



City of Dana Point

CFD No. 2006-1 2013 and 2014 Special Tax Bonds

Fiscal Year 2017/18
Annual District Administration Report

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ANNUAL DISTRICT ADMINISTRATION REPORT FISCAL YEAR 2017/18

CITY OF DANA POINT CFD No. 2006-1 2013 AND 2014 SPECIAL TAX BONDS

Prepared for

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INTRODUCTION

The information provided in this report is derived primarily from documents developed at the time the District was formed and from data provided by the City or accessed through the City. The information sources include the Rate and Method of apportionment, annual budget, debt service schedule(s), fund balance(s) and special tax delinquency data. The development status, prepayments and historical information were accessed through the City and/or the developer and are maintained by Willdan Financial Services.

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 era. State Legislators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53363 of the California Government Code. The Act authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District (“CFD”) or (“District”) within a defined set of boundaries for the purposes of providing public facilities and services. A CFD is formed for financing purposes only, and is governed by the agency that formed it.

A. FORMATION

On June 14, 2006, the City formed the District by the adoption of Resolution No. 06-06-14-11. The qualified electors within the District approved the levy of the special tax in accordance with the rate and method of special tax.

B. BOUNDARIES AND DEVELOPMENT SUMMARY

The City encompasses 6.5 square miles of land and is located at the Southern end of Orange County, 60 miles south of downtown Los Angeles and 67 miles north of downtown San Diego. The District is generally located east of and generally bordered by the Pacific Ocean, north of Scenic Drive, and west of the Pacific Coast Highway and the Street of the Green Lantern. The aggregate area of the District is approximately 121.3 gross acres within Tract No. 16331, which is being developed into 118 custom residential homes, 1.6 acres of commercial property, and 2.8 acres of hotel property.

C. BONDS

Pursuant to an Official Statement dated June 19, 2008, the District issued its first series of bonds, the Community Facilities District No. 2006-1, 2008 Special Tax Bonds (the “2008 Bonds”), on July 2, 2008 pursuant to Resolution 08-06-03-03, adopted on June 3, 2008, by the City Council, in the aggregate amount of \$8,710,000. The District issued its second series of Parity Bonds, the Community Facilities District No. 2006-1, 2013 Special Tax Bonds (the “2013 Bonds”), pursuant to Resolution 13-05-07-03, adopted on May 7, 2013, by the City Council, in the aggregate amount of \$17,885,000. The 2013 Bonds were issued to refund

the existing 2008 Bonds and issue new debt. On March 13, 2014, the District issued 2014 Series Bonds above in the amount of \$26,245,000 with a maturity date of September 1, 2045.

D. FINANCED FACILITIES

The Facilities financed by the District include street, sewer, water, storm drain, park, landscaping and dry utility improvements; sewer annexation charges, and all appurtenances and appurtenant work.

The Facilities include the facilities listed below, and other facilities of the same type or types as may be substituted in the place of one or more of the specific facilities listed below in accordance with the Acquisition Agreement between the City and Headlands Reserve LLC relating to the District. Any of the Facilities to be constructed shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the City or the County of Orange or the South Coast Water District (“SCWD”), as applicable and the officials thereof, including the City Engineer. The final nature and location of the Facilities will be determined upon the preparation of final plans and specifications for such Facilities.

The Facilities proposed to be financed by the District are listed below:

City Facilities

1. Storm drain system, including, but not limited to, storm drain lines, catch basins, storm water treatment BMPs, energy dissipation and diversion structures and outfall facilities.
2. Selva Road street improvements, including, but not limited to, retaining walls, curb, gutter, paving, sidewalks, landscaping median, street lights and public utility conversion and relocation and new public utilities within right-of-way.
3. Dana Strand Road cul-de-sac improvements, including, but not limited to, curb, gutter, paving, retaining walls, public utilities, landscaping and streetlights.
4. Scenic Drive and Green Lantern street improvements, including, but not limited to, retaining walls, curb, gutter, sidewalks, paving, landscaping, street lights, public utilities and signage.
5. Pacific Coast Highway improvements, including, but not limited to, curb, gutter, sidewalks, streetlights, public utilities and traffic signals.

6. Hilltop Park and greenbelt/linkage improvements (Lots S and BB)¹, including, but not limited to, trails, stairs, walkways, fencing, benches, signage, irrigation, landscaping, precise grading, area drainage, hardscape, walls, utility conversion and relocation and public utilities.
7. Strand Vista Park (Lots G, Q and R)¹, including, but not limited to, hardscape, landscape, retaining and shoring walls, stairways, public art, irrigation, funicular, fencing, trails, stairs, overlooks, beach restroom, benches, picnic tables and signage.
8. Strand Beach Park improvements (Lots N, P and portion of Lot 59), including, but not limited to, hardscape, landscape, retaining walls, fencing, irrigation, trails, stairs, fencing, ramps, railings, signage, precise grading, area drainage, picnic tables, benches and public utilities.
9. North Strand Beach Access improvements (City portion), including, but not limited to, landscape, hardscape and irrigation.
10. Conservation Park improvements (Lots V and AA)¹, including, but not limited to, trails, fencing and overhead utility relocation and pavement.
11. Harbor Point Park improvements (Lots 126, U and T)¹, including, but not limited to, landscape, hardscape, nature interpretative center, irrigation, trails, stairs, overlooks, fencing, signage, precise grading, area drainage, walls and public utilities.

Public Utilities

1. Phase 1² dry utilities.
2. Phase 2² dry utilities.
3. Phase 3² dry utilities.
4. Phase 4² dry utilities.

County Facilities

1. Harbor parking lot storm water treatment BMPs improvements, including, but not limited to, screens, filters, diversions, storm drain, man holes and structures.
2. Selva parking lot storm water treatment BMPs improvements, including, but not limited to, screens, filters, diversions, storm drain, man holes and structures.

3. Cove Road storm drain line and appurtenances from Green Lantern to Dana Point Harbor parking lot.
4. North Strand Beach access improvements, including, but not limited to, walkway, stairs, overlooks, restroom, landscaping, irrigation, fencing, signage, precise grading, area drainage, hardscape, walls, public utilities and benches.

Water District Facilities

1. Sewer system improvements, including, but not limited to, sewer lines, manholes, clear-outs, structure, walls, equipment, force main, backfill, pavement, R/R and testing.
2. Annexation charges.
3. Water system improvements, including, but not limited to, water mains, valves, hydrants, pressure reducing station, man holes, laterals, backfill and testing.

Note:

The descriptions of the Facilities in Exhibit A of the Acquisition Agreement are preliminary and general. The Facilities to be acquired shall be as described in the approved Plans, as such Plans may be revised and approved by the City or applicable public agency.

¹ Habitat restoration and revegetation is not included and will not be financed with CFD Proceeds.

² Phase 1 consists of Oceanfront Lane, Beach View Avenue, White Water Lane, Strand Beach Drive, Scenic Drive, Street of the Green Lantern and off-site improvements on Magellan Isle, Cabrillo Isle and Ritz Carlton Drive. Phase 2 consists of Shoreline Drive, Pacific Ridge Place and Seabreeze Terrace. Phase 3 consists of Pacific Wave Circle, Beach View Avenue, Strand Beach Drive and Selva Road. Phase 4 consists of Shoreline Drive and Coral Cove Way.

SERVICES

The Services proposed to be financed by the District include the maintenance and operation of park facilities consisting of a public funicular (inclined elevator) and landscaped slopes in Lot Q and a portion of Lot BB, maintenance of the revetment walkway and revetment, and certain storm drain water quality BMP improvements located on adjoining County of Orange property, and related appurtenances. The cost of the Services shall include incidental expenses, determination of the amount

of the Maintenance special tax, collection of the Maintenance special tax, costs incurred in order to carry out the authorized purposes of the District with respect to the Services, and the costs of inspecting, coordinating, completing, planning and designing the Services, including the costs of environmental evaluations, if applicable.

Any of the Services shall be provided, pursuant to plans and specifications approved by the City or the County of Orange, as applicable and the officials thereof, including the City Engineer. The final nature of the Services will be determined upon the preparation of final plans and specifications for such Services.

The Services proposed to be financed by the District are listed below:

City Facilities

1. Strand Vista Park slope and landscape maintenance (Lot Q and portion of Lot BB of Tract Map No. 16331) as further described in that certain “Landscaping Irrigation and Maintenance Agreement” by and between the City and Developer dated December 1, 2005 and recorded in the Official Records of the County of Orange on December 20, 2005 as Instrument No. 2005001015930.
2. Funicular Improvements within Strand Vista Park as further described in that certain “Revetment and Funicular Maintenance Agreement” by and between the City and Developer dated December 1, 2005 and recorded in the Official Records of the County of Orange on December 20, 2005 as Instrument No. 2005001015931.
3. Revetment, revetment walkway (including stairs) and railing within Strand Beach Park (Lot N) as further described in the Revetment and Funicular Maintenance Agreement described above.

County Facilities

1. Harbor parking lot storm water filter/diversion improvements.
2. Selva parking lot storm water/filter/diversion improvements.

I. LEVY SUMMARY OVERVIEW

A. FISCAL YEAR 2017/18 LEVY AMOUNTS

The following table summarizes the amounts levied for Fiscal Year 2017/18 for the District.

FACILITIES SPECIAL TAX

Parcel Count	Charge Amount
117	\$2,834,122.97

MAINTENANCE SPECIAL TAX

Parcel Count	Charge Amount
118	\$302,254.07

B. FISCAL YEAR 2017/18 HANDBILL AMOUNTS

There were no handbills sent in Fiscal Year 2017/18 for the District.

