

City of San Diego

ADMINISTRATION REPORT FISCAL YEAR 2014-2015

COMMUNITY FACILITIES DISTRICT NO. 2 (SANTALUZ) IMPROVEMENT AREA NO. 4

JULY 7, 2014

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**ADMINISTRATION REPORT
FISCAL YEAR 2014-2015**

**CITY OF SAN DIEGO
COMMUNITY FACILITIES DISTRICT NO. 2
(SANTALUZ)
IMPROVEMENT AREA NO. 4**

Prepared for

CITY OF SAN DIEGO
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Prepared by

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This report was prepared to provide for the Fiscal Year 2014-2015 special tax levy of the City of San Diego Community Facilities District No. 2 (Santaluz) Improvement Area No. 4 ("IA No. 4"). IA No. 4 issued its \$9,965,000 Series A of 2004 Special Tax Bonds (the "Bonds") in February 2004.

IA No. 4 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. The proceeds of the Bonds were used for purposes of constructing certain road, water, and sewer related facilities necessary to meet increased demands placed on the City of San Diego as a result of the development of IA No. 4.

The bonded indebtedness of IA No. 4 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the tax within IA No. 4. In calculating the special tax liability for fiscal year 2014-2015, this report examines the financial obligations of the current fiscal year and analyzes the level of development within IA No. 4.

A map showing the property in IA No. 4 is included in Exhibit A.

The information provided in this report is derived primarily from documents developed at the time IA No. 4 was formed and from data provided by the City or accessed through the City building permit system.

The information sources include the Method of Apportionment for IA No. 4 ("RMA") dated December 3, 2002 and approved by the City Council on January 7, 2003, annual budget information for IA No. 4, the debt service schedule, building permit information accessed through the City's building permit system by Willdan Financial Services and the City's prior special tax consultant, special tax delinquency data provided by the County of San Diego, builder provided information, and historical development status and special tax prepayment records maintained by Willdan Financial Services.

This report is organized into the following sections:

Section I

Section I provides a review of the special tax classifications and an update of the development status of property within IA No. 4 as of March 1, 2014.

Section II

Section II summarizes the fiscal year 2013-2014 special tax levy status for IA No. 4.

Section III

Section III determines the financial obligations of IA No. 4 for fiscal year 2014-2015.

Section IV

Section IV reviews the methodology used to apportion the special tax requirement between Developed Property and Undeveloped Property. A table of the 2014-2015 special taxes for each classification of property is included.

EXHIBITS

- Exhibit A:** Boundary Map
- Exhibit B:** Debt Service Schedule
- Exhibit C:** Special Tax Roll Fiscal Year 2014-2015

I. Special Tax Classifications and Development Update

Special Tax Classifications

The methodology employed to calculate and apportion the special tax is contained in the Rate and Method of Apportionment for IA 4 dated December 3, 2002. The Rate and Method of Apportionment defines two categories of property, namely "Developed Property" and "Undeveloped Property." The category of Developed Property is in turn divided into eight separate rate classifications which vary with dwelling unit size and type for residential development and acreage for non-residential development. A table of the Developed Property rate classifications is shown below.

Improvement Area No. 4 Development Property Classification

Class	Designation
1	Residential Property Greater than 4,600 sf
2	Residential Property 4,400 – 4,600 sf
3	Residential Property 4,100 – 4,399 sf
4	Residential Property 3,900 – 4,099 sf
5	Residential Property 3,600 – 3,899 sf
6	Residential Property Less than 3,600 sf
7	Residential Property Affordable Unit
8	Non-Residential Property Not Applicable

Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, property for which a building permit was issued as of March 1 of any year will be classified as Developed Property in the following fiscal year. In addition to the issuance of a building permit, property is classified as an affordable unit if a deed restriction, resale restriction, and/or regulatory agreement has been recorded in favor of the City providing for affordable housing.

Development Update

IA No. 4 encompasses the residential development known as "Fairbanks Summit." Fairbanks Summit, which comprises most of IA No. 4, consists of approximately 115 acres situated in northwestern San Diego County, 20 miles north of the City's downtown area and six miles north of the La Jolla/Golden Triangle area. The community is 100% built-out with 223 dwelling units, comprised of 190 single family detached units and 36 affordable condominium and apartment units.

