



DATE: July 5, 2012

TO: Honorable Mayor and City Councilmembers

FROM: City Treasurer's Office

SUBJECT: **ADOPTION OF RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICTS NO. 2000-1 (OCEAN RANCH), NO. 2001-1 (MORRO HILLS), AND 2006-1 (PACIFIC COAST) AUTHORIZING THE LEVIES OF SPECIAL TAXES FOR FISCAL YEAR 2012-2013**

SYNOPSIS

Staff recommends that the City Council adopt the attached resolutions authorizing the levy of special taxes for Community Facilities Districts 2000-1 (Ocean Ranch), 2001-1 (Morro Hills), and 2006-1 (Pacific Coast) for the fiscal year 2012-2013.

BACKGROUND

The Mello-Roos Community Facilities Act was enacted in 1982 to provide alternate means for financing infrastructure following the passage of Proposition 13. The Act allows cities, counties and special districts to create defined areas within their jurisdiction and, by a two-thirds vote within the area, impose special taxes to pay for the public improvements and services required by the area. The Community Facilities District (CFD) may provide for the purchase, construction, expansion, or rehabilitation of any real or tangible property with a useful life of at least five years. The CFD may also finance soft costs, such as planning and consulting, involved in the formation of the CFD.

There are three CFDs being addressed under these resolutions. These are the Ocean Ranch Corporate Centre, the Morro Hills Development, and the Pacific Coast Business Park.

The Ocean Ranch Corporate Centre, CFD 2000-1, is an industrial subdivision of approximately 289 net developable acres. The site is located north of Oceanside Boulevard and west of College Boulevard. In March 2001, the landowners within Ocean Ranch Corporate Centre voted to incur indebtedness and issue bonds in the maximum amount of \$25 million. The first bond issue took place in December 2002 for a face value of \$12,265,000. The second bond issue took place in November 2004 for a face value of \$12,735,000.



Morro Hills Development, CFD 2001-1, is a master-planned community of approximately 588 acres located in northeastern Oceanside’s San Luis Rey Valley, just south of the intersection of Vandegrift Road and Douglas Drive. The master plan included one thousand and seven (1,007) residential units to be developed in this CFD around an 18-hole championship public golf course. The master plan also included a public park, elementary school, village center, a country store, church and day-care center. In October 2002, the City issued the first phase of bonds in the amount of \$9,915,000. The second phase of bonds was issued in February 2004, in the amount of \$11,000,000 to finance construction of infrastructure improvements required for the development of the property within Improvement Area No. 1 within the District. The final phase of bonds was issued in December 2004, for a face value of \$16,085,000.

Finally, Pacific Coast Business Park, CFD 2006-1, is 115.5 acres of a 152-acre site, located south of Old Grove Road, west of College Boulevard. The property is entitled for approximately 1,500,000 square feet of industrial, research and development and office space. In January 2006, the landowners within Pacific Coast Business Park voted to incur indebtedness and issue bonds in the maximum amount of \$12 million. Bonds were issued in May 2008, in the par value amount of \$8,880,000.

The special tax levy began in tax year 2003-2004 for CFDs 2000-1 (Ocean Ranch) and 2001-1 (Morro Hills). The special tax levy began for CFD 2006-1 (Pacific Coast) in tax year 2008-2009. Council has approved the special tax levies each year.

ANALYSIS

A Community Facilities District is a public finance tool to provide infrastructure for new development that has a broad public benefit. The underlying principles contained in the City’s CFD policy are that the public interest is protected, that there is fairness in the application of the special taxes, that there is full disclosure to potential buyers, and that the City’s financial position is protected. The City must find that significant public benefit would occur from the formation of a CFD.

The attached resolutions levy the special taxes for Ocean Ranch, Morro Hills, and the Pacific Coast Community Facilities Districts for FY 12-13.

FISCAL IMPACT

The Special Tax Requirement for the respective CFDs is as follows:

Ocean Ranch	\$1,617,400.16
Morro Hills	\$1,639,251.24
Morro Hills Improvement Area No. 1	\$ 666,060.70
Pacific Coast	\$ 601,041.92

These special tax assessments will result in total revenue of \$4,523,754.02 that is dedicated to paying debt incurred in the formation of the CFDs and for ancillary costs associated with the administration of the districts.

Since the CFD Special Tax Requirements are calculated after the budget is adopted, budget adjustments are necessary. The following chart provides the adjustment amounts.

Community Facilities District FY 12-13 Budget Adjustment Analysis

CFD	Proposed 12-13 Levy	Less Admin Fees	Net Levy	Budgeted 12-13 Levy	Budget Adjustment
Ocean Ranch 1402.4141	\$ 1,617,400.16	\$ (35,000.00)	\$ 1,582,400.16	\$ 1,832,402.00	\$ (250,000.00)
Morro Hills 170189455.4141.0003	\$ 1,639,251.24	\$ (72,000.00)	\$ 1,567,251.24	\$ 1,690,568.00	\$ (123,320.00)
Morro Hills IA1 170190455.4141.0003	\$ 666,060.70	\$ (30,000.00)	\$ 636,060.70	\$ 724,606.00	\$ (88,550.00)
Pacific Coast 170196403.4141	\$ 601,041.92	\$ (30,000.00)	\$ 571,041.92	\$ 571,174.00	\$ (130.00)

COMMISSION/COMMITTEE REPORT

Does not apply.

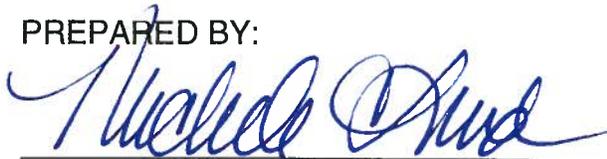
CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

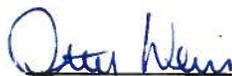
Staff recommends that the City Council adopt the attached resolutions as the legislative body of Community Facilities Districts 2000-1 (Ocean Ranch), 2001-1 (Morro Hills), and 2006-1 (Pacific Coast) authorizing the levies of special taxes for fiscal year 2012-2013.

PREPARED BY:



Michele C. Lund, CCMT
Treasury Manager

SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Deputy City Manager
Gary M. Ernst, City Treasurer
Teri Ferro, Financial Services Director



Resolutions:

1. Resolution of the City Council of the City of Oceanside, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2000-1 of the City of Oceanside (Ocean Ranch Corporate Centre) Authorizing the Levy of a Special Tax for Fiscal Year 2012-2013
2. Resolution of the City Council of the City of Oceanside, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2001-1 of the City of Oceanside (Morro Hills Development) Authorizing the Levy of a Special Tax for Fiscal Year 2012-2013
3. Resolution of the City Council of the City of Oceanside, Acting in its Capacity as the Legislative Body of Community Facilities District No. 2006-1 of the City of Oceanside (Pacific Coast Business Park) Authorizing the Levy of a Special Tax for Fiscal Year 2012-2013

1 RESOLUTION NO. _____

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, ACTING IN ITS CAPACITY AS THE
4 LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT
5 NO. 2000-1 OF THE CITY OF OCEANSIDE (OCEAN RANCH
6 CORPORATE CENTRE) AUTHORIZING THE LEVY OF A
7 SPECIAL TAX FOR FISCAL YEAR 2012-2013

8 WHEREAS, on March 7, 2001, the City Council of the City of Oceanside (the "City
9 Council") adopted Resolution No. 01-R116-1 stating its intention to form Community Facilities
10 District No. 2000-1 of the City of Oceanside (Ocean Ranch Corporate Centre) ("Community
11 Facilities District No. 2000-1") pursuant to the Mello-Roos Community Facilities Act of 1982, as
12 amended, Section 53311 *et seq.* of the Government Code (the "Act"); and

13 WHEREAS, on March 7, 2001, the City Council also adopted Resolution No. 01-R117-1
14 stating its intention to incur bonded indebtedness in the amount of \$25,000,000 within proposed
15 Community Facilities District No. 2000-1 for the purpose of financing the facilities and incidental
16 expenses described in Resolution No. 01-R116-1 to serve the area within Community Facilities
17 District No. 2000-1; and

18 WHEREAS, on May 2, 2001, the City Council adopted Resolution No. 01-R263-1 which
19 established Community Facilities District No. 2000-1, authorized the levy of a special tax within
20 Community Facilities District No. 2000-1 and called an election within Community Facilities District
21 No. 2000-1 on the ballot proposition relating to levying a special tax combined and consolidated with
22 the proposition relating to the incurring of bonded indebtedness; and

23 WHEREAS, on May 2, 2001, the City Council also adopted Resolution No. 01-R264-1
24 which determined the necessity to incur bonded indebtedness in the amount of \$25,000,000 within
25 Community Facilities District No. 2000-1 and called an election within Community Facilities District
26 No. 2000-1 for May 15, 2001, on the proposition of incurring bonded indebtedness combined and
27 consolidated with the proposition of levying a special tax; and
28

1 WHEREAS, on May 15, 2001, an election was held within Community Facilities District No.
2 2000-1 at which the qualified electors approved by more than a two-thirds vote the proposition of
3 incurring bonded indebtedness of \$25,000,000 and levying a special tax as set forth in Resolution
4 No. 01-R263-1; and

5 WHEREAS, on July 11, 2001, the City Council adopted Resolution No. 01-R406-1 which
6 certified the results of the May 15, 2001 election conducted by the City Clerk, which results showed
7 that more than two-thirds of the votes cast were in favor of the proposition to incur bonded
8 indebtedness and levy the special tax; and

9 WHEREAS, on July 18, 2001, the City Council adopted Ordinance No. 01-OR439-1 which
10 authorized the levy of the special tax within Community Facilities District No. 2000-1; and

11 WHEREAS, this City Council hereby certifies that the Ordinance authorizing the levy of the
12 special taxes within Community Facilities District No. 2000-1 has been duly adopted in accordance
13 with law and is legal and valid; and

14 WHEREAS, subsequent to the adoption of Ordinance No. 01-OR439-1, the City Council
15 determined that public necessity and convenience required that the rate and method of apportionment
16 of the special tax, described in Ordinance No. 01-OR439-1 and approved by the qualified electors
17 within the District at the special election held on May 15, 2001, should be changed; and

18 WHEREAS, the City Council adopted Resolution No. 04-R533-1 on August 4, 2004 setting
19 forth in Exhibit A thereto the proposed amendments to the rate and method of apportionment of the
20 special tax, expressing its intention to consider the proposed amendments and calling a public
21 hearing on September 15, 2004 as required by Section 53338 of the Act; and

22 WHEREAS, on September 15, 2004, the City Council held a public hearing regarding the
23 proposed amendments to the rate and method of apportionment of the special tax in accordance with
24 the requirements of Section 53338 of the Act at the conclusion of which the City Council determined
25 to submit the proposed amendments to a vote of the qualified electors of the District and adopted
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1 Resolution No. 04-R821-1 calling an election on the proposition to approve the proposed
2 amendments; and

3 WHEREAS, the election on the proposition regarding the proposed amendments was held on
4 September 15, 2004, and thereafter on September 15, 2004, the City Clerk canvassed the election
5 results and certified that more than two-thirds of the votes cast were in favor of such proposition; and

6 WHEREAS, on September 15, 2004, the City Council adopted Resolution No. 04-R822-1 as
7 a resolution of change in accordance with Section 53338(b) of the Act, which declared the proposed
8 amendments to the rate and method of apportionment of the special tax to be effective; and

9 WHEREAS, on October 6, 2004, the City Council enacted Ordinance No. 04-OR869-1
10 amending in part Ordinance No. 01-OR439-1 (as amended, the "Ordinance") to authorize the levy of
11 a special tax within the District in accordance with the amended rate and method of apportionment of
12 the special tax commencing in Fiscal Year 2005-06 and each Fiscal Year thereafter for the purposes
13 set forth in Resolution No. 01-R263-1 and Resolution No. 04-R822-1; and

14 WHEREAS, the Ordinance provides that the City Council is further authorized to determine,
15 by ordinance, or by resolution if permitted by then applicable law, on or before August 10 of each
16 year, the specific special tax to be levied on each parcel of land in Community Facilities District
17 No. 2000-1; and

18 WHEREAS, it is now necessary and appropriate that this City Council levy and collect the
19 special taxes for Fiscal Year 2012-2013 for the purpose specified in the Ordinance, by the adoption
20 of a resolution as specified by the Act and the Ordinance; and

21 WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate
22 than provided by the Ordinance;

23 NOW, THEREFORE, the City Council of the City of Oceanside acting in its capacity as the
24 legislative body of Community Facilities District No. 2000-1 does resolve as follows:

25 Section 1. The above recitals are all true and correct.
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1 Section 2. In accordance with Section 53340 of the Act and the Ordinance, there is hereby
2 levied upon the parcels within the District which are not otherwise exempt from taxation under the
3 Act or the Ordinance the special taxes for Fiscal Year 2012-2013 (the “Special Taxes”), at the tax
4 rates set forth in Attachment A hereto and the Special Tax Consultant shall apportion the Special
5 Taxes in the manner specified in Resolution No. 04-R822-1 and the report prepared by the Special
6 Tax Consultant entitled “Administration Report Fiscal Year 2012-2013” (Attachment A) submitted
7 herewith. Such rates do not exceed the maximum rates set forth in the Ordinance. After adoption of
8 this Resolution, but no later than August 10, 2012, the Special Tax Consultant shall deliver the
9 certified list of all parcels subject to the special tax levy including the amount of the Special Taxes to
10 be levied on each parcel in Fiscal Year 2012-2013 (the “Certified List”) to the Financial Services
11 Director or his designee and thereafter, but in no event later than August 10, 2012, the Financial
12 Services Director or his designee shall cause a certified copy of this Resolution together with the
13 Certified List, to be filed with the County Auditor-Controller. The Certified List may contain tax
14 rates lower than those set forth in Attachment A if the Financial Services Director determines that
15 such lower rates are adequate to accomplish the purposes of the District in Fiscal Year 2012-2013.
16 The Financial Services Director or his designee and the County Auditor-Controller are hereby
17 authorized to make changes to the Certified List from time to time to correct any error in the amount
18 of the levy on any parcel to make it consistent with the rate and method of apportionment attached to
19 the Ordinance, including, but not limited to, adding any parcels omitted from the Certified List or
20 deleting any parcels included in the Certified List.

23 Section 3. Properties or entities of the state, federal or local governments shall be exempt
24 from the above-referenced and approved Special Taxes only to the extent set forth in the Ordinance
25 and otherwise shall be subject to the Special Taxes consistent with the provisions of Section 53317.3
26 of the Act in effect as of the date of adoption of this Resolution.
27
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1 Section 4. All of the collections of the Special Taxes shall be used only as provided for in the
2 Act and Resolution No. 01-R263-1 and Resolution No. 04-R822-1. The Special Taxes shall be
3 levied only so long as needed to accomplish the purposes described in Resolution No. 01-R263-1 and
4 Resolution No. 04-R822-1.

5 Section 5. The Special Taxes shall be collected in the same manner as ordinary ad valorem
6 taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien
7 priority in cases of delinquency as provided for ad valorem taxes as such procedure may be modified
8 by law or this City Council from time to time.

9 Section 6. As a cumulative remedy, if any amount levied as the Special Taxes for payment
10 of interest or principal on any outstanding bonds of the District (the "Bonds"), together with any
11 penalties and other charges accruing under this Resolution, are not paid when due, the City Council
12 may, not later than four years after the due date of the last installment of principal on the Bonds,
13 order that the same be collected by an action brought in the superior court to foreclose the lien of
14 such Special Taxes.

15 Section 7. The Financial Services Director or his designee is hereby authorized to transmit a
16 certified copy of this Resolution, together with the Certified List, to the County Assessor and/or the
17 Treasurer-Tax Collector, together with other supporting documentation as may be required to place
18 the Special Taxes on the secured property tax roll for Fiscal Year 2012-2013 and for the collection of
19 the Special Taxes in the manner of ad valorem property taxes and to perform all other acts which are
20 required by the Act, the Ordinance, or by law or deemed necessary by the Financial Services Director
21 in order to accomplish the purpose of this Resolution, the Act or Bond covenants.

22 Section 8. This Resolution shall be effective upon its adoption.

23 ///

24 ///

25 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this ____ day
2 of _____, 2012, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

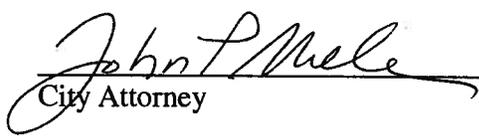
6 ABSTAIN:
7
8

9 _____
MAYOR OF THE CITY OF OCEANSIDE

10
11 ATTEST:

APPROVED AS TO FORM:

12 _____
13 City Clerk

14 
15 _____
City Attorney

16 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
17 OCEANSIDE, ACTING IN ITS CAPACITY AS THE LEGISLATIVE
18 BODY OF COMMUNITY FACILITIES DISTRICT NO. 2000-1 OF THE
19 CITY OF OCEANSIDE (OCEAN RANCH CORPORATE CENTRE)
AUTHORIZING THE LEVY OF A SPECIAL TAX FOR FISCAL YEAR
20 2012-2013
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ATTACHMENT A
ADMINISTRATION REPORT
FISCAL YEAR 2012-2013

CITY OF OCEANSIDE
COMMUNITY FACILITIES DISTRICT NO. 2000-1
(OCEAN RANCH CORPORATE CENTRE)

Prepared for

CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
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(949) 955-1500

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EXHIBITS

- Exhibit A:** Boundary Map
Exhibit B: Fiscal Year 2012-2013 Special Tax Roll

Introduction

This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 2000-1 ("CFD No. 2000-1") of the City of Oceanside (the "City") resulting from the sale of the \$12,265,000 Series 2002A Special Tax Bonds (the "2002A Bonds") in December 2002 and the \$12,735,000 Series 2004 Special Tax Bonds (the "2004 Bonds") in October 2004.

CFD No. 2000-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. Specifically, CFD No. 2000-1 is authorized to issue up to \$25,000,000 in bonds. The proceeds of the Series 2002A Bonds and 2004 Bonds are to be used to construct and acquire various public improvements for the development of the property within CFD No. 2000-1.

A map showing the property in CFD No. 2000-1 is included in Exhibit A.

The bonded indebtedness of CFD No. 2000-1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within the community facilities district. In calculating the special tax liability for fiscal year 2012-2013, this report examines the financial obligations of the current fiscal year and analyzes the level of development within CFD No. 2000-1.

This report is organized into the following sections:

Section I

Section I provides an update of the development status of property within CFD No. 2000-1.

Section II

Section II analyzes the previous year's special tax levy.

Section III

Section III determines the financial obligations of CFD No. 2000-1 for fiscal year 2012-2013.

Section IV

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2012-2013 special taxes for each classification of property is included.

I. Special Tax Classifications and Development Update

Special Tax Classifications

The methodology employed to calculate and apportion the special tax is contained in a document entitled the Amended and Restated Rate and Method of Apportionment. The Amended and Restated Rate and Method of Apportionment defines two primary categories of property, namely "Developed Property" and "Undeveloped Property." Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit was issued prior to January 1 will be classified as Developed Property in the following fiscal year. For example, all property in CFD No. 2000-1 for which building permits were issued prior to January 1, 2012, will be classified as Developed Property in fiscal year 2012-2013. Developed Property is taxed based on the greater of a rate per acre or a rate per building square foot.

