service on bonds secured by Special Taxes;
- Second: Replenishment of any reserve fund or special tax coverage fund established pursuant to the issuance of bonds secured by Special Taxes;
- Third: The cost of providing certain police protection and crime prevention services, fire suppression and protection services, and ambulance and paramedic services to Improvement Area 1;
- Fourth: Administrative Costs of Improvement Area 1.

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Attachment 1  
List of Improvement Area 1 Assessor's Parcels



## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
<i>Improvement Area No. 1 - Taxable Parcels</i>					
218-372-01	13	12762	1	03/18/91	1261 Camino Del Sol
218-372-02	13	12762	2	03/18/91	1257 Camino Del Sol
218-372-03	13	12762	3	03/18/91	1253 Camino Del Sol
218-372-04	13	12762	4	03/18/91	1249 Camino Del Sol
218-372-05	13	12762	5	03/18/91	1243 Camino Del Sol
218-372-06	13	12762	6	03/18/91	1239 Camino Del Sol
218-372-07	13	12762	7	03/18/91	1237 Camino Del Sol
218-372-08	13	12762	8	03/18/91	1229 Camino Del Sol
218-372-09	13	12762	9	03/18/91	1217 Camino Del Sol
218-372-10	13	12762	10	03/18/91	1205 Camino Del Sol
218-372-11	13	12762	11	03/18/91	1206 Corte Famosa
218-372-12	13	12762	12	03/18/91	1214 Corte Famosa
218-372-13	13	12762	13	03/18/91	1222 Corte Famosa
218-372-14	13	12762	14	03/18/91	1228 Corte Famosa
218-372-15	13	12762	15	03/18/91	1234 Corte Famosa
218-372-16	13	12762	16	03/18/91	1236 Corte Famosa
218-372-17	13	12762	17	03/18/91	1240 Corte Famosa
218-372-18	13	12762	18	03/18/91	1248 Corte Famosa
218-372-19	13	12762	19	03/18/91	1252 Corte Famosa
218-372-20	13	12762	20	03/18/91	1260 Corte Famosa
218-372-21	13	12762	21	03/18/91	1263 Corte Famosa
218-372-22	13	12762	22	03/18/91	1257 Corte Famosa
218-372-23	13	12762	23	03/18/91	1255 Corte Famosa
218-372-24	13	12762	24	03/18/91	1251 Corte Famosa
218-372-25	13	12762	25	03/18/91	1245 Corte Famosa
218-372-26	13	12762	26	03/18/91	1237 Corte Famosa
218-372-27	13	12762	27	03/18/91	1231 Corte Famosa
218-372-28	13	12762	28	03/18/91	1223 Corte Famosa
218-372-29	13	12762	29	03/18/91	1219 Corte Famosa
218-372-30	13	12762	30	03/18/91	1207 Corte Famosa
218-372-31	13	12762	31	03/18/91	1203 Corte Famosa
218-372-32	13	12762	32	03/18/91	563 Avenida Aguila
218-372-33	13	12762	33	03/18/91	569 Avenida Aguila
218-372-34	13	12762	34	03/18/91	575 Avenida Aguila
218-372-35	13	12762	35	03/18/91	583 Avenida Aguila
218-372-37	13	12762	37	03/18/91	1189 Camino Del Sol
218-372-38	13	12762	38	03/18/91	1185 Camino Del Sol
218-372-40	13	12762	40	03/18/91	1175 Camino Del Sol
218-372-41	13	12762	41	03/18/91	1151 Camino Del Sol
218-372-42	13	12762	42	03/18/91	1137 Camino Del Sol
218-372-43	13	12762	43	03/18/91	1121 Camino Del Sol
218-372-44	13	12762	44	03/18/91	1119 Camino Del Sol
218-372-45	13	12762	45	03/18/91	1117 Camino Del Sol
218-372-46	13	12762	46	03/18/91	1113 Camino Del Sol
218-372-47	13	12762	47	03/18/91	1107 Camino Del Sol

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-372-48	13	12762	48	03/18/91	1105 Camino Del Sol
218-372-49	13	12762	49	03/18/91	1103 Camino Del Sol
218-372-50	13	12762	50	03/18/91	1101 Camino Del Sol
218-372-51	13	12762	51	03/18/91	1099 Camino Del Sol
218-372-52	13	12762	52	03/18/91	1097 Camino Del Sol
218-372-54	13	12762	36	03/18/91	587 Avenida Aguila
218-372-55	13	12762	39	03/18/91	1181 Camino Del Sol
218-373-01	13	12762	53	03/18/91	1098 Camino Del Sol
218-373-02	13	12762	54	03/18/91	1110 Calle Emparrado
218-373-03	13	12762	55	03/18/91	1114 Calle Emparrado
218-373-04	13	12762	56	03/18/91	1118 Calle Emparrado
218-373-05	13	12762	57	03/18/91	1120 Calle Emparrado
218-373-06	13	12762	58	03/18/91	1126 Calle Emparrado
218-373-07	13	12762	59	03/18/91	1130 Calle Emparrado
218-373-08	13	12762	60	03/18/91	1132 Calle Emparrado
218-373-09	13	12762	61	03/18/91	1138 Calle Emparrado
218-373-10	13	12762	62	03/18/91	1140 Calle Emparrado
218-373-11	13	12762	63	03/18/91	1144 Calle Emparrado
218-373-12	13	12762	64	03/18/91	1150 Calle Emparrado
218-373-13	13	12762	65	03/18/91	1154 Calle Emparrado
218-373-14	13	12762	66	03/18/91	1158 Calle Emparrado
218-373-15	13	12762	67	03/18/91	1160 Calle Emparrado
218-373-16	13	12762	68	03/18/91	1168 Calle Emparrado
218-373-17	13	12762	69	03/18/91	1173 Calle Emparrado
218-373-18	13	12762	70	03/18/91	1165 Calle Emparrado
218-373-19	13	12762	71	03/18/91	1159 Calle Emparrado
218-373-20	13	12762	72	03/18/91	1157 Calle Emparrado
218-373-21	13	12762	73	03/18/91	1153 Calle Emparrado
218-373-22	13	12762	74	03/18/91	1145 Calle Emparrado
218-373-23	13	12762	75	03/18/91	1143 Calle Emparrado
218-373-24	13	12762	76	03/18/91	1139 Calle Emparrado
218-373-25	13	12762	77	03/18/91	1135 Calle Emparrado
218-373-26	13	12762	78	03/18/91	1131 Calle Emparrado
218-373-27	13	12762	79	03/18/91	1127 Calle Emparrado
218-373-28	13	12762	80	03/18/91	1121 Calle Emparrado
218-373-29	13	12762	81	03/18/91	1115 Calle Emparrado
218-373-30	13	12762	82	03/18/91	1106 Camino Del Sol
218-373-31	13	12762	83	03/18/91	1112 Camino Del Sol
218-373-32	13	12762	84	03/18/91	1122 Camino Del Sol
218-373-33	13	12762	85	03/18/91	1134 Camino Del Sol
218-373-34	13	12762	86	03/18/91	1142 Camino Del Sol
218-373-35	13	12762	87	03/18/91	1148 Camino Del Sol
218-373-36	13	12762	88	03/18/91	1162 Camino Del Sol
218-373-37	13	12762	89	03/18/91	1178 Camino Del Sol
218-373-38	13	12762	90	03/18/91	1184 Camino Del Sol
218-373-39	13	12762	91	03/18/91	1192 Camino Del Sol

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-373-40	13	12762	92	03/18/91	1196 Camino Del Sol
218-373-41	13	12762	93	03/18/91	1200 Camino Del Sol
218-373-42	13	12762	94	03/18/91	1212 Camino Del Sol
218-373-43	13	12762	95	03/18/91	1224 Camino Del Sol
218-373-44	13	12762	96	03/18/91	1232 Camino Del Sol
218-373-45	13	12762	97	03/18/91	605 Corte Galante
218-373-46	13	12762	98	03/18/91	607 Corte Galante
218-373-47	13	12762	99	03/18/91	611 Corte Galante
218-373-48	13	12762	100	03/18/91	613 Corte Galante
218-373-49	13	12762	101	03/18/91	619 Corte Galante
218-373-50	13	12762	102	03/18/91	625 Corte Galante
218-373-51	13	12762	103	03/18/91	629 Corte Galante
218-373-52	13	12762	104	03/18/91	635 Corte Galante
218-373-53	13	12762	105	03/18/91	639 Corte Galante
218-373-54	13	12762	106	03/18/91	643 Corte Galante
218-373-55	13	12762	107	03/18/91	644 Corte Galante
218-373-56	13	12762	108	03/18/91	640 Corte Galante
218-373-57	13	12762	109	03/18/91	638 Corte Galante
218-373-58	13	12762	110	03/18/91	634 Corte Galante
218-373-59	13	12762	111	03/18/91	630 Corte Galante
218-373-60	13	12762	112	01/09/91	628 Corte Galante
218-373-61	13	12762	113	01/09/91	620 Corte Galante
218-373-62	13	12762	114	01/09/91	614 Corte Galante
218-373-63	13	12762	115	06/18/93	612 Corte Galante
218-373-64	13	12762	116	06/18/93	608 Corte Galante
218-373-65	13	12762	117	06/18/93	602 Corte Galante
218-381-01	3	12263	1	02/28/89	1442 W Borden Rd
218-381-02	3	12263	2	02/28/89	1440 W Borden Rd
218-381-03	3	12263	3	02/28/89	702 Avenida Amigo
218-381-04	3	12263	4	02/28/89	704 Avenida Amigo
218-381-05	3	12263	5	02/28/89	708 Avenida Amigo
218-381-06	3	12263	6	02/28/89	710 Avenida Amigo
218-381-07	3	12263	7	02/28/89	712 Avenida Amigo
218-381-08	3	12263	8	02/28/89	714 Avenida Amigo
218-381-09	3	12263	9	02/28/89	716 Avenida Amigo
218-381-10	3	12263	10	02/28/89	718 Avenida Amigo
218-381-11	3	12263	11	02/28/89	720 Avenida Amigo
218-381-12	3	12263	12	02/28/89	722 Avenida Amigo
218-381-13	3	12263	13	02/28/89	728 Avenida Amigo
218-381-14	3	12263	14	02/28/89	730 Avenida Amigo
218-381-15	3	12263	15	02/28/89	734 Avenida Amigo
218-381-16	3	12263	16	02/28/89	1424 Corte Clasica
218-381-17	3	12263	17	02/28/89	1420 Corte Clasica
218-381-18	3	12263	18	02/28/89	1414 Corte Clasica
218-381-19	3	12263	19	02/28/89	1408 Corte Clasica
218-381-20	3	12263	20	02/28/89	1404 Corte Clasica