The table below lists the prepayments that have occurred to date. These parcels are not considered taxable property and are not subject to the CFD special tax in fiscal year 2014-2015 and for each subsequent year. Therefore, these parcels are not included in the development figures in the previous paragraph or in the table of Cumulative Developed Property below.

Bond Calls from Prepayments

APN	Tract	Lot	Prepayment Amount	Prepayment Date	Bond Call Amount	Bond Call Date	No. of Units
303-220-29	14437	70	\$34,114	September 2003	N/A ⁽¹⁾	N/A ⁽¹⁾	1
303-230-29	14583	29	\$59,700	February 2006	\$60,000	9/1/2006	1
303-200-06	14436	6	\$59,524	September 2010	\$55,000	3/1/2011	1

⁽¹⁾ Prepayment occurred prior to the sale of bonds in February 2004.

As of March 1, 2014 building permits for 223 residential units, including 36 affordable units, had been issued. The table below indicates the cumulative Developed Property, by class, within IA No. 4.

Improvement Area No. 4 Cumulative Developed Property

Class	Land Use	Number of Units/Acres
1	Residential Property Greater than 4,600 sf	67 units
2	Residential Property 4,400 – 4,600 sf	15 units
3	Residential Property 4,100 – 4,399 sf	20 units
4	Residential Property 3,900 – 4,099 sf	41 units
5	Residential Property 3,600 – 3,899 sf	20 units
6	Residential Property Less than 3,600 sf	24 units
7	Residential Property Affordable Unit	36 units
8	Non-Residential Property NA	0 acres

II. Fiscal Year 2013-2014 Special Tax Levy

The aggregate special tax levy for fiscal year 2013-2014 equaled \$609,698. As of June 20, 2014, \$604,669 of fiscal year 2013-2014 special taxes had been collected by the County. The remaining \$5,029 in special taxes are delinquent, resulting in a delinquency rate of .82 percent.

Pursuant to the Bond Indenture, IA No. 4 has covenanted to determine each year whether or not any owners of property within IA No. 4 are delinquent in the payment of their special taxes. If such delinquencies exist IA No. 4 is required to commence judicial foreclosure proceedings no later than October 1, against (i) parcels with delinquent special taxes in excess of \$10,000; and (ii) all properties with delinquent special taxes in any fiscal year in which the City receives special taxes in an amount which is less than 95% of the total special tax levied and the amount in the Reserve Account is less than the Reserve Requirement. Based on the criteria set forth in the foreclosure bond covenant, at this time, IA No. 4 is not required to commence foreclosure proceedings.

As of the date of this report, there were no special tax appeals submitted by property owners within CFD No. 2 IA 4 for the 2013-2014 tax year.

III. Fiscal Year 2014-2015 Special Tax Requirement

The Rate and Method of Apportionment states that the special tax on Developed Property may be reduced from the assigned special tax if the following three conditions are met: (i) it is not necessary to levy a special tax pursuant to steps two through four described in Section D of the RMA in order to meet the special tax requirement; (ii) all authorized IA No. 4 Bonds have already been issued or the City Council has covenanted that it will not issue any additional IA No. 4 Bonds (except refunding bonds); and (iii) all facilities identified on Exhibit C to the Purchase and Finance Agreement have been acquired. The City has determined that all three conditions have been met. Therefore, the special tax on Developed Property is reduced from the assigned special tax. The total special tax requirement is equal to \$575,435 and is shown in detail below.