Development Update

Background research was conducted to determine the amount and type of development activity that occurred during the previous fiscal year. Review of the City of Oceanside's building permit records indicated that no new building permits were issued between January 1, 2011 and December 31, 2011 within CFD No. 2000-1. Each parcel of Developed Property was reviewed to determine if the special tax per acre or special tax per building square foot would be applicable. A total of 90.60 gross acres in the district are considered Undeveloped Property.

The table below lists the aggregate amount of taxable property by special tax classification.

Description	No. of Acres	No. of Building Square Feet
Developed Property taxed per Acre	92.38 Acres	530,271 SF
Developed Property taxed per Building Square Foot	125.75 Acres	2,011,556 SF
Undeveloped Property	90.60 Acres	NA

II. Fiscal Year 2011-2012 Special Tax Levy

The special tax levy for CFD No. 2000-1 for fiscal year 2011-2012 equaled \$1,583,051. As of June 6, 2012, \$15,563 in fiscal year 2011-2012 annual Special Taxes were delinquent, which equates to a 0.98% delinquency rate.

CFD No. 2000-1 has covenanted to commence foreclosure proceedings against (i) parcels with delinquent special taxes in excess of \$10,000 by October 1 following the close of each fiscal year in which such special taxes are due, (ii) all parcels with delinquent special taxes by the October 1 following the close of each fiscal year in which it receives special taxes in an amount which is less than 95% of the total special tax levied and the amount on deposit in the Reserve Account is at less than the Reserve Requirement, and (iii) will diligently pursue such foreclosure proceedings until the delinquent special taxes are paid.

DTA will continue to monitor the delinquencies. CFD No. 2000-1 is not currently required to commence foreclosure proceedings against any parcels based on the current level of delinquencies.

III. Fiscal Year 2012-2013 Special Tax Requirement

For fiscal year 2012-2013, the special tax requirement is equal to \$1,617,401 and is calculated as follows:

Community Facilities District No. 2000-1 Fiscal Year 2012-2013 Special Tax Requirement

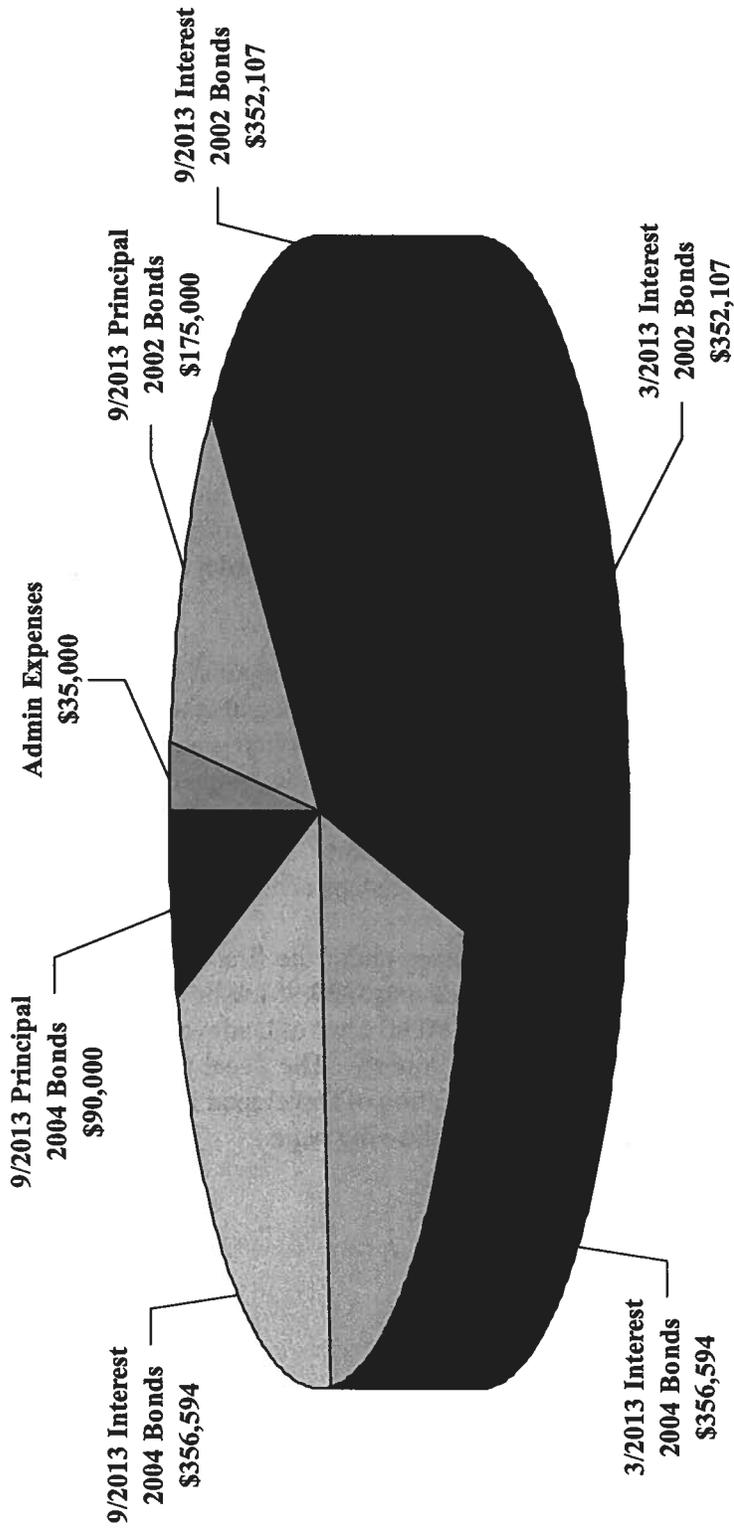
FISCAL YEAR 2012-2013 OBLIGATIONS:	
CFD ADMINISTRATIVE EXPENSES	\$35,000.00
SERIES 2002A	
INTEREST DUE MARCH 1, 2012	\$352,106.88
INTEREST DUE SEPTEMBER 1, 2013	\$352,106.88
PRINCIPAL DUE SEPTEMBER 1, 2013	\$175,000.00
SERIES 2004	
INTEREST DUE MARCH 1, 2013	\$356,593.75
INTEREST DUE SEPTEMBER 1, 2013	\$356,593.75
PRINCIPAL DUE SEPTEMBER 1, 2013	\$90,000.00
GROSS SPECIAL TAX REQUIREMENT	\$1,717,401.26
FY 2011-2012 (CREDIT)/SHORTFALL [1]	(\$100,000.00)
FISCAL YEAR 2012-2013 SPECIAL TAX REQUIREMENT:	\$1,617,401.26

[1] Based on funds to be applied as a credit as provided by the City after making the upcoming debt service payment on September 1, 2012.

The components of the fiscal year 2012-2013 special tax requirement are shown graphically on the following page.

Community Facilities District No. 2000-1 of the City of Oceanside

Fiscal Year 2012-2013 Gross Special Tax Requirement



Gross Special Tax Requirement = \$1,717,401

IV. Method of Apportionment

Maximum Special Taxes

The amount of special taxes that CFD No. 2000-1 may levy is strictly limited by the maximum special taxes set forth in the Amended and Restated Rate and Method of Apportionment. The fiscal year 2001-2002 maximum special tax for Undeveloped Property and the assigned special tax for Developed Property are specified in Section C of the Amended and Restated Rate and Method of Apportionment.¹ These special tax rates escalate by two percent each fiscal year.

Apportionment of Special Taxes

The special tax that is apportioned to each parcel is determined through the application of Section D of the Amended and Restated Rate and Method of Apportionment. Section D apportions the special tax requirement in four steps which prioritize the order in which Developed Property and Undeveloped Property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at up to 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the assigned special tax. The third and fourth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the maximum special taxes under the first step generates special tax revenues of \$1,277,450 from Developed Property, leaving \$339,951 to be levied against Undeveloped Property. Dividing the remaining \$339,951 by the 90.60 acres of Undeveloped Property results in a special tax of \$3,752.18 per acre of Undeveloped Property. The fiscal year 2012-2013 maximum and actual special taxes are shown for each classification of Developed Property and Undeveloped Property in the table below and graphically on the following page.

¹

Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the greater of (i) the "Backup Special Tax" or (ii) the Assigned Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum tax rates for Developed Property focuses on the Assigned Special Tax.

**Community Facilities District No. 2000-1
Fiscal Year 2012-2013 Special Taxes
for Developed Property and Undeveloped Property**

Description	FY 2012-2013 Assigned/Maximum Special Tax per SF/Acre	FY 2012-2013 Actual Special Tax per SF/Acre
Developed Property (per acre)	\$4,351.82	\$4,351.82
Developed Property (per square foot)	\$0.4352	\$0.4352
Undeveloped Property (per acre)	\$8,629.04	\$3,752.18

A list of the actual special tax levied against each parcel in CFD No. 2000-1 is included in Exhibit B.

Community Facilities District No. 2000-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy for Developed and Undeveloped Property

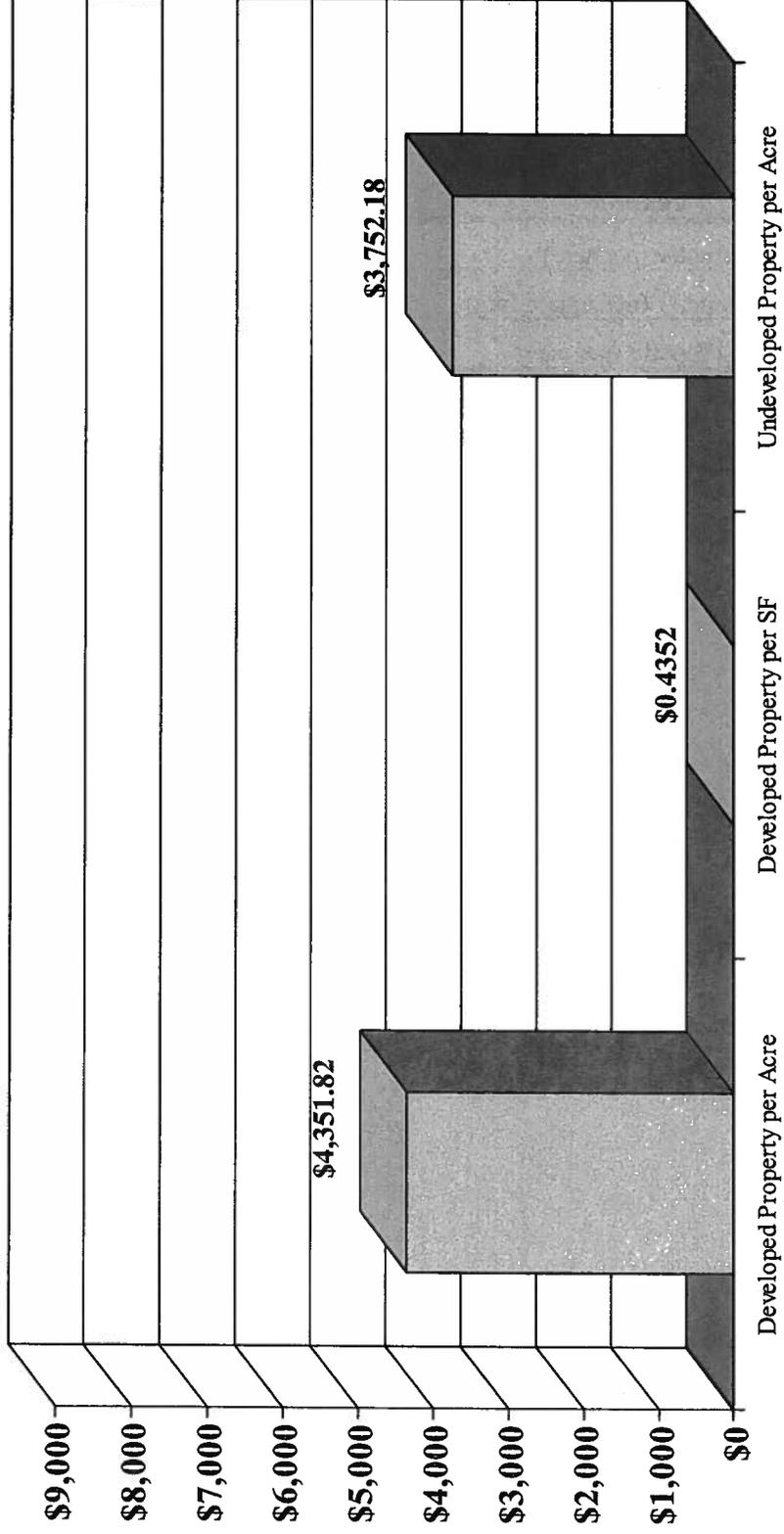


EXHIBIT A

***CFD No. 2000-1 of the
City of Oceanside***

Boundary Map

**City of Oceanside
Community Facilities District No. 2000-1
(Ocean Ranch Corporate Center)**



EXHIBIT B

*CFD No. 2000-1 of the
City of Oceanside*

*Special Tax Roll
Fiscal Year 2012-2013*

Exhibit B**City of Oceanside CFD No. 2000-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
160-571-2100	\$91,214.14
160-571-2200	\$142,086.92
160-571-2300	\$91,805.44
160-571-2400	\$38,832.90
160-571-2700	\$53,055.78
160-571-2800	\$51,855.08
160-571-3200	\$88,684.62
160-571-3700	\$20,561.92
160-571-3800	\$15,361.24
160-571-3900	\$23,792.38
160-572-0401	\$566.20
160-572-0402	\$873.44
160-572-0403	\$1,259.02
160-572-0404	\$1,259.02
160-572-0405	\$1,414.40
160-572-0406	\$568.36
160-572-0407	\$880.40
160-572-0408	\$1,244.66
160-572-0409	\$1,301.24
160-572-0410	\$1,199.84
160-572-0411	\$1,429.62
160-572-0412	\$565.76
160-572-0413	\$877.80
160-572-0414	\$1,196.80
160-572-0415	\$1,298.64
160-572-0416	\$1,241.62
160-572-0417	\$877.80
160-572-0418	\$565.76
160-572-0419	\$568.36
160-572-0420	\$880.40
160-572-0421	\$1,199.84
160-572-0422	\$1,301.24
160-572-0423	\$1,244.66
160-572-0424	\$1,429.62
160-572-0425	\$1,427.88
160-572-0426	\$1,199.84
160-572-0427	\$1,301.24
160-572-0428	\$1,244.66
160-572-0429	\$880.40
160-572-0430	\$568.36
160-572-0431	\$503.08
160-572-0432	\$815.12
160-572-0433	\$1,077.98
160-572-0434	\$1,171.12
160-572-0435	\$1,122.38
160-572-0436	\$1,299.06
160-572-0437	\$503.08
160-572-0438	\$815.12
160-572-0439	\$1,077.98
160-572-0440	\$1,171.12

Exhibit B**City of Oceanside CFD No. 2000-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
160-572-0441	\$1,122.38
160-572-0442	\$1,299.06
160-572-0600	\$51,479.86
160-572-1000	\$11,631.74
160-572-1200	\$7,659.20
160-572-1300	\$7,963.82
160-572-1400	\$37,539.04
160-572-1500	\$16,985.86
160-572-1700	\$17,387.10
160-572-1800	\$98,450.94
160-572-1900	\$59,321.90
160-572-2000	\$3,189.34
160-572-2100	\$3,789.70
160-572-2200	\$5,740.82
160-572-2500	\$7,374.46
160-572-2600	\$6,511.46
160-572-2700	\$3,114.30
160-572-2900	\$23,539.96
160-572-4000	\$49,784.82
160-680-0400	\$110,002.88
160-680-1000	\$16,053.66
160-680-1100	\$9,364.62
160-680-1200	\$39,357.30
160-680-1701	\$2,415.36
160-680-1702	\$2,680.82
160-680-1707	\$5,362.10
160-680-1708	\$7,043.28
160-680-1709	\$2,655.16
160-680-1710	\$2,714.78
160-680-1711	\$1,395.24
160-680-1712	\$1,332.14
160-680-1713	\$2,680.82
160-680-1714	\$2,680.82
160-680-1800	\$18,653.10
160-680-1900	\$35,902.52
160-680-2001	\$3,681.64
160-680-2004	\$3,642.46
160-680-2005	\$3,385.72
160-680-2006	\$3,677.28
160-680-2010	\$2,994.04
160-680-2011	\$3,638.12
160-680-2101	\$4,844.64
160-680-2102	\$2,614.68
160-680-2103	\$4,711.48
160-680-2202	\$5,178.44
160-680-2203	\$2,147.70
160-680-2204	\$2,330.06
160-680-2205	\$2,514.58
160-680-2301	\$5,983.56
160-680-2302	\$5,983.56

Exhibit B

**City of Oceanside CFD No. 2000-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
160-680-2400	\$19,834.68
160-680-2500	\$23,872.90
160-680-2600	\$32,464.58
160-680-2900	\$7,093.46
160-680-3101	\$1,288.14
160-680-3102	\$2,628.50
160-680-3103	\$642.78
160-680-3104	\$659.76
160-680-3105	\$744.62
160-680-3106	\$743.32
160-680-3107	\$743.32
160-680-3108	\$743.32
160-680-3109	\$743.32
160-680-3110	\$727.64
160-680-3111	\$659.76
160-680-3112	\$676.74
160-680-3113	\$1,205.94
160-680-3114	\$1,261.20
160-680-3115	\$1,529.28
160-680-3116	\$1,529.28
160-680-3117	\$926.54
160-680-3118	\$929.58
160-680-3119	\$821.66
160-680-3120	\$1,549.74
160-680-3121	\$1,506.66
160-680-3122	\$1,527.54
160-680-3123	\$1,458.78
160-680-3124	\$1,628.52
160-680-3125	\$1,752.12
160-680-3126	\$2,206.90
160-690-0601	\$782.48
160-690-0602	\$611.46
160-690-0603	\$850.82
160-690-0604	\$781.62
160-690-0605	\$611.46
160-690-0606	\$850.82
160-690-0607	\$782.48
160-690-0608	\$611.46
160-690-0609	\$850.82
160-690-0610	\$781.62
160-690-0611	\$611.46
160-690-0612	\$850.82
160-690-0701	\$285.16
160-690-0702	\$285.16
160-690-0703	\$285.16
160-690-0704	\$285.16
160-690-0705	\$285.16
160-690-0706	\$285.16
160-690-0707	\$285.16
160-690-0708	\$285.16