II. FINANCIAL OBLIGATIONS

A. FISCAL YEAR 2017/18 LEVY COMPONENTS

The following table summarizes the financial obligations of the District.

Uses of Funds	Amount
Principal Series 2013	\$390,000.00
Interest Series 2013	689,531.26
Principal Series 2014	445,000.00
Interest Series 2014	1,144,712.50
Administrative Costs	19,920.98
Adjustments Applied to the Levy – Addition/(Credit)	134,958.24
Total Charge Amount Levied ⁽¹⁾	\$2,834,122.98

⁽¹⁾ Slight variance to actual "Charge Amount" in Section (I)(A) above due to rounding

FOR DETAILED INFORMATION REGARDING BOND(S) ISSUED FOR THIS DISTRICT, PLEASE REFER TO EXHIBIT D (DEBT SERVICE SCHEDULE) OF THIS REPORT.

B. PREPAYMENTS

For Fiscal Year 2016/17, there were no property owners that prepaid their special tax obligations.

C. HISTORICAL BOND CALL SUMMARY

There were no bond calls performed in Fiscal Year 2017/18.

Date of Call	Amount	Source of Funds
N/A	\$0.00	N/A
Total Bond Call to Date	\$0.00	

III. DELINQUENCY AND FORECLOSURE STATUS

A. DELINQUENCY SUMMARY

The following table summarizes delinquencies for the most recent fiscal year and the cumulative for all years with delinquencies as of September 15, 2017.

	Summary for Most Recent Fiscal Year		Cumulative Summary for All Years with Delinquencies	
Facility	\$61,574.07	2.07%	\$61,574.07	2.07%
Maintenance	\$5,768.78	1.94%	\$5,768.78	1.94%

FOR A MORE COMPREHENSIVE SUMMARY, PLEASE SEE EXHIBIT C OF THIS REPORT.

B. FORECLOSURE COVENANT

The District has covenanted with and for the benefit of the owners of the Bonds that it will order, and cause to be commenced as provided in the Fiscal Agent Agreement, and thereafter diligently prosecute to judgment (unless such delinquency is brought current), an action in the superior court to foreclosure the lien of any Special Tax or installment thereof not paid when due.

On or about February 15 and June 15 of each fiscal year, an Authorized Officer shall compare the amount of Special Taxes to be collected on the December 10 and April 10 installments of the secured property tax bills to the amount of Special Tax Revenues actually received by the District in said installments, and proceed as set forth below: If the Authorized Officer determines that any single parcel subject to the Special Tax in the District is delinquent in the payment of Special Taxes, then the Authorized Officer shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 45 days of such determination. If the delinquency remains uncured, foreclosure proceeding shall be commenced by the District by October 1 following such determination.

C. DELINQUENCY MANAGEMENT ACTIONS

There are two properties delinquent for both installments for this District; therefore, Willdan Financial Services has performed Delinquency Monitoring Actions during

Fiscal Year 2016/17. Willdan Financial Services has taken the initial steps toward foreclosure proceedings or reducing delinquencies by performing the following Delinquency Monitoring Actions since July 1, 2016.

Action(s)	Date Performed	Number of Parcels
Demand Letter	June 22, 2017	2

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

The methodology employed to calculate and apportion the special tax is in accordance with the document entitled Rate and Method of Apportionment (“RMA”). The RMA is hereby referenced and summarized but not included in this report, however the official document can be requested and provided by the City’s special tax administrator Willdan Financial Services.

A. RATE AND METHOD OF APPORTIONMENT

FACILITIES SPECIAL TAX

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2006-2007 and for each following fiscal year, the Council shall determine the Special Tax Requirement and shall levy the Special Tax on Custom Lot Property and Non-Residential Property until the total Facilities Special Tax levy equals the Facilities Special Tax Requirement. *(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).*

If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor’s Parcel of Final Map Property excluding Association Property at up to 100% of the Maximum Facilities Special Tax for Final Map Property.

If additional revenue is needed after the second step has been completed in order to meet the Facilities Special Tax Requirement, the Facilities Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Property within the CFD, up to 100% of the Facilities Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Facilities Special Tax Requirement for the Fiscal Year

If additional revenue is needed after the third step in order to meet the Facilities Special Tax Requirement, the Facilities Maximum Annual Special Tax shall be

levied Proportionately on each Parcel of Taxable Public Property within the CFD, up to 100% of the Facilities Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Facilities Special Tax Requirement for the Fiscal Year.

MAINTENANCE SPECIAL TAX

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2006-2007 and for each following fiscal year, the Council shall determine the Special Tax Requirement and shall levy the Special Tax on Custom Lot Property and Non-Residential Property until the total Maintenance Special Tax levy equals the Maintenance Special Tax Requirement. *(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).*

If additional monies are needed to satisfy the Maintenance Special Tax Requirement after the first step has been completed, the Maintenance Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property excluding Association Property at up to 100% of the Maximum Maintenance Special Tax for Final Map Property.

If additional revenue is needed after the second step has been completed in order to meet the Maintenance Special Tax Requirement, the Maintenance Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Property within the CFD, up to 100% of the Maintenance Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Maintenance Special Tax Requirement for the Fiscal Year

If additional revenue is needed after the third step in order to meet the Maintenance Special Tax Requirement, the Maintenance Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property within the CFD, up to 100% of the Maintenance Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Maintenance Special Tax Requirement for the Fiscal Year.

B. SPECIAL TAX SPREAD

The following tables summarize the number of parcels in each land use classification according to the per parcel or per acre charge as well as the Applied Special Tax Rate for each classification.

FACILITIES SPECIAL TAX

Land Use Classification	No. of Parcels	FY 2017/18 Applied Special Tax Rate per Unit	FY 2017/18 Dollars Levied
1 – Custom Lot ⁽¹⁾	103	\$25,700.00	\$2,647,100.00
2 – Final Map Lot	11	\$13,849.56	\$152,345.16
3 – Final Map Lot (Zone2) ⁽²⁾	6	\$8,083.41	\$34,677.81
Total	120		\$2,834,122.97

MAINTENANCE SPECIAL TAX

Land Use Classification	No. of Parcels	FY 2017/18 Applied Special Tax Rate per Unit	FY 2017/18 Dollars Levied
1 – Custom Lot ⁽¹⁾	104	\$2,593.74	\$269,748.96
2 – Final Map Lot	11	\$2,593.74	28,531.14
3 – Final Map Lot (Zone 2) ⁽²⁾	6	\$926.33	3,973.97
Total	121		\$302,254.07

⁽¹⁾ Three lots merged in the past years; however, per the RMA they are charged as three separate lots and are counted separately in the above tables.

⁽²⁾ Final Map (Zone 2) lots are charged by acreage.

C. MAXIMUM ASSIGNED AND APPLIED SPECIAL TAX RATES

The following table summarizes the percent of the Applied Special Tax to the Maximum Assigned Special Tax rate.

FACILITIES SPECIAL TAX

Land Use Classification	FY 2017/18 Maximum Assigned Special Tax Rate	FY 2017/18 Applied Special Tax Rate	Percent of Maximum
1 – Custom Lot	\$25,700.00	\$25,700.00	100.00%
2 – Final Map Lot	\$25,700.00	\$13,849.56	53.89%
3 – Final Map Lot (Zone 2) ⁽¹⁾	\$15,000.00	\$8,083.41	53.89%

MAINTENANCE SPECIAL TAX

Land Use Classification	FY 2017/18 Maximum Assigned Special Tax Rate	FY 2017/18 Applied Special Tax Rate	Percent of Maximum
1 – Custom Lot	\$2,593.74	\$2,593.74	100%
2 – Final Map Lot	\$2,593.74	\$2,593.74	100%
3 – Final Map Lot (Zone 2) ⁽¹⁾	\$926.34	\$926.33	100%

⁽¹⁾ Final Map (Zone 2) property is charged per acre.

D. APPLIED SPECIAL TAX PROGRESSION

The following table summarizes the percent change of Fiscal Year 2017/18 Applied Special Tax Rate as compared to Fiscal Year 2016/17 Applied Special Tax Rate.

FACILITIES SPECIAL TAX

Land Use Classification	FY 2017/18 Applied Special Tax Rate	FY 2016/17 Applied Special Tax Rate	Percent Change from 2016/17
1 – Custom Lot	\$25,700.00	\$25,700.00	0.00%
2 – Final Map Lot	\$13,849.56	\$24,629.30	-43.77%
3 – Final Map Lot (Zone 2) ⁽¹⁾	\$8,083.41	\$14,375.07	-43.77%

MAINTENANCE SPECIAL TAX

Land Use Classification	FY 2017/18 Applied Special Tax Rate	FY 2016/17 Applied Special Tax Rate	Percent Change from FY 2016/17
1 – Custom Lot	\$2,593.74	\$2,545.72	1.89%
2 – Final Map Lot	\$2,593.74	\$2,545.72	1.89%
3 – Final Map Lot (Zone 2) ⁽¹⁾	\$926.33	\$909.19	1.89%

⁽¹⁾ Final Map (Zone 2) property is charged per acre.

