

**NOTICE OF SPECIAL TAX**

**CITY OF LOMPOC  
COUNTY OF SANTA BARBARA, CALIFORNIA  
Community Facilities District No. 2018-01  
(Summit View Homes)**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR ENTERING INTO A CONTRACT TO PURCHASE THIS PROPERTY. THE SELLER IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ A COPY OF THIS NOTICE.

1. This property is subject to a special tax, that is in addition to the regular property taxes and any other charges, fees, special taxes, and benefit assessments on the parcel. It is imposed on this property because it is a new development and is not necessarily imposed generally upon property outside of this new development. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.
2. The maximum special tax that may be levied against this parcel is nine hundred and eighty-nine dollars and fifty-three cents (\$989.53) per residential unit for developed residential property during the 2023-24 tax year. This amount is subject to an inflationary adjustment of at least four percent (4%) and may be levied in perpetuity.
3. The special taxes may be used to pay for certain services costs including for the annual operation, maintenance, and servicing, including repair and replacement of streets, parkways, roads, sidewalks, curbs, gutters, street lighting, signals, street signage, storm drainage; fire protection and suppression services, and ambulance and paramedic services; and police protection services, including, but not limited to, criminal justice services.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION THAT AUTHORIZED CREATION OF COMMUNITY FACILITIES DISTRICT NO. 2018-01, AND THAT SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE SPECIAL TAX ADMINISTRATOR, SCI CONSULTING GROUP, BY CALLING 800-273-5167. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE READ THIS NOTICE AND RECEIVED A COPY OF THIS NOTICE PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE OR SIGNING A DEPOSIT RECEIPT WITH RESPECT TO THE ABOVE-REFERENCED PROPERTY. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITHIN THREE DAYS AFTER RECEIVING THIS NOTICE IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER, SUBDIVIDER, OR AGENT SELLING THE PROPERTY.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
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