Exhibit B**City of Oceanside CFD No. 2000-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
160-690-0709	\$285.16
160-690-0710	\$285.16
160-690-0711	\$285.16
160-690-0712	\$285.16
160-690-0800	\$10,265.76
160-690-0900	\$3,256.88
160-690-1101	\$957.40
160-690-1102	\$957.40
160-690-1103	\$1,000.92
160-690-1200	\$4,952.86
160-690-1300	\$9,984.54
160-690-1400	\$6,378.70
160-691-0601	\$879.96
160-691-0602	\$718.52
160-691-0603	\$718.94
160-691-0604	\$802.50
160-691-0700	\$7,729.48
160-691-0800	\$10,280.96
160-691-0900	\$1,677.22
160-692-0701	\$879.96
160-692-0702	\$718.94
160-692-0703	\$718.94
160-692-0704	\$718.52
160-692-0705	\$718.94
160-692-0706	\$802.50
160-692-0707	\$879.96
160-692-0708	\$718.94
160-692-0709	\$718.94
160-692-0710	\$718.52
160-692-0711	\$718.94
160-692-0712	\$802.50
160-692-0801	\$674.56
160-692-0802	\$573.16
160-692-0803	\$541.82
160-692-0804	\$573.16
160-692-0805	\$832.10
160-692-0806	\$832.10
160-692-0807	\$573.16
160-692-0808	\$541.82
160-692-0809	\$573.16
160-692-0810	\$674.56
160-692-1200	\$1,726.00
160-692-1500	\$2,119.98
160-692-1800	\$6,333.66
160-692-1900	\$2,543.98
160-692-2001	\$674.56
160-692-2002	\$573.16
160-692-2003	\$541.82
160-692-2004	\$573.16
160-692-2005	\$832.10

Exhibit B

**City of Oceanside CFD No. 2000-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
160-692-2006	\$832.10
160-692-2007	\$573.16
160-692-2008	\$541.82
160-692-2009	\$573.16
160-692-2010	\$674.56
160-692-2100	\$2,926.70
160-692-2200	\$585.34
160-692-2300	\$2,026.18
Total Number of Parcels Taxed	208
Total FY 2012-13 Special Tax	\$1,617,400.16

1 RESOLUTION NO. _____

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, ACTING IN ITS CAPACITY AS THE
4 LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT
5 NO. 2001-1 OF THE CITY OF OCEANSIDE (MORRO HILLS
6 DEVELOPMENT) AUTHORIZING THE LEVY OF SPECIAL
7 TAXES FOR FISCAL YEAR 2012-2013

8 WHEREAS, on February 6, 2002, the City Council of the City of Oceanside (the "City
9 Council") adopted Resolution No. 02-R091-1 stating its intention to form Community Facilities
10 District No. 2001-1 of the City of Oceanside (Morro Hills Development) ("Community Facilities
11 District No. 2001-1") and designate Improvement Area No. 1 therein ("Improvement Area No. 1")
12 pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311 *et seq.* of
13 the Government Code (the "Act"); and

14 WHEREAS, on February 6, 2002, the City Council also adopted Resolution No. 02-R092-1
15 stating its intention to incur bonded indebtedness in the amount of \$26,000,000 within proposed
16 Community Facilities District No. 2001-1 and \$11,000,000 within Improvement Area No. 1 for the
17 purpose of financing the facilities and incidental expenses described in Resolution No. 02-R091-1 to
18 serve the area within Community Facilities District No. 2001-1 and Improvement Area No. 1,
19 respectively; and

20 WHEREAS, on March 13, 2002, the City Council adopted Resolution No. 02-R185-1 which
21 established Community Facilities District No. 2001-1, designated Improvement Area No. 1,
22 authorized the levy of a special tax within Community Facilities District No. 2001-1 and
23 Improvement Area No. 1 and called an election within Community Facilities District No. 2001-1 and
24 Improvement Area No. 1, respectively, on the ballot proposition relating to levying a special tax
25 combined and consolidated with the proposition relating to the incurring of bonded indebtedness; and

26 WHEREAS, on March 13, 2002, the City Council also adopted Resolution No. 02-R186-1
27 which determined the necessity to incur bonded indebtedness in the amount of \$26,000,000 within
28

1 Community Facilities District No. 2001-1 and \$11,000,000 within Improvement Area No. 1 and
2 called an election within Community Facilities District No. 2001-1 and within Improvement Area
3 No. 1 for March 26, 2002, on the proposition of incurring bonded indebtedness combined and
4 consolidated with the proposition of levying a special tax; and

5 WHEREAS, on March 26, 2002, an election was held within Community Facilities District
6 No. 2001-1 and within Improvement Area No. 1 at which the qualified electors approved by more
7 than a two-thirds vote the proposition of incurring bonded indebtedness of \$26,000,000 and levying a
8 special tax within Community Facilities District No. 2001-1 and the proposition of incurring bonded
9 indebtedness of \$11,000,000 and the levying of a special tax within Improvement Area No. 1 as set
10 forth in Resolution No. 02-R185-1; and

11
12 WHEREAS, on April 17, 2002, the City Council adopted Resolution No. 02-R305-1 which
13 certified the results of the March 26, 2002 elections conducted by the City Clerk, which results
14 showed that more than two-thirds of the votes cast were in favor of the proposition to incur bonded
15 indebtedness and levy the special tax within both Community Facilities Districts No. 2001-1; and

16
17 WHEREAS, on May 1, 2002, the City Council adopted Ordinance No. 02-OR326-1 which
18 authorized the levy of the special tax within Community Facilities District No. 2001-1 and within
19 Improvement Area No. 1 (the "Ordinance"); and

20
21 WHEREAS, this City Council hereby certifies that the Ordinance authorizing the levy of the
22 special taxes within Community Facilities District No. 2001-1 and within Improvement Area No. 1
23 has been duly adopted in accordance with law and is legal and valid; and

24
25 WHEREAS, the Ordinance provides that the City Council is further authorized to determine,
26 by ordinance, or by resolution if permitted by then applicable law, on or before August 10 of each
27 year, the specific special tax to be levied on each parcel of land in Community Facilities District No.
28 2001-1 and within Improvement Area No. 1; and

1 WHEREAS, it is now necessary and appropriate that this City Council levy and collect the
2 special taxes for Fiscal Year 2012-2013 for the purpose specified in the Ordinance, by the adoption
3 of a resolution as specified by the Act and the Ordinance; and

4 WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate
5 than provided by the Ordinance;

6 NOW, THEREFORE, the City Council of the City of Oceanside acting in its capacity as the
7 legislative body of Community Facilities District No. 2001-1 does resolve as follows:
8

9 Section 1. The above recitals are all true and correct.

10 Section 2. In accordance with Section 53340 of the Act and the Ordinance, there is hereby
11 levied upon the parcels within the Community Facilities District No. 2001-1 which are not otherwise
12 exempt from taxation under the Act or the Ordinance the special taxes for Fiscal Year 2012-2013
13 (the "Special Taxes"), at the tax rates set forth in Attachment A hereto and there is hereby levied
14 upon the parcels within Improvement Area No. 1 which are not otherwise exempt from taxation
15 under the Act or the Ordinance the Special Taxes for Fiscal Year 2012-2013 (the "Improvement Area
16 No. 1 Special Taxes"), at the tax rates set forth in Attachment B hereto. The Special Tax Consultant
17 shall apportion the Special Taxes and the Improvement Area No. 1 Special Taxes in the manner
18 specified in Resolution No. 02-R185-1 and the reports prepared by the Special Tax Consultant
19 entitled "Administration Report Fiscal Year 2012-2013" (Attachments A and B) submitted herewith.
20 Such rates do not exceed the maximum rates set forth in the Ordinance. After adoption of this
21 Resolution, but no later than August 10, 2012, the Special Tax Consultant shall deliver the certified
22 list of all parcels subject to the special tax levy including the amount of the Special Taxes and the
23 Improvement Area No. 1 Special Taxes to be levied on each parcel in Fiscal Year 2012-2013 (the
24 "Certified List") to the Financial Services Director or his designee and thereafter, but in no event
25 later than August 10, 2012, the Financial Services Director or his designee shall cause a certified
26 copy of this Resolution together with the Certified List, to be filed with the County Auditor-
27
28

1 Controller. The Certified List may contain tax rates lower than those set forth in Attachment A and
2 Attachment B if the Financial Services Director determines that such lower rates are adequate to
3 accomplish the purposes of the District and Improvement Area No. 1 in Fiscal Year 2012-2013. The
4 Financial Services Director or his designee and the County Auditor-Controller are hereby authorized
5 to make changes to the Certified List from time to time to correct any error in the amount of the levy
6 on any parcel to make it consistent with the respective rate and method of apportionment for
7 Community Facilities District No. 2001-1 and for Improvement Area No. 1 attached to the
8 Ordinance, including, but not limited to, adding any parcels omitted from the Certified List or
9 deleting any parcels included in the Certified List.
10

11 Section 3. Properties or entities of the state, federal or local governments shall be exempt
12 from the above-referenced and approved Special Taxes and Improvement Area No. 1 Special Taxes
13 only to the extent set forth in the Ordinance and otherwise shall be subject to the Special Taxes and
14 Improvement Area No. 1 Special Taxes consistent with the provisions of Section 53317.3 of the Act
15 in effect as of the date of adoption of this Resolution.
16

17 Section 4. All of the collections of the Special Taxes and Improvement Area No. 1 Special
18 Taxes shall be used only as provided for in the Act and Resolution No. 02-R185-1. The Special
19 Taxes and Improvement Area No. 1 Special Taxes shall be levied only so long as needed to
20 accomplish the purposes described in Resolution No. 02-R185-1.

21 Section 5. The Special Taxes and Improvement Area No. 1 Special Taxes shall be collected
22 in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same
23 penalties and the same procedure, sale and lien priority in cases of delinquency as provided for ad
24 valorem taxes as such procedure may be modified by law or this City Council from time to time.

25 Section 6. As a cumulative remedy, if any amount levied as the Special Taxes or the
26 Improvement Area No. 1 Special Taxes for payment of interest or principal on any outstanding bonds
27 of the District (the "District Bonds") or of Improvement Area No. 1 (the "Improvement Area No. 1
28

1 Bonds”), respectively, together with any penalties and other charges accruing under this Resolution,
2 are not paid when due, the City Council may, not later than four years after the due date of the last
3 installment of principal on the Bonds or Improvement Area No. 1 Bonds, order that the same be
4 collected by an action brought in the superior court to foreclose the lien of such Special Taxes or
5 Improvement Area No. 1 Special Taxes.

6 Section 7. The Financial Services Director or his designee is hereby authorized to transmit a
7 certified copy of this Resolution, together with the Certified List, to the County Assessor and/or the
8 Treasurer-Tax Collector, together with other supporting documentation as may be required to place
9 the Special Taxes and Improvement Area No. 1 Special Taxes on the secured property tax roll for
10 Fiscal Year 2012-2013 and for the collection of the Special Taxes and Improvement Area No. 1
11 Special Taxes in the manner of ad valorem property taxes and to perform all other acts which are
12 required by the Act, the Ordinance, or by law or deemed necessary by the Financial Services Director
13 in order to accomplish the purpose of this Resolution, the Act or District Bond or Improvement Area
14 No. 1 Bond covenants.

15 Section 8. This Resolution shall be effective upon its adoption.

16 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this
17 _____ day of _____, 2012, by the following vote:

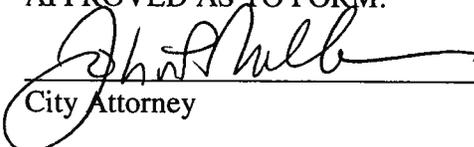
18 AYES:
19 NAYS:
20 ABSENT:
21 ABSTAIN:

22
23 _____
MAYOR OF THE CITY OF OCEANSIDE

24
25 ATTEST:

APPROVED AS TO FORM:

26 _____
27 City Clerk



City Attorney

ATTACHMENT A

**ADMINISTRATION REPORT
FISCAL YEAR 2012-2013**

**CITY OF OCEANSIDE
COMMUNITY FACILITIES DISTRICT No. 2001-1
(MORRO HILLS)**

Prepared for

**CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054**

Prepared by

**DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
Newport Beach, California 92660
(949) 955-1500**

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EXHIBITS

- Exhibit A:** Boundary Map
Exhibit B: Fiscal Year 2012-2013 Special Tax Roll

Introduction

This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 2001-1 ("CFD No. 2001-1") of the City of Oceanside (the "City") resulting from the sale of the \$9,915,000 Series 2002A Special Tax Bonds (the "2002 Bonds") in October 2002 and the sale of the \$16,085,000 Series 2004A Special Tax Bonds (the "2004 Bonds") in December 2004.

CFD No. 2001-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. Specifically, CFD No. 2001-1 is authorized to issue up to \$26,000,000 in bonds. The proceeds of the Series 2002A and Series 2004A Bonds are to be used to construct and acquire various public improvements including park, street, sewer and water, and flood control facilities for the development of the property within CFD No. 2001-1.

The bonded indebtedness of CFD No. 2001-1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within the community facilities district. In calculating the special tax liability for fiscal year 2012-2013, this report examines the financial obligations of the current fiscal year and analyzes the level of development within CFD No. 2001-1. Please note that a portion of the land within CFD No. 2001-1 is also included within Improvement Area No. 1 ("IA No. 1") of CFD No. 2001-1.

A map showing the property in CFD No. 2001-1 and IA No. 1 is included in Exhibit A.

This report is organized into the following sections:

Section I

Section I provides an update of the development status of property within CFD No. 2001-1.

Section II

Section II analyzes the previous year's special tax levy.

Section III

Section III determines the financial obligations of CFD No. 2001-1 for fiscal year 2012-2013.

Section IV

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2012-2013 special taxes for each classification of property is included.

I. Special Tax Classifications and Development Update

Special Tax Classifications

The methodology employed to calculate and apportion the special tax is contained in a document entitled the Rate and Method of Apportionment. The Rate and Method of Apportionment defines two primary categories of property, namely "Developed Property" and "Undeveloped Property." The category of Developed Property is in turn divided into fourteen separate special tax classifications which vary with dwelling unit size and type for residential development and floor area or acreage for non-residential development. A table of the Developed Property special tax classifications is shown below.

Community Facilities District No. 2001-1 Developed Property Classifications

Class	Designation	
1	Residential Property	≥ 3,851 s.f.
2	Residential Property	3,601 - 3,850 s.f.
3	Residential Property	3,351 - 3,600 s.f.
4	Residential Property	3,101 - 3,350 s.f.
5	Residential Property	2,851 - 3,100 s.f.
6	Residential Property	2,651 - 2,850 s.f.
7	Residential Property	2,451 - 2,650 s.f.
8	Residential Property	2,251 - 2,450 s.f.
9	Residential Property	2,051 - 2,250 s.f.
10	Residential Property	1,851 - 2,050 s.f.
11	Residential Property	< 1,850 s.f.
12	Golf Course Property	NA
13	Village Store/Day Care Property	NA
14	Non-Residential Property	NA

Developed Property is distinguished from Undeveloped Property by the issuance of a building permit and the recordation of a final map. Specifically, property for which a building permit was issued prior to March 1 will be classified as Developed Property in the following fiscal year so long as it is located within a final map that was recorded as of January 1 of the prior fiscal year. For example, all property in CFD No. 2001-1 for which building permits were issued prior to March 1, 2012 and which is located within a recorded final map that was recorded as of January 1, 2012, will be classified as Developed Property in fiscal year 2012-2013.

Development Update

Background research was conducted to determine the amount and type of development activity that occurred during the previous fiscal year. Review of the City of Oceanside's building permit records indicated that building permits for 84 single family residential units within CFD No. 2001-1 were issued between March 1, 2011 and February 28, 2012. In addition, the owners of 23 residential lots prepaid their special tax obligation since June 1, 2011 bringing the total number of prepaid lots to 130 as of June 11, 2012. Therefore, these 130 parcels are not considered taxable property and are not subject to the CFD No. 2001-1 special tax in fiscal year 2012-2013 and for each subsequent year. As a result, there are 704 units of Residential Property that will be subject to the special tax in fiscal year 2012-2013. A total of 38.54 gross acres in the district are considered Undeveloped Property.

The table below lists the aggregate amount of taxable property by special tax classification.

Tax Class	Description	FY 2011-2012 No. of Units / SF / Acres	New Permits (3/1/11 through 2/28/12)	New Prepaid Parcels	FY 2011-12 No. of Units / SF / Acres
1	Residential Property ≥ 3,851 s.f.	89 units	23 units	8 units	104 units
2	Residential Property 3,601 - 3,850 s.f.	39 units	2 units	1 units	40 units
3	Residential Property 3,351 - 3,600 s.f.	50 units	10 units	4 units	56 units
4	Residential Property 3,101 - 3,350 s.f.	93 units	0 units	0 units	93 units
5	Residential Property 2,851 - 3,100 s.f.	140 units	26 units	2 units	164 units
5 - 30%	Residential Property 2,851 - 3,100 s.f.	1 unit [1]	0 units	0 units	1 unit [1]
6	Residential Property 2,651 - 2,850 s.f.	1 unit	0 units	0 units	1 unit
7	Residential Property 2,451 - 2,650 s.f.	104 units	6 units	2 units	108 units
7 - 55%	Residential Property 2,451 - 2,650 s.f.	1 unit [2]	0 units	0 units	1 unit [2]
7 - 10%	Residential Property 2,451 - 2,650 s.f.	1 unit [3]	0 units	0 units	1 unit [3]
8	Residential Property 2,251 - 2,450 s.f.	63 units	16 units	6 units	73 units
8 - 71%	Residential Property 2,251 - 2,450 s.f.	1 unit [4]	1 units	0 units	1 unit [4]
8 - 58%	Residential Property 2,251 - 2,450 s.f.	1 unit [5]	0 units	0 units	1 unit [5]
9	Residential Property 2,051 - 2,250 s.f.	41 units	0 units	0 units	41 units
10	Residential Property 1,851 - 2,050 s.f.	0 units	0 units	0 units	0 units
11	Residential Property <1,850 s.f.	19 units	0 units	0 units	19 units
12	Golf Course Property	162.57 acres	0 acres	0 acres	82.58 acres
13	Village Store/Day Care Property	0 SF	0 SF	0 SF	0 SF
14	Non-Residential Property	0 acres	0 acres	0 acres	0 acres
NA	Undeveloped Property	59.12 acres	NA	NA	38.54 acres
	Total Units of Residential Property	643 units	84 units	23 units	704 units

[1] Includes one Class 5 unit that prepaid 70% of its total obligation for the CFD in February 2008.

[2] Includes one Class 7 unit that prepaid 45% of its total obligation for the CFD in February 2008.

[3] Includes one Class 7 unit that prepaid 90% of its total obligation for the CFD in November 2011.

[4] Includes one Class 8 unit that prepaid 29% of its total obligation for the CFD in August 2011.

[5] Includes one Class 8 unit that prepaid 42% of its total obligation for the CFD in June 2011.

II. Fiscal Year 2011-2012 Special Tax Levy

The special tax levy for CFD No. 2001-1 for fiscal year 2011-2012 equaled \$1,691,713. As of June 6, 2012, \$1,645,943 in special taxes had been collected by the County. The remaining \$45,770 are delinquent, resulting in a delinquency rate of 2.71 percent.

CFD No. 2001-1 has covenanted to commence foreclosure proceedings against (i) parcels with delinquent special taxes in excess of \$10,000 by October 1 following the close of each fiscal year in which such special taxes are due, (ii) all parcels with delinquent special taxes by the October 1 following the close of each fiscal year in which it receives special taxes in an amount which is less than 95% of the total special tax levied and the amount on deposit in the Reserve Account is at less than the Reserve Requirement, and (iii) will diligently pursue such foreclosure proceedings until the delinquent special taxes are paid.