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-381-21	3	12263	21	02/28/89	1400 Corte Clasica
218-381-24	3	12263	24	02/28/89	1407 Corte Clasica
218-381-25	3	12263	25	02/28/89	1413 Corte Clasica
218-381-26	3	12263	26	02/28/89	1417 Corte Clasica
218-381-27	3	12263	27	02/28/89	1421 Corte Clasica
218-381-28	3	12263	28	02/28/89	1423 Corte Clasica
218-381-29	3	12263	29	02/28/89	1428 Corte Bravo
218-381-30	3	12263	30	02/28/89	1424 Corte Bravo
218-381-31	3	12263	31	02/28/89	1420 Corte Bravo
218-381-32	3	12263	32	02/28/89	1416 Corte Bravo
218-381-33	3	12263	33	05/22/91	1414 Corte Bravo
218-381-34	3	12263	34	12/20/88	1410 Corte Bravo
218-381-37	3	12263	37	09/14/92	1401 Corte Bravo
218-381-38	3	12263	38	09/14/92	1405 Corte Bravo
218-381-39	3	12263	39	10/15/92	1409 Corte Bravo
218-381-40	3	12263	40	09/14/92	1413 Corte Bravo
218-381-41	3	12263	41	02/28/89	1415 Corte Bravo
218-381-42	3	12263	42	02/28/89	1419 Corte Bravo
218-381-43	3	12263	43	02/28/89	1425 Corte Bravo
218-381-44	3	12263	44	02/28/89	1427 Corte Bravo
218-381-45	3	12263	45	02/28/89	1431 Corte Bravo
218-381-46	3	12263	46	02/28/89	707 Avenida Amigo
218-381-47	3	12263	47	02/28/89	703 Avenida Amigo
218-381-48	3	12263	48	02/28/89	701 Avenida Amigo
218-381-49	3	12263	49	02/28/89	1432 W Borden Rd
218-381-50	3	12263	50	02/28/89	1428 W Borden Rd
218-381-51	3	12263	51	02/28/89	1424 W Borden Rd
218-381-52	3	12263	52	02/28/89	1420 W Borden Rd
218-381-53	3	12263	53	02/28/89	1418 W Borden Rd
218-381-54	3	12263	54	09/14/92	1412 W Borden Rd
218-381-56	3	12263	22	02/28/89	1401 Corte Clasica
218-381-57	3	12263	23	02/28/89	1405 Corte Clasica
218-381-58	3	12263	35	12/20/88	1408 Corte Bravo
218-381-59	3	12263	36	12/20/88	1402 Corte Bravo
218-392-01	1	12261	1	08/31/92	1418 Avenida Azul
218-392-02	1	12261	2	08/31/92	1316 Avenida Azul
218-392-03	1	12261	3	08/31/92	1324 Avenida Azul
218-392-04	1	12261	4	08/31/92	1330 Avenida Azul
218-392-05	1	12261	5	08/31/92	1342 Avenida Azul
218-392-06	1	12261	6	12/19/88	501 Avenida Blanco
218-392-07	1	12261	7	12/19/88	503 Avenida Blanco
218-392-08	1	12261	8	12/19/88	505 Avenida Blanco
218-392-09	1	12261	58	08/31/92	504 Avenida Blanco
218-392-10	1	12261	59	08/31/92	500 Avenida Blanco
218-392-11	1	12261	60	03/01/89	1350 Avenida Azul
218-400-01	13	12262	1	02/28/89	1201 Corte Bello

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-400-02	13	12262	2	02/28/89	1203 Corte Bello
218-400-03	13	12262	3	02/28/89	1205 Corte Bello
218-400-04	13	12262	4	02/28/89	1207 Corte Bello
218-400-05	13	12262	5	02/28/89	1209 Corte Bello
218-400-06	13	12262	6	02/28/89	1213 Corte Bello
218-400-07	13	12262	7	02/28/89	1215 Corte Bello
218-400-08	13	12262	8	02/28/89	1217 Corte Bello
218-400-09	13	12262	9	10/25/91	1219 Corte Bello
218-400-10	13	12262	10	10/25/91	1221 Corte Bello
218-400-11	13	12262	11	12/19/88	1225 Corte Bello
218-400-12	13	12262	12	12/19/88	1227 Corte Bello
218-400-13	13	12262	13	12/19/88	1231 Corte Bello
218-400-14	13	12262	14	10/25/91	1234 Corte Bello
218-400-15	13	12262	15	10/25/91	1230 Corte Bello
218-400-16	13	12262	16	10/25/91	1228 Corte Bello
218-400-17	13	12262	17	10/25/91	1226 Corte Bello
218-400-18	13	12262	18	10/25/91	1222 Corte Bello
218-400-19	13	12262	19	10/25/91	1220 Corte Bello
218-400-20	13	12262	20	02/28/89	1218 Corte Bello
218-400-21	13	12262	21	02/28/89	1216 Corte Bello
218-400-22	13	12262	22	02/28/89	1214 Corte Bello
218-400-23	13	12262	23	02/28/89	1210 Corte Bello
218-400-24	13	12262	24	02/28/89	1208 Corte Bello
218-400-25	13	12262	25	02/28/89	1206 Corte Bello
218-400-26	13	12262	26	02/28/89	1204 Corte Bello
218-400-27	13	12262	27	02/28/89	1202 Corte Bello
218-400-28	13	12262	28	02/28/89	1203 Corte Cielo
218-400-29	13	12262	29	02/28/89	1205 Corte Cielo
218-400-30	13	12262	30	02/28/89	1207 Corte Cielo
218-400-31	13	12262	31	02/28/89	1209 Corte Cielo
218-400-32	13	12262	32	02/28/89	1213 Corte Cielo
218-400-33	13	12262	33	02/28/89	1215 Corte Cielo
218-400-34	13	12262	34	02/28/89	1217 Corte Cielo
218-400-35	13	12262	35	02/28/89	1219 Corte Cielo
218-400-36	13	12262	36	02/28/89	1223 Corte Cielo
218-400-37	13	12262	37	02/28/89	1225 Corte Cielo
218-400-38	13	12262	38	02/28/89	1227 Corte Cielo
218-400-39	13	12262	39	02/28/89	1231 Corte Cielo
218-400-40	13	12262	40	02/28/89	1233 Corte Cielo
218-400-41	13	12262	41	02/28/89	1236 Corte Cielo
218-400-42	13	12262	42	02/28/89	1234 Corte Cielo
218-400-43	13	12262	43	02/28/89	1232 Corte Cielo
218-400-44	13	12262	44	02/28/89	1230 Corte Cielo
218-400-45	13	12262	45	02/28/89	1226 Corte Cielo
218-400-46	13	12262	46	02/28/89	1224 Corte Cielo
218-400-47	13	12262	47	02/28/89	1220 Corte Cielo

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-400-48	13	12262	48	02/28/89	1218 Corte Cielo
218-400-49	13	12262	49	02/28/89	1216 Corte Cielo
218-400-50	13	12262	50	02/28/89	1212 Corte Cielo
218-400-51	13	12262	51	02/28/89	1210 Corte Cielo
218-400-52	13	12262	52	02/28/89	1208 Corte Cielo
218-400-53	13	12262	53	02/28/89	1204 Corte Cielo
218-400-54	13	12262	54	02/28/89	1202 Corte Cielo
218-400-55	13	12262	55	02/28/89	501 Avenida Aguila
218-400-56	13	12262	56	02/28/89	503 Avenida Aguila
218-400-57	13	12262	57	02/28/89	505 Avenida Aguila
218-400-58	13	12262	58	02/28/89	507 Avenida Aguila
218-400-59	13	12262	59	02/28/89	509 Avenida Aguila
218-400-60	13	12262	60	02/28/89	513 Avenida Aguila
218-400-61	13	12262	61	02/28/89	515 Avenida Aguila
218-400-62	13	12262	62	02/28/89	517 Avenida Aguila
218-400-63	13	12262	63	02/28/89	521 Avenida Aguila
218-400-64	13	12262	64	02/28/89	523 Avenida Aguila
218-400-65	13	12262	65	02/28/89	525 Avenida Aguila
218-400-66	13	12262	66	02/28/89	527 Avenida Aguila
218-400-67	13	12262	67	02/28/89	529 Avenida Aguila
218-400-68	13	12262	68	02/28/89	531 Avenida Aguila
218-410-01	13	12376	1	08/07/89	1201 Corte Dulce
218-410-02	13	12376	2	08/07/89	1203 Corte Dulce
218-410-03	13	12376	3	08/07/89	1207 Corte Dulce
218-410-04	13	12376	4	08/07/89	1209 Corte Dulce
218-410-05	13	12376	5	08/07/89	1213 Corte Dulce
218-410-06	13	12376	6	08/07/89	1217 Corte Dulce
218-410-07	13	12376	7	08/07/89	1219 Corte Dulce
218-410-08	13	12376	8	08/07/89	1221 Corte Dulce
218-410-09	13	12376	9	08/07/89	1225 Corte Dulce
218-410-10	13	12376	10	08/07/89	1227 Corte Dulce
218-410-11	13	12376	11	08/07/89	1231 Corte Dulce
218-410-12	13	12376	12	08/07/89	1233 Corte Dulce
218-410-13	13	12376	13	08/07/89	1235 Corte Dulce
218-410-14	13	12376	14	08/07/89	1236 Corte Dulce
218-410-15	13	12376	15	08/07/89	1234 Corte Dulce
218-410-16	13	12376	16	08/07/89	1230 Corte Dulce
218-410-17	13	12376	17	08/07/89	1228 Corte Dulce
218-410-18	13	12376	18	08/07/89	1226 Corte Dulce
218-410-19	13	12376	19	08/07/89	1222 Corte Dulce
218-410-20	13	12376	20	08/07/89	1218 Corte Dulce
218-410-21	13	12376	21	08/07/89	1216 Corte Dulce
218-410-22	13	12376	22	08/07/89	1212 Corte Dulce
218-410-23	13	12376	23	08/07/89	1208 Corte Dulce
218-410-24	13	12376	24	08/07/89	1204 Corte Dulce
218-410-25	13	12376	25	08/07/89	1202 Corte Dulce

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-410-26	13	12376	26	08/07/89	1201 Corte Encanto
218-410-27	13	12376	27	08/07/89	1203 Corte Encanto
218-410-28	13	12376	28	08/07/89	1205 Corte Encanto
218-410-29	13	12376	29	08/07/89	1209 Corte Encanto
218-410-30	13	12376	30	08/07/89	1213 Corte Encanto
218-410-31	13	12376	31	08/07/89	1215 Corte Encanto
218-410-33	13	12376	33	08/07/89	1218 Corte Encanto
218-410-34	13	12376	34	08/07/89	1216 Corte Encanto
218-410-35	13	12376	35	08/07/89	1214 Corte Encanto
218-410-36	13	12376	36	08/07/89	1210 Corte Encanto
218-410-37	13	12376	37	08/07/89	1206 Corte Encanto
218-410-38	13	12376	38	08/07/89	1204 Corte Encanto
218-410-39	13	12376	39	08/07/89	1202 Corte Encanto
218-410-40	13	12376	40	08/07/89	559 Avenida Aguila
218-410-41	13	12376	41	08/07/89	557 Avenida Aguila
218-410-42	13	12376	42	08/07/89	555 Avenida Aguila
218-410-43	13	12376	43	08/07/89	553 Avenida Aguila
218-410-44	13	12376	44	08/07/89	549 Avenida Aguila
218-410-45	13	12376	45	08/07/89	547 Avenida Aguila
218-410-46	13	12376	46	08/07/89	543 Avenida Aguila
218-410-48	13	12376	48	08/07/89	539 Avenida Aguila
218-410-49	13	12376	49	08/07/89	537 Avenida Aguila
218-410-50	13	12376	50	08/07/89	535 Avenida Aguila
218-410-51	13	12376	51	08/07/89	533 Avenida Aguila
218-420-01	3	12374	1	06/01/89	769 Avenida Amigo
218-420-02	3	12374	2	06/01/89	767 Avenida Amigo
218-420-03	3	12374	3	06/01/89	763 Avenida Amigo
218-420-04	3	12374	4	06/01/89	761 Avenida Amigo
218-420-05	3	12374	5	06/01/89	757 Avenida Amigo
218-420-06	3	12374	6	06/01/89	755 Avenida Amigo
218-420-07	3	12374	7	06/01/89	753 Avenida Amigo
218-420-08	3	12374	8	06/01/89	751 Avenida Amigo
218-420-09	3	12374	9	06/01/89	749 Avenida Amigo
218-420-10	3	12374	10	06/01/89	745 Avenida Amigo
218-420-11	3	12374	11	06/01/89	743 Avenida Amigo
218-420-12	3	12374	12	06/01/89	741 Avenida Amigo
218-420-13	3	12374	13	06/01/89	1400 Corte Deseo
218-420-14	3	12374	14	06/01/89	1401 Corte Deseo
218-420-15	3	12374	15	06/01/89	1407 Corte Deseo
218-420-16	3	12374	16	06/01/89	1413 Corte Deseo
218-420-17	3	12374	17	06/01/89	1417 Corte Deseo
218-420-18	3	12374	18	06/01/89	1421 Corte Deseo
218-420-19	3	12374	19	06/01/89	736 Avenida Amigo
218-420-20	3	12374	20	06/01/89	738 Avenida Amigo
218-420-21	3	12374	21	06/01/89	740 Avenida Amigo
218-420-22	3	12374	22	06/01/89	742 Avenida Amigo