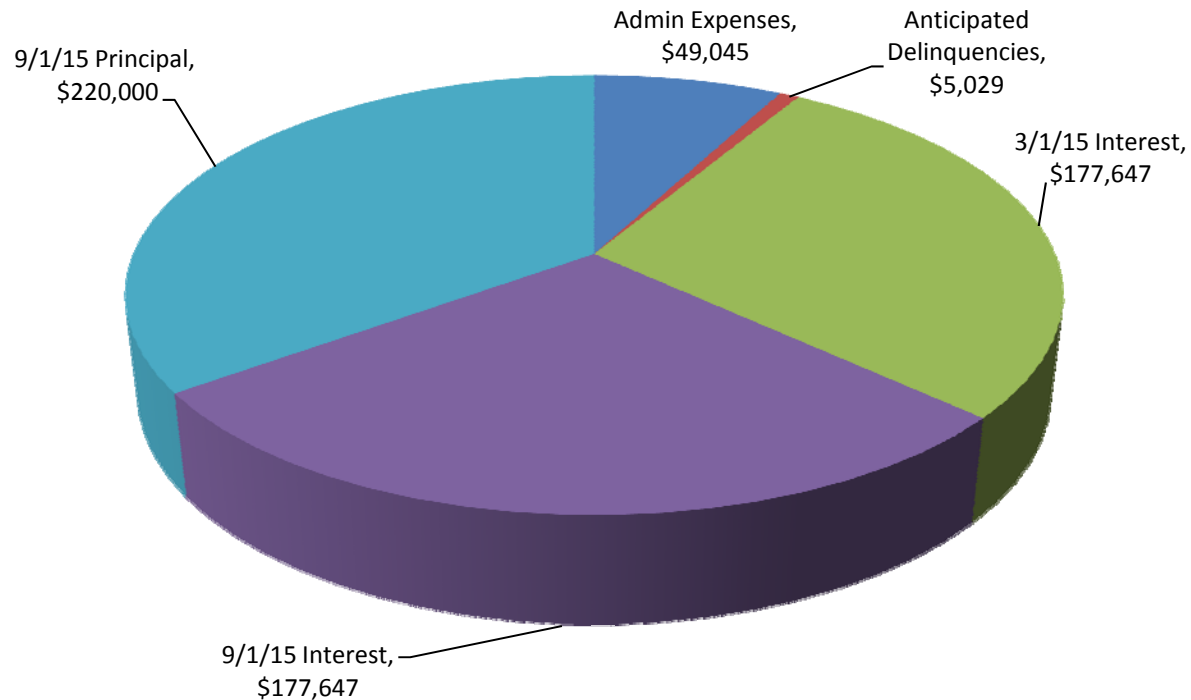
Improvement Area No. 4 Fiscal Year 2014-2015 Special Tax Requirement

FISCAL YEAR 2014-2015 USES OF FUNDS:	
CFD ADMINISTRATIVE EXPENSES	\$49,045
INTEREST DUE MARCH 1, 2015	177,647
INTEREST DUE SEPTEMBER 1, 2015	177,647
PRINCIPAL DUE SEPTEMBER 1, 2015	220,000
ANTICIPATED DELINQUENCIES/MAINTAIN RESERVE REQUIREMENT	5,029
FISCAL YEAR 2014-2015 GROSS SPECIAL TAX REQUIREMENT:	\$629,368
FISCAL YEAR 2013-2014 SURPLUS APPLIED AS CREDIT:	(53,933)
FISCAL YEAR 2014-2015 SPECIAL TAX REQUIREMENT:	\$575,435

The components of the fiscal year 2014-2015 gross special tax requirement are shown graphically on the following page.

**Community Facilities District No. 2 (Santaluz)
Improvement Area No. 4
City of San Diego**

Fiscal Year 2014-2015 Gross Special Tax Requirement



Gross Special Tax Requirement = \$629,368

IV. Method of Apportionment

Maximum Special Taxes

The amount of special taxes that IA No. 4 may levy is strictly limited by the maximum special taxes set forth in the Rate and Method of Apportionment.¹

On each July 1, commencing July 1, 2004 and ending on July 1 of the tenth fiscal year in which special taxes are levied in IA No. 4, the maximum special tax rates shall be increased by two percent (2%) of the amount in effect in the previous fiscal year. On July 1 of the eleventh and twelfth fiscal years in which special taxes are levied in IA No. 4, the maximum special taxes may be increased by up to two percent (2%) of the amount in effect in the previous fiscal year, provided that such increase is necessary to meet the special tax requirement. There will be no increase in the maximum special taxes that may be levied after the twelfth fiscal year in which special taxes are levied in IA No. 4. Fiscal year 2003-2004 was the first year in which special taxes were levied in IA No. 4. Therefore fiscal year 2012-2013 was considered the tenth fiscal year and was the last year of mandatory escalation of the maximum special tax. No increase in the maximum special tax rate was made for fiscal year 2014-2015. Therefore, the maximum special tax rates are equal to the rates established for fiscal year 2012-2013. The fiscal year 2014-2015 maximum special tax rates for each classification of property are shown in the table on the following page.