In 2009, CFD No. 2001-1 initiated foreclosure on one parcel that met the foreclosure thresholds explained above in prior fiscal years. In addition, in order to be proactive, foreclosure was initiated on three additional parcels in 2009 that met the foreclosure thresholds explained above in prior fiscal years, but only when including the overlapping delinquent charges for IA No. 1. As a result of this effort, two parcels that were under foreclosure paid their delinquent special taxes in full in 2009 and one parcel paid in full in 2011. DTA will continue to monitor the delinquencies.

III. Fiscal Year 2012-2013 Special Tax Requirement

For fiscal year 2012-2013, the special tax requirement is equal to \$1,639,255 and is calculated as follows:

Community Facilities District No. 2001-1 Fiscal Year 2012-2013 Special Tax Requirement

FISCAL YEAR 2012-2013 OBLIGATIONS:	
CFD ADMINISTRATIVE EXPENSES	\$72,000.00
INTEREST DUE MARCH 1, 2013 – SERIES 2002A [1]	\$212,466.25
INTEREST DUE MARCH 1, 2013 – SERIES 2004A [1]	\$313,276.25
INTEREST DUE SEPTEMBER 1, 2013 – SERIES 2002A [1]	\$212,466.25
PRINCIPAL DUE SEPTEMBER 1, 2013 – SERIES 2002A [1]	\$195,000.00
INTEREST DUE SEPTEMBER 1, 2013 – SERIES 2004A [1]	\$313,276.25
PRINCIPAL DUE SEPTEMBER 1, 2013 – SERIES 2004A [1]	\$325,000.00
DELINQUENCY CONTINGENCY [2]	\$45,769.97
GROSS SPECIAL TAX REQUIREMENT	\$1,689,254.97
FY 2011-2012 (CREDIT)/SHORTFALL [3]	(\$50,000.00)
FISCAL YEAR 2012-2013 SPECIAL TAX REQUIREMENT:	\$1,639,254.97

[1] Estimated debt service following September 1, 2012 bond call based on prepayments to date. Actual debt service after September 1, 2012 bond call may vary.

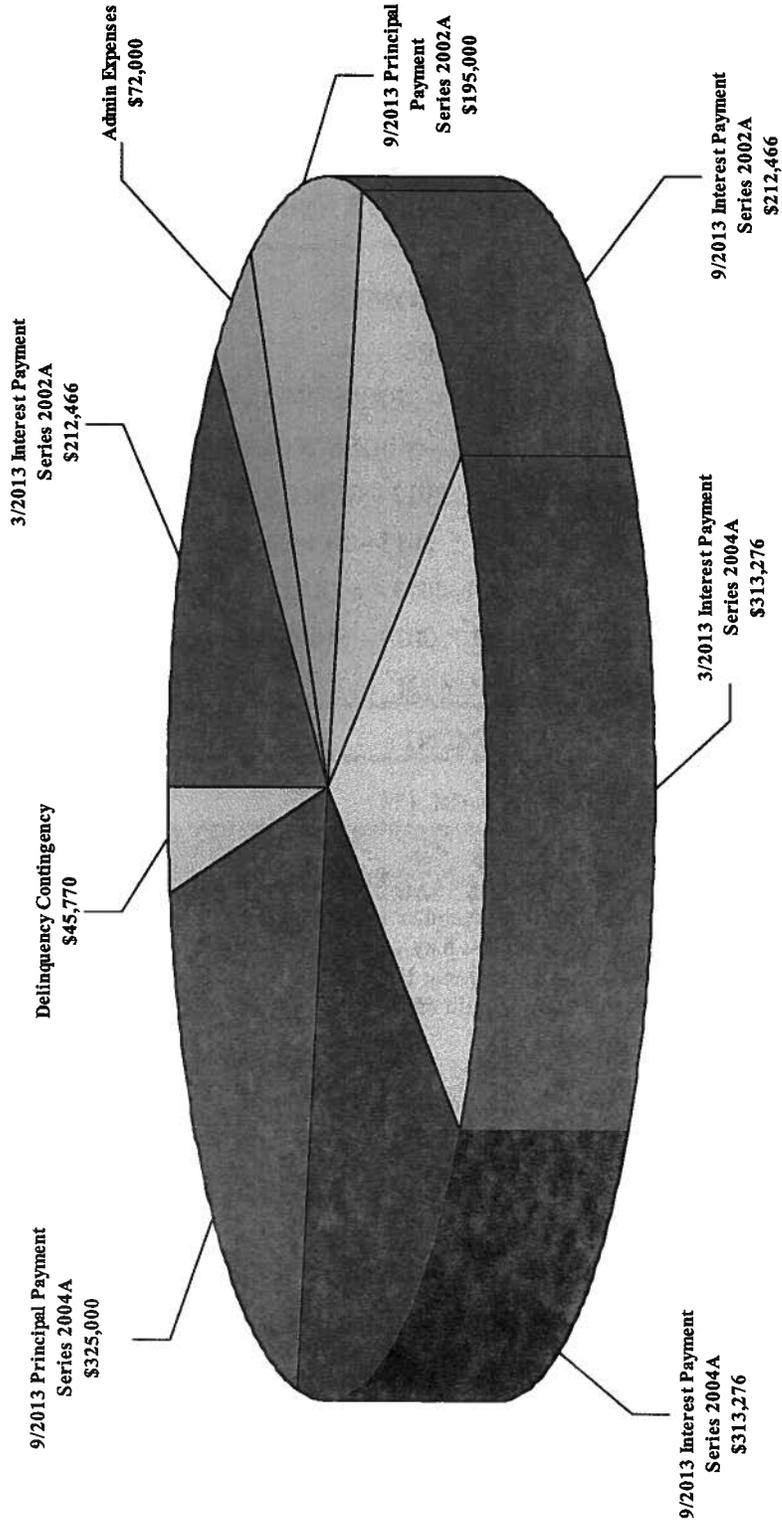
[2] Based on actual level of delinquencies for FY 2011-2012 as of June 6, 2012.

[3] Based on funds to be applied as a credit as provided by the City after making the upcoming debt service payment on September 1, 2012.

The components of the fiscal year 2012-2013 special tax requirement are shown graphically on the following page.

Community Facilities District No. 2001-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy



Total Gross Special Tax Requirement = \$1,689,255

IV. Method of Apportionment

Maximum Special Taxes

The amount of special taxes that CFD No. 2001-1 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment. The maximum special tax for Undeveloped Property and the assigned special tax for each classification of Developed Property are specified in Section C of the Rate and Method of Apportionment.¹

Apportionment of Special Taxes

The special tax that is apportioned to each parcel is determined through the application of Section D of the Rate and Method of Apportionment. Section D apportions the special tax requirement in four steps which prioritize the order in which Developed Property and Undeveloped Property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at up to 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the maximum special tax. The third and fourth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the maximum special taxes under the first step generates special tax revenues of \$1,819,944 from Residential Property and Golf Course Property which is more than sufficient to meet the fiscal year 2012-2013 Special Tax Requirement as outlined in Section III. Therefore, the fiscal year 2012-2013 special tax for Residential Property and Golf Course Property is equal to approximately 90 percent of the maximum special tax. The fiscal year 2012-2013 maximum and actual special taxes are shown for each classification of Developed Property and Undeveloped Property in the following table and graphically on the following page. The Special Tax Roll which lists the total special tax levy for each parcel is shown in Exhibit B.

1

Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the greater of (i) the "Backup Special Tax" or (ii) the Assigned Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum tax rates for Developed Property focuses on the Assigned Special Tax.

**Community Facilities District No. 2001-1
Fiscal Year 2012-2013 Special Taxes
for Developed Property and Undeveloped Property**

Tax Class	Description	Assigned/Maximum Special Tax per Unit/Acre	FY 2012-2013 Actual Special Tax per Unit/Acre
1	Residential Property ≥3,851 s.f.	\$3,243.26	\$2,921.26
2	Residential Property 3,601 - 3,850 s.f.	\$3,090.04	\$2,783.24
3	Residential Property 3,351 - 3,600 s.f.	\$3,058.12	\$2,754.50
4	Residential Property 3,101 - 3,350 s.f.	\$2,726.13	\$2,455.46
5	Residential Property 2,851 - 3,100 s.f.	\$2,611.21	\$2,351.96
5-30%	Residential Property [1] 2,851 - 3,100 s.f.	\$783.36	\$705.58
6	Residential Property 2,651 - 2,850 s.f.	\$2,247.30	\$2,024.18
7	Residential Property 2,451 - 2,650 s.f.	\$2,138.77	\$1,926.42
7-55%	Residential Property [2] 2,451 - 2,650 s.f.	\$1,176.32	\$1,059.54
7-10%	Residential Property [3] 2,451 - 2,650 s.f.	\$207.89	\$187.24
8	Residential Property 2,251 - 2,450 s.f.	\$1,953.62	\$1,759.66
8-71%	Residential Property [4] 2,251 - 2,450 s.f.	\$1,381.21	\$1,244.08
8-58%	Residential Property [5] 2,251 - 2,450 s.f.	\$1,130.38	\$1,018.16
9	Residential Property 2,051 - 2,250 s.f.	\$1,838.70	\$1,656.14
10	Residential Property 1,851 - 2,050 s.f.	\$1,730.17	\$0.00
11	Residential Property <1,850 s.f.	\$1,621.63	\$1,460.62
12	Golf Course Property per Acre [6]	\$233.64	\$210.44
13	Village Store/Day Care Property per SF	\$0.264	\$0.00
14	Non-Residential Property per Acre	\$13,486.00	\$0.00
NA	Undeveloped Property per Acre	\$13,486.00	\$0.00

[1] One Class 5 unit that prepaid 70% of its total obligation for the CFD in February 2008.

[2] One Class 7 unit that prepaid 45% of its total obligation for the CFD in February 2008.

[3] One Class 7 unit that prepaid 90% of its total obligation for the CFD in November 2011.

[4] One Class 8 unit that prepaid 29% of its total obligation for the CFD in August 2011.

[5] One Class 8 unit that prepaid 42% of its total obligation for the CFD in June 2011.

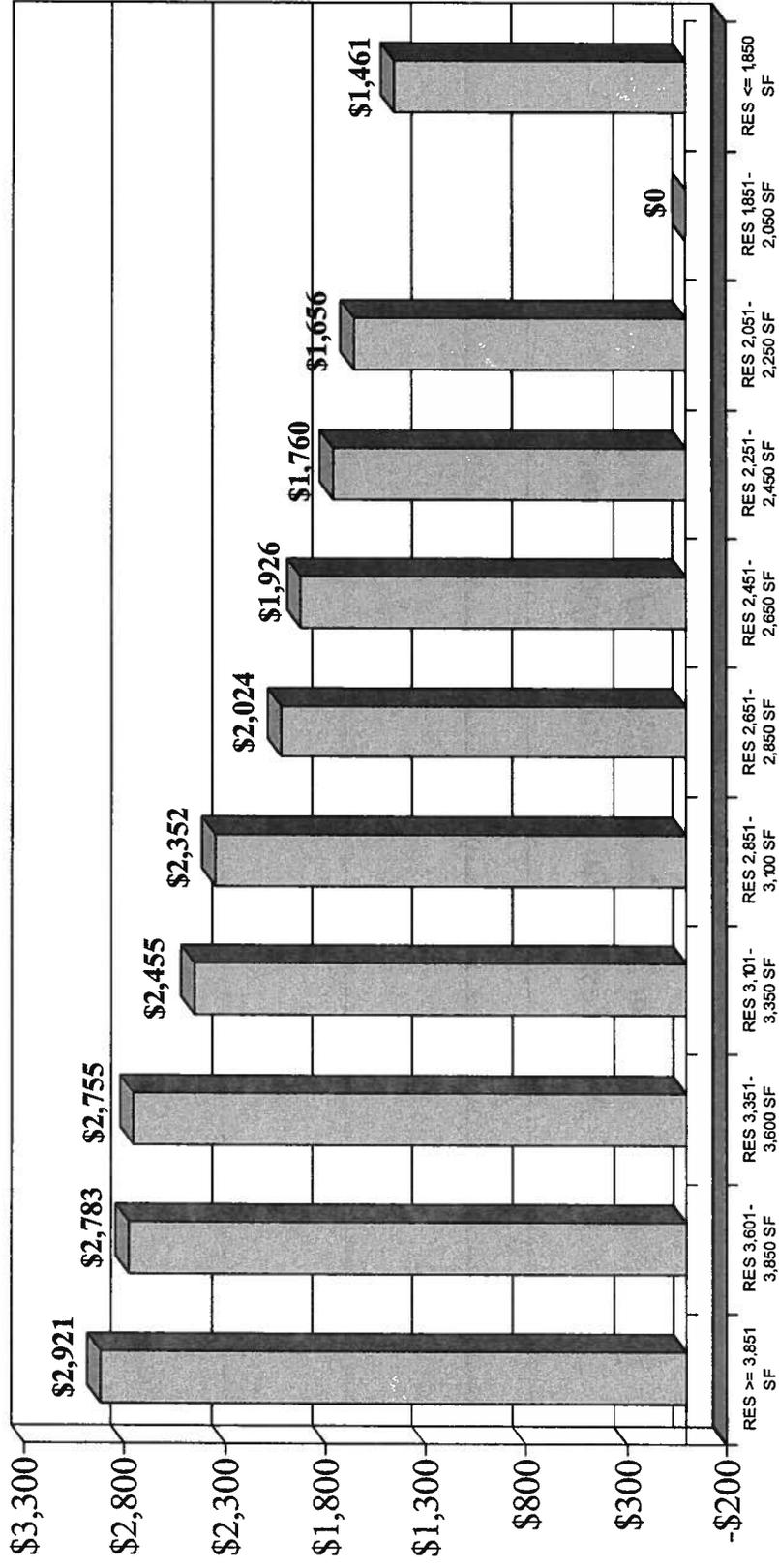
[6] Maximum Special Tax for Golf Course Property is equal to \$233.64 per acre, not to exceed \$20,000 for the entire golf course property. Based on actual acres, the FY 2012-2013 Maximum Special Tax for Golf Course Property is \$233.64 per acre.

A list of the actual special tax levied against each parcel in CFD No. 2001-1 is included in Exhibit B.

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Community Facilities District No. 2001-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy Residential Property per Unit



Community Facilities District No. 2001-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy Non-Residential and Undeveloped Property

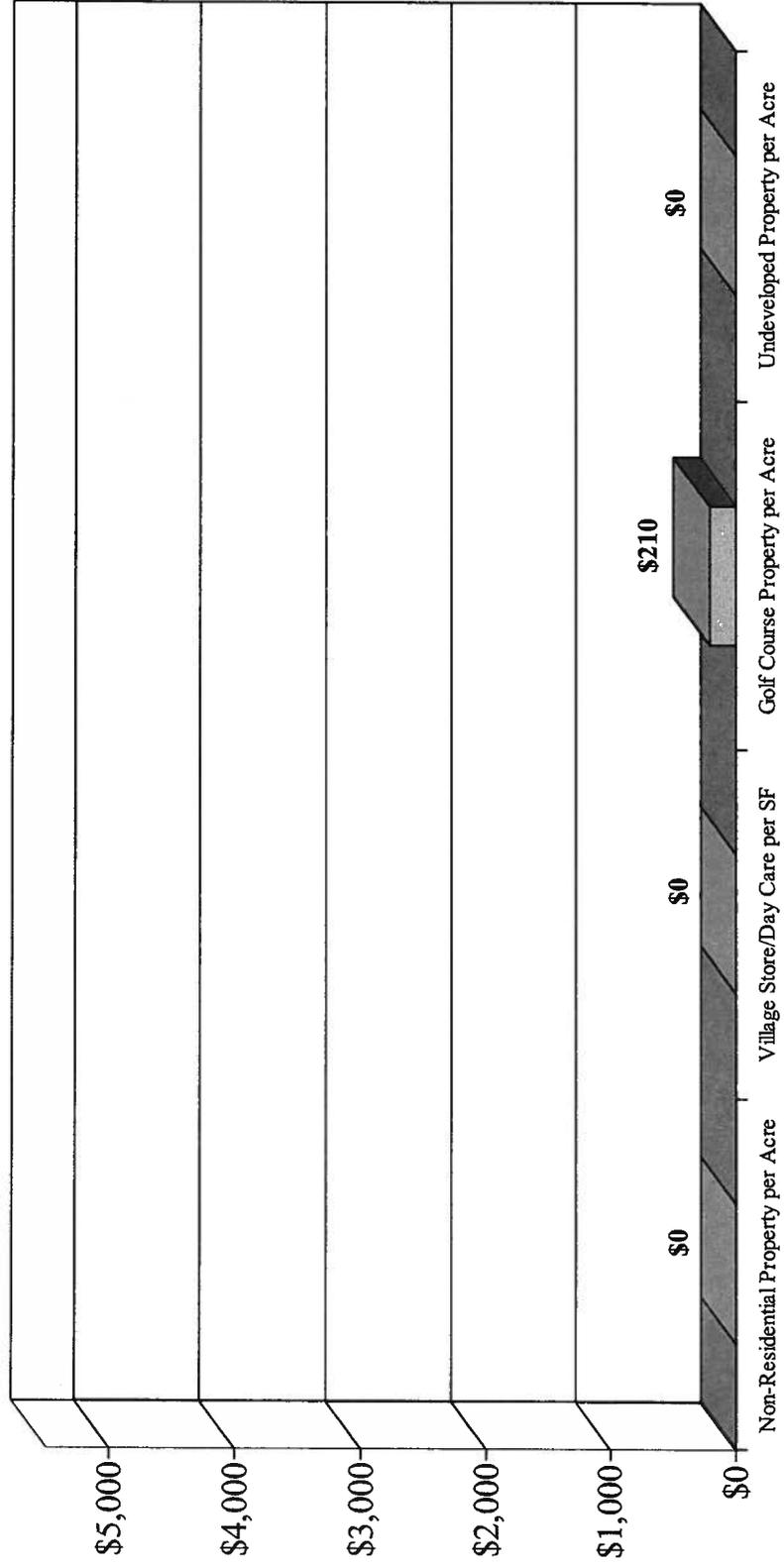


EXHIBIT A

*CFD No. 2001-1 of the
City of Oceanside*

Boundary Map

**City of Oceanside
Community Facilities District No. 2001-1
(Morro Hills Development)**



Legend

-  Community Facilities District No. 2001-1
-  CFD No. 2001-1 and Improvement Area No. 1 of CFD No. 2001-1

EXHIBIT B

*CFD No. 2001-1 of the
City of Oceanside*

*Special Tax Roll
Fiscal Year 2012-2013*

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-500-01-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-02-00	RESIDENTIAL CLASS 6	\$2,024.18
122-500-03-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-04-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-05-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-06-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-07-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-08-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-09-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-10-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-11-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-12-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-13-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-14-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-15-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-16-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-17-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-18-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-19-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-20-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-21-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-22-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-23-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-24-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-25-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-26-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-27-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-28-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-29-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-30-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-31-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-32-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-33-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-34-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-35-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-36-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-37-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-38-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-39-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-40-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-41-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-42-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-43-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-44-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-45-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-46-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-47-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-48-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-49-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-50-00	RESIDENTIAL CLASS 9	\$1,656.14