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-420-23	3	12374	23	06/01/89	744 Avenida Amigo
218-420-24	3	12374	24	06/01/89	748 Avenida Amigo
218-420-25	3	12374	25	06/01/89	750 Avenida Amigo
218-420-26	3	12374	26	06/01/89	752 Avenida Amigo
218-430-01	2	12371	1	07/11/90	649 Corte Raquel
218-430-02	2	12371	2	07/11/90	651 Corte Raquel
218-430-03	2	12371	3	07/11/90	655 Corte Raquel
218-430-04	2	12371	4	07/11/90	657 Corte Raquel
218-430-05	2	12371	5	07/11/90	661 Corte Raquel
218-430-06	2	12371	6	07/11/90	663 Corte Raquel
218-430-07	2	12371	7	07/11/90	667 Corte Raquel
218-430-08	2	12371	8	07/11/90	669 Corte Raquel
218-430-09	2	12371	9	07/11/90	671 Corte Raquel
218-430-10	2	12371	10	07/11/90	673 Corte Raquel
218-430-11	2	12371	11	07/11/90	675 Corte Raquel
218-430-12	2	12371	12	07/11/90	677 Corte Raquel
218-430-13	2	12371	13	07/11/90	676 Corte Raquel
218-430-14	2	12371	14	07/11/90	674 Corte Raquel
218-430-15	2	12371	15	07/11/90	672 Corte Raquel
218-430-16	2	12371	16	07/11/90	670 Corte Raquel
218-430-17	2	12371	17	07/11/90	668 Corte Raquel
218-430-18	2	12371	18	07/11/90	664 Corte Raquel
218-430-19	2	12371	19	07/11/90	662 Corte Raquel
218-430-20	2	12371	20	07/11/90	658 Corte Raquel
218-430-22	2	12371	22	07/11/90	654 Corte Raquel
218-430-23	2	12371	23	07/11/90	650 Corte Raquel
218-430-25	2	12371	25	07/11/90	649 Avenida Cordoba
218-430-26	2	12371	26	07/11/90	651 Avenida Cordoba
218-430-27	2	12371	27	07/11/90	653 Avenida Cordoba
218-430-28	2	12371	28	07/11/90	655 Avenida Cordoba
218-430-29	2	12371	29	07/11/90	661 Avenida Cordoba
218-430-30	2	12371	30	01/13/92	665 Avenida Cordoba
218-430-31	2	12371	31	01/13/92	667 Avenida Cordoba
218-430-33	2	12371	33	06/30/89	679 Avenida Cordoba
218-430-34	2	12371	34	06/30/89	685 Avenida Cordoba
218-430-37	2	12289	8	06/30/89	651 Corte Loren
218-430-38	2	12289	9	06/30/89	653 Corte Loren
218-430-39	2	12289	10	06/30/89	655 Corte Loren
218-430-40	2	12289	11	06/30/89	657 Corte Loren
218-430-41	2	12289	12	06/30/89	659 Corte Loren
218-430-42	2	12289	13	06/30/89	661 Corte Loren
218-430-43	2	12289	14	06/30/89	663 Corte Loren
218-430-44	2	12289	15	06/30/89	667 Corte Loren
218-430-45	2	12289	16	06/30/89	669 Corte Loren
218-430-46	2	12289	17	06/30/89	671 Corte Loren
218-430-47	2	12289	18	06/30/89	673 Corte Loren



## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-430-48	2	12289	19	06/30/89	675 Corte Loren
218-430-49	2	12289	20	06/30/89	674 Corte Loren
218-430-50	2	12289	21	06/30/89	672 Corte Loren
218-430-51	2	12289	22	06/30/89	670 Corte Loren
218-430-52	2	12289	23	06/30/89	668 Corte Loren
218-430-53	2	12289	24	06/30/89	664 Corte Loren
218-430-54	2	12289	25	06/30/89	662 Corte Loren
218-430-55	2	12289	26	06/30/89	660 Corte Loren
218-430-56	2	12289	27	06/30/89	658 Corte Loren
218-430-57	2	12289	28	06/30/89	656 Corte Loren
218-430-58	2	12289	29	06/30/89	654 Corte Loren
218-430-59	2	12289	30	06/30/89	650 Corte Loren
218-430-60	2	12289	31	06/30/89	648 Corte Loren
218-431-01	1	12373	13	06/01/89	527 Avenida Verde
218-431-02	1	12373	14	06/01/89	531 Avenida Verde
218-431-03	1	12373	15	06/01/89	533 Avenida Verde
218-431-04	1	12373	16	06/01/89	537 Avenida Verde
218-431-05	1	12373	17	06/01/89	539 Avenida Verde
218-431-06	1	12373	18	06/01/89	543 Avenida Verde
218-431-07	1	12373	19	06/01/89	545 Avenida Verde
218-431-08	1	12373	20	06/01/89	548 Avenida Verde
218-431-09	1	12373	21	06/01/89	544 Avenida Verde
218-431-10	1	12373	22	06/01/89	540 Avenida Verde
218-431-11	1	12373	23	06/01/89	538 Avenida Verde
218-431-12	1	12373	24	06/01/89	534 Avenida Verde
218-431-13	1	12373	25	06/01/89	532 Avenida Verde
218-431-14	1	12373	26	06/01/89	530 Avenida Verde
218-431-15	1	12373	46	06/01/89	1377 Avenida Azul
218-431-16	1	12373	47	06/01/89	1379 Avenida Azul
218-431-17	1	12373	48	06/01/89	1381 Avenida Azul
218-431-18	1	12373	49	06/01/89	1385 Avenida Azul
218-431-19	1	12373	50	06/01/89	1387 Avenida Azul
218-431-20	1	12373	51	06/01/89	1389 Avenida Azul
218-431-22	1	12261	22	03/01/89	533 Avenida Blanco
218-431-23	1	12261	23	03/01/89	535 Avenida Blanco
218-431-24	1	12261	24	03/01/89	537 Avenida Blanco
218-431-25	1	12261	25	03/01/89	539 Avenida Blanco
218-431-26	1	12261	26	03/01/89	541 Avenida Blanco
218-431-27	1	12261	27	03/01/89	545 Avenida Blanco
218-431-28	1	12261	28	03/01/89	547 Avenida Blanco
218-431-29	1	12261	29	03/01/89	549 Avenida Blanco
218-431-30	1	12261	30	03/01/89	1304 Camino Del Sol
218-431-31	1	12261	31	03/01/89	1306 Camino Del Sol
218-431-32	1	12261	32	03/01/89	1308 Camino Del Sol
218-431-33	1	12261	33	03/01/89	1310 Camino Del Sol
218-431-34	1	12261	34	03/01/89	1312 Camino Del Sol

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-431-35	1	12261	35	03/01/89	1314 Camino Del Sol
218-431-36	1	12261	36	03/01/89	1316 Camino Del Sol
218-431-37	1	12261	37	03/01/89	1318 Camino Del Sol
218-431-38	1	12261	38	03/01/89	550 Avenida Blanco
218-431-39	1	12261	39	03/01/89	546 Avenida Blanco
218-431-40	1	12261	40	03/01/89	544 Avenida Blanco
218-431-41	1	12261	41	03/01/89	540 Avenida Blanco
218-431-42	1	12261	42	03/01/89	538 Avenida Blanco
218-431-43	1	12261	43	03/01/89	536 Avenida Blanco
218-431-44	1	12261	44	03/01/89	534 Avenida Blanco
218-431-45	1	12261	45	03/01/89	532 Avenida Blanco
218-431-48	2	12289	1	06/30/89	633 Corte Loren
218-431-49	2	12289	2	06/30/89	637 Corte Loren
218-431-50	2	12289	3	06/30/89	639 Corte Loren
218-431-51	2	12289	4	06/30/89	641 Corte Loren
218-431-52	2	12289	5	06/30/89	643 Corte Loren
218-431-53	2	12289	6	06/30/89	645 Corte Loren
218-431-54	2	12289	7	06/30/89	647 Corte Loren
218-432-01	1	12373	1	06/01/89	501 Avenida Verde
218-432-02	1	12373	2	06/01/89	503 Avenida Verde
218-432-03	1	12373	3	06/01/89	505 Avenida Verde
218-432-04	1	12373	4	06/01/89	507 Avenida Verde
218-432-06	1	12373	6	06/01/89	513 Avenida Verde
218-432-07	1	12373	7	06/01/89	515 Avenida Verde
218-432-08	1	12373	8	06/01/89	517 Avenida Verde
218-432-09	1	12373	9	06/01/89	519 Avenida Verde
218-432-10	1	12373	10	06/01/89	521 Avenida Verde
218-432-11	1	12373	11	06/01/89	523 Avenida Verde
218-432-12	1	12373	12	06/01/89	525 Avenida Verde
218-432-13	1	12373	27	06/01/89	528 Avenida Verde
218-432-14	1	12373	28	06/01/89	526 Avenida Verde
218-432-15	1	12373	29	06/01/89	524 Avenida Verde
218-432-16	1	12373	30	06/01/89	522 Avenida Verde
218-432-17	1	12373	31	06/01/89	518 Avenida Verde
218-432-18	1	12373	32	06/01/89	516 Avenida Verde
218-432-19	1	12373	33	06/01/89	514 Avenida Verde
218-432-20	1	12373	34	06/01/89	510 Avenida Verde
218-432-25	1	12373	39	06/01/89	1361 Avenida Azul
218-432-26	1	12373	40	06/01/89	1365 Avenida Azul
218-432-27	1	12373	41	06/01/89	1367 Avenida Azul
218-432-28	1	12373	42	06/01/89	1369 Avenida Azul
218-432-29	1	12373	43	06/01/89	1371 Avenida Azul
218-432-30	1	12373	44	06/01/89	1373 Avenida Azul
218-432-31	1	12373	45	06/01/89	1375 Avenida Azul
218-432-32	1	12373	38	06/01/89	1359 Avenida Azul
218-432-36	1	12373	36	06/01/89	504 Avenida Verde