EXHIBIT A

**CITY OF DANA POINT CFD No. 2006-1 2013 AND 2014
SPECIAL TAX BONDS**

Fiscal Year 2017/18 Charge Detail Report

Dana Point, City of
CFD No. 2006-1 2013 Special Tax Bonds
Facilities Charge Detail Report (Sorted by Assessor's Parcel Number)
Fiscal Year 2017/18

ASSESSOR'S PARCEL NUMBER	OWNER NAME	LOT	SITUS ADDRESS	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	CLASS	MAX TAX	TOTAL CHARGE
672-592-13	HEADLANDS INVESTMENTS LLC	120	SITUS NOT AVAILABLE	\$970,000.00	\$0.00	\$970,000.00	FinalMap	\$2,850.00	\$1,535.85
672-592-14	HEADLANDS INVESTMENTS LLC	121	SITUS NOT AVAILABLE	3,230,000.00	0.00	3,230,000.00	FinalMap	9,600.00	5,173.38
672-592-15	HEADLANDS INVESTMENTS LLC	122	SITUS NOT AVAILABLE	3,300,000.00	0.00	3,300,000.00	FinalMap	9,900.00	5,335.05
672-592-19	HEADLANDS RESERVE LLC	123	SITUS NOT AVAILABLE	2,075,833.00	0.00	2,075,833.00	FinalMap	6,300.00	3,395.03
672-592-20	HEADLANDS RESERVE LLC	124	SITUS NOT AVAILABLE	3,382,601.00	0.00	3,382,601.00	FinalMap	10,350.00	5,577.55
672-592-21	HEADLANDS RESERVE LLC	125	SITUS NOT AVAILABLE	8,330,096.00	0.00	8,330,096.00	FinalMap	25,350.00	13,660.95
672-593-01	MADJD, HAMID REZA KASHANI & KASHANI, BANAFSHEH NOOSHA	80	SITUS NOT AVAILABLE	2,550,000.00	0.00	2,550,000.00	CustomLot	25,700.00	25,700.00
672-593-02	HEADLANDS RESERVE LLC	79	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FinalMap	25,700.00	13,849.56
672-593-03	CORE LENDING INC	78	SITUS NOT AVAILABLE	2,400,000.00	0.00	2,400,000.00	CustomLot	25,700.00	25,700.00
672-593-04	HEADLANDS RESERVE LLC	77	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FinalMap	25,700.00	13,849.56
672-593-05	HEADLANDS RESERVE LLC	76	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FinalMap	25,700.00	13,849.56
672-593-06	HEADLANDS RESERVE LLC	75	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FinalMap	25,700.00	13,849.56
672-593-07	THOMPSON, RONALD M TR R & T THOMPSON FAMILY TR	74	SITUS NOT AVAILABLE	4,080,000.00	0.00	4,080,000.00	CustomLot	25,700.00	25,700.00
672-593-08	DAVIS, RICHARD K & DAVIS, THERESA A	73	SITUS NOT AVAILABLE	4,753,104.00	1,161,896.00	5,915,000.00	CustomLot	25,700.00	25,700.00
672-593-09	DP STRAND 72 LLC	72	SITUS NOT AVAILABLE	4,080,000.00	0.00	4,080,000.00	CustomLot	25,700.00	25,700.00
672-593-10	SHIMANO, KOZO & SHIMANO, MARTHA J	90	SITUS NOT AVAILABLE	3,719,475.00	0.00	3,719,475.00	CustomLot	25,700.00	25,700.00
672-593-11	BLAINE, CHARLES P TR & BLAINE FAMILY TR	89	SITUS NOT AVAILABLE	4,810,941.00	2,439,059.00	7,250,000.00	CustomLot	25,700.00	25,700.00
672-593-12	17 CORAL COVE WAY LLC	88	SITUS NOT AVAILABLE	3,544,500.00	0.00	3,544,500.00	CustomLot	25,700.00	25,700.00
672-593-13	15 CORAL COVE WAY LLC	87	SITUS NOT AVAILABLE	3,519,000.00	0.00	3,519,000.00	CustomLot	25,700.00	25,700.00
672-593-14	HEADLANDS RESERVE LLC	86	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FinalMap	25,700.00	13,849.56
672-593-15	HEADLANDS RESERVE LLC	85	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	CustomLot	25,700.00	25,700.00
672-593-16	MORALES, DAVID J JR TR D & C V MORALES LIVING TR	84	SITUS NOT AVAILABLE	2,601,000.00	0.00	2,601,000.00	CustomLot	25,700.00	25,700.00
672-593-17	5 CORAL COVE WAY LLC	83	SITUS NOT AVAILABLE	2,448,000.00	0.00	2,448,000.00	CustomLot	25,700.00	25,700.00
672-593-18	DHINGRA, ASHOK KUMAR TR A & K & V DHINGRA REVOC TR	82	SITUS NOT AVAILABLE	490,018.00	2,092,678.00	2,582,696.00	CustomLot	25,700.00	25,700.00
672-593-19	LEE, JOHN G	81	SITUS NOT AVAILABLE	1,992,757.00	3,012,788.00	5,005,545.00	CustomLot	25,700.00	25,700.00
672-593-20	DP STRAND 101 LLC	101	SITUS NOT AVAILABLE	2,428,358.00	3,213,548.00	5,641,906.00	CustomLot	25,700.00	25,700.00
672-593-21	HOUSER, ERIC DONALD TR & HOUSER FAMILY TR	100	SITUS NOT AVAILABLE	2,671,168.00	1,131,471.00	3,802,639.00	CustomLot	25,700.00	25,700.00
672-593-22	HIATT, JAMES ANDREW & HIATT, SHEILA MARIE	99	SITUS NOT AVAILABLE	3,419,836.00	1,599,464.00	5,019,300.00	CustomLot	25,700.00	25,700.00
672-593-23	ROONEY, ALEXANDER G TR & ROONEY FAMILY TR	98	SITUS NOT AVAILABLE	1,870,836.00	0.00	1,870,836.00	CustomLot	25,700.00	25,700.00
672-593-24	LI, JINRONG TR LI FAMILY & TR	97	SITUS NOT AVAILABLE	1,758,673.00	0.00	1,758,673.00	CustomLot	25,700.00	25,700.00
672-593-25	KHOSRAVI, BIJAN & KHOSRAVI, NASRIN	96	SITUS NOT AVAILABLE	2,800,000.00	0.00	2,800,000.00	CustomLot	25,700.00	25,700.00
672-593-26	HANLON, MICHAEL X TR & HANLON FAMILY Y TR	95	SITUS NOT AVAILABLE	2,864,808.00	0.00	2,864,808.00	CustomLot	25,700.00	25,700.00
672-593-27	SUNSET9 LLC	94	SITUS NOT AVAILABLE	2,770,108.00	0.00	2,770,108.00	CustomLot	25,700.00	25,700.00
672-593-28	CHUGG, JULIANA L TR J L & CHUGG REVOC TR	93	SITUS NOT AVAILABLE	4,305,715.00	1,596,948.00	5,902,663.00	CustomLot	25,700.00	25,700.00
672-593-29	SCHAFFER, SUSAN E TR & SCHAFFER LIVING TR	92	SITUS NOT AVAILABLE	3,570,000.00	0.00	3,570,000.00	CustomLot	25,700.00	25,700.00
672-593-30	LI, JINRONG TR LI FAMILY & TR	91	SITUS NOT AVAILABLE	3,679,157.00	0.00	3,679,157.00	CustomLot	25,700.00	25,700.00
672-593-32	BARKER, ROBERT P TR R P & S D BARKER FAMILY TR	109	SITUS NOT AVAILABLE	3,476,885.00	2,017,492.00	5,494,377.00	CustomLot	25,700.00	25,700.00
672-593-33	PARRIOTT, TODD B	108	SITUS NOT AVAILABLE	3,200,715.00	511,532.00	3,712,247.00	CustomLot	25,700.00	25,700.00
672-593-34	SALAS, RICARDO A TR R A & SALAS REVOC TR	107	SITUS NOT AVAILABLE	3,128,322.00	1,477,111.00	4,605,433.00	CustomLot	25,700.00	25,700.00
672-593-35	FOLEY, RICHARD TR R FOLEY & 2007 TR	106	SITUS NOT AVAILABLE	2,015,976.00	0.00	2,015,976.00	CustomLot	25,700.00	25,700.00
672-593-37	MORALES, DAVID J TR & MORALES FAMILY TR	104	SITUS NOT AVAILABLE	2,570,370.00	0.00	2,570,370.00	CustomLot	25,700.00	25,700.00
672-593-38	BUSS, JAMES H	103	SITUS NOT AVAILABLE	2,915,000.00	0.00	2,915,000.00	CustomLot	25,700.00	25,700.00
672-593-39	BUSS, JAMES H	102	SITUS NOT AVAILABLE	2,376,552.00	0.00	2,376,552.00	CustomLot	25,700.00	25,700.00
672-593-40	DP STRAND 119 LLC	119	SITUS NOT AVAILABLE	2,569,107.00	3,140,191.00	5,709,298.00	CustomLot	25,700.00	25,700.00
672-593-41	DP STRAND 118 LLC	118	SITUS NOT AVAILABLE	2,633,364.00	3,592,011.00	6,225,375.00	CustomLot	25,700.00	25,700.00
672-593-44	BUSS, JAMES H	115	SITUS NOT AVAILABLE	3,213,166.00	1,023,835.00	4,237,001.00	CustomLot	25,700.00	25,700.00
672-593-45	ROSS, KAREN TR K R S P & LIVING TR	114	SITUS NOT AVAILABLE	2,746,237.00	0.00	2,746,237.00	CustomLot	25,700.00	25,700.00
672-593-46	HANSON, GARY STEWART TR & HANSON FAMILY TR	113	SITUS NOT AVAILABLE	2,624,482.00	2,899,172.00	5,523,654.00	CustomLot	25,700.00	25,700.00
672-593-56	CONSTRUCTORA CAMABUGA SA DE CV		SITUS NOT AVAILABLE	5,503,079.00	13,263.00	5,516,342.00	COMBINED	51,400.00	51,400.00
672-593-57	BUSS, JAMES H		SITUS NOT AVAILABLE	5,699,743.00	1,072,511.00	6,772,254.00	COMBINED	51,400.00	51,400.00
672-641-01	KIM, SOON K & KIM, BOUH	16	SITUS NOT AVAILABLE	3,401,234.00	3,471,125.00	6,872,359.00	CustomLot	25,700.00	25,700.00
672-641-02	MORTON, PAUL F TR P & D & MORTON FAMILY TR	15	SITUS NOT AVAILABLE	6,451,387.00	2,008,099.00	8,459,486.00	CustomLot	25,700.00	25,700.00