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-500-51-00	RESIDENTIAL CLASS 5	\$2,351.96
122-500-52-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-53-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-54-00	RESIDENTIAL CLASS 9	\$1,656.14
122-500-55-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-57-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-58-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-59-00	RESIDENTIAL CLASS 11	\$1,460.62
122-500-60-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-61-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-62-00	RESIDENTIAL CLASS 8	\$1,759.66
122-500-63-00	RESIDENTIAL CLASS 7	\$1,926.42
122-500-64-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-01-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-02-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-03-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-04-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-05-00	RESIDENTIAL CLASS 11	\$1,460.62
122-501-06-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-07-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-08-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-09-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-10-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-11-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-12-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-13-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-14-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-15-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-16-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-17-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-18-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-19-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-20-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-21-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-22-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-23-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-24-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-25-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-26-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-27-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-28-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-29-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-30-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-31-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-32-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-33-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-34-00	RESIDENTIAL CLASS 9	\$1,656.14
122-501-35-00	RESIDENTIAL CLASS 11	\$1,460.62
122-501-36-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-37-00	RESIDENTIAL CLASS 9	\$1,656.14

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-501-38-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-39-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-40-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-41-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-42-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-43-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-44-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-45-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-46-00	RESIDENTIAL CLASS 7	\$1,926.42
122-501-47-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-48-00	RESIDENTIAL CLASS 5	\$2,351.96
122-501-49-00	RESIDENTIAL CLASS 8	\$1,759.66
122-501-50-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-01-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-02-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-03-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-04-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-05-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-06-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-07-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-08-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-09-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-10-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-11-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-12-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-13-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-14-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-15-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-16-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-17-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-18-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-19-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-20-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-22-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-23-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-24-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-25-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-26-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-27-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-28-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-29-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-30-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-31-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-32-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-33-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-34-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-35-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-36-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-37-00	RESIDENTIAL CLASS 11	\$1,460.62

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-510-38-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-39-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-40-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-41-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-42-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-43-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-46-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-47-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-48-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-49-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-50-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-51-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-52-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-53-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-54-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-55-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-56-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-57-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-58-00	RESIDENTIAL CLASS 7	\$1,926.42
122-510-59-00	RESIDENTIAL CLASS 8	\$1,759.66
122-510-61-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-62-00	RESIDENTIAL CLASS 9	\$1,656.14
122-510-63-00	RESIDENTIAL CLASS 5	\$2,351.96
122-510-64-00	RESIDENTIAL CLASS 11	\$1,460.62
122-510-65-00	RESIDENTIAL CLASS 8	\$1,759.66
122-520-18-00	GOLF COURSE PROPERTY	\$5,019.08
122-521-30-00	GOLF COURSE PROPERTY	\$151.62
122-521-35-00	GOLF COURSE PROPERTY	\$12,207.84
122-523-01-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-02-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-03-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-04-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-05-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-06-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-07-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-08-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-09-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-10-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-11-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-12-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-13-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-14-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-15-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-16-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-17-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-18-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-19-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-20-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-21-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-22-00	RESIDENTIAL CLASS 2	\$2,783.24

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-523-23-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-24-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-25-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-26-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-27-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-28-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-29-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-30-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-31-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-32-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-33-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-34-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-35-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-36-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-37-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-38-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-39-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-40-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-41-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-42-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-43-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-44-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-45-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-46-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-47-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-48-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-49-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-50-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-51-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-52-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-53-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-54-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-55-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-56-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-57-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-58-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-59-00	RESIDENTIAL CLASS 1	\$2,921.26
122-523-61-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-63-00	RESIDENTIAL CLASS 2	\$2,783.24
122-523-64-00	RESIDENTIAL CLASS 1	\$2,921.26
122-530-01-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-02-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-03-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-05-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-06-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-07-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-08-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-09-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-10-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-11-00	RESIDENTIAL CLASS 4	\$2,455.46

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-530-12-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-13-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-14-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-15-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-16-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-17-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-18-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-19-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-20-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-21-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-22-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-23-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-24-00	RESIDENTIAL CLASS 5	\$2,351.96
122-530-25-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-26-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-27-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-28-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-29-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-30-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-31-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-32-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-33-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-34-00	RESIDENTIAL CLASS 4	\$2,455.46
122-530-35-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-36-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-37-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-38-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-39-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-40-00	RESIDENTIAL CLASS 7	\$1,926.42
122-530-41-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-01-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-02-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-03-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-04-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-05-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-06-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-07-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-08-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-09-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-10-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-11-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-12-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-13-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-14-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-15-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-16-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-17-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-18-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-20-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-21-00	RESIDENTIAL CLASS 7	\$1,926.42

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-531-22-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-23-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-24-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-25-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-26-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-27-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-28-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-29-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-31-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-32-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-33-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-34-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-35-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-37-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-38-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-39-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-40-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-41-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-42-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-43-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-44-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-45-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-46-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-47-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-48-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-49-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-50-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-51-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-52-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-53-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-54-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-55-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-56-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-57-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-58-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-59-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-60-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-61-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-62-00	RESIDENTIAL CLASS 5	\$2,351.96
122-531-63-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-64-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-65-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-66-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-67-00	RESIDENTIAL CLASS 7	\$1,926.42
122-531-68-00	RESIDENTIAL CLASS 4	\$2,455.46
122-531-69-00	RESIDENTIAL CLASS 7	\$1,926.42
122-550-01-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-02-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-04-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-05-00	RESIDENTIAL CLASS 1	\$2,921.26

Exhibit B**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-550-06-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-07-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-08-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-09-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-10-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-11-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-12-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-13-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-14-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-15-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-16-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-17-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-18-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-19-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-20-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-21-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-22-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-23-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-24-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-25-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-26-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-27-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-28-00	RESIDENTIAL CLASS 1	\$2,921.26
122-550-29-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-01-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-02-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-03-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-04-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-05-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-06-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-07-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-08-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-09-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-10-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-11-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-12-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-13-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-14-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-15-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-16-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-18-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-19-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-20-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-23-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-24-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-25-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-26-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-27-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-28-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-29-00	RESIDENTIAL CLASS 1	\$2,921.26

Exhibit B**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-551-30-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-31-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-32-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-33-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-34-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-35-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-36-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-37-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-38-00	RESIDENTIAL CLASS 1	\$2,921.26
122-551-39-00	RESIDENTIAL CLASS 1	\$2,921.26
122-560-01-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-02-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-03-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-04-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-05-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-06-00	RESIDENTIAL CLASS 9	\$1,656.14
122-560-07-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-08-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-09-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-10-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-11-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-12-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-13-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-14-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-15-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-16-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-17-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-18-00	RESIDENTIAL CLASS 9	\$1,656.14
122-560-19-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-20-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-22-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-23-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-24-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-25-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-26-00	RESIDENTIAL CLASS 9	\$1,656.14
122-560-27-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-28-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-29-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-30-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-31-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-32-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-33-00	RESIDENTIAL CLASS 3	\$2,754.50
122-560-34-00	RESIDENTIAL CLASS 4	\$2,455.46
122-560-35-00	RESIDENTIAL CLASS 5	\$2,351.96
122-560-36-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-01-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-02-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-03-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-04-00	RESIDENTIAL CLASS 4	\$2,455.46

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-561-05-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-07-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-08-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-09-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-10-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-11-00	RESIDENTIAL CLASS 9	\$1,656.14
122-561-12-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-13-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-14-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-15-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-16-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-18-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-19-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-20-00	RESIDENTIAL CLASS 9	\$1,656.14
122-561-21-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-22-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-23-00	RESIDENTIAL CLASS 9	\$1,656.14
122-561-24-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-25-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-26-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-27-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-29-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-30-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-31-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-32-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-33-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-34-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-35-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-36-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-37-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-39-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-40-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-41-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-42-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-43-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-44-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-45-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-46-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-47-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-48-00	RESIDENTIAL CLASS 9	\$1,656.14
122-561-49-00	RESIDENTIAL CLASS 3	\$2,754.50
122-561-50-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-51-00	RESIDENTIAL CLASS 5	\$2,351.96
122-561-52-00	RESIDENTIAL CLASS 4	\$2,455.46
122-561-53-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-01-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-02-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-03-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-06-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-07-00	RESIDENTIAL CLASS 5	\$2,351.96

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-570-08-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-09-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-10-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-12-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-13-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-14-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-15-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-16-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-17-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-18-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-20-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-22-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-23-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-24-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-25-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-26-00	RESIDENTIAL CLASS 7	\$1,926.42
122-570-27-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-29-00	RESIDENTIAL CLASS 7	\$1,926.42
122-570-30-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-31-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-32-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-33-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-34-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-35-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-36-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-37-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-38-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-39-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-40-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-41-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-42-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-43-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-44-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-45-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-46-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-47-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-48-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-49-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-50-00	RESIDENTIAL CLASS 5	\$2,351.96
122-570-51-00	RESIDENTIAL CLASS 8	\$1,759.66
122-570-52-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-01-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-02-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-03-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-04-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-05-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-08-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-09-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-11-00	RESIDENTIAL CLASS 7	\$1,926.42

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-571-12-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-14-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-15-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-16-00	RESIDENTIAL CLASS 7-10	\$187.24
122-571-17-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-18-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-19-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-20-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-21-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-22-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-23-00	RESIDENTIAL CLASS 7-58	\$1,018.16
122-571-24-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-25-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-26-00	RESIDENTIAL CLASS 8-71	\$1,244.08
122-571-27-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-28-00	RESIDENTIAL CLASS 7	\$1,926.42
122-571-29-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-30-00	RESIDENTIAL CLASS 5	\$2,351.96
122-571-31-00	RESIDENTIAL CLASS 8	\$1,759.66
122-571-32-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-01-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-02-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-03-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-04-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-05-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-06-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-07-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-09-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-10-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-11-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-12-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-13-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-14-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-15-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-16-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-17-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-18-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-19-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-20-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-23-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-25-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-26-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-27-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-28-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-29-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-30-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-31-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-32-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-33-00	RESIDENTIAL CLASS 7	\$1,926.42

Exhibit B

**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-572-34-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-35-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-36-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-37-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-38-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-39-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-40-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-41-00	RESIDENTIAL CLASS 8	\$1,759.66
122-572-42-00	RESIDENTIAL CLASS 7	\$1,926.42
122-572-43-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-44-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-45-00	RESIDENTIAL CLASS 5	\$2,351.96
122-572-46-00	RESIDENTIAL CLASS 8	\$1,759.66
122-580-15-00	RESIDENTIAL CLASS 7	\$1,926.42
122-580-16-00	RESIDENTIAL CLASS 3	\$2,754.50
122-580-18-00	RESIDENTIAL CLASS 5	\$2,351.96
122-580-19-00	RESIDENTIAL CLASS 5	\$2,351.96
122-580-20-00	RESIDENTIAL CLASS 7	\$1,926.42
122-580-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-580-22-00	RESIDENTIAL CLASS 5	\$2,351.96
122-580-24-00	RESIDENTIAL CLASS 5	\$2,351.96
122-580-26-00	RESIDENTIAL CLASS 7	\$1,926.42
122-580-27-00	RESIDENTIAL CLASS 3	\$2,754.50
122-580-28-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-07-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-08-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-10-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-11-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-14-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-15-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-16-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-18-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-19-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-20-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-21-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-22-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-24-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-26-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-43-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-44-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-46-00	RESIDENTIAL CLASS 5-30	\$705.58
122-581-47-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-48-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-49-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-51-00	RESIDENTIAL CLASS 7-55	\$1,059.54
122-581-52-00	RESIDENTIAL CLASS 3	\$2,754.50
122-581-53-00	RESIDENTIAL CLASS 7	\$1,926.42
122-581-54-00	RESIDENTIAL CLASS 5	\$2,351.96
122-581-55-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-06-00	RESIDENTIAL CLASS 4	\$2,455.46

Exhibit B

City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-590-08-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-10-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-19-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-20-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-21-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-22-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-24-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-26-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-27-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-28-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-32-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-33-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-34-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-35-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-36-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-37-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-38-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-39-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-40-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-41-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-42-00	RESIDENTIAL CLASS 5	\$2,351.96
122-590-43-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-44-00	RESIDENTIAL CLASS 3	\$2,754.50
122-590-45-00	RESIDENTIAL CLASS 4	\$2,455.46
122-590-46-00	RESIDENTIAL CLASS 3	\$2,754.50
122-591-01-00	RESIDENTIAL CLASS 4	\$2,455.46
122-591-02-00	RESIDENTIAL CLASS 3	\$2,754.50
122-591-19-00	RESIDENTIAL CLASS 4	\$2,455.46
122-591-20-00	RESIDENTIAL CLASS 4	\$2,455.46
122-591-21-00	RESIDENTIAL CLASS 3	\$2,754.50
122-591-23-00	RESIDENTIAL CLASS 4	\$2,455.46
122-591-25-00	RESIDENTIAL CLASS 4	\$2,455.46
122-591-27-00	RESIDENTIAL CLASS 5	\$2,351.96
122-600-03-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-04-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-11-00	RESIDENTIAL CLASS 3	\$2,754.50
122-600-16-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-18-00	RESIDENTIAL CLASS 3	\$2,754.50
122-600-19-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-20-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-21-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-23-00	RESIDENTIAL CLASS 1	\$2,921.26
122-600-25-00	RESIDENTIAL CLASS 3	\$2,754.50
122-601-01-00	RESIDENTIAL CLASS 3	\$2,754.50
122-601-18-00	RESIDENTIAL CLASS 3	\$2,754.50
122-601-19-00	RESIDENTIAL CLASS 1	\$2,921.26
122-601-20-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-05-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-06-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-18-00	RESIDENTIAL CLASS 1	\$2,921.26

Exhibit B**City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy**

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-610-19-00	RESIDENTIAL CLASS 2	\$2,783.24
122-610-20-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-21-00	RESIDENTIAL CLASS 3	\$2,754.50
122-610-22-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-23-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-52-00	RESIDENTIAL CLASS 1	\$2,921.26
122-610-53-00	RESIDENTIAL CLASS 2	\$2,783.24
Total Number of Parcels Taxed		707
Total FY 2012-13 Special Tax		\$1,639,251.24

ATTACHMENT B

**ADMINISTRATION REPORT
FISCAL YEAR 2012-2013**

**CITY OF OCEANSIDE
IMPROVEMENT AREA NO. 1 OF
COMMUNITY FACILITIES DISTRICT NO. 2001-1
(MORRO HILLS)**

Prepared for

**CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054**

Prepared by

**DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
Newport Beach, California 92660
(949) 955-1500**

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EXHIBITS

- Exhibit A:** Boundary Map
Exhibit B: Fiscal Year 2012-2013 Special Tax Roll

Introduction

This report provides an analysis of the financial and administrative obligations of Improvement Area No. 1 ("IA No. 1") of Community Facilities District No. 2001-1 ("CFD No. 2001-1") of the City of Oceanside (the "City") resulting from the sale of the \$11,000,000 Series 2004A Special Tax Bonds (the "Bonds") in February 2004.

CFD No. 2001-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. Specifically, IA No. 1 is authorized to issue up to \$11,000,000 in bonds. The proceeds of the Series 2004A Bonds are to be used to fund a portion of an elementary school that is necessary to serve the property within IA No. 1.

The bonded indebtedness of IA No. 1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within the community facilities district. In calculating the special tax liability for fiscal year 2012-2013, this report examines the financial obligations of the current fiscal year and analyzes the level of development within IA No. 1.

A map showing the property in CFD No. 2001-1 and IA No. 1 is included in Exhibit A.

This report is organized into the following sections:

Section I

Section I provides an update of the development status of property within IA No. 1.

Section II

Section II analyzes the previous year's special tax levy.

Section III

Section III determines the financial obligations of IA No. 1 for fiscal year 2012-2013.

Section IV

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2012-2013 special taxes for each classification of property is included.

I. Special Tax Classifications and Development Update

Special Tax Classifications

The methodology employed to calculate and apportion the special tax is contained in a document entitled the Rate and Method of Apportionment. The Rate and Method of Apportionment defines two primary categories of property, namely "Developed Property" and "Undeveloped Property." The category of Developed Property is in turn divided into thirteen separate special tax classifications which vary with dwelling unit size and type for residential development and floor area or acreage for non-residential development. A table of the Developed Property special tax classifications is shown below.

IA No. 1 of Community Facilities District No. 2001-1 Developed Property Classifications

Class	Designation	
1	Residential Property	≥ 3,851 s.f.
2	Residential Property	3,601 - 3,850 s.f.
3	Residential Property	3,351 - 3,600 s.f.
4	Residential Property	3,101 - 3,350 s.f.
5	Residential Property	2,851 - 3,100 s.f.
6	Residential Property	2,651 - 2,850 s.f.
7	Residential Property	2,451 - 2,650 s.f.
8	Residential Property	2,251 - 2,450 s.f.
9	Residential Property	2,051 - 2,250 s.f.
10	Residential Property	1,851 - 2,050 s.f.
11	Residential Property	< 1,850 s.f.
12	Village Store/Day Care Property	NA
13	Non-Residential Property	NA

Developed Property is distinguished from Undeveloped Property by the issuance of a building permit and the recordation of a final map. Specifically, property for which a building permit was issued prior to March 1 will be classified as Developed Property in the following fiscal year so long as it is located within a final map that was recorded as of January 1 of the prior fiscal year. For example, all property in IA No. 1 for which building permits were issued prior to March 1, 2012 and which is located within a recorded final map that was recorded as of January 1, 2012, will be classified as Developed Property in fiscal year 2012-2013.

Development Update

Background research was conducted to determine the amount and type of development activity that occurred during the previous fiscal year. Review of the City of Oceanside's building permit records indicated that building permits for 84 single family residential units within IA No. 1 were issued between March 1, 2011 and February 28, 2012. In addition, the owners of 16 residential lots prepaid their special tax obligation since July 1, 2011 bringing the total number of prepaid lots to 120 as of June 11, 2012. Therefore, these 120 parcels are not considered taxable property and are not subject to the IA No. 1 special tax in fiscal year 2012-2013 and for each subsequent year. As a result, there are 535 units of Residential Property that will be subject to the special tax in fiscal year 2012-2013. A total of 38.54 gross acres in the district are considered Undeveloped Property.

The table below lists the aggregate amount of taxable property by special tax classification.