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-432-38	1	12261	9	06/14/91	507 Avenida Blanco
218-432-39	1	12261	10	06/14/91	509 Avenida Blanco
218-432-40	1	12261	11	03/01/89	511 Avenida Blanco
218-432-41	1	12261	12	03/01/89	513 Avenida Blanco
218-432-42	1	12261	13	03/01/89	515 Avenida Blanco
218-432-43	1	12261	14	03/01/89	517 Avenida Blanco
218-432-44	1	12261	15	03/01/89	519 Avenida Blanco
218-432-45	1	12261	16	03/01/89	521 Avenida Blanco
218-432-46	1	12261	17	03/01/89	523 Avenida Blanco
218-432-47	1	12261	18	03/01/89	525 Avenida Blanco
218-432-48	1	12261	19	03/01/89	527 Avenida Blanco
218-432-49	1	12261	20	03/01/89	529 Avenida Blanco
218-432-50	1	12261	21	03/01/89	531 Avenida Blanco
218-432-51	1	12261	46	03/01/89	530 Avenida Blanco
218-432-52	1	12261	47	03/01/89	528 Avenida Blanco
218-432-53	1	12261	48	03/01/89	526 Avenida Blanco
218-432-54	1	12261	49	03/01/89	524 Avenida Blanco
218-432-55	1	12261	50	03/01/89	522 Avenida Blanco
218-432-56	1	12261	51	03/01/89	520 Avenida Blanco
218-432-57	1	12261	52	03/01/89	518 Avenida Blanco
218-432-58	1	12261	53	03/01/89	516 Avenida Blanco
218-432-59	1	12261	54	03/01/89	514 Avenida Blanco
218-432-60	1	12261	55	03/01/89	512 Avenida Blanco
218-432-61	1	12261	56	03/01/89	510 Avenida Blanco
218-432-62	1	12261	57	08/31/92	508 Avenida Blanco
218-432-63	1	12373	35	06/01/89	508 Avenida Verde
218-432-66	1	12373	37	06/01/89	500 Avenida Verde
218-440-02	14	12514	2	03/28/91	1191 Avenida Azul
218-440-03	14	12514	3	03/28/91	1187 Avenida Azul
218-440-04	14	12514	4	03/28/91	1185 Avenida Azul
218-440-05	14	12514	5	03/28/91	1183 Avenida Azul
218-440-06	14	12514	6	03/28/91	1179 Avenida Azul
218-440-07	14	12514	7	03/28/91	1177 Avenida Azul
218-440-08	14	12514	8	03/28/91	1173 Avenida Azul
218-440-09	14	12514	9	03/28/91	1167 Avenida Azul
218-440-10	14	12514	10	03/28/91	1165 Avenida Azul
218-440-11	14	12514	11	03/28/91	1163 Avenida Azul
218-440-12	14	12514	12	03/28/91	1159 Avenida Azul
218-440-13	14	12514	13	03/28/91	1155 Avenida Azul
218-440-14	14	12514	15	03/28/91	1154 Avenida Azul
218-440-15	14	12514	16	03/28/91	1158 Avenida Azul
218-440-16	14	12514	17	03/28/91	1160 Avenida Azul
218-440-17	14	12514	18	03/28/91	1166 Avenida Azul
218-440-18	14	12514	19	03/28/91	1174 Avenida Azul
218-440-19	14	12514	20	03/28/91	1178 Avenida Azul
218-440-20	14	12514	21	03/28/91	1180 Avenida Azul

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-440-21	14	12514	22	03/28/91	1184 Avenida Azul
218-440-22	14	12514	23	03/28/91	1186 Avenida Azul
218-440-23	14	12514	24	03/28/91	1190 Avenida Azul
218-440-24	14	12514	25	03/28/91	1192 Avenida Azul
218-440-25	14	12514	26	03/28/91	1196 Avenida Azul
218-440-27	14	12514	28	03/28/91	504 Calle Capistrano
218-440-28	14	12514	29	08/22/90	508 Calle Capistrano
218-440-29	14	12514	30	10/06/95	510 Calle Capistrano
218-440-30	14	12514	31	06/30/94	516 Calle Capistrano
218-440-31	14	12514	32	06/30/94	518 Calle Capistrano
218-440-32	14	12514	47	06/30/94	1199 Corte Ladera
218-440-33	14	12514	48	06/30/94	1195 Corte Ladera
218-440-34	14	12514	49	06/30/94	1193 Corte Ladera
218-440-35	14	12514	50	06/30/94	1187 Corte Ladera
218-440-36	14	12514	51	06/30/94	1181 Corte Ladera
218-440-37	14	12514	1	03/28/91	1195 Avenida Azul
218-440-38	14	12514	27	03/28/91	502 Calle Capistrano
218-441-01	14	12514	33	06/30/94	520 Calle Capistrano
218-441-02	14	12514	34	06/30/94	522 Calle Capistrano
218-441-03	14	12514	35	06/30/94	526 Calle Capistrano
218-441-04	14	12514	36	06/30/94	530 Calle Capistrano
218-441-05	14	12514	37	06/30/94	534 Calle Capistrano
218-441-06	14	12514	38	06/30/94	538 Calle Capistrano
218-441-07	14	12514	39	06/30/94	540 Calle Capistrano
218-441-08	14	12514	40	06/30/94	542 Calle Capistrano
218-441-09	14	12514	41	06/30/94	546 Calle Capistrano
218-441-10	14	12514	42	02/09/95	548 Calle Capistrano
218-441-11	14	12514	43	02/09/95	550 Calle Capistrano
218-441-12	14	12514	44	02/09/95	554 Calle Capistrano
218-441-13	14	12514	45	02/09/95	558 Calle Capistrano
218-441-14	14	12514	46	02/09/95	560 Calle Capistrano
218-441-15	14	12514	52	06/30/94	1188 Corte Ladera
218-441-16	14	12514	53	06/30/94	1194 Corte Ladera
218-441-17	14	12514	54	06/30/94	1198 Corte Ladera
218-441-18	14	12514	55	06/30/94	525 Calle Capistrano
218-441-19	14	12514	56	06/30/94	531 Calle Capistrano
218-441-20	14	12514	57	06/30/94	535 Calle Capistrano
218-441-21	14	12514	58	06/30/94	539 Calle Capistrano
218-441-22	14	12514	59	06/30/94	541 Calle Capistrano
218-441-24	14	12514	61	02/09/95	1197 Caminito Amarillo
218-441-25	14	12514	62	02/09/95	1195 Caminito Amarillo
218-441-26	14	12514	63	04/06/95	1191 Caminito Amarillo
218-441-27	14	12514	64	04/06/95	1187 Caminito Amarillo
218-441-28	14	12514	65	04/06/95	1183 Caminito Amarillo
218-441-29	14	12514	66	04/06/95	1179 Caminito Amarillo
218-441-30	14	12514	67	05/02/95	1175 Caminito Amarillo

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-441-31	14	12514	68	05/02/95	1171 Caminito Amarillo
218-441-32	14	12514	69	05/02/95	1167 Caminito Amarillo
218-441-33	14	12514	70	05/02/95	1165 Caminito Amarillo
218-441-34	14	12514	71	05/02/95	1161 Caminito Amarillo
218-441-35	14	12514	72	05/02/95	1159 Caminito Amarillo
218-441-36	14	12514	73	10/06/95	1155 Caminito Amarillo
218-441-37	14	12514	74	10/06/95	1153 Caminito Amarillo
218-441-38	14	12514	75	10/06/95	1151 Caminito Amarillo
218-441-39	14	12514	76	10/06/95	1149 Caminito Amarillo
218-441-40	14	12514	77	10/06/95	1147 Caminito Amarillo
218-441-41	14	12514	78	10/06/95	1148 Caminito Amarillo
218-441-42	14	12514	79	10/06/95	1150 Caminito Amarillo
218-441-43	14	12514	80	10/06/95	1154 Caminito Amarillo
218-441-44	14	12514	81	10/06/95	1156 Caminito Amarillo
218-441-45	14	12514	82	05/02/95	1160 Caminito Amarillo
218-441-46	14	12514	83	05/02/95	1164 Caminito Amarillo
218-441-47	14	12514	84	05/02/95	1168 Caminito Amarillo
218-441-48	14	12514	85	05/02/95	1174 Caminito Amarillo
218-441-49	14	12514	86	04/06/95	1178 Caminito Amarillo
218-441-50	14	12514	87	04/06/95	1180 Caminito Amarillo
218-441-51	14	12514	88	04/06/95	1184 Caminito Amarillo
218-441-52	14	12514	89	04/06/95	1188 Caminito Amarillo
218-441-53	14	12514	90	04/06/95	1190 Caminito Amarillo
218-441-54	14	12514	91	02/09/95	1192 Caminito Amarillo
218-441-55	14	12514	92	02/09/95	1194 Caminito Amarillo
218-441-56	14	12514	93	02/09/95	1196 Caminito Amarillo
218-450-01	5	12492	1	03/29/91	1393 Avenida Arana
218-450-02	5	12492	2	03/29/91	1385 Avenida Arana
218-450-03	5	12492	3	03/29/91	1381 Avenida Arana
218-450-04	5	12492	4	03/29/91	1377 Avenida Arana
218-450-05	5	12492	5	03/29/91	1367 Avenida Arana
218-450-06	5	12492	6	03/29/91	1363 Avenida Arana
218-450-07	5	12492	7	03/29/91	1355 Avenida Arana
218-450-08	5	12492	8	03/29/91	1351 Avenida Arana
218-450-09	5	12492	9	12/28/93	1347 Avenida Arana
218-450-10	5	12492	10	03/29/91	1346 Avenida Arana
218-450-11	5	12492	11	03/29/91	1348 Avenida Arana
218-450-12	5	12492	12	03/29/91	1350 Avenida Arana
218-450-13	5	12492	13	03/29/91	1354 Avenida Arana
218-450-14	5	12492	14	03/29/91	1362 Avenida Arana
218-450-15	5	12492	15	03/29/91	1366 Avenida Arana
218-450-16	5	12492	16	03/29/91	1374 Avenida Arana
218-450-17	5	12492	17	03/16/92	1371 Corte Avispon
218-450-18	5	12492	18	03/16/92	1367 Corte Avispon
218-450-19	5	12492	19	03/16/92	1365 Corte Avispon
218-450-20	5	12492	20	03/16/92	1363 Corte Avispon

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-450-21	5	12492	21	03/16/92	1361 Corte Avispon
218-450-22	5	12492	22	03/16/92	1359 Corte Avispon
218-450-23	5	12492	23	03/16/92	1350 Corte Avispon
218-450-24	5	12492	24	03/16/92	1354 Corte Avispon
218-450-25	5	12492	25	03/16/92	1360 Corte Avispon
218-450-26	5	12492	26	03/16/92	1362 Corte Avispon
218-450-27	5	12492	27	03/16/92	1366 Corte Avispon
218-450-28	5	12492	28	03/16/92	731 Avenida Abeja
218-450-29	5	12492	29	03/16/92	735 Avenida Abeja
218-450-30	5	12492	30	03/16/92	739 Avenida Abeja
218-450-31	5	12492	31	03/16/92	738 Avenida Abeja
218-450-32	5	12492	32	03/16/92	736 Avenida Abeja
218-450-33	5	12492	33	03/16/92	732 Avenida Abeja
218-450-34	5	12492	34	03/16/92	730 Avenida Abeja
218-450-35	5	12492	35	03/16/92	728 Avenida Abeja
218-450-36	5	12492	36	03/29/91	726 Avenida Abeja
218-450-37	5	12492	37	03/29/91	724 Avenida Abeja
218-450-38	5	12492	38	03/29/91	722 Avenida Abeja
218-450-39	5	12492	39	03/29/91	720 Avenida Abeja
218-450-42	6	12861	1	12/28/93	1345 Avenida Arana
218-450-43	6	12861	2	12/28/93	1343 Avenida Arana
218-450-44	6	12861	3	12/28/93	1341 Avenida Arana
218-450-45	6	12861	4	12/28/93	1337 Avenida Arana
218-450-46	6	12861	5	12/28/93	1333 Avenida Arana
218-450-47	6	12861	6	11/03/92	1329 Avenida Arana
218-450-48	6	12861	7	11/03/92	1325 Avenida Arana
218-450-49	6	12861	8	11/03/92	1321 Avenida Arana
218-450-50	6	12861	9	12/28/93	753 Via Bahia
218-450-51	6	12861	10	12/28/93	755 Via Bahia
218-450-52	6	12861	11	12/28/93	757 Via Bahia
218-450-53	6	12861	12	12/28/93	759 Via Bahia
218-450-54	6	12861	13	12/28/93	761 Via Bahia
218-450-55	6	12861	14	12/28/93	763 Via Bahia
218-450-56	6	12861	15	05/03/94	765 Via Bahia
218-450-57	6	12861	16	05/03/94	767 Via Bahia
218-450-58	6	12861	17	05/03/94	769 Via Bahia
218-450-59	6	12861	18	05/03/94	771 Via Bahia
218-450-60	6	12861	19	05/03/94	774 Via Bahia
218-450-61	6	12861	20	05/03/94	772 Via Bahia
218-450-62	6	12861	21	05/03/94	770 Via Bahia
218-450-63	6	12861	22	05/03/94	768 Via Bahia
218-450-64	6	12861	23	12/28/93	766 Via Bahia
218-450-65	6	12861	24	12/28/93	764 Via Bahia
218-450-66	6	12861	25	12/28/93	762 Via Bahia
218-450-67	6	12861	26	12/28/93	760 Via Bahia
218-450-68	6	12861	27	12/28/93	758 Via Bahia