ASSESSOR'S PARCEL NUMBER	OWNER NAME	LOT	SITUS ADDRESS	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	CLASS	MAX TAX	TOTAL CHARGE
672-651-32	9 STRAND LLC	67	SITUS NOT AVAILABLE	7,418,110.00	2,581,890.00	10,000,000.00	CustomLot	25,700.00	25,700.00
672-651-33	SHAPIRA SOCAL DEV ONE LLC	68	SITUS NOT AVAILABLE	9,638,060.00	1,856,882.00	11,494,942.00	CustomLot	25,700.00	25,700.00
672-651-34	WHITE H20 LLC	69	SITUS NOT AVAILABLE	9,578,949.00	3,066,387.00	12,645,336.00	CustomLot	25,700.00	25,700.00
672-651-35	HEADLANDS RESERVE LLC	70	SITUS NOT AVAILABLE	512,903.00	0.00	512,903.00	FinalMap	25,700.00	13,849.56
672-651-36	HEADLANDS RESERVE LLC	71	SITUS NOT AVAILABLE	512,903.00	0.00	512,903.00	FinalMap	25,700.00	13,849.56
Totals:				\$592,876,427.00	\$134,591,941.00	\$727,468,368.00		\$2,994,150.00	\$2,834,122.97
Parcel Count:									117

Dana Point, City of
CFD 2006-1 Maintenance
Maintenance Charge Detail Report (Sorted by Assessor's Parcel Number)
Fiscal Year 2017/18

ASSESSOR'S PARCEL NUMBER	OWNER NAME	Situs Address	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	CLASS	MAX TAX	TOTAL CHARGE
672-592-13	HEADLANDS INVESTMENTS LLC	SITUS NOT AVAILABLE	\$970,000.00	\$0.00	\$970,000.00	FINAL MAP	\$176.00	\$176.00
672-592-14	HEADLANDS INVESTMENTS LLC	SITUS NOT AVAILABLE	3,230,000.00	0.00	3,230,000.00	FINAL MAP	592.85	592.85
672-592-15	HEADLANDS INVESTMENTS LLC	SITUS NOT AVAILABLE	3,300,000.00	0.00	3,300,000.00	FINAL MAP	611.38	611.38
672-592-19	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	2,075,833.00	0.00	2,075,833.00	FINAL MAP	389.06	389.06
672-592-20	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	3,382,601.00	0.00	3,382,601.00	FINAL MAP	639.17	639.17
672-592-21	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	8,330,096.00	0.00	8,330,096.00	FINAL MAP	1,565.51	1,565.51
672-593-01	MADJD, HAMID REZA KASHANI & KASHANI, BANAFSHEH NOOSHA	SITUS NOT AVAILABLE	2,550,000.00	0.00	2,550,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-02	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FINAL MAP	2,593.74	2,593.74
672-593-03	CORE LENDING INC	SITUS NOT AVAILABLE	2,400,000.00	0.00	2,400,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-04	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FINAL MAP	2,593.74	2,593.74
672-593-05	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FINAL MAP	2,593.74	2,593.74
672-593-06	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FINAL MAP	2,593.74	2,593.74
672-593-07	THOMPSON, RONALD M TR R & T THOMPSON FAMILY TR	SITUS NOT AVAILABLE	4,080,000.00	0.00	4,080,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-08	DAVIS, RICHARD K & DAVIS, THERESA A	SITUS NOT AVAILABLE	4,753,104.00	1,161,896.00	5,915,000.00	FINAL MAP	2,593.74	2,593.74
672-593-09	DP STRAND 72 LLC	SITUS NOT AVAILABLE	4,080,000.00	0.00	4,080,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-10	SHIMANO, KOZO & SHIMANO, MARTHA J	SITUS NOT AVAILABLE	3,719,475.00	0.00	3,719,475.00	CUSTOM LOT	2,593.74	2,593.74
672-593-11	BLAINE, CHARLES P TR & BLAINE FAMILY TR	SITUS NOT AVAILABLE	4,810,941.00	2,439,059.00	7,250,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-12	17 CORAL COVE WAY LLC	SITUS NOT AVAILABLE	3,544,500.00	0.00	3,544,500.00	CUSTOM LOT	2,593.74	2,593.74
672-593-13	15 CORAL COVE WAY LLC	SITUS NOT AVAILABLE	3,519,000.00	0.00	3,519,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-14	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	FINAL MAP	2,593.74	2,593.74
672-593-15	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,902.00	0.00	512,902.00	CUSTOM LOT	2,593.74	2,593.74
672-593-16	MORALES, DAVID J JR TR D & C V MORALES LIVING TR	SITUS NOT AVAILABLE	2,601,000.00	0.00	2,601,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-17	5 CORAL COVE WAY LLC	SITUS NOT AVAILABLE	2,448,000.00	0.00	2,448,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-18	DHINGRA, ASHOK KUMAR TR A & K & V DHINGRA REVOC TR	SITUS NOT AVAILABLE	490,018.00	2,092,678.00	2,582,696.00	CUSTOM LOT	2,593.74	2,593.74
672-593-19	LEE, JOHN G	SITUS NOT AVAILABLE	1,992,757.00	3,012,788.00	5,005,545.00	CUSTOM LOT	2,593.74	2,593.74
672-593-20	DP STRAND 101 LLC	SITUS NOT AVAILABLE	2,428,358.00	3,213,548.00	5,641,906.00	CUSTOM LOT	2,593.74	2,593.74
672-593-21	HOUSER, ERIC DONALD TR & HOUSER FAMILY TR	SITUS NOT AVAILABLE	2,671,168.00	1,131,471.00	3,802,639.00	CUSTOM LOT	2,593.74	2,593.74
672-593-22	HIATT, JAMES ANDREW & HIATT, SHEILA MARIE	SITUS NOT AVAILABLE	3,419,836.00	1,599,464.00	5,019,300.00	CUSTOM LOT	2,593.74	2,593.74
672-593-23	ROONEY, ALEXANDER G TR & ROONEY FAMILY TR	SITUS NOT AVAILABLE	1,870,836.00	0.00	1,870,836.00	CUSTOM LOT	2,593.74	2,593.74
672-593-24	LI, JINRONG TR LI FAMILY & TR	SITUS NOT AVAILABLE	1,758,673.00	0.00	1,758,673.00	CUSTOM LOT	2,593.74	2,593.74
672-593-25	KHOSRAVI, BIJAN & KHOSRAVI, NASRIN	SITUS NOT AVAILABLE	2,800,000.00	0.00	2,800,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-26	HANLON, MICHAEL X TR & HANLON FAMILY Y TR	SITUS NOT AVAILABLE	2,864,808.00	0.00	2,864,808.00	CUSTOM LOT	2,593.74	2,593.74
672-593-27	SUNSET9 LLC	SITUS NOT AVAILABLE	2,770,108.00	0.00	2,770,108.00	FINAL MAP	2,593.74	2,593.74
672-593-28	CHUGG, JULIANA L TR J L & CHUGG REVOC TR	SITUS NOT AVAILABLE	4,305,715.00	1,596,948.00	5,902,663.00	CUSTOM LOT	2,593.74	2,593.74
672-593-29	SCHAFFER, SUSAN E TR & SCHAFFER LIVING TR	SITUS NOT AVAILABLE	3,570,000.00	0.00	3,570,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-30	LI, JINRONG TR LI FAMILY & TR	SITUS NOT AVAILABLE	3,679,157.00	0.00	3,679,157.00	CUSTOM LOT	2,593.74	2,593.74
672-593-32	BARKER, ROBERT P TR R P & S D BARKER FAMILY TR	SITUS NOT AVAILABLE	3,476,885.00	2,017,492.00	5,494,377.00	CUSTOM LOT	2,593.74	2,593.74
672-593-33	PARRIOTT, TODD B	SITUS NOT AVAILABLE	3,200,715.00	511,532.00	3,712,247.00	CUSTOM LOT	2,593.74	2,593.74
672-593-34	SALAS, RICARDO A TR R A & SALAS REVOC TR	SITUS NOT AVAILABLE	3,128,322.00	1,477,111.00	4,605,433.00	CUSTOM LOT	2,593.74	2,593.74
672-593-35	FOLEY, RICHARD TR R FOLEY & 2007 TR	SITUS NOT AVAILABLE	2,015,976.00	0.00	2,015,976.00	CUSTOM LOT	2,593.74	2,593.74
672-593-37	MORALES, DAVID J TR & MORALES FAMILY TR	SITUS NOT AVAILABLE	2,570,370.00	0.00	2,570,370.00	CUSTOM LOT	2,593.74	2,593.74
672-593-38	BUSS, JAMES H	SITUS NOT AVAILABLE	2,915,000.00	0.00	2,915,000.00	CUSTOM LOT	2,593.74	2,593.74
672-593-39	BUSS, JAMES H	SITUS NOT AVAILABLE	2,376,552.00	0.00	2,376,552.00	CUSTOM LOT	2,593.74	2,593.74
672-593-40	DP STRAND 119 LLC	SITUS NOT AVAILABLE	2,569,107.00	3,140,191.00	5,709,298.00	CUSTOM LOT	2,593.74	2,593.74
672-593-41	DP STRAND 118 LLC	SITUS NOT AVAILABLE	2,633,364.00	3,592,011.00	6,225,375.00	CUSTOM LOT	2,593.74	2,593.74
672-593-44	BUSS, JAMES H	SITUS NOT AVAILABLE	3,213,166.00	1,023,835.00	4,237,001.00	CUSTOM LOT	2,593.74	2,593.74
672-593-45	ROSS, KAREN TR K R S P & LIVING TR	SITUS NOT AVAILABLE	2,746,237.00	0.00	2,746,237.00	CUSTOM LOT	2,593.74	2,593.74
672-593-46	HANSON, GARY STEWART TR & HANSON FAMILY TR	SITUS NOT AVAILABLE	2,624,482.00	2,899,172.00	5,523,654.00	CUSTOM LOT	2,593.74	2,593.74
672-593-56	CONSTRUCTORA CAMABUGA SA DE CV	SITUS NOT AVAILABLE	5,503,079.00	13,263.00	5,516,342.00	CUSTOM LOT	2,593.74	5,187.48
672-593-57	BUSS, JAMES H	SITUS NOT AVAILABLE	5,699,743.00	1,072,511.00	6,772,254.00	CUSTOM LOT	2,593.74	5,187.48
672-641-01	KIM, SOON K & KIM, BOUH	SITUS NOT AVAILABLE	3,401,234.00	3,471,125.00	6,872,359.00	CUSTOM LOT	2,593.74	2,593.74