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 three steps which prioritize the order in which Developed Property, Undeveloped Property and other taxable property are taxed.

The first step states that the special tax shall be levied against each parcel of Developed Property at 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 first step generates special tax revenues of \$828,090 from Developed Property which is more than sufficient to meet all obligations for IA No. 4 for fiscal year 2014-2015. *Therefore, the fiscal year 2014-2015 special tax for each parcel of Developed Property is reduced to approximately 69.49 percent of the maximum special tax to provide \$575,435 in special tax revenues.*

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.

The fiscal year 2014-2015 assigned and actual special taxes are shown for each classification of Developed Property and Undeveloped Property in the following table.

Improvement Area No. 4
Fiscal Year 2014-2015 Special Taxes
for Developed Property and Undeveloped Property

Class	Land Use	FY 2014-2015 Assigned Special Tax	FY 2014-2015 Actual Special Tax
1	Residential Property Greater than 4,600 sf	\$5,209.26/unit	\$3,619.88/unit
2	Residential Property 4,400 – 4,600 sf	\$4,784.00/unit	\$3,324.38/unit
3	Residential Property 4,100 – 4,399 sf	\$4,252.46/unit	\$2,955.00/unit
4	Residential Property 3,900 – 4,099 sf	\$4,039.85/unit	\$2,807.26/unit
5	Residential Property 3,600 – 3,899 sf	\$3,720.92/unit	\$2,585.64/unit
6	Residential Property Less than 3,600 sf	\$3,242.51/unit	\$2,253.18/unit
7	Residential Property Affordable Unit	\$121.89/unit	\$84.70/unit
8	Non-Residential Property NA	\$18,312.26/acre	\$0.00/acre
NA	Undeveloped Property NA	\$18,312.41/acre	\$0.00/acre

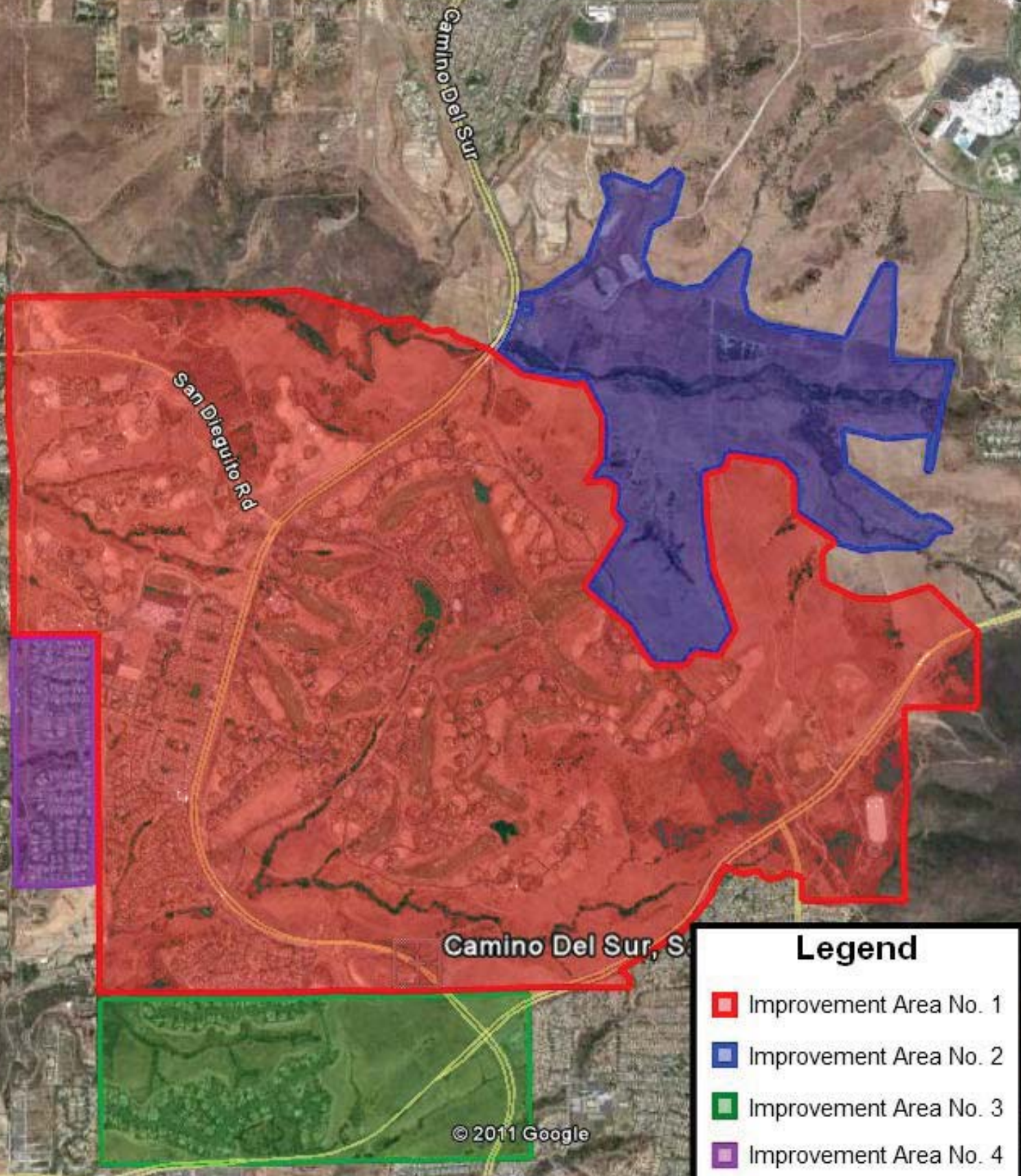
A list of the actual special tax levied against each parcel in IA No. 4 is included in Exhibit C.

