

DISCLOSURE STATEMENT GUIDELINES

Below is an example of the type of language to use, and information to provide, in the disclosure statement to a prospective buyer. It is intended as a guideline, not a requirement that you follow word for word. We do, however, ask that you adhere to the following:

1. When submitting a copy to the L&LMD No. 89-1-C, be sure to print it on Developer's letterhead
2. Be sure to include the case number(s) in the disclosure.
3. Be sure to indicate the service the L&LMD No. 89-1-C will be providing for the specific development. It is not necessary to list every service the L&LMD No. 89-1-C provides countywide, only those services that are applicable to the prospective buyer.
4. Be sure to leave a space to insert the amount of the assessment. When submitting your copy to the L&LMD No. 89-1-C you will not yet know what the annual assessment will be, however, when you present the disclosure statement to the prospective buyer the amount should be filled in.

Disclosure Statement Regarding Landscaping and Lighting Maintenance District No. 89-1-Consolidated

This Disclosure Statement contains important information affecting the property you are considering purchasing. By signing below, you acknowledge that you have read and understand the following information, have carefully considered it before making the decision to purchase the property and that you agree with the statements and obligations set forth herein.

As required by the County of Riverside, [or appropriate city] the property within the boundaries of Tract [Parcel] Map No. _____ will be annexed into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C"). Upon annexation into L&LMD No. 89-1-C, each owner of a lot will be subject to annual assessments levied on behalf of L&LMD No. 89-1-C, in perpetuity, as part of the property tax bill, to support the services provided by L&LMD No. 89-1-C. L&LMD No. 89-1-C provides funding for the maintenance and servicing of _____. The annual assessment for fiscal year _____ will be \$_____ and is subject to the greater of an annual inflation escalator of 2% or the Consumer Price Index for all Urban Consumers ("CPI-U") as it stands on March of each year over the base Index for March in the election year. Any increase larger than the greater of 2% or the CPI-U annual adjustment requires a majority approval of all the property owners within the boundaries of Tract [Parcel] Map No. _____.

For information concerning L&LMD No. 89-1-C, you may contact the Riverside County Transportation Department, Special Assessment Districts, 4080 Lemon Street, 8th Floor, Riverside, CA 92501.

The undersigned Buyer(s) has read and understands the foregoing Disclosure Statement.

DATE: _____

BUYER(S):

Signature

Signature

Print Name

Print Name