Tax Class	Description	FY 2011-2012 No. of Units / SF / Acres	New Permits (3/1/11 through 2/28/12)	New Prepaid Parcels	FY 2012-13 No. of Units / SF / Acres
1	Residential Property ≥3,851 s.f.	87 units	23 units	1 units	109 units
2	Residential Property 3,601 - 3,850 s.f.	39 units	2 units	1 units	40 units
3	Residential Property 3,351 - 3,600 s.f.	54 units	10 units	0 units	64 units
4	Residential Property 3,101 - 3,350 s.f.	91 units	0 units	0 units	91 units
5	Residential Property 2,851 - 3,100 s.f.	99 units	26 units	4 units	121 units
5 – 30%	Residential Property 2,851 - 3,100 s.f.	1 unit [1]	0 units	0 units	1 unit [1]
6	Residential Property 2,651 - 2,850 s.f.	0 units	0 units	0 units	0 units
7	Residential Property 2,451 - 2,650 s.f.	65 units	6 units	4 units	67 units
7 – 55%	Residential Property 2,451 - 2,650 s.f.	1 unit [2]	0 units	0 units	1 unit [2]
7 – 29%	Residential Property 2,451 - 2,650 s.f.	1 unit [3]	0 units	0 units	1 unit [3]
8	Residential Property 2,251 - 2,450 s.f.	22 units	17 units	6 units	33 units
9	Residential Property 2,051 - 2,250 s.f.	7 units	0 units	0 units	7 units
10	Residential Property 1,851 - 2,050 s.f.	0 units	0 units	0 units	0 units
11	Residential Property <1,850 s.f.	0 units	0 units	0 units	0 units
12	Village Store/Day Care Property	0 SF	0 SF	0 SF	0 SF
13	Non-Residential Property	0 acres	0 acres	0 acres	0 acres
NA	Undeveloped Property	59.12 acres	NA	NA	38.54 acres
	Total Units of Residential Property	467 units	84 units	16 units	535 units

[1] Includes one Class 5 unit that prepaid 70% of its total obligation for the IA in February 2008.

[2] Includes one Class 7 unit that prepaid 45% of its total obligation for the IA in February 2008.

[3] Includes one Class 7 unit that prepaid 71% of its total obligation for the IA in February 2012.

II. Fiscal Year 2011-2012 Special Tax Levy

The special tax levy for IA No. 1 for fiscal year 2011-2012 equaled \$727,940. As of June 6, 2012, \$709,144 in special taxes had been collected by the County. The remaining \$18,796 are delinquent, resulting in a delinquency rate of 2.58%.

IA No. 1 has covenanted to commence foreclosure proceedings against (i) parcels with delinquent special taxes in excess of \$10,000 by October 1 following the close of each fiscal year in which such special taxes are due, (ii) all parcels with delinquent special taxes by the October 1 following the close of each fiscal year in which it receives special taxes in an amount which is less than 95% of the total special tax levied and the amount on deposit in the Reserve Account is at less than the Reserve Requirement, and (iii) will diligently pursue such foreclosure proceedings until the delinquent special taxes are paid.

In order to be proactive, foreclosure was initiated on certain parcels in 2009 that met the foreclosure thresholds explained above in prior fiscal years, but only when including the overlapping delinquent charges for CFD No. 2001-1. As a result of this effort, two parcels that were under foreclosure paid their delinquent special taxes in full in 2009 and one parcel paid in full in 2011. DTA will continue to monitor the delinquencies.

III. Fiscal Year 2012-2013 Special Tax Requirement

For fiscal year 2012-2013, the special tax requirement is equal to \$666,065 and is calculated as follows:

**IA No. 1 of
Community Facilities District No. 2001-1
Fiscal Year 2012-2013 Special Tax Requirement**

FISCAL YEAR 2012-2013 OBLIGATIONS:	
CFD ADMINISTRATIVE EXPENSES	\$30,000.00
PRINCIPAL DUE SEPTEMBER 1, 2013 [1]	\$240,000.00
INTEREST DUE SEPTEMBER 1, 2013 [1]	\$213,634.38
INTEREST DUE MARCH 1, 2013 [1]	\$213,634.38
DELINQUENCY CONTINGENCY [2]	\$18,795.98
GROSS SPECIAL TAX REQUIREMENT	\$716,064.74
FY 2011-2012 (CREDIT)/SHORTFALL [3]	(\$50,000.00)
FISCAL YEAR 2012-2013 SPECIAL TAX REQUIREMENT:	\$666,064.74

[1] Estimated debt service following September 1, 2012 bond call based on prepayments to date. Actual debt service after September 1, 2012 bond call may vary.

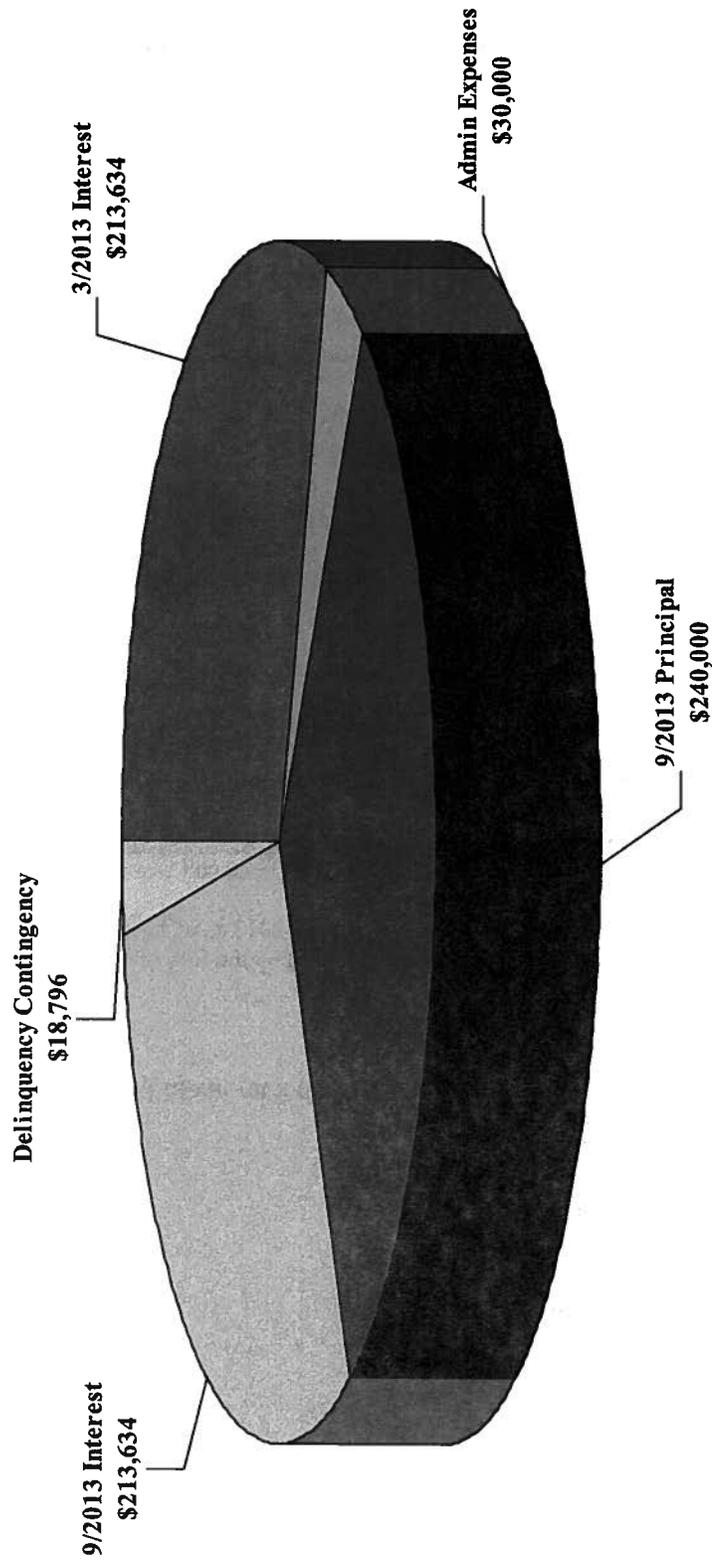
[2] Based on actual level of delinquencies for FY 2011-2012 as of June 6, 2012.

[3] Based on funds to be applied as a credit as provided by the City after making the upcoming debt service payment on September 1, 2012.

The components of the fiscal year 2012-2013 special tax requirement are shown graphically on the following page.

IA No. 1 of Community Facilities District No. 2001-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy



Total Gross Special Tax Requirement = \$716,065

IV. Method of Apportionment

Maximum Special Taxes

The amount of special taxes that IA No. 1 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment. The maximum special tax for Undeveloped Property and the assigned special tax for each classification of Developed Property are specified in Section C of the Rate and Method of Apportionment.¹

Apportionment of Special Taxes

The special tax that is apportioned to each parcel is determined through the application of Section D of the Rate and Method of Apportionment. Section D apportions the special tax requirement in four steps which prioritize the order in which Developed Property and Undeveloped Property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at up to 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the maximum special tax. The third and fourth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the maximum special taxes under the first step generates special tax revenues of \$723,111 from Residential Property which is more than sufficient to meet the fiscal year 2012-2013 Special Tax Requirement as outlined in Section III. Therefore, the fiscal year 2012-2013 special tax for Residential Property is equal to approximately 92 percent of the maximum special tax. The fiscal year 2012-2013 maximum and actual special taxes are shown for each classification of Developed Property and Undeveloped Property in the following table and graphically on the following page. The Special Tax Roll which lists the total special tax levy for each parcel is shown in Exhibit B.

1

Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the greater of (i) the "Backup Special Tax" or (ii) the Assigned Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum tax rates for Developed Property focuses on the Assigned Special Tax.

**IA No. 1 of
Community Facilities District No. 2001-1
Fiscal Year 2012-2013 Special Taxes
for Developed Property and Undeveloped Property**

Tax Class	Description	Assigned/Maximum Special Tax per Unit/Acre	FY 2012-2013 Actual Special Tax per Unit/Acre
1	Residential Property ≥3,851 s.f.	\$1,618.84	\$1,491.12
2	Residential Property 3,601 - 3,850 s.f.	\$1,539.12	\$1,417.70
3	Residential Property 3,351 - 3,600 s.f.	\$1,522.52	\$1,402.40
4	Residential Property 3,101 - 3,350 s.f.	\$1,349.80	\$1,243.30
5	Residential Property 2,851 - 3,100 s.f.	\$1,290.02	\$1,188.24
5-30%	Residential Property [1] 2,851 - 3,100 s.f.	\$387.01	\$356.48
6	Residential Property 2,651 - 2,850 s.f.	\$1,100.70	\$0.00
7	Residential Property 2,451 - 2,650 s.f.	\$1,044.24	\$961.86
7-55%	Residential Property [2] 2,451 - 2,650 s.f.	\$574.33	\$529.02
7-29%	Residential Property [3] 2,451 - 2,650 s.f.	\$303.46	\$279.52
8	Residential Property 2,251 - 2,450 s.f.	\$947.92	\$873.14
9	Residential Property 2,051 - 2,250 s.f.	\$888.13	\$818.06
10	Residential Property 1,851 - 2,050 s.f.	\$831.67	\$0.00
11	Residential Property <1,850 s.f.	\$775.20	\$0.00
12	Village Store/Day Care Property per SF	\$0.264	\$0.00
13	Non-Residential Property per Acre	\$6,581.00	\$0.00
NA	Undeveloped Property per Acre	\$6,581.00	\$0.00

[1] One Class 5 unit that prepaid 70% of its total obligation for the IA in February 2008.

[2] One Class 7 unit that prepaid 45% of its total obligation for the IA in February 2008.

[3] One Class 7 unit that prepaid 71% of its total obligation for the IA in February 2012.

A list of the actual special tax levied against each parcel in IA No. 1 is included in Exhibit B.

IA No. 1 of Community Facilities District No. 2001-1 of the City of Oceanside

*Fiscal Year 2012-2013 Special Tax Levy
Residential Property per Unit*

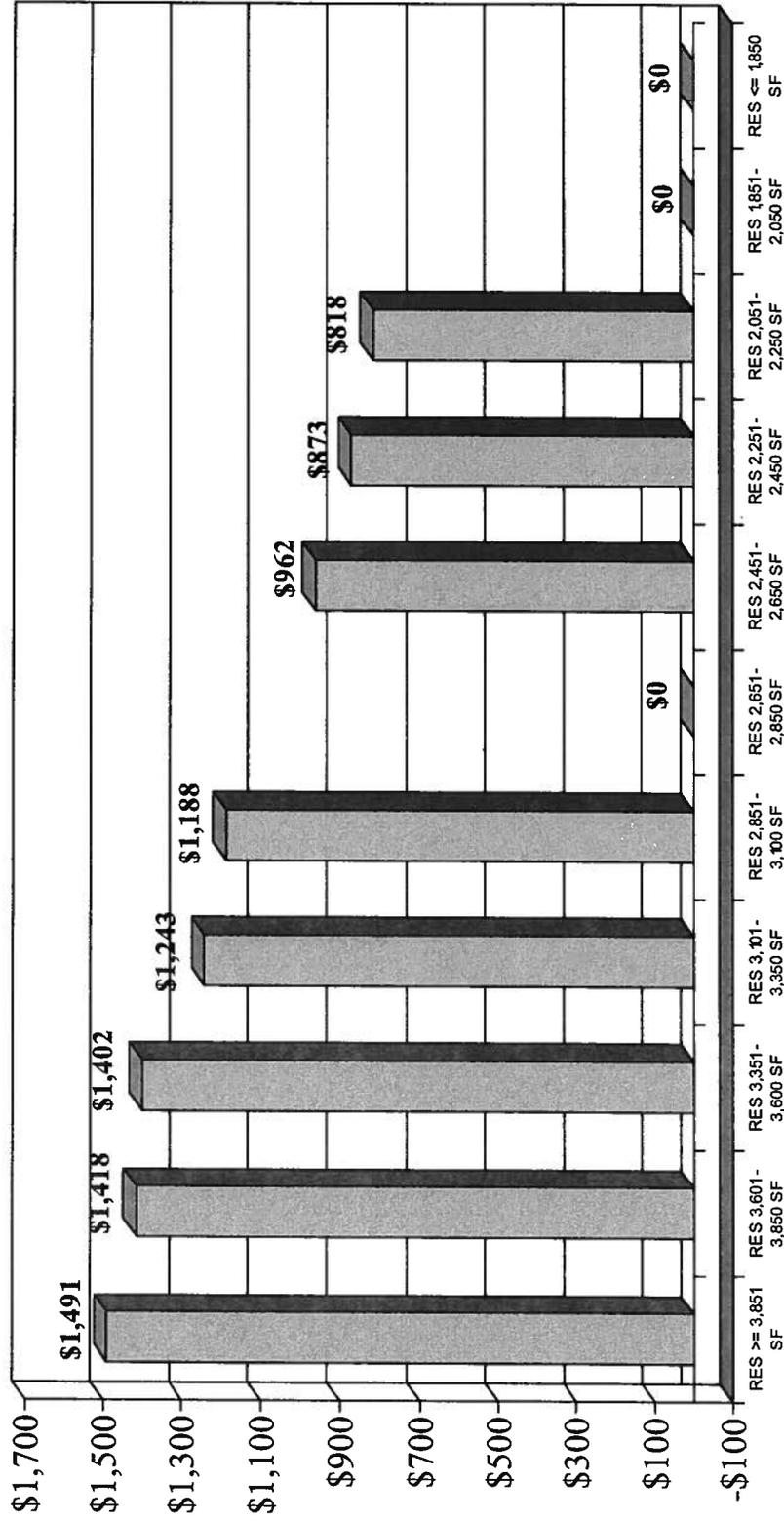


EXHIBIT A

*IA No. 1 of
CFD No. 2001-1 of the
City of Oceanside*

Boundary Map

**City of Oceanside
Community Facilities District No. 2001-1
(Morro Hills Development)**



Legend

-  Community Facilities District No. 2001-1
-  CFD No. 2001-1 and Improvement Area No. 1 of CFD No. 2001-1

© 2011 Google

Arthur Ave

Greenbrook St



EXHIBIT B

*IA No. 1 of
CFD No. 2001-1 of the
City of Oceanside*

*Special Tax Roll
Fiscal Year 2012-2013*

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-523-01-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-02-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-03-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-04-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-05-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-06-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-07-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-08-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-09-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-10-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-11-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-12-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-13-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-14-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-15-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-16-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-17-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-18-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-19-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-20-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-21-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-22-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-23-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-24-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-25-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-26-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-27-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-28-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-29-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-30-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-31-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-32-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-33-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-34-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-35-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-36-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-37-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-38-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-39-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-40-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-41-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-42-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-43-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-44-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-45-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-46-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-47-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-48-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-49-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-50-00	RESIDENTIAL CLASS 1	\$1,491.12

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-523-51-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-52-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-53-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-54-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-55-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-56-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-57-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-58-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-59-00	RESIDENTIAL CLASS 1	\$1,491.12
122-523-61-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-63-00	RESIDENTIAL CLASS 2	\$1,417.70
122-523-64-00	RESIDENTIAL CLASS 1	\$1,491.12
122-530-01-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-02-00	RESIDENTIAL CLASS 7	\$961.86
122-530-03-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-05-00	RESIDENTIAL CLASS 7	\$961.86
122-530-06-00	RESIDENTIAL CLASS 7	\$961.86
122-530-07-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-08-00	RESIDENTIAL CLASS 7	\$961.86
122-530-09-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-10-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-11-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-13-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-14-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-15-00	RESIDENTIAL CLASS 7	\$961.86
122-530-16-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-17-00	RESIDENTIAL CLASS 7	\$961.86
122-530-18-00	RESIDENTIAL CLASS 7	\$961.86
122-530-19-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-20-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-21-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-22-00	RESIDENTIAL CLASS 7	\$961.86
122-530-23-00	RESIDENTIAL CLASS 7	\$961.86
122-530-24-00	RESIDENTIAL CLASS 5	\$1,188.24
122-530-25-00	RESIDENTIAL CLASS 7	\$961.86
122-530-26-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-27-00	RESIDENTIAL CLASS 7	\$961.86
122-530-28-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-29-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-30-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-31-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-32-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-33-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-34-00	RESIDENTIAL CLASS 4	\$1,243.30
122-530-35-00	RESIDENTIAL CLASS 7	\$961.86
122-530-36-00	RESIDENTIAL CLASS 7	\$961.86
122-530-37-00	RESIDENTIAL CLASS 7	\$961.86
122-530-38-00	RESIDENTIAL CLASS 7	\$961.86
122-530-39-00	RESIDENTIAL CLASS 7	\$961.86
122-530-40-00	RESIDENTIAL CLASS 7	\$961.86

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-530-41-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-01-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-02-00	RESIDENTIAL CLASS 7	\$961.86
122-531-03-00	RESIDENTIAL CLASS 7	\$961.86
122-531-04-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-05-00	RESIDENTIAL CLASS 7	\$961.86
122-531-06-00	RESIDENTIAL CLASS 7	\$961.86
122-531-07-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-08-00	RESIDENTIAL CLASS 7	\$961.86
122-531-09-00	RESIDENTIAL CLASS 7	\$961.86
122-531-10-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-11-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-12-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-13-00	RESIDENTIAL CLASS 7	\$961.86
122-531-14-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-15-00	RESIDENTIAL CLASS 7	\$961.86
122-531-16-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-17-00	RESIDENTIAL CLASS 7	\$961.86
122-531-18-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-20-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-21-00	RESIDENTIAL CLASS 7	\$961.86
122-531-22-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-23-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-24-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-25-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-26-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-27-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-28-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-29-00	RESIDENTIAL CLASS 7	\$961.86
122-531-31-00	RESIDENTIAL CLASS 7	\$961.86
122-531-32-00	RESIDENTIAL CLASS 7	\$961.86
122-531-33-00	RESIDENTIAL CLASS 7	\$961.86
122-531-34-00	RESIDENTIAL CLASS 7	\$961.86
122-531-35-00	RESIDENTIAL CLASS 7	\$961.86
122-531-37-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-38-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-39-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-40-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-41-00	RESIDENTIAL CLASS 7	\$961.86
122-531-42-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-43-00	RESIDENTIAL CLASS 7	\$961.86
122-531-44-00	RESIDENTIAL CLASS 7	\$961.86
122-531-45-00	RESIDENTIAL CLASS 7	\$961.86
122-531-46-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-47-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-48-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-49-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-50-00	RESIDENTIAL CLASS 7	\$961.86
122-531-51-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-52-00	RESIDENTIAL CLASS 4	\$1,243.30