EXHIBIT A

*City of San Diego CFD No. 2
(Santaluz)*

Boundary Map

**City of San Diego
Community Facilities District No. 2
(Santaluz)**



Legend

- Improvement Area No. 1
- Improvement Area No. 2
- Improvement Area No. 3
- Improvement Area No. 4

EXHIBIT B

*City of San Diego CFD No. 2
(Santaluz)
Improvement Area No. 4

Debt Service Schedule*

City of San Diego

Community Facilities District No. 2 (Santaluz) Improvement Area No. 4

DEBT SERVICE SCHEDULE

Dated Date: 02/25/04

First Coupon: 09/01/04

First Maturity: 09/01/05

PAYMENT DUE	INTEREST RATE	CALLED PRINCIPAL	PRINCIPAL DUE	INTEREST DUE	SEMI-ANNUAL PAYMENT	TOTAL ANNUAL PAYMENT
Matured Debt						
09/01/04	1.65000%		\$0.00	\$259,395.08	\$259,395.08	\$259,395.08
03/01/05				\$251,027.50	\$251,027.50	
09/01/05	1.65000%		\$95,000.00	\$251,027.50	\$346,027.50	\$597,055.00
03/01/06				\$250,243.75	\$250,243.75	
09/01/06	2.15000%		\$105,000.00	\$250,243.75	\$355,243.75	\$667,287.50
	Bond Call				60,000.00	
	Prem. 3.000%				1,800.00	
03/01/07				\$247,472.50	\$247,472.50	
09/01/07	2.50000%		\$120,000.00	\$247,472.50	\$367,472.50	\$614,945.00
03/01/08				\$245,972.50	\$245,972.50	
09/01/08	2.85000%		\$135,000.00	\$245,972.50	\$380,972.50	\$626,945.00
03/01/09				\$244,048.75	\$244,048.75	
09/01/09	3.15000%		\$155,000.00	\$244,048.75	\$399,048.75	\$643,097.50
03/01/10				\$241,607.50	\$241,607.50	
09/01/10	3.40000%		\$170,000.00	\$241,607.50	\$411,607.50	\$653,215.00
03/01/11				\$238,717.50	\$238,717.50	
	Bond Call				1,055,000.00	
	Prem. 3.000%				31,650.00	
09/01/11	3.75000%		\$190,000.00	\$210,908.75	\$400,908.75	\$1,726,276.25
03/01/12				\$207,346.25	\$207,346.25	
09/01/12	4.00000%	\$25,000.00	\$185,000.00	\$207,346.25	\$392,346.25	\$599,692.50
03/01/13				\$203,646.25	\$203,646.25	
09/01/13	4.15000%	25,000.00	\$210,000.00	\$203,646.25	\$413,646.25	\$1,268,742.50
	Bond Call				645,000.00	
	Prem. 1.000%				6,450.00	
03/01/14				\$182,106.25	\$182,106.25	
Outstanding Debt						
09/01/14	4.35000%	50,000.00	\$205,000.00	\$182,106.25	\$387,106.25	\$387,106.25
03/01/15				\$177,647.50	\$177,647.50	
09/01/15	4.50000%	50,000.00	\$220,000.00	\$177,647.50	\$397,647.50	\$575,295.00
03/01/16				\$172,697.50	\$172,697.50	
09/01/16	4.60000%	50,000.00	\$230,000.00	\$172,697.50	\$402,697.50	\$575,395.00
03/01/17				\$167,407.50	\$167,407.50	