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-450-69	6	12861	28	12/28/93	756 Via Bahia
218-450-70	6	12861	29	12/28/93	754 Via Bahia
218-470-01	7	12826	1	03/16/92	1356 Corte Lira
218-470-02	7	12826	2	03/16/92	1358 Corte Lira
218-470-03	7	12826	3	03/16/92	1360 Corte Lira
218-470-04	7	12826	4	03/16/92	1362 Corte Lira
218-470-05	7	12826	5	03/16/92	1364 Corte Lira
218-470-06	7	12826	6	03/16/92	1366 Corte Lira
218-470-07	7	12826	7	03/16/92	1368 Corte Lira
218-470-08	7	12826	8	04/29/92	1372 Corte Lira
218-470-09	7	12826	9	04/29/92	1374 Corte Lira
218-470-10	7	12826	10	03/16/92	1376 Corte Lira
218-470-11	7	12826	11	03/16/92	1378 Corte Lira
218-470-12	7	12826	12	03/16/92	1382 Corte Lira
218-470-13	7	12826	13	03/16/92	1384 Corte Lira
218-470-14	7	12826	75	10/06/92	1208 Calle Prospero
218-470-15	7	12826	76	10/06/92	1210 Calle Prospero
218-470-16	7	12826	77	10/06/92	1214 Calle Prospero
218-470-17	7	12826	78	10/06/92	1216 Calle Prospero
218-470-18	7	12826	79	10/06/92	1218 Calle Prospero
218-470-19	7	12826	80	09/07/93	1220 Calle Prospero
218-470-20	7	12826	81	09/07/93	1222 Calle Prospero
218-470-21	7	12826	82	09/07/93	1226 Calle Prospero
218-470-22	7	12826	83	09/07/93	1228 Calle Prospero
218-470-23	7	12826	84	09/07/93	1230 Calle Prospero
218-470-24	7	12826	85	09/07/93	1234 Calle Prospero
218-470-25	7	12826	86	09/07/93	1238 Calle Prospero
218-470-26	7	12826	87	09/07/93	1240 Calle Prospero
218-470-27	7	12826	88	09/07/93	1244 Calle Prospero
218-470-28	7	12826	89	03/16/92	1246 Calle Prospero
218-470-29	7	12826	90	03/16/92	1250 Calle Prospero
218-470-30	7	12826	91	03/29/91	1367 Corte Lira
218-470-31	7	12826	92	03/29/91	1363 Corte Lira
218-470-32	7	12826	93	03/29/91	1359 Corte Lira
218-470-33	7	12826	94	03/29/91	1357 Corte Lira
218-470-34	7	12826	95	03/29/91	1355 Corte Lira
218-470-35	7	12826	96	03/29/91	1353 Corte Lira
218-470-36	7	12826	97	03/29/91	1351 Corte Lira
218-470-37	7	12826	98	03/29/91	1347 Corte Lira
218-470-38	7	12826	99	03/29/91	1345 Corte Lira
218-470-39	7	12826	100	03/29/91	1343 Corte Lira
218-470-40	7	12826	101	03/29/91	1339 Corte Lira
218-470-41	7	12826	102	03/29/91	1337 Corte Lira
218-470-42	7	12826	103	03/29/91	1335 Corte Lira
218-470-43	7	12826	104	03/29/91	1333 Corte Lira
218-470-44	7	12826	105	03/29/91	1332 Corte Lira

## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-470-45	7	12826	106	03/29/91	1340 Corte Lira
218-470-46	7	12826	107	03/29/91	1344 Corte Lira
218-470-47	7	12826	108	03/29/91	1346 Corte Lira
218-470-48	7	12826	109	03/29/91	1348 Corte Lira
218-470-49	7	12826	110	03/29/91	1350 Corte Lira
218-471-01	7	12826	14	03/16/92	1386 Corte Lira
218-471-02	7	12826	15	03/16/92	1388 Corte Lira
218-471-03	7	12826	16	04/21/94	1392 Corte Lira
218-471-04	7	12826	17	04/21/94	1394 Corte Lira
218-471-05	7	12826	18	04/21/94	1396 Corte Lira
218-471-06	7	12826	19	04/21/94	1251 Calle Fantasia
218-471-07	7	12826	20	04/21/94	1249 Calle Fantasia
218-471-08	7	12826	21	04/21/94	1247 Calle Fantasia
218-471-09	7	12826	22	04/21/94	1245 Calle Fantasia
218-471-10	7	12826	23	04/21/94	1243 Calle Fantasia
218-471-11	7	12826	24	04/21/94	1241 Calle Fantasia
218-471-12	7	12826	25	04/21/94	1239 Calle Fantasia
218-471-13	7	12826	26	04/21/94	1237 Calle Fantasia
218-471-14	7	12826	27	04/21/94	1233 Calle Fantasia
218-471-15	7	12826	28	04/21/94	1231 Calle Fantasia
218-471-16	7	12826	29	04/21/94	1227 Calle Fantasia
218-471-17	7	12826	30	04/21/94	1225 Calle Fantasia
218-471-18	7	12826	31	04/21/94	1223 Calle Fantasia
218-471-19	7	12826	32	04/21/94	1221 Calle Fantasia
218-471-20	7	12826	33	04/21/94	1219 Calle Fantasia
218-471-21	7	12826	34	04/21/94	1217 Calle Fantasia
218-471-22	7	12826	35	04/21/94	1215 Calle Fantasia
218-471-23	7	12826	36	04/21/94	1213 Calle Fantasia
218-471-24	7	12826	37	04/21/94	Calle Fantasia
218-471-25	7	12826	38		1211 Calle Fantasia
218-471-26	7	12826	39	09/10/92	1207 Calle Fantasia
218-471-27	7	12826	40	09/10/92	1205 Calle Fantasia
218-471-28	7	12826	41	09/10/92	1203 Calle Fantasia
218-471-29	7	12826	42		Calle Fantasia
218-471-30	7	12826	43	04/21/94	1210 Calle Fantasia
218-471-31	7	12826	44	04/21/94	1214 Calle Fantasia
218-471-32	7	12826	45	04/21/94	1218 Calle Fantasia
218-471-33	7	12826	46	04/21/94	1220 Calle Fantasia
218-471-34	7	12826	47	04/21/94	1222 Calle Fantasia
218-471-35	7	12826	48	04/21/94	1224 Calle Fantasia
218-471-36	7	12826	49	04/21/94	1228 Calle Fantasia
218-471-37	7	12826	50	04/21/94	1230 Calle Fantasia
218-471-38	7	12826	51	04/21/94	1232 Calle Fantasia
218-471-39	7	12826	52	04/21/94	1234 Calle Fantasia
218-471-40	7	12826	53	04/21/94	1238 Calle Fantasia
218-471-41	7	12826	54	04/21/94	1240 Calle Fantasia



## ATTACHMENT 1

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-471-42	7	12826	55	04/21/94	1242 Calle Fantasia
218-471-43	7	12826	56	04/21/94	1244 Calle Fantasia
218-471-44	7	12826	57	04/21/94	1248 Calle Fantasia
218-471-45	7	12826	58	04/21/94	1250 Calle Fantasia
218-471-46	7	12826	59	03/16/92	1253 Calle Prospero
218-471-47	7	12826	60	03/16/92	1249 Calle Prospero
218-471-48	7	12826	61	09/07/93	1245 Calle Prospero
218-471-49	7	12826	62	09/07/93	1243 Calle Prospero
218-471-50	7	12826	63	09/07/93	1237 Calle Prospero
218-471-51	7	12826	64	09/07/93	1233 Calle Prospero
218-471-52	7	12826	65	09/07/93	1229 Calle Prospero
218-471-53	7	12826	66	09/07/93	1225 Calle Prospero
218-471-54	7	12826	67	09/07/93	1223 Calle Prospero
218-471-55	7	12826	68	09/07/93	1219 Calle Prospero
218-471-56	7	12826	69	09/07/93	1217 Calle Prospero
218-471-57	7	12826	70	10/06/92	1215 Calle Prospero
218-471-58	7	12826	71	10/06/92	1213 Calle Prospero
218-471-59	7	12826	72	10/06/92	1211 Calle Prospero
218-471-60	7	12826	73	10/06/92	1209 Calle Prospero
218-471-61	7	12826	74	10/06/92	1205 Calle Prospero
218-480-01	6	13100	1	04/29/94	776 Via Bahia
218-480-02	6	13100	2	04/29/94	778 Via Bahia
218-480-03	6	13100	3	04/29/94	780 Via Bahia
218-480-04	6	13100	4	04/29/94	782 Via Bahia
218-480-05	6	13100	5	04/29/94	784 Via Bahia
218-480-06	6	13100	6	04/29/94	786 Via Bahia
218-480-07	6	13100	7	04/29/94	788 Via Bahia
218-480-08	6	13100	8	04/29/94	790 Via Bahia
218-480-09	6	13100	9	04/29/94	792 Via Bahia
218-480-10	6	13100	10	04/29/94	794 Via Bahia
218-480-11	6	13100	11	04/29/94	791 Via Bahia
218-480-12	6	13100	12	04/29/94	789 Via Bahia
218-480-13	6	13100	13	04/29/94	787 Via Bahia
218-480-14	6	13100	14	04/29/94	785 Via Bahia
218-480-15	6	13100	15	04/29/94	783 Via Bahia
218-480-16	6	13100	16	04/29/94	781 Via Bahia
218-480-17	6	13100	17	04/29/94	779 Via Bahia
218-480-18	6	13100	18	04/29/94	777 Via Bahia
218-480-19	6	13100	19	04/29/94	775 Via Bahia
218-480-20	6	13100	20	04/29/94	773 Via Bahia
218-490-01	6	13121	1	04/12/95	740 Avenida Codorniz
218-490-02	6	13121	2	04/12/95	742 Avenida Codorniz
218-490-03	6	13121	3	04/12/95	744 Avenida Codorniz
218-490-04	6	13121	4	04/12/95	746 Avenida Codorniz
218-490-05	6	13121	5	04/12/95	748 Avenida Codorniz
218-490-25	6	13121	25	04/12/95	749 Avenida Codorniz

