8. Identify the fiscal year 2025-26 assessed value of all parcels subject to the special tax or assessment.

→ **$233,059,498**

9. List of landowners and assessor's parcel number of parcels subject to 20 percent or more of the special tax levy including the following information: development status to the extent shown in Water District records, land use classification, and assessed value (land and improvements).

→ **The CFD (as a landowner), is subject to approximately 73.62% of the fiscal year 2025-26 special tax levy. A list of parcels owned by the CFD is shown in Appendix C.**

10. For so long as there is any owner of property in the CFD whose properties collectively represent 20% or more of the special taxes, the following information regarding the status of development in the District:

a) Significant amendments to land use entitlements.

→ **None**

b) Status of any legislative, administrative, and judicial challenges to the construction of the development known to the issuer.

→ **None**

c) Assessed valuation of property shown on the County Assessor's tax rolls with no "improvements" value in the CFD for fiscal year 2025-26.

→ **$3,810,403**

d) List of landowners and assessor's parcel numbers of parcels held by owners whose properties collectively represent 10% or more of the special taxes for fiscal year 2025-26.

→ **See Appendix C. The CFD was the only owner subject to 10% or more of the special tax levy in fiscal year 2025-26.**

e) Number of building permits issued by the County for property in the CFD for fiscal year 2024-25.

→ **The County did not issue any building permits for construction of new single family homes in the CFD during fiscal year 2024-25.**

Exhibit F
pg 4 of 5



DIABLO GRANDE

AVAILABLE PROPERTIES FOR SALE

19960 Boar Lane Diablo Grande, CA 95363 For Sale
20000/01 Boar Lane Diablo Grande, CA 95363 For Sale
20010 Boar Lane Diablo Grande, CA 95363 For Sale
20025 Wild Boar Place Diablo Grande, CA 95363 For Sale
20030 Boar Lane Diablo Grande, CA 95363 For Sale
20035 Wild Boar Place Diablo Grande, CA 95363 For Sale
20040 Boar Lane Diablo Grande, CA 95363 For Sale
20040 Boar Lane Diablo Grande, CA 95363 For Sale
20081 Griffiths Court Diablo Grande, CA 95363 For Sale
20120 Griffiths Court Diablo Grande, CA 95363 For Sale
20121 Griffiths Lane Diablo Grande, CA 95363 For Sale
20200 Denis Lane Diablo Grande, CA 95363 For Sale
20201 Denis Lane Diablo Grande, CA 95363 For Sale
20221 Denis Lane Diablo Grande, CA 95363 For Sale
20241 Denis Lane Diablo Grande, CA 95363 For Sale
20261 Denis Lane Diablo Grande, CA 95363 For Sale
20281 Denis Lane Diablo Grande, CA 95363 For Sale
20340 Perrett Court Diablo Grande, CA 95363 For Sale
20341 Perrett Court Diablo Grande, CA 95363 For Sale
20351 Perrett Court Diablo Grande, CA 95363 For Sale
20371 Perrett Court Diablo Grande, CA 95363 Pending
20381 Perrett Court Diablo Grande, CA 95363 Pending
20401 Perrett Court Diablo Grande, CA 95363 For Sale
20460 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20480 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20500 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20520 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20521 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20601 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20620 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20640 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20660 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20700 Morton Davis Circle Diablo Grande, CA 95363 For Sale
20739 Morton Davis Circle Diablo Grande, CA 95363 For Sale
9201 Boar Court Diablo Grande, CA 95363 For Sale
9220 Boar Court Diablo Grande, CA 95363 For Sale
9222 Boar Court Diablo Grande, CA 95363 For Sale
9320 Wild Boar Place Diablo Grande, CA 95363 For Sale
9321 Foxy Court Diablo Grande, CA 95363 Sold
9321 Griffiths Lane Diablo Grande, CA 95363 For Sale
9340 Wild Boar Place Diablo Grande, CA 95363 For Sale
9350 Wild Boar Place Diablo Grande, CA 95363 For Sale
9351 Wild Boar Place Diablo Grande, CA 95363 For Sale
9370 Wild Boar Place Diablo Grande, CA 95363 For Sale
9390 Wild Boar Place Diablo Grande, CA 95363 For Sale
9400 Griffiths Lane Diablo Grande, CA 95363 For Sale
9411 Griffiths Lane Diablo Grande, CA 95363 For Sale
9420 Griffiths Lane Diablo Grande, CA 95363 For Sale
9431 Griffiths Lane Diablo Grande, CA 95363 For Sale
9440 Griffiths Lane Diablo Grande, CA 95363 For Sale
9540 Boar Head Lane Diablo Grande, CA 95363 For Sale
9541 Boar Head Lane Diablo Grande, CA 95363 For Sale
9600 Schneider Lane Diablo Grande, CA 95363 For Sale
9601 Morton Davis Circle Diablo Grande, CA 95363 For Sale
9661 Schneider Lane Diablo Grande, CA 95363 For Sale
9691 Schneider Lane Diablo Grande, CA 95363 For Sale
9000 Griffiths Court Diablo Grande, CA 95363 For Sale
9001 Griffiths Court Diablo Grande, CA 95363 For Sale
8000 Morton Davis Circle Diablo Grande, CA 95363 For Sale
7000 Perrett Court Diablo Grande, CA 95363 For Sale
7002 Perrett Court Diablo Grande, CA 95363 For Sale
7003 Perrett Road Diablo Grande, CA 95363 For Sale

Clubhouse at 9521 Morton Davis Dr Diablo Grande, CA 95363 For Sale

Diablo Grande (also known as DG) is a private residential and resort enclave situated in the Diablo Mountain Range in California. Diablo Grande is gated community nestled in the oak studded hills of the Diablo Range at an elevation of 1,535 feet. Positioned approximately 9 miles northeast lies the burgeoning hub of Patterson, CA.
Celebrated for its scenic vistas, diverse wildlife, tranquil way of life, and an array of amenities, Diablo Grande is a renowned and must see destination.