ASSESSOR'S PARCEL NUMBER	OWNER NAME	Situs Address	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	CLASS	MAX TAX	TOTAL CHARGE
672-641-02	MORTON, PAUL F TR P & D & MORTON FAMILY TR	SITUS NOT AVAILABLE	6,451,387.00	2,008,099.00	8,459,486.00	CUSTOM LOT	2,593.74	2,593.74
672-641-03	KKS TWINS LLC	SITUS NOT AVAILABLE	2,673,400.00	3,632,744.00	6,306,144.00	CUSTOM LOT	2,593.74	2,593.74
672-641-04	STRAND BEACH PROPERTIES LLC	SITUS NOT AVAILABLE	4,326,927.00	2,338,089.00	6,665,016.00	CUSTOM LOT	2,593.74	2,593.74
672-641-05	LOT 12 THE STRAND LLC	SITUS NOT AVAILABLE	3,696,859.00	2,214,608.00	5,911,467.00	CUSTOM LOT	2,593.74	2,593.74
672-641-06	39 BEACH VIEW LK100	SITUS NOT AVAILABLE	5,406,000.00	0.00	5,406,000.00	CUSTOM LOT	2,593.74	2,593.74
672-641-07	29 BEACHVIEW LLC	SITUS NOT AVAILABLE	5,467,011.00	0.00	5,467,011.00	CUSTOM LOT	2,593.74	2,593.74
672-641-08	TRAN, DOM THIEN TR TRAN & 2007 LIVING TR	SITUS NOT AVAILABLE	11,325,405.00	2,505,032.00	13,830,437.00	CUSTOM LOT	2,593.74	2,593.74
672-641-09	33 BEACH VIEW LLC	SITUS NOT AVAILABLE	4,970,664.00	1,791,451.00	6,762,115.00	CUSTOM LOT	2,593.74	2,593.74
672-641-10	35 BEACH VIEW LLC	SITUS NOT AVAILABLE	5,270,664.00	1,684,656.00	6,955,320.00	CUSTOM LOT	2,593.74	2,593.74
672-641-11	GIOVINAZZO, VINCENT J TR & V J & S W GIOVINAZZO	SITUS NOT AVAILABLE	5,074,219.00	0.00	5,074,219.00	CUSTOM LOT	2,593.74	2,593.74
672-641-12	BUCKANAVAGE, DAVID J & BUCKANAVAGE, DEBORAH L	SITUS NOT AVAILABLE	4,947,167.00	2,771,521.00	7,718,688.00	CUSTOM LOT	2,593.74	2,593.74
672-641-13	MATHUR, SANJAY TR	SITUS NOT AVAILABLE	4,906,242.00	3,480,447.00	8,386,689.00	CUSTOM LOT	2,593.74	2,593.74
672-641-14	BLACK, RICHARD GORDON & BLACK, YVONNE MARJAN	SITUS NOT AVAILABLE	9,866,911.00	1,783,082.00	11,649,993.00	CUSTOM LOT	2,593.74	2,593.74
672-641-15	CHERNG, PEGGY TSIANG TR	SITUS NOT AVAILABLE	4,635,057.00	3,478,881.00	8,113,938.00	CUSTOM LOT	2,593.74	2,593.74
672-641-16	WHITE H2O LLC	SITUS NOT AVAILABLE	3,604,700.00	3,441,810.00	7,046,510.00	CUSTOM LOT	2,593.74	2,593.74
672-641-17	WHITE, WATER HOLDINGS LLC	SITUS NOT AVAILABLE	6,170,639.00	1,707,587.00	7,878,226.00	CUSTOM LOT	2,593.74	2,593.74
672-641-20	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	616,459.00	1,604,901.00	2,221,360.00	CUSTOM LOT	2,593.74	2,593.74
672-641-21	LARKIN, KEVIN & LARKIN, KIMBERLY	SITUS NOT AVAILABLE	3,417,000.00	0.00	3,417,000.00	CUSTOM LOT	2,593.74	2,593.74
672-641-22	KKS TWINS LLC	SITUS NOT AVAILABLE	10,000,000.00	0.00	10,000,000.00	CUSTOM LOT	2,593.74	2,593.74
672-641-23	SPENUZZA, PETER JR TR & SPENUZZA-VELASTEGUL	SITUS NOT AVAILABLE	13,847,988.00	3,721,512.00	17,569,500.00	CUSTOM LOT	2,593.74	2,593.74
672-641-24	YUEN, THOMAS C K TR	SITUS NOT AVAILABLE	9,974,825.00	3,426,670.00	13,401,495.00	CUSTOM LOT	2,593.74	2,593.74
672-641-25	CRAWFORD, MICHAEL H TR	SITUS NOT AVAILABLE	9,316,589.00	3,383,391.00	12,699,980.00	CUSTOM LOT	2,593.74	2,593.74
672-641-26	MCGILL, SUZANNE TR & PISTICCI R.E. TR	SITUS NOT AVAILABLE	16,039,410.00	4,358,040.00	20,397,450.00	CUSTOM LOT	2,593.74	2,593.74
672-641-27	SOTO, RONALD R TR 1992 R & R & J C SOTO REVOC TR	SITUS NOT AVAILABLE	15,253,839.00	4,162,816.00	19,416,655.00	CUSTOM LOT	2,593.74	2,593.74
672-641-28	LINDENFELSER, TIMOTHY M & TR LINDENFELSER FAMILY TR	SITUS NOT AVAILABLE	9,083,709.00	3,060,924.00	12,144,633.00	CUSTOM LOT	2,593.74	2,593.74
672-641-29	NEFF, DOUGLAS C TR	SITUS NOT AVAILABLE	9,054,195.00	0.00	9,054,195.00	Final Map	2,593.74	2,593.74
672-641-30	HEADLANDS AM LLC	SITUS NOT AVAILABLE	8,467,804.00	1,910,997.00	10,378,801.00	CUSTOM LOT	2,593.74	2,593.74
672-641-31	SFC HOLDINGS LLC	SITUS NOT AVAILABLE	8,715,795.00	0.00	8,715,795.00	CUSTOM LOT	2,593.74	2,593.74
672-641-32	SFC HOLDINGS LLC	SITUS NOT AVAILABLE	8,704,251.00	0.00	8,704,251.00	CUSTOM LOT	2,593.74	2,593.74
672-641-33	DARBYSHIRE, JON & DARBYSHIRE, TARA	SITUS NOT AVAILABLE	17,809,304.00	3,686,318.00	21,495,622.00	CUSTOM LOT	2,593.74	2,593.74
672-641-34	BRICE, HAL STARKEN TR	SITUS NOT AVAILABLE	8,672,325.00	3,026,981.00	11,699,306.00	CUSTOM LOT	2,593.74	2,593.74
672-641-35	WAGNER, KENNETH L TR	SITUS NOT AVAILABLE	12,847,644.00	2,275,877.00	15,123,521.00	CUSTOM LOT	2,593.74	2,593.74
672-641-47	FARAGO, BETTY JEAN TR B J & FARAGO FAMILY TR	SITUS NOT AVAILABLE	7,896,960.00	3,668,382.00	11,565,342.00	CUSTOM LOT	2,593.74	5,187.48
672-651-01	9 OCEANFRONT LLC	SITUS NOT AVAILABLE	6,243,677.00	2,699,412.00	8,943,089.00	CUSTOM LOT	2,593.74	2,593.74
672-651-02	7 OCEANFRONT LANE LLC	SITUS NOT AVAILABLE	3,978,000.00	0.00	3,978,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-03	HOMESWEET INVESTMENT LLC	SITUS NOT AVAILABLE	3,978,000.00	0.00	3,978,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-04	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,904.00	1,802,044.00	2,314,948.00	CUSTOM LOT	2,593.74	2,593.74
672-651-05	JENNINGS, MARK G & JENNINGS, DEBRA J	SITUS NOT AVAILABLE	3,807,742.00	2,525,712.00	6,333,454.00	CUSTOM LOT	2,593.74	2,593.74
672-651-06	DARMAWAN, MIAUW KHIN & PURNAMA, VONNY	SITUS NOT AVAILABLE	4,029,000.00	0.00	4,029,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-07	HAMIDI, HOMAYOUN DAVID TR & DAVID & PAM LIVING TR	SITUS NOT AVAILABLE	3,876,000.00	0.00	3,876,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-08	PHI ENTERPRISES	SITUS NOT AVAILABLE	4,038,664.00	0.00	4,038,664.00	CUSTOM LOT	2,593.74	2,593.74
672-651-09	GHAI DANA POINT LLC	SITUS NOT AVAILABLE	3,900,000.00	0.00	3,900,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-10	STEIN, CRAIG M TR STEIN & LIVING TR	SITUS NOT AVAILABLE	3,978,000.00	0.00	3,978,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-11	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,903.00	0.00	512,903.00	FINAL MAP	2,593.74	2,593.74
672-651-12	TADROS, WAHID & TADROS, JULIE	SITUS NOT AVAILABLE	6,477,000.00	0.00	6,477,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-13	GAMBHIR, SATNAM SINGH TR & GAMBHIR FAMILY TR	SITUS NOT AVAILABLE	5,202,000.00	0.00	5,202,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-14	KKS TWINS LLC	SITUS NOT AVAILABLE	5,384,886.00	0.00	5,384,886.00	CUSTOM LOT	2,593.74	2,593.74
672-651-15	FURMAN, CHRISTOPHER D TR & FURMAN 2001 TR	SITUS NOT AVAILABLE	5,598,099.00	0.00	5,598,099.00	CUSTOM LOT	2,593.74	2,593.74
672-651-16	NB STRANDS LLC	SITUS NOT AVAILABLE	5,355,000.00	0.00	5,355,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-17	GHAI GRAT II LLC	SITUS NOT AVAILABLE	5,253,000.00	0.00	5,253,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-18	KURTZ, RICHARD J & KURTZ, CHRISTINE A	SITUS NOT AVAILABLE	5,370,300.00	0.00	5,370,300.00	CUSTOM LOT	2,593.74	2,593.74
672-651-19	BROWNING, RANDY D TR THE & R D BROWNING 2006 TR	SITUS NOT AVAILABLE	5,100,000.00	0.00	5,100,000.00	FINAL MAP	2,593.74	2,593.74
672-651-20	MATHUR, SANJAY TR	SITUS NOT AVAILABLE	4,315,905.00	3,338,911.00	7,654,816.00	CUSTOM LOT	2,593.74	2,593.74
672-651-21	HYNAN, RICHARD J TR	34145 PACIFIC COAST HWY	3,729,276.00	3,512,078.00	7,241,354.00	CUSTOM LOT	2,593.74	2,593.74
672-651-22	WALSH, KEVIN M TR	SITUS NOT AVAILABLE	6,160,368.00	2,580,030.00	8,740,398.00	CUSTOM LOT	2,593.74	2,593.74
672-651-23	BEACHVIEW HOME LLC	SITUS NOT AVAILABLE	5,594,221.00	4,384,964.00	9,979,185.00	CUSTOM LOT	2,593.74	2,593.74
672-651-25	WAGNER, KENNETH L TR & WAGNER COMMUNITY PROPERTY	SITUS NOT AVAILABLE	10,822,615.00	0.00	10,822,615.00	CUSTOM LOT	2,593.74	2,593.74
672-651-26	WAGNER, KENNETH L JR TR & WAGNER COMMUNITY PROPERTY	SITUS NOT AVAILABLE	11,775,526.00	2,713,644.00	14,489,170.00	CUSTOM LOT	2,593.74	2,593.74
672-651-28	ROSENHAIN, GEOFFREY & ROSENHAIN, ASHLEY	SITUS NOT AVAILABLE	11,671,446.00	0.00	11,671,446.00	CUSTOM LOT	2,593.74	2,593.74