**ATTACHMENT 1**

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-490-26	6	13121	26	04/12/95	747 Avenida Codorniz
218-490-27	6	13121	27	04/12/95	745 Avenida Codorniz
218-490-28	6	13121	28	04/12/95	743 Avenida Codorniz
218-490-29	6	13121	29	04/12/95	741 Avenida Codorniz
218-501-06	11	13099	6	02/24/94	729 Camino Magnifica
218-501-07	11	13099	7	02/24/94	731 Camino Magnifica
218-501-08	11	13099	8	02/24/94	737 Camino Magnifica
218-501-09	11	13099	9	04/13/95	738 Corte Manolito
218-501-10	11	13099	10	04/13/95	736 Corte Manolito
218-501-11	11	13099	11	04/13/95	734 Corte Manolito
218-501-12	11	13099	12	04/13/95	732 Corte Manolito
218-501-13	11	13099	13	04/13/95	730 Corte Manolito
218-501-14	11	13099	14	04/13/95	728 Corte Manolito
218-502-15	11	13099	45	04/13/95	731 Corte Manolito
218-502-16	11	13099	46	04/13/95	Corte Manolito
218-502-17	11	13099	47	04/13/95	Corte Manolito
218-502-18	11	13099	48	04/13/95	Corte Manolito
218-502-19	11	13099	49	04/13/95	Corte Manolito
218-502-20	11	13099	50	04/13/95	Corte Manolito
218-502-21	11	13099	51	04/13/95	Corte Manolito
218-502-22	11	13099	52	04/13/95	Corte Manolito
218-502-23	11	13099	53	04/13/95	Corte Manolito
218-502-24	11	13099	54	04/13/95	Corte Manolito
218-502-25	11	13099	55	04/13/95	Corte Manolito
218-502-26	11	13099	56	04/13/95	Corte Manolito
218-502-27	11	13099	57	04/13/95	746 Corte Manolito
218-502-28	11	13099	58	04/13/95	744 Corte Manolito
218-502-29	11	13099	59	04/13/95	742 Corte Manolito
218-502-30	11	13099	60	04/13/95	740 Corte Manolito

***Improvement Area No. 1 - Non-Taxable and Prepaid Parcels***

218-011-21	43			N/A	Las Posas Rd
218-011-39	43			N/A	Camino Magnifica
218-011-40	43			N/A	Camino Magnifica
218-372-53	43	12762	119	N/A	Las Posas Rd
218-373-66	43	12762	118	N/A	Las Posas Rd
218-381-55	43	12263	55	N/A	Borden Rd
218-392-12	43	12261	61	N/A	Avenida Azul
218-392-13	43	12261	63	N/A	Avenida Azul
218-400-69	43	12262	69	N/A	Corte Bello
218-410-32	43	12376	32	N/A	Corte Encanto
218-410-47	44	12376	47	08/07/89	541 Avenida Aguila
218-410-52	43	12376	52	N/A	Las Posas Rd
218-420-27	43	12374	27	N/A	Las Posas Rd
218-430-21	44	12371	21	07/11/90	656 Corte Raquel
218-430-24	44	12371	24	07/11/90	645 Avenida Cordoba

**ATTACHMENT 1**

**CITY OF SAN MARCOS  
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Assessor's Parcel Number	Planning Area	Tract Number	Lot Number	Date Building Permit Issued	Site Address
218-430-32	44	12371	32	06/30/89	673 Avenida Cordoba
218-430-35	44	12371	35	01/13/92	691 Avenida Cordoba
218-430-36	43	12371	36	N/A	Avenida Cordoba
218-430-61	43	12289	33	N/A	Corte Loren
218-431-21	43	12373	52	N/A	Avenida Azul
218-431-46	43	12261	62	N/A	Las Posas Rd
218-431-47	43	12261	64	N/A	Camino Del Sol
218-431-55	43	12289	32	N/A	Corte Loren
218-432-05	44	12373	5	06/01/89	509 Avenida Verde
218-441-23	43	12514	60	N/A	Calle Capistrano
218-441-57	43	12514	14	N/A	Corte Ladera
218-450-40	43	12492	40	N/A	Avenida Arana
218-450-41	43	12492	41	N/A	Avenida Arana
218-470-50	43	12826	111	N/A	Camino Magnifica
218-470-51 (1)	43	12826	112	N/A	Camino Magnifica
218-471-62	43	12826	113	N/A	Las Posas Rd

(1) Parcel is currently owned by a public agency. In the event the property is developed by a private agency, the parcel may become taxable,

Attachment 2  
 Prepayment of the Maximum Annual Special Tax for Facilities

The Maximum Annual Special Tax for Facilities may only be prepaid for a Taxable Assessor's Parcel which is located in a Final Map. The Maximum Annual Special Tax for Facilities applicable to such Assessor's Parcel may be prepaid and the obligation of the Assessor's Parcel to pay the Maximum Annual Special Tax for Facilities permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax for Facilities shall provide CFD 88-1 with written notice of intent to prepay. Within 30 days of receipt of such written notice, CFD 88-1 shall notify such owner of the prepayment amount of such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for bonds to be redeemed with the proceeds of such prepaid Maximum Annual Special Tax for Facilities.

The Prepayment Amount shall be calculated as summarized below.

	Redemption Amount
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
Total: equals	Prepayment Amount

The Prepayment Amount shall be calculated as follows:

1. Compute the Maximum Annual Special Tax for Facilities applicable to the Assessor's Parcel intending to prepay.
2. Divide the Maximum Annual Special Tax for Facilities computed pursuant to paragraph 1 by the Maximum Annual Special Taxes for Facilities for all Taxable Assessor's Parcels located within Improvement Area 1 and which have not prepaid the Maximum Annual Special Tax for Facilities.
3. Multiply the quotient computed pursuant to paragraph 2 by any outstanding bonds issued for Improvement Area 1. If the debt service for the bonds issued for Improvement Areas 1, 2 and 3 is pledged to pay debt service of bonds issued by the San Marcos Public Facilities Authority and the principal amount of the applicable outstanding San Marcos Public Facilities Authority bonds is greater than the principal amount of the outstanding bonds issued for Improvement Areas 1, 2 and 3, then multiply the amount computed in the preceding sentence by the ratio of the applicable outstanding San Marcos Public Facilities Authority bonds to the principal amount of the outstanding bonds issued for Improvement Areas 1, 2 and 3 (*the "Redemption Amount"*).
4. Multiply the Redemption Amount by the applicable redemption premium, if any (*the "Redemption Premium"*).

5. If the reserve requirement will be reduced following the prepayment of the Maximum Annual Special Tax for Facilities and the redemption of bonds and the reserve funds required by the bond indenture are at or above 95% of the reserve requirement, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the bonds to be redeemed pursuant to the prepayment. If reserve funds are between 95% and 100% of the reserve requirement, the reserve fund credit shall be reduced in proportion to the amount of the deficiency (the "*Reserve Fund Credit*"). No Reserve Fund Credit shall be granted if reserve funds are below 95% of the reserve requirement.
6. Compute the amount needed to pay interest on the Redemption Amount to be redeemed until the earliest redemption date.
7. Compute the Special Tax for Facilities paid with respect to the Assessor's Parcel during the current Fiscal Year and confirm that no Special Tax delinquencies apply to such Assessor's Parcel. The Assessor's Parcel shall receive a credit for any Special Taxes for Facilities paid which have not yet been utilized to pay the Improvement Area 1 Special Tax Requirement, but no credit shall be given for Special Taxes for Facilities paid that have already been used to pay the Improvement Area 1 Special Tax Requirement.
8. Compute the amount the City will actually receive from the reinvestment of the Redemption Amount plus the Redemption Premium less the Reserve Fund Credit until the redemption date for the bonds that the City expects to redeem with the prepayment.
9. Take the amount computed pursuant to paragraph 6 and subtract the amounts computed pursuant to paragraphs 7 and 8 (the "*Defeasance*").
10. The administrative fees and expenses of CFD 88-1 are as calculated by the City and include, but are not limited to, the costs of computation of the prepayment, the costs of removing any Special Taxes from the roll, the costs of redeeming bonds, and the costs of recording any notices to evidence the prepayment and the redemption of bonds (the "*Administrative Fees and Expenses*").
11. The Maximum Annual Special Tax for Facilities prepayment is equal to the sum of the amounts computed pursuant to paragraphs 3, 4, 9, and 10, less the amount computed pursuant to paragraph 5 (the "*Prepayment Amount*").

The Prepayment Amount shall be applied as follows or as otherwise required by the bond indenture:

- The Redemption Amount and Redemption Premium less the Reserve Fund Credit shall be placed in the special tax prepayment redemption account and used to retire bonds.
- The Defeasance shall be placed in the bond fund.
- The Administrative Fees and Expenses shall be retained by CFD 88-1.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the redemption fund to be used with the next prepayment of bonds.

Notwithstanding the foregoing, no prepayment shall be allowed unless the amount of Maximum Annual Special Taxes for Facilities and Services that may be levied in Improvement Area 1 after the proposed prepayment is at least one hundred twenty percent (120%) of the adjusted annual debt service of bonds issued for Improvement Area 1, taking into account the amount of bonds to remain outstanding after such prepayment.

With respect to any Assessor's Parcel that is prepaid, the City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of Maximum Annual Special Tax for Facilities, to indicate the prepayment of the Maximum Annual Special Tax for Facilities and the release of the special tax lien (for the Maximum Annual Special Tax for Facilities) on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Maximum Annual Special Tax for Facilities shall cease.

Attachment 3  
Prepayment of the Maximum Annual Special Tax for Services

The Maximum Annual Special Tax for Services may only be prepaid for a Taxable Assessor's Parcel which is located in a Final Map and only if the Maximum Annual Special Tax for Facilities is prepaid as well. The Maximum Annual Special Tax for Services applicable to such Assessor's Parcel in CFD 88-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Maximum Annual Special Tax for Services permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent special taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax for Services shall provide CFD 88-1 with written notice of intent to prepay. Within 30 days of receipt of such written notice, CFD 88-1 shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the remaining Maximum Annual Special Tax for Services through the Fiscal Year which is seventy-five years from the Fiscal Year in which the prepayment shall be made. The assumptions to be used when present valuing the Maximum Annual Special Tax for Services are as follows:

1. The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
2. A 360 day year.
3. The Maximum Annual Special Taxes for Services will be discounted from July 1 of each Fiscal Year.

With respect to any Assessor's Parcel that is prepaid, the City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of Maximum Annual Special Tax for Services, to indicate the prepayment of the Maximum Annual Special Tax for Services and the release of the special tax lien (for the Maximum Annual Special Tax for Services) on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Maximum Annual Special Tax for Services shall cease.

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**ATTACHMENT 6**

**IMPROVEMENT AREA NO. 2 RMA**



## EXHIBIT A

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX COMMUNITY FACILITIES DISTRICT NO. 88-1 IMPROVEMENT AREA 2 OF THE CITY OF SAN MARCOS

A Special Tax as hereinafter defined shall be levied and collected in an amount determined annually by the City Council of the City of San Marcos through the application of the Rate and Method of Apportionment of the Special Tax as described below.

#### A. Definitions

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Costs” means any ordinary and necessary expenses of the City to carry out its duties as the legislative body of CFD 88-1 Improvement Area 2, not to exceed \$24,000.

“Area per TSM 302” means one of the areas designated on TSM 302 as having lots with uniform minimum pad sizes.