09/01/17	4.70000%	55,000.00	\$235,000.00	\$167,407.50	\$402,407.50	\$569,815.00
03/01/18				\$161,885.00	\$161,885.00	
09/01/18	4.80000%	60,000.00	\$245,000.00	\$161,885.00	\$406,885.00	\$568,770.00
03/01/19				\$156,005.00	\$156,005.00	
09/01/19	5.40000%	60,000.00	\$260,000.00	\$156,005.00	\$416,005.00	\$572,010.00
03/01/20				\$148,985.00	\$148,985.00	
09/01/20	5.40000%	65,000.00	\$275,000.00	\$148,985.00	\$423,985.00	\$572,970.00

City of San Diego

Community Facilities District No. 2 (Santaluz) Improvement Area No. 4

DEBT SERVICE SCHEDULE

Dated Date: 02/25/04

First Coupon: 09/01/04

First Maturity: 09/01/05

PAYMENT DUE	INTEREST RATE	CALLED PRINCIPAL	PRINCIPAL DUE	INTEREST DUE	SEMI-ANNUAL PAYMENT	TOTAL ANNUAL PAYMENT
03/01/21				\$141,560.00	\$141,560.00	
09/01/21	5.40000%	65,000.00	\$290,000.00	\$141,560.00	\$431,560.00	\$573,120.00
03/01/22				\$133,730.00	\$133,730.00	
09/01/22	5.40000%	75,000.00	\$300,000.00	\$133,730.00	\$433,730.00	\$567,460.00
03/01/23				\$125,630.00	\$125,630.00	
09/01/23	5.40000%	85,000.00	\$310,000.00	\$125,630.00	\$435,630.00	\$561,260.00
03/01/24				\$117,260.00	\$117,260.00	
09/01/24	5.40000%	85,000.00	\$330,000.00	\$117,260.00	\$447,260.00	\$564,520.00
03/01/25				\$108,350.00	\$108,350.00	
09/01/25	5.50000%	95,000.00	\$345,000.00	\$108,350.00	\$453,350.00	\$561,700.00
03/01/26				\$98,862.50	\$98,862.50	
09/01/26	5.50000%	95,000.00	\$370,000.00	\$98,862.50	\$468,862.50	\$567,725.00
03/01/27				\$88,687.50	\$88,687.50	
09/01/27	5.50000%	100,000.00	\$390,000.00	\$88,687.50	\$478,687.50	\$567,375.00
03/01/28				\$77,962.50	\$77,962.50	
09/01/28	5.50000%	105,000.00	\$410,000.00	\$77,962.50	\$487,962.50	\$565,925.00
03/01/29				\$66,687.50	\$66,687.50	
09/01/29	5.50000%	110,000.00	\$435,000.00	\$66,687.50	\$501,687.50	\$568,375.00
03/01/30				\$54,725.00	\$54,725.00	
09/01/30	5.50000%	120,000.00	\$455,000.00	\$54,725.00	\$509,725.00	\$564,450.00
03/01/31				\$42,212.50	\$42,212.50	
09/01/31	5.50000%	120,000.00	\$485,000.00	\$42,212.50	\$527,212.50	\$569,425.00
03/01/32				\$28,875.00	\$28,875.00	
09/01/32	5.50000%	130,000.00	\$510,000.00	\$28,875.00	\$538,875.00	\$567,750.00
03/01/33				\$14,850.00	\$14,850.00	
09/01/33	5.50000%	135,000.00	\$540,000.00	\$14,850.00	\$554,850.00	\$569,700.00
Total for Outstanding Debt		\$1,760,000.00	\$6,840,000.00	\$4,350,146.25	\$11,190,146.25	\$11,190,146.25