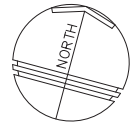
ASSESSOR'S PARCEL NUMBER	OWNER NAME	Situs Address	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	CLASS	MAX TAX	TOTAL CHARGE
672-651-29	FARAGO, BETTY JEAN TR THE & B J FARAGO FAMILY TR	SITUS NOT AVAILABLE	11,985,000.00	0.00	11,985,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-30	GRANT, DONALD S TR	SITUS NOT AVAILABLE	9,054,195.00	0.00	9,054,195.00	Final Map	2,593.74	2,593.74
672-651-31	CHERNG, ANDREW JIN-CHAN & TR CHERNG FAMILY TR	SITUS NOT AVAILABLE	12,516,507.00	0.00	12,516,507.00	CUSTOM LOT	2,593.74	2,593.74
672-651-32	9 STRAND LLC	SITUS NOT AVAILABLE	7,418,110.00	2,581,890.00	10,000,000.00	CUSTOM LOT	2,593.74	2,593.74
672-651-33	SHAPIRA SOCAL DEV ONE LLC	SITUS NOT AVAILABLE	9,638,060.00	1,856,882.00	11,494,942.00	CUSTOM LOT	2,593.74	2,593.74
672-651-34	WHITE H20 LLC	SITUS NOT AVAILABLE	9,578,949.00	3,066,387.00	12,645,336.00	CUSTOM LOT	2,593.74	2,593.74
672-651-35	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,903.00	0.00	512,903.00	Final Map	2,593.74	2,593.74
672-651-36	HEADLANDS RESERVE LLC	SITUS NOT AVAILABLE	512,903.00	0.00	512,903.00	Final Map	2,593.74	2,593.74
Totals:			\$601,960,136.00	\$137,652,865.00	\$739,613,001.00		\$294,472.78	\$302,254.07
Parcel Count:								118

EXHIBIT B

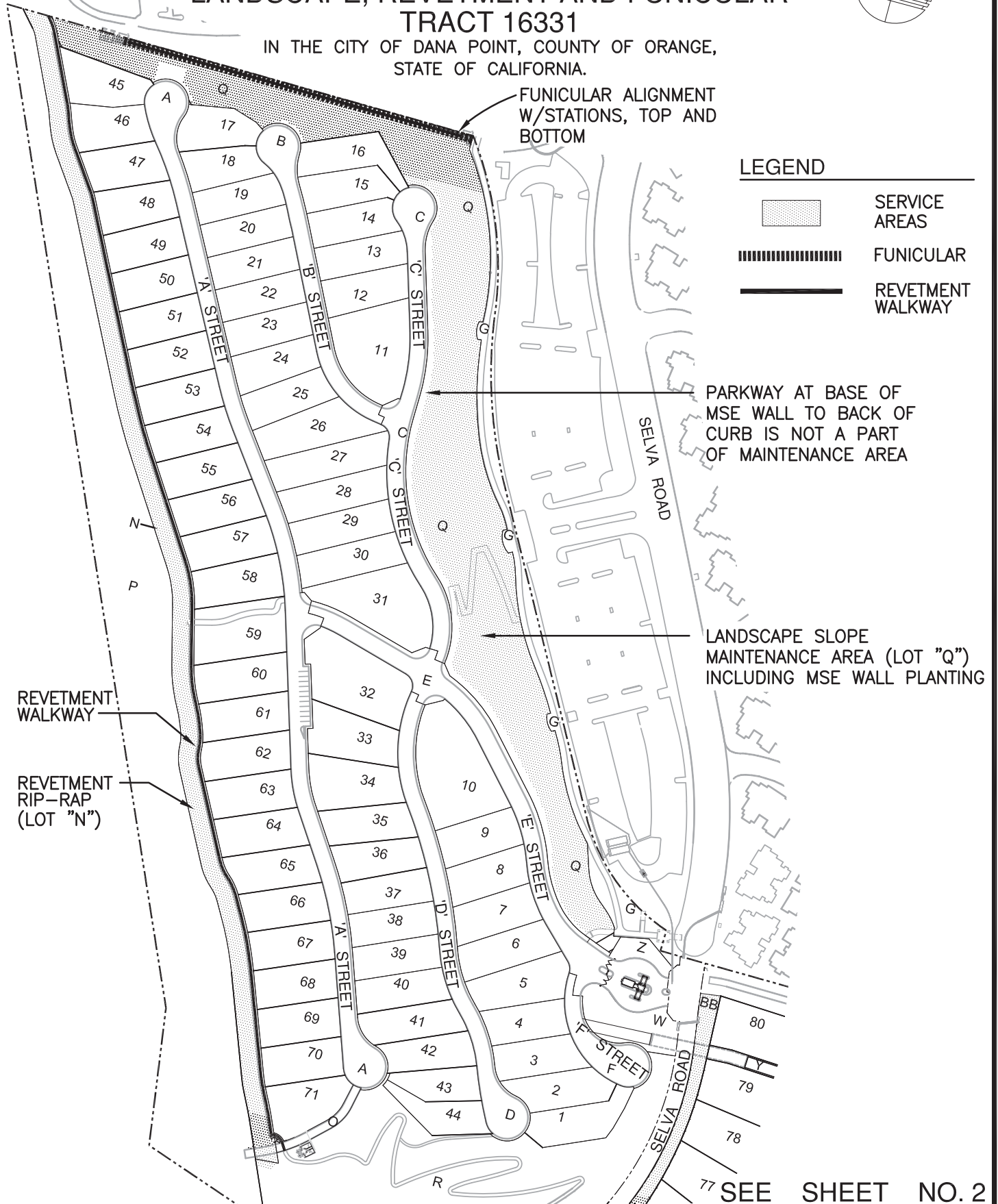
CITY OF DANA POINT CFD No. 2006-1 2013 AND 2014 SPECIAL TAX BONDS

Boundary Diagram




EXHIBIT 1
CFD NO. 2006-1
MAINTENANCE SERVICE AREAS
LANDSCAPE, REVETMENT AND FUNICULAR
TRACT 16331



IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
 STATE OF CALIFORNIA.