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-531-53-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-54-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-55-00	RESIDENTIAL CLASS 7	\$961.86
122-531-56-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-57-00	RESIDENTIAL CLASS 7	\$961.86
122-531-58-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-59-00	RESIDENTIAL CLASS 7	\$961.86
122-531-60-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-61-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-62-00	RESIDENTIAL CLASS 5	\$1,188.24
122-531-63-00	RESIDENTIAL CLASS 7	\$961.86
122-531-64-00	RESIDENTIAL CLASS 7	\$961.86
122-531-65-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-66-00	RESIDENTIAL CLASS 7	\$961.86
122-531-67-00	RESIDENTIAL CLASS 7	\$961.86
122-531-68-00	RESIDENTIAL CLASS 4	\$1,243.30
122-531-69-00	RESIDENTIAL CLASS 7	\$961.86
122-550-01-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-02-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-04-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-05-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-06-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-07-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-08-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-09-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-10-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-11-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-12-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-13-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-14-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-15-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-16-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-17-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-18-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-19-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-20-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-21-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-22-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-23-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-24-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-25-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-26-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-27-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-28-00	RESIDENTIAL CLASS 1	\$1,491.12
122-550-29-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-01-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-02-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-03-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-04-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-06-00	RESIDENTIAL CLASS 1	\$1,491.12

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-551-07-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-08-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-09-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-10-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-11-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-12-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-13-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-14-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-15-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-16-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-18-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-19-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-20-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-23-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-24-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-25-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-26-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-27-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-28-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-29-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-30-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-31-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-32-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-33-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-35-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-36-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-37-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-38-00	RESIDENTIAL CLASS 1	\$1,491.12
122-551-39-00	RESIDENTIAL CLASS 1	\$1,491.12
122-560-01-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-02-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-03-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-04-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-05-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-06-00	RESIDENTIAL CLASS 9	\$818.06
122-560-07-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-08-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-09-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-10-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-11-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-12-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-13-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-14-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-15-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-16-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-17-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-18-00	RESIDENTIAL CLASS 9	\$818.06
122-560-19-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-20-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-21-00	RESIDENTIAL CLASS 5	\$1,188.24

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-560-22-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-23-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-24-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-25-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-26-00	RESIDENTIAL CLASS 9	\$818.06
122-560-27-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-28-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-29-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-30-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-31-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-32-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-33-00	RESIDENTIAL CLASS 3	\$1,402.40
122-560-34-00	RESIDENTIAL CLASS 4	\$1,243.30
122-560-35-00	RESIDENTIAL CLASS 5	\$1,188.24
122-560-36-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-01-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-02-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-03-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-04-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-05-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-07-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-08-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-09-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-10-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-11-00	RESIDENTIAL CLASS 9	\$818.06
122-561-12-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-13-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-14-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-15-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-16-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-18-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-19-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-20-00	RESIDENTIAL CLASS 9	\$818.06
122-561-21-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-22-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-23-00	RESIDENTIAL CLASS 9	\$818.06
122-561-24-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-25-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-26-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-27-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-29-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-30-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-31-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-32-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-33-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-34-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-35-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-36-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-37-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-39-00	RESIDENTIAL CLASS 4	\$1,243.30

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-561-40-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-41-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-42-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-43-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-44-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-45-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-46-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-47-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-48-00	RESIDENTIAL CLASS 9	\$818.06
122-561-49-00	RESIDENTIAL CLASS 3	\$1,402.40
122-561-50-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-51-00	RESIDENTIAL CLASS 5	\$1,188.24
122-561-52-00	RESIDENTIAL CLASS 4	\$1,243.30
122-561-53-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-01-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-02-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-03-00	RESIDENTIAL CLASS 8	\$873.14
122-570-06-00	RESIDENTIAL CLASS 8	\$873.14
122-570-07-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-08-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-10-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-12-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-13-00	RESIDENTIAL CLASS 8	\$873.14
122-570-14-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-15-00	RESIDENTIAL CLASS 8	\$873.14
122-570-16-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-17-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-18-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-20-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-21-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-22-00	RESIDENTIAL CLASS 8	\$873.14
122-570-23-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-24-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-25-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-26-00	RESIDENTIAL CLASS 7	\$961.86
122-570-27-00	RESIDENTIAL CLASS 8	\$873.14
122-570-29-00	RESIDENTIAL CLASS 7	\$961.86
122-570-30-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-31-00	RESIDENTIAL CLASS 8	\$873.14
122-570-32-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-33-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-34-00	RESIDENTIAL CLASS 8	\$873.14
122-570-35-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-36-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-37-00	RESIDENTIAL CLASS 8	\$873.14
122-570-38-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-39-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-40-00	RESIDENTIAL CLASS 8	\$873.14
122-570-41-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-42-00	RESIDENTIAL CLASS 5	\$1,188.24

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-570-43-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-44-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-45-00	RESIDENTIAL CLASS 8	\$873.14
122-570-46-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-47-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-48-00	RESIDENTIAL CLASS 8	\$873.14
122-570-49-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-50-00	RESIDENTIAL CLASS 5	\$1,188.24
122-570-51-00	RESIDENTIAL CLASS 8	\$873.14
122-570-52-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-01-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-02-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-03-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-04-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-05-00	RESIDENTIAL CLASS 8	\$873.14
122-571-07-00	RESIDENTIAL CLASS 8	\$873.14
122-571-08-00	RESIDENTIAL CLASS 7	\$961.86
122-571-09-00	RESIDENTIAL CLASS 7	\$961.86
122-571-10-00	RESIDENTIAL CLASS 8	\$873.14
122-571-11-00	RESIDENTIAL CLASS 7	\$961.86
122-571-12-00	RESIDENTIAL CLASS 8	\$873.14
122-571-14-00	RESIDENTIAL CLASS 7	\$961.86
122-571-15-00	RESIDENTIAL CLASS 8	\$873.14
122-571-17-00	RESIDENTIAL CLASS 7	\$961.86
122-571-18-00	RESIDENTIAL CLASS 8	\$873.14
122-571-19-00	RESIDENTIAL CLASS 7	\$961.86
122-571-21-00	RESIDENTIAL CLASS 8	\$873.14
122-571-22-00	RESIDENTIAL CLASS 7-29	\$279.52
122-571-24-00	RESIDENTIAL CLASS 7	\$961.86
122-571-27-00	RESIDENTIAL CLASS 8	\$873.14
122-571-28-00	RESIDENTIAL CLASS 7	\$961.86
122-571-29-00	RESIDENTIAL CLASS 8	\$873.14
122-571-30-00	RESIDENTIAL CLASS 5	\$1,188.24
122-571-31-00	RESIDENTIAL CLASS 8	\$873.14
122-571-32-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-01-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-02-00	RESIDENTIAL CLASS 8	\$873.14
122-572-03-00	RESIDENTIAL CLASS 7	\$961.86
122-572-04-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-05-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-06-00	RESIDENTIAL CLASS 7	\$961.86
122-572-07-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-09-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-10-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-11-00	RESIDENTIAL CLASS 8	\$873.14
122-572-12-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-13-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-14-00	RESIDENTIAL CLASS 7	\$961.86
122-572-15-00	RESIDENTIAL CLASS 8	\$873.14
122-572-16-00	RESIDENTIAL CLASS 7	\$961.86

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-572-17-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-18-00	RESIDENTIAL CLASS 8	\$873.14
122-572-19-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-20-00	RESIDENTIAL CLASS 8	\$873.14
122-572-21-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-23-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-25-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-26-00	RESIDENTIAL CLASS 8	\$873.14
122-572-27-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-29-00	RESIDENTIAL CLASS 8	\$873.14
122-572-30-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-31-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-32-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-33-00	RESIDENTIAL CLASS 7	\$961.86
122-572-34-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-35-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-36-00	RESIDENTIAL CLASS 8	\$873.14
122-572-37-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-38-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-39-00	RESIDENTIAL CLASS 7	\$961.86
122-572-40-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-41-00	RESIDENTIAL CLASS 8	\$873.14
122-572-42-00	RESIDENTIAL CLASS 7	\$961.86
122-572-43-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-44-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-45-00	RESIDENTIAL CLASS 5	\$1,188.24
122-572-46-00	RESIDENTIAL CLASS 8	\$873.14
122-580-08-00	RESIDENTIAL CLASS 3	\$1,402.40
122-580-14-00	RESIDENTIAL CLASS 3	\$1,402.40
122-580-15-00	RESIDENTIAL CLASS 7	\$961.86
122-580-16-00	RESIDENTIAL CLASS 3	\$1,402.40
122-580-18-00	RESIDENTIAL CLASS 5	\$1,188.24
122-580-19-00	RESIDENTIAL CLASS 5	\$1,188.24
122-580-20-00	RESIDENTIAL CLASS 7	\$961.86
122-580-21-00	RESIDENTIAL CLASS 5	\$1,188.24
122-580-22-00	RESIDENTIAL CLASS 5	\$1,188.24
122-580-24-00	RESIDENTIAL CLASS 5	\$1,188.24
122-580-26-00	RESIDENTIAL CLASS 7	\$961.86
122-580-27-00	RESIDENTIAL CLASS 3	\$1,402.40
122-580-28-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-07-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-08-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-10-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-11-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-14-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-15-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-16-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-18-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-19-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-20-00	RESIDENTIAL CLASS 3	\$1,402.40

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-581-21-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-22-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-24-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-26-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-43-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-44-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-46-00	RESIDENTIAL CLASS 5-30	\$356.48
122-581-47-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-48-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-49-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-51-00	RESIDENTIAL CLASS 7-55	\$529.02
122-581-52-00	RESIDENTIAL CLASS 3	\$1,402.40
122-581-53-00	RESIDENTIAL CLASS 7	\$961.86
122-581-54-00	RESIDENTIAL CLASS 5	\$1,188.24
122-581-55-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-06-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-08-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-10-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-19-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-20-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-21-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-22-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-24-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-26-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-27-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-28-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-32-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-33-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-34-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-35-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-36-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-37-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-38-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-39-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-40-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-41-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-42-00	RESIDENTIAL CLASS 5	\$1,188.24
122-590-43-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-44-00	RESIDENTIAL CLASS 3	\$1,402.40
122-590-45-00	RESIDENTIAL CLASS 4	\$1,243.30
122-590-46-00	RESIDENTIAL CLASS 3	\$1,402.40
122-591-01-00	RESIDENTIAL CLASS 4	\$1,243.30
122-591-02-00	RESIDENTIAL CLASS 3	\$1,402.40
122-591-13-00	RESIDENTIAL CLASS 3	\$1,402.40
122-591-16-00	RESIDENTIAL CLASS 3	\$1,402.40
122-591-20-00	RESIDENTIAL CLASS 4	\$1,243.30
122-591-21-00	RESIDENTIAL CLASS 3	\$1,402.40
122-591-23-00	RESIDENTIAL CLASS 4	\$1,243.30
122-591-25-00	RESIDENTIAL CLASS 4	\$1,243.30
122-591-27-00	RESIDENTIAL CLASS 5	\$1,188.24

Exhibit B
Improvement Area No. 1 of the
City of Oceanside CFD No. 2001-1
FY 2012-13 Special Tax Levy

APN	TAX CLASS	FY 2012-13 SPECIAL TAX
122-600-03-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-04-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-11-00	RESIDENTIAL CLASS 3	\$1,402.40
122-600-12-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-13-00	RESIDENTIAL CLASS 3	\$1,402.40
122-600-14-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-15-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-16-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-17-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-18-00	RESIDENTIAL CLASS 3	\$1,402.40
122-600-19-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-20-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-21-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-22-00	RESIDENTIAL CLASS 3	\$1,402.40
122-600-23-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-24-00	RESIDENTIAL CLASS 1	\$1,491.12
122-600-25-00	RESIDENTIAL CLASS 3	\$1,402.40
122-601-01-00	RESIDENTIAL CLASS 3	\$1,402.40
122-601-02-00	RESIDENTIAL CLASS 1	\$1,491.12
122-601-03-00	RESIDENTIAL CLASS 3	\$1,402.40
122-601-18-00	RESIDENTIAL CLASS 3	\$1,402.40
122-601-19-00	RESIDENTIAL CLASS 1	\$1,491.12
122-601-20-00	RESIDENTIAL CLASS 1	\$1,491.12
122-601-21-00	RESIDENTIAL CLASS 3	\$1,402.40
122-601-22-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-05-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-06-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-18-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-19-00	RESIDENTIAL CLASS 2	\$1,417.70
122-610-20-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-21-00	RESIDENTIAL CLASS 3	\$1,402.40
122-610-22-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-23-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-52-00	RESIDENTIAL CLASS 1	\$1,491.12
122-610-53-00	RESIDENTIAL CLASS 2	\$1,417.70
Total Number of Parcels Taxed		535
Total FY 2012-13 Special Tax		\$666,060.70

1 RESOLUTION NO. _____

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE, ACTING IN ITS CAPACITY AS THE
4 LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT
5 NO. 2006-1 OF THE CITY OF OCEANSIDE (PACIFIC COAST
6 BUSINESS PARK) AUTHORIZING THE LEVY OF A SPECIAL
7 TAX FOR FISCAL YEAR 2012-2013

7 WHEREAS, on January 18, 2006, the City Council of the City of Oceanside (the "City
8 Council") adopted Resolution No. 06-R0031-1 stating its intention to form Community Facilities
9 District No. 2006-1 of the City of Oceanside (Pacific Coast Business Park) ("Community Facilities
10 District No. 2006-1") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended,
11 Section 53311 *et seq.* of the Government Code (the "Act"); and

12 WHEREAS, on January 18, 2006, the City Council also adopted Resolution No. 06-R0032-1
13 stating its intention to incur bonded indebtedness in the amount of \$12,000,000 within proposed
14 Community Facilities District No. 2006-1 for the purpose of financing the facilities and incidental
15 expenses described in Resolution No. 06-R0031-1 to serve the area within Community Facilities
16 District No. 2006-1; and

17 WHEREAS, on February 22, 2006, the City Council adopted Resolution No. 06-R0075-1
18 which established Community Facilities District No. 2006-1, authorized the levy of a special tax
19 within Community Facilities District No. 2006-1 and called an election within Community Facilities
20 District No. 2006-1 on the ballot proposition relating to levying a special tax combined and
21 consolidated with the proposition relating to the incurring of bonded indebtedness; and

22 WHEREAS, on February 22, 2006, the City Council also adopted Resolution No.
23 06-R0076-1 which determined the necessity to incur bonded indebtedness in the amount of
24 \$12,000,000 within Community Facilities District No. 2006-1 and called an election within
25 Community Facilities District No. 2006-1 for February 22, 2006, on the proposition of incurring
26 bonded indebtedness combined and consolidated with the proposition of levying a special tax; and

1 WHEREAS, on February 22, 2006, an election was held within Community Facilities
2 District No. 2006-1 at which the qualified electors approved by more than a two-thirds vote the
3 proposition of incurring bonded indebtedness of \$12,000,000 and levying a special tax as set forth in
4 Resolution No. 06-R0075-1; and

5 WHEREAS, on February 22, 2006, the City Council adopted Resolution No. 06-R0077-1
6 which certified the results of the February 22, 2006 election conducted by the City Clerk, which
7 results showed that more than two-thirds of the votes cast were in favor of the proposition to incur
8 bonded indebtedness and levy the special tax; and

9 WHEREAS, on March 8, 2006, the City Council adopted Ordinance No. 06-OR0098-1
10 which authorized the levy of the special tax within Community Facilities District No. 2006-1; and

11 WHEREAS, this City Council hereby certifies that the Ordinance authorizing the levy of the
12 special taxes within Community Facilities District No. 2006-1 has been duly adopted in accordance
13 with law and is legal and valid; and

14 WHEREAS, the Ordinance provides that the City Council is further authorized to determine,
15 by ordinance, or by resolution if permitted by then applicable law, on or before August 10 of each
16 year, the specific special tax to be levied on each parcel of land in Community Facilities District
17 No. 2006-1; and

18 WHEREAS, it is now necessary and appropriate that this City Council levy and collect the
19 special taxes for Fiscal Year 2012-2013 for the purpose specified in the Ordinance, by the adoption
20 of a resolution as specified by the Act and the Ordinance; and

21 WHEREAS, the special taxes being levied hereunder are at the same rate or at a lower rate
22 than provided by the Ordinance;

23 NOW, THEREFORE, the City Council of the City of Oceanside acting in its capacity as the
24 legislative body of Community Facilities District No. 2006-1 does resolve as follows:

25 Section 1. The above recitals are all true and correct.

1 Section 2. In accordance with Section 53340 of the Act and the Ordinance, there is hereby
2 levied upon the parcels within the District which are not otherwise exempt from taxation under the
3 Act or the Ordinance the special taxes for Fiscal Year 2012-2013 (the "Special Taxes"), at the tax
4 rates set forth in Attachment A hereto and the Special Tax Consultant shall apportion the Special
5 Taxes in the manner specified in Resolution No. 06-R0075-1 and the report prepared by the Special
6 Tax Consultant entitled "Administration Report Fiscal Year 2012-2013" (Attachment A) submitted
7 herewith. Such rates do not exceed the maximum rates set forth in the Ordinance. After adoption of
8 this Resolution, but no later than August 10, 2012, the Special Tax Consultant shall deliver the
9 certified list of all parcels subject to the special tax levy including the amount of the Special Taxes to
10 be levied on each parcel in Fiscal Year 2012-2013 (the "Certified List") to the Financial Services
11 Director or her designee and thereafter, but in no event later than August 10, 2012, the Financial
12 Services Director or her designee shall cause a certified copy of this Resolution together with the
13 Certified List, to be filed with the County Auditor-Controller. The Certified List may contain tax
14 rates lower than those set forth in Attachment A if the Financial Services Director determines that
15 such lower rates are adequate to accomplish the purposes of the District in Fiscal Year 2012-2013.
16 The Financial Services Director or her designee and the County Auditor-Controller are hereby
17 authorized to make changes to the Certified List from time to time to correct any error in the amount
18 of the levy on any parcel to make it consistent with the rate and method of apportionment attached to
19 the Ordinance, including, but not limited to, adding any parcels omitted from the Certified List or
20 deleting any parcels included in the Certified List.

23 Section 3. Properties or entities of the state, federal or local governments shall be exempt
24 from the above-referenced and approved Special Taxes only to the extent set forth in the Ordinance
25 and otherwise shall be subject to the Special Taxes consistent with the provisions of Section 53317.3
26 of the Act in effect as of the date of adoption of this Resolution.
27
28

1 Section 4. All of the collections of the Special Taxes shall be used only as provided for in the
2 Act and Resolution No. 06-R0076-1. The Special Taxes shall be levied only so long as needed to
3 accomplish the purposes described in Resolution No. 06-R0075-1.