Outstanding Principal	\$6,840,000.00
Matured Principal	\$1,365,000.00
Called Principal	\$1,760,000.00
Total Bond Issue	\$9,965,000.00

EXHIBIT C

*City of San Diego CFD No. 2
(Santaluz)
Improvement Area No. 4*

*Special Tax Roll
Fiscal Year 2014-2015*

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15</u> <u>SPECIAL TAX</u>
303-200-01-00	\$3,619.88
303-200-02-00	3,619.88
303-200-03-00	3,619.88
303-200-04-00	2,955.00
303-200-05-00	3,324.38
303-200-07-00	3,619.88
303-200-08-00	3,619.88
303-200-09-00	3,619.88
303-200-10-00	2,955.00
303-200-11-00	3,619.88
303-200-12-00	3,619.88
303-200-13-00	3,324.38
303-200-14-00	3,619.88
303-200-15-00	3,619.88
303-200-16-00	3,619.88
303-200-17-00	3,619.88
303-200-18-00	3,619.88
303-200-19-00	3,619.88
303-200-20-00	3,324.38
303-200-21-00	3,619.88
303-200-22-00	3,619.88
303-200-23-00	3,619.88
303-200-24-00	3,619.88
303-200-25-00	3,619.88
303-200-26-00	2,955.00
303-200-27-00	3,619.88
303-200-28-00	3,619.88
303-200-29-00	2,955.00
303-210-01-00	3,324.38
303-210-02-00	3,619.88
303-210-03-00	3,619.88
303-210-04-00	3,619.88
303-210-05-00	3,324.38
303-210-06-00	3,619.88
303-210-07-00	3,619.88
303-210-08-00	3,619.88
303-210-09-00	3,619.88
303-210-10-00	3,619.88

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15</u> <u>SPECIAL TAX</u>
303-210-11-00	3,324.38
303-210-12-00	2,955.00
303-210-13-00	3,619.88
303-210-14-00	3,619.88
303-210-17-00	3,619.88
303-210-18-00	3,619.88
303-210-19-00	3,619.88
303-210-20-00	3,619.88
303-210-21-00	3,619.88
303-210-22-00	2,955.00
303-210-23-00	3,619.88
303-210-24-00	2,955.00
303-210-25-00	3,619.88
303-210-26-00	3,619.88
303-210-27-00	3,619.88
303-210-28-00	2,955.00
303-210-29-00	3,619.88
303-210-30-00	3,619.88
303-210-31-00	3,619.88
303-210-32-00	2,955.00
303-210-33-00	3,619.88
303-210-34-00	3,619.88
303-210-35-00	3,619.88
303-210-36-00	3,619.88
303-210-37-00	3,619.88
303-210-38-00	3,324.38
303-210-39-00	3,619.88
303-210-40-00	3,619.88
303-210-41-00	3,619.88
303-210-42-00	2,955.00
303-210-43-00	3,619.88
303-210-44-01	84.70
303-210-44-02	84.70
303-210-44-03	84.70
303-210-44-04	84.70
303-210-44-05	84.70
303-210-44-06	84.70
303-210-44-07	84.70