LEGEND

	SERVICE AREAS
	FUNICULAR
	REVETMENT WALKWAY

PARKWAY AT BASE OF MSE WALL TO BACK OF CURB IS NOT A PART OF MAINTENANCE AREA

LANDSCAPE SLOPE MAINTENANCE AREA (LOT "Q") INCLUDING MSE WALL PLANTING

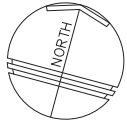
REVETMENT WALKWAY

REVETMENT RIP-RAP (LOT "N")

SEE SHEET NO. 2

EXHIBIT 1
CFD NO. 2006-1
MAINTENANCE SERVICE AREAS
LANDSCAPE, REVETMENT AND FUNICULAR
TRACT 16331

IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA.



LEGEND

 SERVICE AREAS

 LANDSCAPE MAINTENANCE AREA (PORTION OF LOT "BB")

SEE SHEET NO. 1

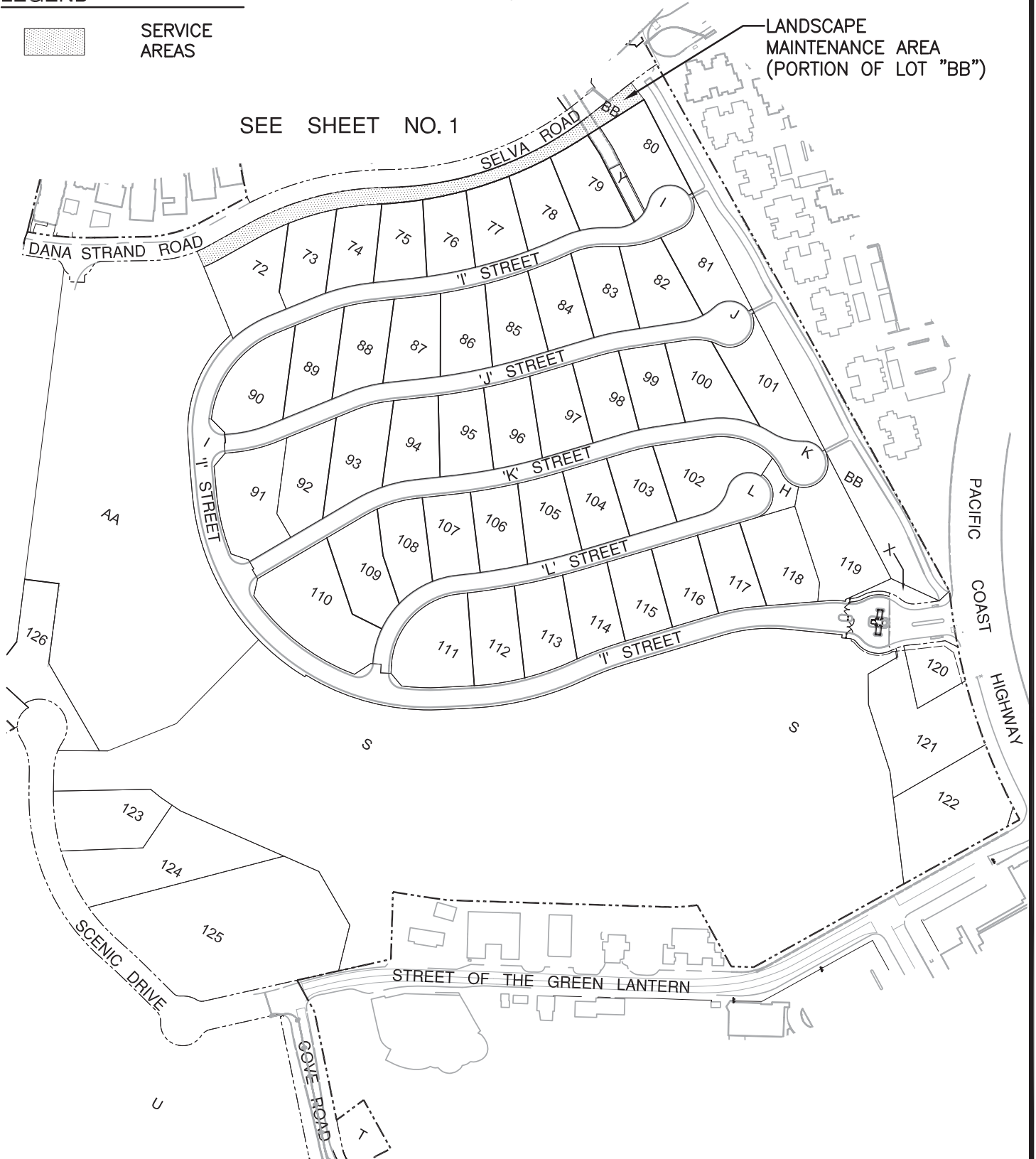
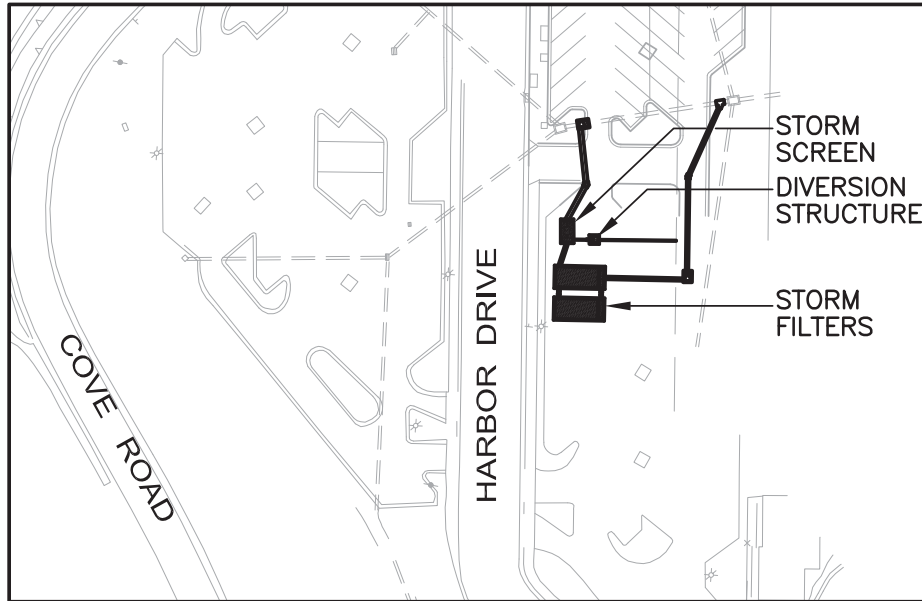
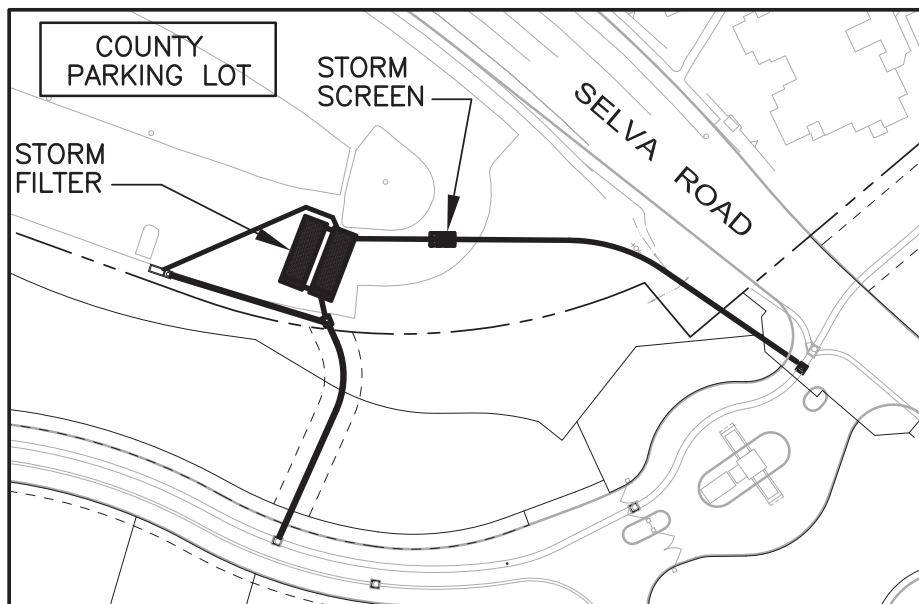


EXHIBIT 1
CFD NO. 2006-1
MAINTENANCE SERVICE AREAS
STORMWATER QUALITY MAINTENANCE AREAS
TRACT 16331

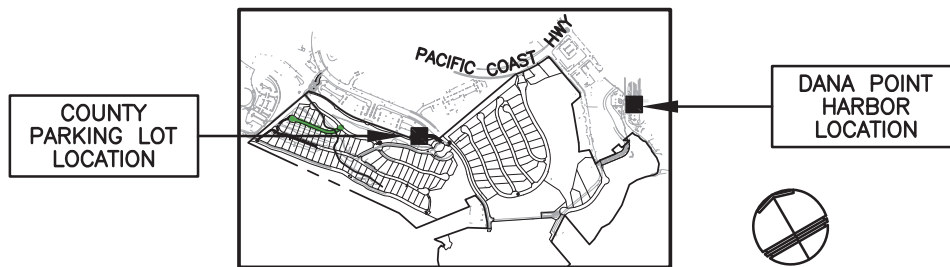
IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA.