4 Section 5. The Special Taxes shall be collected in the same manner as ordinary ad valorem
5 taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien
6 priority in cases of delinquency as provided for ad valorem taxes as such procedure may be modified
7 by law or this City Council from time to time.

8 Section 6. As a cumulative remedy, if any amount levied as the Special Taxes for payment
9 of interest or principal on any outstanding bonds of the District (the "Bonds"), together with any
10 penalties and other charges accruing under this Resolution, are not paid when due, the City Council
11 may, not later than four years after the due date of the last installment of principal on the Bonds,
12 order that the same be collected by an action brought in the superior court to foreclose the lien of
13 such Special Taxes.

14 Section 7. The Financial Services Director or his designee is hereby authorized to transmit a
15 certified copy of this Resolution, together with the Certified List, to the County Assessor and/or the
16 Treasurer-Tax Collector, together with other supporting documentation as may be required to place
17 the Special Taxes on the secured property tax roll for Fiscal Year 2012-2013 and for the collection of
18 the Special Taxes in the manner of ad valorem property taxes and to perform all other acts which are
19 required by the Act, the Ordinance, or by law or deemed necessary by the Financial Services Director
20 in order to accomplish the purpose of this Resolution, the Act or Bond covenants.

21 Section 8. This Resolution shall be effective upon its adoption.

22 ///

23 ///

24 ///

1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this ____ day
2 of _____, 2012, by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

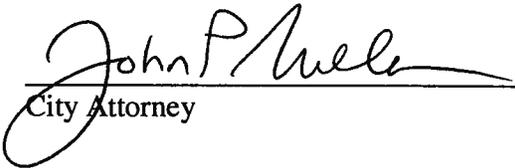
6 ABSTAIN:
7
8

9 _____
MAYOR OF THE CITY OF OCEANSIDE

10
11 ATTEST:

APPROVED AS TO FORM:

12 _____
13 City Clerk

14 
15 _____
City Attorney

16 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
17 OCEANSIDE, ACTING IN ITS CAPACITY AS THE LEGISLATIVE
18 BODY OF COMMUNITY FACILITIES DISTRICT NO. 2006-1 OF THE
19 CITY OF OCEANSIDE (PACIFIC COAST BUSINESS PARK)
AUTHORIZING THE LEVY OF A SPECIAL TAX FOR FISCAL YEAR
20 2012-2013
21
22
23
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ATTACHMENT A

**ADMINISTRATION REPORT
FISCAL YEAR 2012-2013**

**CITY OF OCEANSIDE
COMMUNITY FACILITIES DISTRICT No. 2006-1
(PACIFIC COAST BUSINESS PARK)**

Prepared for

**CITY OF OCEANSIDE
300 North Coast Highway
Oceanside, CA 92054**

Prepared by

**DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
Newport Beach, California 92660
(949) 955-1500**

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EXHIBITS

- Exhibit A:** Boundary Map
Exhibit B: Fiscal Year 2012-2013 Special Tax Roll

Introduction

This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 2006-1 ("CFD No. 2006-1") of the City of Oceanside (the "City") resulting from the sale of the \$8,880,000 Series 2008 Special Tax Bonds (the "2008 Bonds") in May 2008.

CFD No. 2006-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended. The Act provides an alternative method for the financing of certain public capital facilities and services. Specifically, CFD No. 2006-1 is authorized to issue up to \$12,000,000 in bonds. The proceeds of the Series 2008 Bonds are to be used to construct and acquire various public improvements including sewer, water, storm drain, and roadway facilities necessary for the development of the property within CFD No. 2006-1.

A map showing the property in CFD No. 2006-1 is included in Exhibit A.

The bonded indebtedness of CFD No. 2006-1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within the community facilities district. In calculating the special tax liability for fiscal year 2012-2013, this report examines the financial obligations of the current fiscal year and analyzes the level of development within CFD No. 2006-1.

This report is organized into the following sections:

Section I

Section I provides an update of the development status of property within CFD No. 2006-1.

Section II

Section II determines the financial obligations of CFD No. 2006-1 for fiscal year 2011-2012.

Section III

Section III reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2012-2013 special taxes for each classification of property is included.

I. Special Tax Classifications and Development Update

Special Tax Classifications

The methodology employed to calculate and apportion the special tax is contained in a document entitled the Rate and Method of Apportionment. The Rate and Method of Apportionment defines two primary categories of property, namely "Developed Property" and "Undeveloped Property." Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit was issued prior to January 1 will be classified as Developed Property in the following fiscal year. For example, all property in CFD No. 2006-1 for which building permits were issued prior to January 1, 2012, will be classified as Developed Property in fiscal year 2012-2013. Developed Property is taxed based on the greater of a rate per acre or a rate per building square foot.

Development Update

Background research was conducted to determine the amount and type of development activity that occurred during the previous fiscal year. Review of the City of Oceanside's building permit records indicated that no new building permits were issued between January 1, 2011 and December 31, 2011 within CFD No. 2006-1. A total of 83.744 gross acres in the district are considered Undeveloped Property.

The table below lists the aggregate amount of taxable property by special tax classification.

Description	No. of Acres	No. of Building Square Feet
Developed Property taxed per Acre	6.490 Acres	57,498
Developed Property taxed per Building Square Foot	11.927 Acres	204,271
Undeveloped Property	83.744 Acres	NA

II. Fiscal Year 2011-2012 Special Tax Levy

The special tax levy for CFD No. 2006-1 for fiscal year 2011-2012 equaled \$562,658. As of June 6, 2012, \$3,142 in fiscal year 2011-2012 annual Special Taxes were delinquent, which equates to a 0.56% delinquency rate.

CFD No. 2006-1 has covenanted to commence foreclosure proceedings against (i) parcels with delinquent special taxes in excess of \$10,000 by October 1 following the close of each fiscal year in which such special taxes are due, (ii) all parcels with delinquent special taxes by the October 1 following the close of each fiscal year in which it receives special taxes in an amount which is less than 95% of the total special tax levied and the amount on deposit in the Reserve Account is at less than the Reserve Requirement, and (iii) will diligently pursue such foreclosure proceedings until the delinquent special taxes are paid.

DTA will continue to monitor the delinquencies. CFD No. 2006-1 is not currently required to commence foreclosure proceedings against any parcels based on the current level of delinquencies.

III. Fiscal Year 2012-2013 Special Tax Requirement

For fiscal year 2012-2013, the special tax requirement is equal to \$601,042 and is calculated as follows:

**Community Facilities District No. 2006-1
Fiscal Year 2012-2013 Special Tax Requirement**

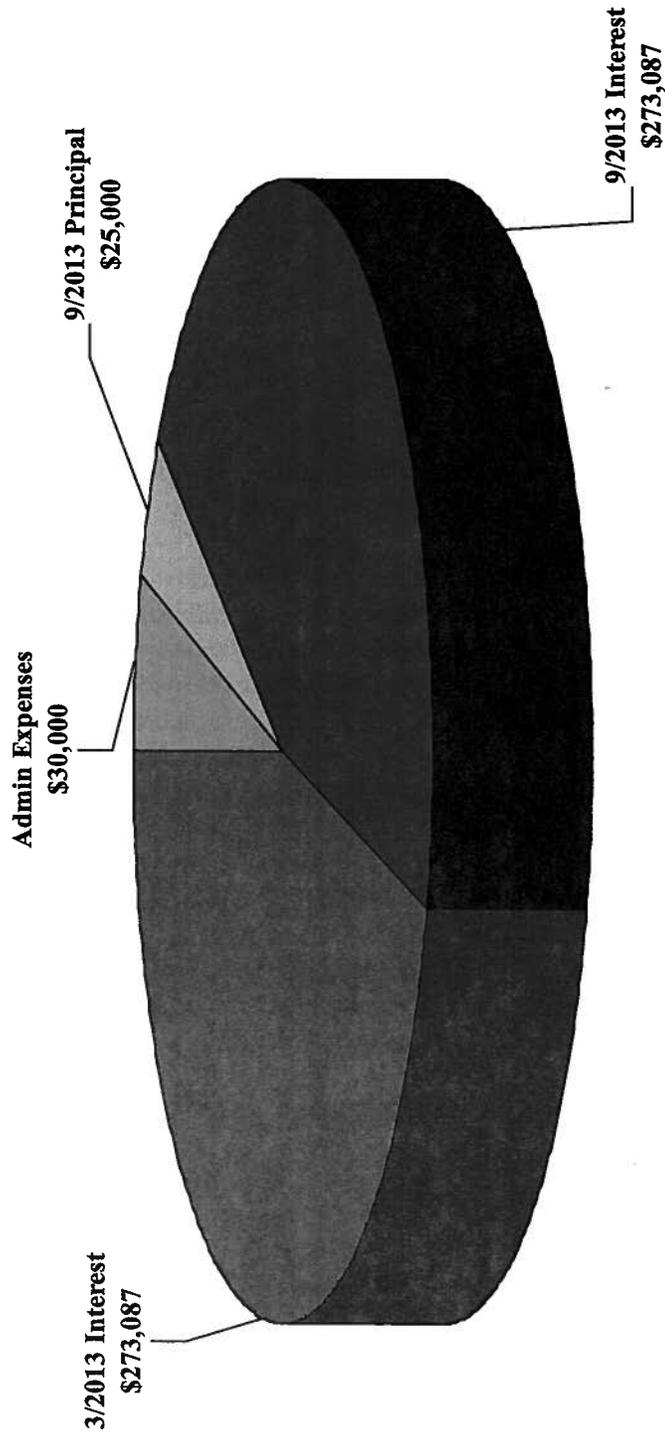
FISCAL YEAR 2012-2013 OBLIGATIONS:	
INTEREST DUE MARCH 1, 2013	\$273,086.88
INTEREST DUE SEPTEMBER 1, 2013	\$273,086.88
PRINCIPAL DUE SEPTEMBER 1, 2013	\$25,000.00
ADMINISTRATIVE EXPENSES	\$30,000.00
GROSS SPECIAL TAX REQUIREMENT	\$601,173.76
FY 2011-2012 (CREDIT)/SHORTFALL [1]	(\$131.62)
FISCAL YEAR 2012-2013 SPECIAL TAX REQUIREMENT:	\$601,042.14

[1] Based on funds to be applied as a credit as provided by the City after making the upcoming debt service payment on September 1, 2012.

The components of the fiscal year 2012-2013 special tax requirement are shown graphically on the following page.

Community Facilities District No. 2006-1 of the City of Oceanside

Fiscal Year 2012-2013 Gross Special Tax Requirement



Total Gross Special Tax Requirement = \$601,174

IV. Method of Apportionment

Maximum Special Taxes

The amount of special taxes that CFD No. 2006-1 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment. The fiscal year 2006-2007 maximum special tax for Undeveloped Property and the assigned special tax for Developed Property are specified in Section C of Rate and Method of Apportionment.¹ These special tax rates escalate by two percent each fiscal year.

Apportionment of Special Taxes

The special tax that is apportioned to each parcel is determined through the application of Section D of the Rate and Method of Apportionment. Section D apportions the special tax requirement in four steps which prioritize the order in which Developed Property and Undeveloped Property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at up to 100 percent of the assigned special tax. If the special taxes raised pursuant to the first step are less than the special tax requirement, then the second step is applied. The second step states that the special tax shall be levied against each parcel of Undeveloped Property at up to 100 percent of the assigned special tax. The third and fourth steps are designed to accommodate changes in land use and are intended to be used only as a last resort. Since actual land uses have not substantially deviated from the original projections, these steps are not necessary.

Application of the maximum special taxes under the first step generates special tax revenues of \$166,156 from Developed Property, leaving \$434,886 to be levied against Undeveloped Property. Dividing the remaining \$434,886 by the 83.744 acres of Undeveloped Property results in a special tax of \$5,193.04 per acre of Undeveloped Property. The fiscal year 2012-2013 maximum and actual special taxes are shown for each classification of Developed Property and Undeveloped Property in the table below and graphically on the following page.

¹

Technically, Section C states that the maximum special tax for a parcel of Developed Property is equal to the greater of (i) the "Backup Special Tax" or (ii) the Assigned Special Tax. The Backup Special Tax was established for the contingency of a shortfall in revenues resulting from significant changes in development densities. The contingency for which the Backup Special Tax was established does not exist and hence, all discussion of maximum tax rates for Developed Property focuses on the Assigned Special Tax.

**Community Facilities District No. 2006-1
Fiscal Year 2012-2013 Special Taxes
for Developed Property and Undeveloped Property**

Description	FY 2012-2013 Assigned/Maximum Special Tax per SF/Acre	FY 2012-2013 Actual Special Tax per SF/Acre
Developed Property (per acre)	\$6,172.50	\$6,172.50
Developed Property (per square foot)	\$0.6173	\$0.6173
Undeveloped Property (per acre)	\$8,050.94	\$5,193.04

A list of the actual special tax levied against each parcel in CFD No. 2006-1 is included in Exhibit B.

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Community Facilities District No. 2006-1 of the City of Oceanside

Fiscal Year 2012-2013 Special Tax Levy for Developed and Undeveloped Property

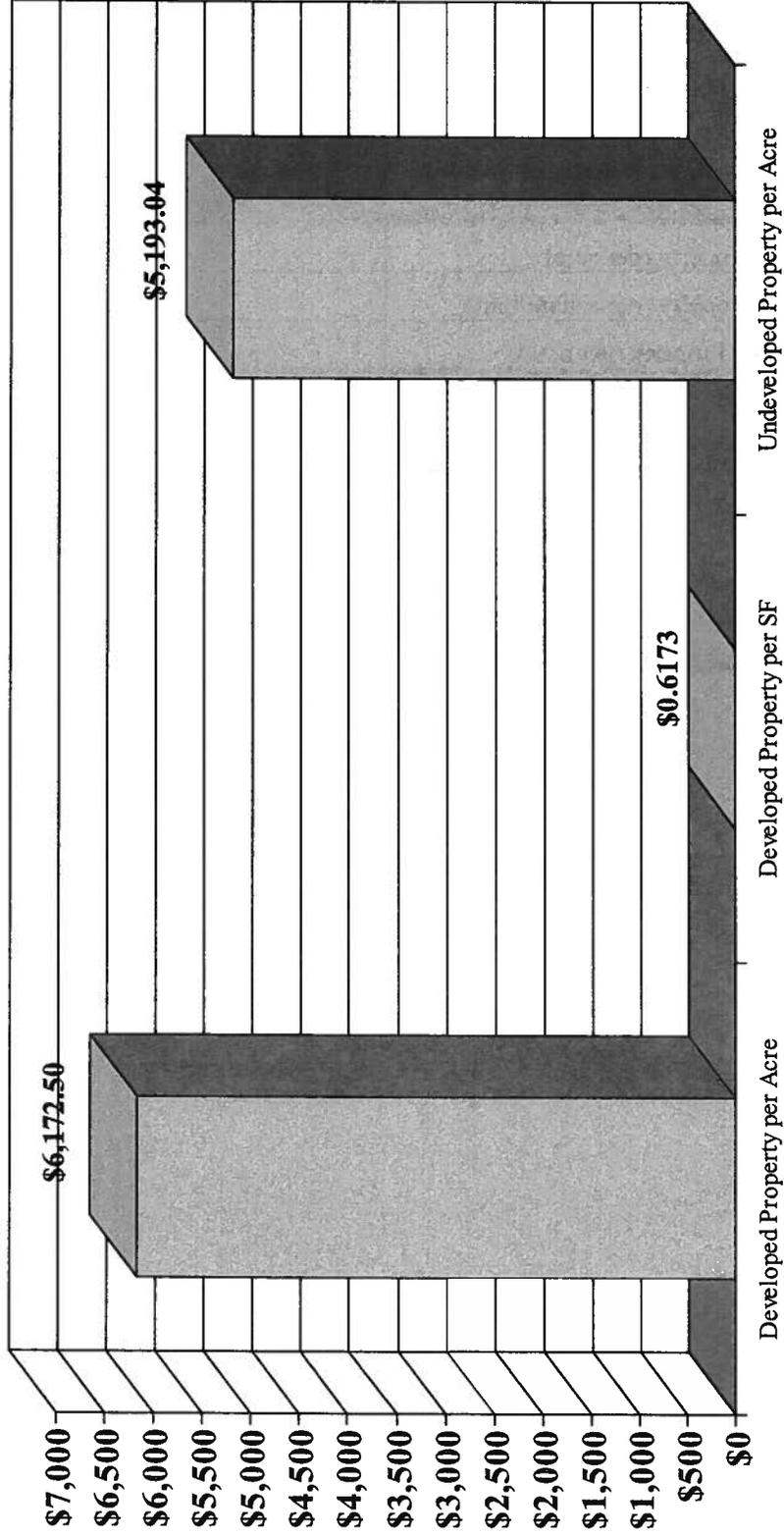


EXHIBIT A

***CFD No. 2006-1 of the
City of Oceanside***

Boundary Map

**City of Oceanside
Community Facilities District No. 2006-1
(Pacific Coast Business Park)**



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EXHIBIT B

*CFD No. 2006-1 of the
City of Oceanside*

*Special Tax Roll
Fiscal Year 2012-2013*

Exhibit B

**City of Oceanside CFD No. 2006-1
FY 2012-13 Special Tax Levy**

APN	FY 2012-13 SPECIAL TAX
161-512-1100	\$25,965.20
161-512-1200	\$11,892.06
161-512-1300	\$11,995.92
161-512-1400	\$11,840.14
161-512-1500	\$11,476.62
161-512-1600	\$15,527.20
161-512-1700	\$40,401.86
161-512-1800	\$11,684.34
161-512-1900	\$10,178.36
161-512-2000	\$8,256.94
161-512-2200	\$15,163.68
161-512-2600	\$29,081.04
161-512-2700	\$21,083.74
161-512-3000	\$20,460.58
161-512-3100	\$22,382.00
161-512-3200	\$19,058.46
161-512-3300	\$17,188.96
161-512-3400	\$26,069.06
161-512-3500	\$40,059.52
161-512-3600	\$11,165.04
161-512-3700	\$13,865.42
161-512-3800	\$12,151.72
161-512-3900	\$17,033.18
161-512-4000	\$34,637.58
161-512-4100	\$3,245.64
161-512-4200	\$3,126.20
161-512-4300	\$2,160.30
161-512-4400	\$1,776.02
161-512-4500	\$2,201.84
161-512-4600	\$2,087.60
161-512-4700	\$1,729.28
161-512-4800	\$2,947.60
161-512-4900	\$3,174.16
161-512-5000	\$3,174.16
161-512-5100	\$3,205.02
161-512-5200	\$3,473.54
161-512-5300	\$3,473.54
161-512-5400	\$11,624.98
161-512-5500	\$11,624.98
161-512-5600	\$17,357.24
161-512-5700	\$14,962.12
161-512-5800	\$13,940.48
161-512-5900	\$11,387.32
161-512-6000	\$13,863.32
161-512-6100	\$11,887.96
Total Number of Parcels Taxed	45
Total FY 2012-13 Special Tax	\$601,041.92