“Assessor’s Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County of San Diego designating parcels by Assessor’s Parcel number.

“City” means the City of San Marcos, California.

“City Council” means the City Council of the City of San Marcos acting as the legislative body of CFD 88-1.

“College Area Community Plan” means the community plan by that name approved by the City Council of the City of San Marcos on November 27, 1984.

“District” or “CFD 88-1” means Community Facilities District No. 88-1 of the City of San Marcos.

“Final Map” means a final tract or parcel map which permits the issuance of building permits for the construction of Units on lots located therein.

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

“Improvement Area 2 Special Tax Requirement” means that amount sufficient to pay (1) debt service on bonds secured by Special Taxes, (2) replenish any special reserve fund or funds established pursuant to the issuance of bonds secured by Special Taxes, (3) the cost of providing certain police protection and crime prevention services, fire suppression and protection services, and ambulance and paramedic services to Improvement Area 2 lots for which building permits

for the construction of a Unit(s) have been issued, and (4) the Administrative Costs of Improvement Area 2.

“Lot” means a lot for which a building permit for the construction of a Unit(s) may be issued.

“Maximum Annual Special Tax for Facilities” means the maximum special tax determined in accordance with Sections B, D, and E.

“Maximum Annual Special Tax for Services” means the maximum special tax determined in accordance with Sections C and D.

“Original Rate and Method of Apportionment” means the rate and method of apportionment approved by the qualified electors of Community Facilities District No. 88-1 on August 16, 1988, and as modified by the qualified electors of such CFD on June 29, 1989.

“Planning Area” means one of the areas within the College Area Community Plan which is delineated on the map entitled “Planning Area Map, College Area Community Plan, City of San Marcos,” the original of which is on file in the office of the City Clerk of the City.

“Special Tax” means the special tax levied in each Fiscal Year to fund the Improvement Area 2 Special Tax Requirement.

“Taxable Assessor's Parcel” means an Assessor's Parcel on which a Unit(s) may be constructed as indicated on TSM 302 or a Final Map.

“TSM 302” means Tentative Subdivision Map No. 302 conditionally approved by the City Council of the City on March 8, 1988, as amended September 13, 1988, or as subsequently amended provided that such amendment does not cause a net reduction of the aggregate amount of the Maximum Annual Special Taxes for Facilities and Services which could be levied on land within TSM 302 prior to such amendment, taking into account the adjustment authorized in Section E herein.

“Unit” means a dwelling unit.

#### B. Maximum Annual Special Tax for Facilities

For purposes of determining the applicable Maximum Annual Special Tax for Facilities, each Taxable Assessor's Parcel located within Improvement Area 2 will be categorized based on the Area per TSM 302 or Planning Area in which the property is located. The Fiscal Year 1998-1999 Maximum Annual Special Tax for Facilities is shown in Table 1 on the following page:

<b>Table 1</b> <b>Improvement Area 2</b> <b>Maximum Annual Special Tax for Facilities (Per Lot or Unit)</b> <b>Fiscal Year 1998-1999</b>			
<b>Area per TSM 302 or Planning Area</b>			
<b>8B, 9B &amp; 10B</b>	<b>11</b>	<b>5, 6, 8A, 9A &amp; 10A</b>	<b>4</b>
<b>\$1,464.89</b>	<b>\$1,538.85</b>	<b>\$1,760.73</b>	<b>\$1,894.31</b>

1. **Prior to Recordation of Final Map**

The Maximum Annual Special Tax for Facilities for a Taxable Assessor's Parcel which did not result from a Final Map will be determined, subject to any adjustments made pursuant to Section E below, by multiplying the Maximum Annual Special Tax for Facilities determined pursuant to Table 1 and Section D by the corresponding number of Units shown on TSM 302 and/or the College Area Community Plan for the Assessor's Parcel. The number of Units attributable to the portion of each Area per TSM 302 which is not in a Final Map as of the effective date of this rate and method of apportionment is shown in Attachment 1.

2. **Following Recordation of Final Map**

The Maximum Annual Special Tax for Facilities for a Taxable Assessor's Parcel which did result from a Final Map will be determined, subject to any adjustments made pursuant to Section E below, pursuant to Table 1 and Section D.

C. **Maximum Annual Special Tax for Services**

Each Taxable Assessor's Parcel shall also be subject to the Maximum Annual Special Tax for Services. The Fiscal Year 1998-1999 Maximum Annual Special Tax for Services is shown in Table 2 on the following page:

Table 2 Improvement Area 2 Maximum Annual Special Tax for Services (Per Lot or Unit) Fiscal Year 1998-1999			
Area per TSM 302 or Planning Area			
8B, 9B & 10B	11	5, 6, 8A, 9A & 10A	4
\$112.48	\$112.48	\$112.48	\$112.48

1. Prior to Recordation of Final Map

The Maximum Annual Special Tax for Services for a Taxable Assessor's Parcel which did not result from a Final Map will be determined by multiplying the Maximum Annual Special Tax for Services as set forth above and in Section D by the corresponding number of Units shown on TSM 302 and/or the College Area Community Plan for the Assessor's Parcel.

2. Following Recordation of Final Map

The Maximum Annual Special Tax for Services for a Taxable Assessor's Parcel which did result from a Final Map will be as set forth above and in Section D.

D. Increase of Maximum Annual Special Tax Rates

The Maximum Annual Special Tax for Facilities in Table 1 shall increase one-half of one percent (0.50%) annually, commencing with Fiscal Year 1999-2000 and on each July 1 thereafter. The Maximum Annual Special Tax for Services shall increase two percent (2.00%) annually, commencing with Fiscal Year 1999-2000 and on each July 1 thereafter.

E. Adjustment of Maximum Annual Special Tax for Facilities

If, as determined by reference to Attachment 1, TSM 302 or the College Area Community Plan is amended resulting in a reduction in the aggregate Maximum Annual Special Taxes for Facilities and Services which could be levied against Taxable Assessor's Parcels which are not located in a Final Map, then the Maximum Annual Special Tax for Facilities applicable to such Assessor's Parcels shall be increased as follows:

- Step 1: Determine the number of Units for such Taxable Assessor's Parcels as shown on the TSM 302 or College Area Community Plan prior to the amendment.

- Step 2: Determine the Maximum Annual Special Tax for Facilities and Services for each such Unit prior to the amendment pursuant to the amounts shown in Table 1, Section C and Section D herein.
- Step 3: Multiply the number of Units by the corresponding Maximum Annual Special Tax for Facilities and Services as determined under Steps 1 and 2, respectively.
- Step 4: Determine the number of Units for such Taxable Assessor's Parcels as shown on the amended TSM 302 or College Area Community Plan.
- Step 5: Multiply the number of Units by the corresponding Maximum Annual Special Tax for Facilities and Services as determined under Steps 4 and 2, respectively.
- Step 6: Subtract the aggregate Maximum Annual Special Taxes for Services computed under Step 5 from the amounts computed under Step 3.
- Step 7: Divide the amount computed under Step 6 by the aggregate Maximum Annual Special Taxes for Facilities computed under Step 5.
- Step 8: Compute the adjusted Maximum Annual Special Tax for Facilities by multiplying the amount computed under Step 7 by the Maximum Annual Special Tax for Facilities determined under Step 2.

If a Final Map recorded as of December 4, 1997 or the recordation of a Final Map subdividing a portion of Improvement Area 2 not previously subdivided by a Final Map results in less than or more than the anticipated number of Units as shown on such portion of TSM 302 or the College Area Community Plan, then the Maximum Annual Special Tax for Facilities for each such Unit shall be adjusted as follows:

- Step 1: Determine the number of Units for such portion of Improvement Area 2 subdivided by the Final Map as shown on the TSM 302 or College Area Community Plan.
- Step 2: Determine the Maximum Annual Special Tax for Facilities and Services for each such Unit, prior to the recordation of the Final Map in the case of a Final Map subdividing a portion of Improvement Area 2 not previously subdivided by a Final Map, pursuant to Table 1, Section C and Section D herein.
- Step 3: Multiply the number of Units by the corresponding Maximum Annual Special Tax for Facilities and Services as determined under Steps 1 and 2, respectively.
- Step 4: Multiply the number of Units within the Final Map by the corresponding Maximum Annual Special Tax for Services as determined under Step 2.

- Step 5: Subtract the amount computed under Step 4 from the amount computed under Step 3.
- Step 6: Compute the adjusted Maximum Annual Special Tax for Facilities by dividing the amount computed under Step 5 by the actual number of Units within the Final Map.

If the recordation of a Final Map subdividing a portion of Improvement Area 2 previously subdivided by a Final Map results in more than the number of Units as shown on such previous Final Map, then the Maximum Annual Special Tax for Facilities for each such Unit shall be adjusted as follows:

- Step 1: Determine the number of Units for such previously recorded Final Map.
- Step 2: Determine the Maximum Annual Special Tax for Facilities and Services for each such Unit prior to the recordation of the subsequent Final Map pursuant to Table 1, Section C and Section D herein.
- Step 3: Multiply the number of Units by the corresponding Maximum Annual Special Tax for Facilities and Services as determined under Steps 1 and 2, respectively.
- Step 4: Multiply the number of Units within the subsequent Final Map by the corresponding Maximum Annual Special Tax for Services as determined under Step 2.
- Step 5: Subtract the amount computed under Step 4 from the amount computed under Step 3.
- Step 6: Compute the adjusted Maximum Annual Special Tax for Facilities by dividing the amount computed under Step 5 by the actual number of Units within the subsequent Final Map.

#### F. Term of Special Tax

The Maximum Annual Special Tax for Facilities will not be levied after fiscal year 2026-2027. The Maximum Annual Special Tax for Services may be levied so long as the City Council, acting in its capacity as the legislative body of CFD 88-1, determines that such special tax revenues are necessary to pay debt service on bonds secured by Special Taxes and/or to provide the authorized services within CFD 88-1.

#### G. Apportionment of Special Tax

Commencing with Fiscal Year 1998-1999 and for each following Fiscal Year, the City Council shall determine the amount of Special Taxes to be collected in Improvement Area 2. The City Council shall levy the Special Tax as follows until the amount of the levy equals the Improvement Area 2 Special Tax Requirement.

- First: The Special Tax shall be levied on all Taxable Assessor's Parcels at an equal percentage of the Maximum Annual Special Tax for Facilities up to 100% of such maximum annual Special Tax;
- Second: The Special Tax shall be levied on all Taxable Assessor's Parcels at an equal percentage of the Maximum Annual Special Tax for Services up to 100% of such maximum annual Special Tax.

Special Taxes shall be applied in the priority set forth below:

- First: Debt service on bonds secured by Special Taxes;
- Second: Replenishment of any reserve fund or special tax coverage fund established pursuant to the issuance of bonds secured by Special Taxes;
- Third: The cost of providing certain police protection and crime prevention services, fire suppression and protection services, and ambulance and paramedic services to Improvement Area 2 lots for which building permits for the construction of a Unit(s) have been issued;
- Fourth: Administrative Costs of Improvement Area 2.

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Attachment 1

Number of Units for the Portion of Each Area per TSM 302  
Which Is Not in a Final Map as of the Effective Date of this Rate and Method of Apportionment

Area per TSM 302	Units
4	98
5	100
6	90
8A	86
8B	26
9A	13
9B	121



Attachment 2

Prepayment of the Maximum Annual Special Tax for Facilities

The Maximum Annual Special Tax for Facilities may only be prepaid for a Taxable Assessor's Parcel which is located in a Final Map. The Maximum Annual Special Tax for Facilities applicable to such Assessor's Parcel may be prepaid and the obligation of the Assessor's Parcel to pay the Maximum Annual Special Tax for Facilities permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax for Facilities shall provide CFD 88-1 with written notice of intent to prepay. Within 30 days of receipt of such written notice, CFD 88-1 shall notify such owner of the prepayment amount of such Assessor's Parcel. Prepayment must be made not less than 75 days prior to any redemption date for bonds to be redeemed with the proceeds of such prepaid Maximum Annual Special Tax for Facilities.