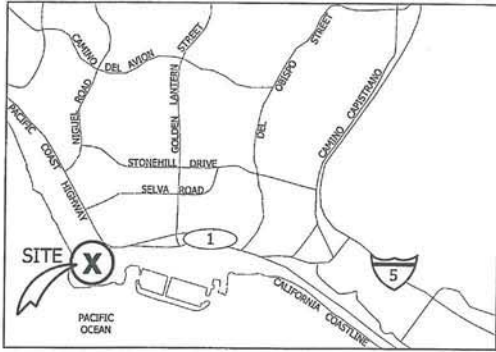
DANA POINT HARBOR



COUNTY PARKING LOT
AT SELVA ROAD



LOCATION MAP



Vicinity Map

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2006-1**

CITY OF DANA POINT
COUNTY OF ORANGE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF DANA POINT THIS 26th DAY OF April 2006.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2006-1, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DANA POINT AT A REGULAR MEETING THEREOF, HELD ON THE 26th DAY OF April, 2006, BY ITS RESOLUTION NO. 06-04-26-02.

Ruth M. Ward
CITY CLERK
CITY OF DANA POINT

ACCEPTED AND FILED AT THE
REQUEST OF THE CITY OF DANA POINT

FILED THIS 7th DAY OF May, 2006, AT THE HOUR OF 2:51 O'CLOCK P.M. IN THE BOOK 91 PAGE(S) 34 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES M/M DISTRICTS AND AS INSTRUMENT NO. 2006000007426 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

TOM DALY, COUNTY CLERK-RECORDER

Tom Daly
COUNTY RECORDER
COUNTY OF ORANGE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE ORANGE COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE ORANGE COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

EXEMPT PER GOVERNMENT CODE 6103.



ASSESSOR'S PARCEL NUMBER	LEGAL DESCRIPTION
PORTION OF 672-091-03	LOTS 1-58 INCLUSIVE AND LOTS 60-125 INCLUSIVE, OF TRACT NO. 16331, AS SHOWN ON THE MAP FILED IN BOOK 875, PAGES 22 TO 32, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA ON DECEMBER 19, 2005 AS INSTRUMENT NO. 2005001011565
PORTION OF 672-591-01	
PORTION OF 672-592-01	
PORTION OF 672-592-03	
PORTION OF 672-592-11	

LEGEND

	CFD BOUNDARY
	TRACT NO. 16331
	TAX ZONE NO. 1
	TAX ZONE NO. 2

EXHIBIT C

CITY OF DANA POINT CFD No. 2006-1 2013 AND 2014 SPECIAL TAX BONDS

Delinquency Summary

DELINQUENCY SUMMARY BY DISTRICT

Dana Point, City of

CFD 2006-1 Maintenance

DUE DATE	DOLLARS LEVIED	DOLLARS DELINQUENT	% DOLLARS DELINQUENT	PARCELS LEVIED	PARCELS DELINQUENT	DATA DATE
2016/17-1	\$148,329.15	\$1,272.86	0.86%	118	1	09/15/2017
2016/17-2	148,329.10	4,495.92	3.03%	118	6	09/15/2017
TOTAL	\$296,658.25	\$5,768.78	1.94%			

Calculations performed on 10/18/2017 12:27:00AM

DELINQUENCY SUMMARY BY DISTRICT

Dana Point, City of

CFD No. 2006-1 2013 Special Tax Bonds

DUE DATE	DOLLARS LEVIED	DOLLARS DELINQUENT	% DOLLARS DELINQUENT	PARCELS LEVIED	PARCELS DELINQUENT	DATA DATE
2016/17-1	\$1,485,027.55	\$12,850.00	0.87%	117	1	09/15/2017
2016/17-2	1,485,027.52	48,724.07	3.28%	117	6	09/15/2017
TOTAL	\$2,970,055.07	\$61,574.07	2.07%			

Calculations performed on 10/18/2017 12:27:00AM

EXHIBIT D

CITY OF DANA POINT CFD No. 2006-1 OF THE CITY OF DANA POINT 2013 AND 2014 SPECIAL TAX BONDS

Debt Service Schedule(s)

Dana Point, City of
CFD No. 2006-1 2013 Special Tax Bonds
ORIGINAL DEBT SERVICE SCHEDULE

Dated Date: 6/13/2013
First Coupon: 9/1/2013
First Maturity: 9/1/2014

Payment Due	Interest Rate	Bond Call	Called Amount	Principal Due	Interest Due	Semi-Annual Payment	Total Annual
9/1/2013	2.00000%			\$0.00	\$155,226.77	\$155,226.77	\$155,226.77
3/1/2014					358,215.63	358,215.63	
9/1/2014	2.00000%			225,000.00	358,215.63	583,215.63	941,431.26
3/1/2015					355,965.63	355,965.63	
9/1/2015	2.00000%			365,000.00	355,965.63	720,965.63	1,076,931.26
3/1/2016					352,315.63	352,315.63	
9/1/2016	2.00000%			375,000.00	352,315.63	727,315.63	1,079,631.26
3/1/2017					348,565.63	348,565.63	
9/1/2017	2.00000%			380,000.00	348,565.63	728,565.63	1,077,131.26
3/1/2018					344,765.63	344,765.63	
9/1/2018	2.25000%			390,000.00	344,765.63	734,765.63	1,079,531.26
3/1/2019					340,378.13	340,378.13	
9/1/2019	3.00000%			395,000.00	340,378.13	735,378.13	1,075,756.26
3/1/2020					334,453.13	334,453.13	
9/1/2020	3.00000%			410,000.00	334,453.13	744,453.13	1,078,906.26
3/1/2021					328,303.13	328,303.13	
9/1/2021	3.00000%			420,000.00	328,303.13	748,303.13	1,076,606.26
3/1/2022					322,003.13	322,003.13	
9/1/2022	3.25000%			435,000.00	322,003.13	757,003.13	1,079,006.26
3/1/2023					314,934.38	314,934.38	
9/1/2023	3.37500%			445,000.00	314,934.38	759,934.38	1,074,868.76
3/1/2024					307,425.00	307,425.00	
9/1/2024	4.00000%			465,000.00	307,425.00	772,425.00	1,079,850.00
3/1/2025					298,125.00	298,125.00	
9/1/2025	4.00000%			480,000.00	298,125.00	778,125.00	1,076,250.00
3/1/2026					288,525.00	288,525.00	
9/1/2026	4.00000%			500,000.00	288,525.00	788,525.00	1,077,050.00
3/1/2027					278,525.00	278,525.00	
9/1/2027	4.00000%			520,000.00	278,525.00	798,525.00	1,077,050.00
3/1/2028					268,125.00	268,125.00	
9/1/2028	4.00000%			540,000.00	268,125.00	808,125.00	1,076,250.00
3/1/2029					257,325.00	257,325.00	
9/1/2029	4.00000%			565,000.00	257,325.00	822,325.00	1,079,650.00
3/1/2030					246,025.00	246,025.00	
9/1/2030	4.12500%			585,000.00	246,025.00	831,025.00	1,077,050.00
3/1/2031					233,959.38	233,959.38	
9/1/2031	4.12500%			610,000.00	233,959.38	843,959.38	1,077,918.76
3/1/2032					221,378.13	221,378.13	
9/1/2032	4.25000%			635,000.00	221,378.13	856,378.13	1,077,756.26
3/1/2033					207,884.38	207,884.38	
9/1/2033	4.25000%			660,000.00	207,884.38	867,884.38	1,075,768.76
3/1/2034					193,859.38	193,859.38	
9/1/2034	4.50000%			690,000.00	193,859.38	883,859.38	1,077,718.76
3/1/2035					178,334.38	178,334.38	
9/1/2035	4.50000%			720,000.00	178,334.38	898,334.38	1,076,668.76
3/1/2036					162,134.38	162,134.38	
9/1/2036	4.50000%			755,000.00	162,134.38	917,134.38	1,079,268.76
3/1/2037					145,146.88	145,146.88	
9/1/2037	4.50000%			785,000.00	145,146.88	930,146.88	1,075,293.76
3/1/2038					127,484.38	127,484.38	
9/1/2038	4.50000%			820,000.00	127,484.38	947,484.38	1,074,968.76
3/1/2039					109,034.38	109,034.38	
9/1/2039	4.62500%			860,000.00	109,034.38	969,034.38	1,078,068.76
3/1/2040					89,146.88	89,146.88	
9/1/2040	4.62500%			900,000.00	89,146.88	989,146.88	1,078,293.76

Dana Point, City of
CFD No. 2006-1 2013 Special Tax Bonds
ORIGINAL DEBT SERVICE SCHEDULE

Dated Date: 6/13/2013
First Coupon: 9/1/2013
First Maturity: 9/1/2014

Payment Due	Interest Rate	Bond Call	Called Amount	Principal Due	Interest Due	Semi-Annual Payment	Total Annual
3/1/2041					68,334.38	68,334.38	
9/1/2041	4.62500%			940,000.00	68,334.38	1,008,334.38	1,076,668.76
3/1/2042					46,596.88	46,596.88	
9/1/2042	4.62500%			985,000.00	46,596.88	1,031,596.88	1,078,193.76
3/1/2043					23,818.75	23,818.75	
9/1/2043	4.62500%			1,030,000.00	23,818.75	1,053,818.75	1,077,637.50
Totals:		\$0.00	\$0.00	\$17,885,000.00	\$14,457,401.99	\$32,342,401.99	\$32,342,401.99

Outstanding Principal	\$16,540,000.00
Matured Principal	1,345,000.00
Called Principal	0.00
Total Bond Issue	\$17,885,000.00