To view properties or for more information, please contact Gina Scotland at 209-679-1582



Space available for up to an additional 1600 homes



3,037 acres in a serene location
Mixed use residential and commercial zoning



County approved for additional construction

Exhibit F page 2.

Case # 25-26635-A-9 DCN BWS-1

Home and lot sales in the Diablo Grande community this year.

October 2026

- **Oct 7, 2026:** $335,000 — 3 Beds, 2 Baths, 1,775 sqft (9419 Vintner Cir)
- **Oct 1, 2026:** $350,000 — 3 Beds, 2 Baths, 2,036 sqft (9397 Vintner Cir) [1]

July – September 2026

- **Sep 28 & Jul 29, 2026:** Multiple land and lot sales ranging from $55,000 to $110,000 on Morton Davis Dr / Cir
- **Jul – Sep 2026:** Several single-family home sales ranging from $320,000 (3 beds on Vintner Cir) up to $550,000 (5 beds, 3,011 sqft on Cabernet Ct) [1]

April – June 2026

- **May 4 & Apr 7, 2026:** 3-bed homes on Shrub Oak Dr and Vintner Cir sold for $340,000
- **Apr 20, 2026:** A 5-bed home on Vintner Cir sold for $488,000 [1, 2]

January – March 2026

- **Q1 2026:** Numerous transactions spanning Vintner Cir, Cabernet Ct, Grapevine Dr, California Oak Cir, Sarazen Ln/Ct, and Fairway Dr, with prices generally ranging between $306,000 and $440,000 for homes and specific multi-bed configurations like a $400,000 sale on Sarazen Ct. [1, 2, 3]

Case # 25-26635

Zillow

Sign in

Sold | Price | Beds & baths | Property type (1) | Filters

Schools | Dri

Recently Sold Homes

84 results

Sort: Homes for You



$335,000

3 beds | **3** ba | **1,775** sqft | Sold

9419 Vintner Cir, Patterson, CA 95363



$350,000

3 beds | **3** ba | **2,036** sqft | Sold

9397 Vintner Cir, Patterson, CA 95363

Search | Updates | Favorites | Plan | Inbox

Exhibit F pg 4.

Case + 25-26635

Zillow

Sign in

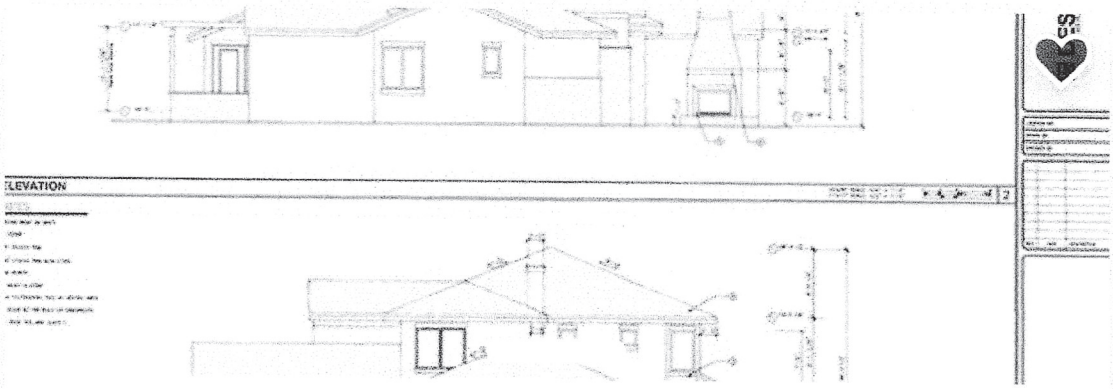
Sold | Price | Beds & baths | Property type (1) | Filters | Sa

Schools | Dra

Recently Sold ~~Homes~~ lots

14 results

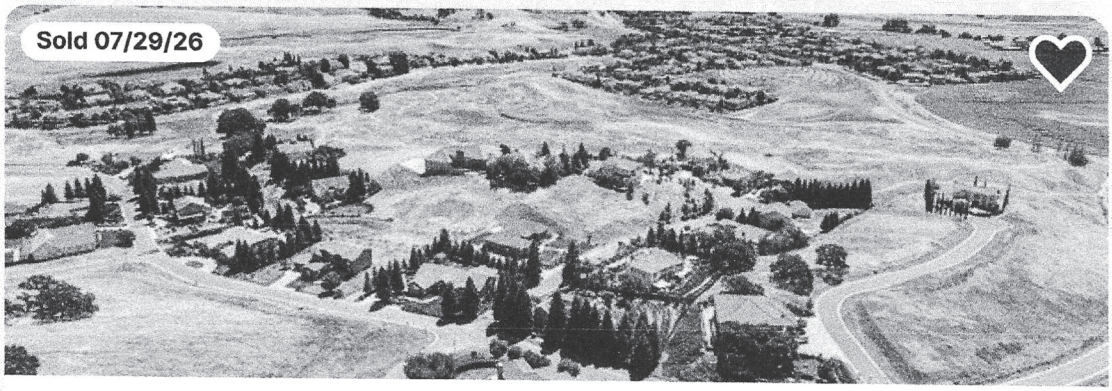
Sort: Homes for You



$110,000

0.57 acres lot | Sold

Morton Davis Dr, Patterson, CA 95363



$55,000

0.55 acres lot | Sold

0 Morton Davis Cir Lot 42, Patterson, CA 95363

SEVEN GABLES REAL ESTATE

Search | Updates | Favorites | Plan | Inbox

Exhibit F pg 5.