The Prepayment Amount shall be calculated as summarized below.

	Redemption Amount
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fees and Expenses
less	<u>Reserve Fund Credit</u>
Total: equals	Prepayment Amount

The Prepayment Amount shall be calculated as follows:

1. Compute the Maximum Annual Special Tax for Facilities applicable to the Assessor's Parcel intending to prepay.
2. Divide the Maximum Annual Special Tax for Facilities computed pursuant to paragraph 1 by the Maximum Annual Special Taxes for Facilities for all Taxable Assessor's Parcels located within Improvement Area 2 and which have not prepaid the Maximum Annual Special Tax for Facilities.
3. Multiply the quotient computed pursuant to paragraph 2 by any outstanding bonds issued for Improvement Area 2. If the debt service for the bonds issued for Improvement Areas 1, 2 and 3 is pledged to pay debt service of bonds issued by the San Marcos Public Facilities Authority and the principal amount of the applicable outstanding San Marcos Public Facilities Authority bonds is greater than the principal amount of the outstanding bonds issued for Improvement Areas 1, 2 and 3, then multiply the amount computed in the preceding sentence by the ratio of the applicable outstanding San Marcos Public Facilities Authority bonds to the principal amount of the outstanding bonds issued for Improvement Areas 1, 2 and 3 (*the "Redemption Amount"*).
4. Multiply the Redemption Amount by the applicable redemption premium, if any (*the "Redemption Premium"*).

5. If the reserve requirement will be reduced following the prepayment of the Maximum Annual Special Tax for Facilities and the redemption of bonds and the reserve funds required by the bond indenture are at or above 95% of the reserve requirement, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the bonds to be redeemed pursuant to the prepayment. If reserve funds are between 95% and 100% of the reserve requirement, the reserve fund credit shall be reduced in proportion to the amount of the deficiency (the "*Reserve Fund Credit*"). No Reserve Fund Credit shall be granted if reserve funds are below 95% of the reserve requirement.
6. Compute the amount needed to pay interest on the Redemption Amount to be redeemed until the earliest redemption date.
7. Compute the Special Tax for Facilities paid with respect to the Assessor's Parcel during the current Fiscal Year and confirm that no Special Tax delinquencies apply to such Assessor's Parcel. The Assessor's Parcel shall receive a credit for any Special Taxes for Facilities paid which have not yet been utilized to pay the Improvement Area 2 Special Tax Requirement, but no credit shall be given for Special Taxes for Facilities paid that have already been used to pay the Improvement Area 2 Special Tax Requirement.
8. Compute the amount the City will actually receive from the reinvestment of the Redemption Amount plus the Redemption Premium less the Reserve Fund Credit until the redemption date for the bonds that the City expects to redeem with the prepayment.
9. Take the amount computed pursuant to paragraph 6 and subtract the amounts computed pursuant to paragraphs 7 and 8 (the "*Defeasance*").
10. The administrative fees and expenses of CFD 88-1 are as calculated by the City and include, but are not limited to, the costs of computation of the prepayment, the costs of removing any Special Taxes from the roll, the costs of redeeming bonds, and the costs of recording any notices to evidence the prepayment and the redemption of bonds (the "*Administrative Fees and Expenses*").
11. The Maximum Annual Special Tax for Facilities prepayment is equal to the sum of the amounts computed pursuant to paragraphs 3, 4, 9, and 10, less the amount computed pursuant to paragraph 5 (the "*Prepayment Amount*").

The Prepayment Amount shall be applied as follows or as otherwise required by the bond indenture:

- The Redemption Amount and Redemption Premium less the Reserve Fund Credit shall be placed in the special tax prepayment redemption account and used to retire bonds.
- The Defeasance shall be placed in the bond fund.
- The Administrative Fees and Expenses shall be retained by CFD 88-1.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the redemption fund to be used with the next prepayment of bonds.

Notwithstanding the foregoing, no prepayment shall be allowed unless the amount of Maximum Annual Special Taxes for Facilities and Services that may be levied in Improvement Area 2 after the proposed prepayment is at least one hundred twenty percent (120%) of the adjusted annual debt service of bonds issued for Improvement Area 2, taking into account the amount of bonds to remain outstanding after such prepayment.

With respect to any Assessor's Parcel that is prepaid, the City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of Maximum Annual Special Tax for Facilities, to indicate the prepayment of the Maximum Annual Special Tax for Facilities and the release of the special tax lien (for the Maximum Annual Special Tax for Facilities) on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Maximum Annual Special Tax for Facilities shall cease.

## Attachment 3

### Prepayment of the Maximum Annual Special Tax for Services

The Maximum Annual Special Tax for Services may only be prepaid for a Taxable Assessor's Parcel which is located in a Final Map and only if the Maximum Annual Special Tax for Facilities is prepaid as well. The Maximum Annual Special Tax for Services applicable to such Assessor's Parcel in CFD 88-1 may be prepaid and the obligation of the Assessor's Parcel to pay the Maximum Annual Special Tax for Services permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent special taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Special Tax for Services shall provide CFD 88-1 with written notice of intent to prepay. Within 30 days of receipt of such written notice, CFD 88-1 shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount shall be calculated as the present value of the remaining Maximum Annual Special Tax for Services through the Fiscal Year which is seventy-five years from the Fiscal Year in which the prepayment shall be made. The assumptions to be used when present valuing the Maximum Annual Special Tax for Services are as follows:

1. The discount rate shall be equal to the rate of return earned on the City's general fund investment portfolio for the preceding twelve months.
2. A 360 day year.
3. The Maximum Annual Special Taxes for Services will be discounted from July 1 of each Fiscal Year.

With respect to any Assessor's Parcel that is prepaid, the City shall cause a suitable notice to be recorded in compliance with the Act within 30 days of receipt of such prepayment of Maximum Annual Special Tax for Services, to indicate the prepayment of the Maximum Annual Special Tax for Services and the release of the special tax lien (for the Maximum Annual Special Tax for Services) on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Maximum Annual Special Tax for Services shall cease.

**EXECUTION COPY**

**ATTACHMENT 7**

**ALLOCATION OF REFUNDING BONDS**

**ATTACHMENT 7**

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1  
ALLOCATION OF REFUNDING BONDS**

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Improvement Area No. 1	\$17,291,045
Improvement Area No. 2	\$14,893,864
Improvement Area No. 3	\$2,815,091

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**EXECUTION COPY**

**ATTACHMENT 8**

**LIST OF REMAINING FACILITIES**

**ATTACHMENT 8**

**LIST OF REMAINING FACILITIES**

	<u>Improvement Areas No. 2 &amp; 3</u>	<u>Remaining Undeveloped Property in CACP (1)</u>
<b><i>Remaining Exhibit "B" Facilities (2)</i></b>		
10B - Borden Road - 2 Lanes "Y" St. to Tank Access	X	
19 - Sewer Line ("J" St. to North Property Line)	X	
20 - Water Line ("J" St. to North Property Line)	X	
21A - Las Posas Rd ("J" St. to "P" St.)	X	
21B - Las Posas Rd ("P" St. to North Property Line)	X	
23 - School (Jr. & Sr. High) Phase IV	X	
24 - School (Jr. & Sr. High) Phase V	X	
27 - Borden Rd ("Y" St. to East Property Line)	X	
<b><i>Exhibit "C" Facilities (2)</i></b>		
29 - Borden Rd - 2 Lane Widening (E. Boundary to TSM 291)		X
30 - Las Posas Rd - 2 Lanes (N. Boundary to Buena Creek)		X
32 - School Facilities Contribution		X
36 - Contribution to Fire Station #1 Expansion		X
37 - Las Posas Rd/Hwy 78 On-Ramps		X

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- (1) Excludes undeveloped property located within CFD 88-1 Improvement Areas 1, 2 & 3
- (2) The remaining Exhibit "B" Facilities and the Exhibit "C" Facilities, other than 32, will be financed through Public Facilities Fees. Estimated PFF - Exhibit "B" - \$6,389 per dwelling unit; Estimated PFF - Exhibit "C" - \$20,209 per dwelling unit. The PFF for Exhibit "B" and "C" Facilities will increase by 1.5% per annum to cover increased costs of construction.
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**ATTACHMENT 9**

**RESTRUCTURING/REFINANCING SCHEDULE**

**ATTACHMENT 9**  
**SCHEDULE OF PROCEEDINGS**

December 4, 1997	Definitive Agreement (including approval of Improvement Area No. RMA, Improvement Area No. 2 RMA and Improvement Area No. 3 RMA) reached and signed.
December 5, 1997	Executed Consent and Waiver forms submitted to City Manager by New Millennium and Marlin
December 8, 1997	City Council ratifies Agreement and adopts resolution establishing improvement areas and resolution(s) of consideration to initiate restructuring/refinancing proceedings
December 17, 1997	Notice of Public Hearing mailed out
January 8, 1998	Public hearing(s) regarding changes and modifications held; Improvement Area No. 2 and Improvement Area No. 3 election conducted; election results certified
January 13, 1998	Market absorption study begins
February 12, 1998	Statute of limitations runs for challenges to Improvement Area No. 2 Special Tax
February 15, 1998	Property appraisal begins
April 14, 1998	Improvement Area No. 1 election; District election held
April 15, 1998	Canvas ballots
April 28, 1998	Certify election results

**Execution Copy**

May 20, 1998	Internal agreement reached regarding refunding bond documents
May 21, 1998	Statute of limitations runs for challenges to Improvement Area No. 1 Special Tax
June 3, 1998	Agenda deadline for staff reports and documents for June 9, 1998 City Council meeting
June 9, 1998	City Council approves issuance of refunding bonds
June 19, 1998	Preliminary official statement mailed
June 30, 1998	Bonds priced
July 16, 1998	Bond closing; effective date of Improvement Area No. 1 Special Tax and Improvement Area No. 2 Special Tax; recordation of Notice of Special Tax Lien Cancellation as to Existing Special Tax
August 10, 1998	Deadline for submitting Fiscal Year 1998-1999 Special Tax levy to County computed pursuant to Improvement Area No. 1 RMA, Improvement Area No. 2 RMA and Improvement Area No. 3 RMA, as applicable

**EXECUTION COPY**

**ATTACHMENT 10**

**DENSITY ADJUSTMENT**

**ATTACHMENT 10**

**CITY OF SAN MARCOS  
COMMUNITY FACILITIES DISTRICT NO. 88-1**

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	<u>Planning Area</u>	<u>Existing Number of Units (1)</u>	<u>New Number of Units (2)</u>
<i>Improvement Area No. 2</i>	4	79	98
	5	100	100
	6	130	130
	8	98	112
	9	99	134
	10	85	107
	11	97	97
<i>Subtotal - Improvement Area No. 2</i>		<u>688</u>	<u>778</u>
<i>Improvement Area No. 3</i>	12	<u>152</u>	<u>173</u>
<i>Total - Improvement Areas No. 2 &amp; 3</i>		840	951

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- (1) Based on approved Specific Plan.  
 (2) The number of units in any Planning Area may be increased or decreased by not more than 3% at the request of the landowner(s), provided that the total number of units in Improvement Areas No. 2 & 3 shall not exceed 951.
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