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15 SPECIAL TAX</u>
303-210-44-08	84.70
303-210-44-09	84.70
303-210-44-10	84.70
303-210-44-11	84.70
303-210-44-12	84.70
303-210-44-13	84.70
303-210-44-14	84.70
303-210-44-15	84.70
303-210-44-16	84.70
303-210-44-17	84.70
303-210-44-18	84.70
303-210-44-19	84.70
303-210-44-20	84.70
303-210-44-21	84.70
303-210-44-22	84.70
303-210-44-23	84.70
303-210-44-24	84.70
303-210-44-25	84.70
303-210-44-26	84.70
303-210-51-00	3,619.88
303-210-52-00	3,619.88
303-220-01-00	2,253.18
303-220-02-00	2,807.26
303-220-03-00	2,585.64
303-220-04-00	2,955.00
303-220-05-00	2,585.64
303-220-06-00	2,955.00
303-220-07-00	2,585.64
303-220-08-00	2,955.00
303-220-09-00	2,253.18
303-220-10-00	2,807.26
303-220-11-00	2,807.26
303-220-12-00	2,585.64
303-220-13-00	2,253.18
303-220-14-00	2,955.00
303-220-15-00	2,585.64
303-220-16-00	3,324.38
303-220-17-00	2,253.18

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15</u> <u>SPECIAL TAX</u>
303-220-18-00	2,585.64
303-220-19-00	2,807.26
303-220-20-00	2,253.18
303-220-21-00	2,807.26
303-220-22-00	2,585.64
303-220-23-00	2,253.18
303-220-24-00	2,807.26
303-220-25-00	2,955.00
303-220-26-00	2,807.26
303-220-27-00	2,585.64
303-220-28-00	2,253.18
303-220-30-00	2,807.26
303-220-31-00	2,585.64
303-220-32-00	2,585.64
303-220-33-00	2,955.00
303-220-34-00	2,253.18
303-220-35-00	2,585.64
303-220-36-00	2,955.00
303-220-37-00	2,253.18
303-220-38-00	2,807.26
303-220-39-00	2,807.26
303-221-01-00	2,585.64
303-221-02-00	2,807.26
303-221-03-00	2,807.26
303-221-04-00	2,807.26
303-221-05-00	2,585.64
303-221-06-00	2,807.26
303-221-07-00	2,807.26
303-221-08-00	2,585.64
303-221-09-00	2,807.26
303-221-10-00	2,807.26
303-221-11-00	2,585.64
303-221-12-00	2,807.26
303-221-13-00	2,253.18
303-221-14-00	2,585.64
303-221-15-00	2,807.26
303-221-16-00	2,253.18
303-221-17-00	2,955.00

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15 SPECIAL TAX</u>
303-221-18-00	2,585.64
303-221-19-00	2,807.26
303-221-20-00	2,585.64
303-221-21-00	2,253.18
303-221-22-00	2,807.26
303-221-23-00	2,807.26
303-221-24-00	2,585.64
303-221-25-00	2,955.00
303-221-26-00	2,585.64
303-221-27-00	2,955.00
303-230-01-00	2,253.18
303-230-02-00	3,324.38
303-230-03-00	2,807.26
303-230-04-00	2,253.18
303-230-05-00	3,619.88
303-230-06-00	2,807.26
303-230-07-00	3,324.38
303-230-08-00	2,253.18
303-230-09-00	3,619.88
303-230-10-00	2,253.18
303-230-11-00	2,807.26
303-230-12-00	3,324.38
303-230-13-00	2,807.26
303-230-14-00	2,253.18
303-230-15-00	3,619.88
303-230-16-00	2,807.26
303-230-17-00	3,619.88
303-230-18-00	2,807.26
303-230-19-00	2,253.18
303-230-20-00	3,619.88
303-230-21-00	3,619.88
303-230-22-00	2,807.26
303-230-23-00	3,324.38
303-230-24-00	2,253.18
303-230-25-00	3,324.38
303-230-26-00	2,807.26
303-230-27-00	2,807.26
303-230-28-00	2,253.18

Exhibit C

City of San Diego CFD No. 2
Improvement Area No. 4
FY 2014-15 Special Tax Levy

<u>APN</u>	<u>Fiscal Year 2014-15 SPECIAL TAX</u>
303-230-30-00	2,807.26
303-230-31-00	2,807.26
303-230-32-00	2,253.18
303-230-33-00	2,253.18
303-230-34-00	2,807.26
303-230-35-00	3,324.38
303-240-01-00	2,807.26
303-240-02-00	3,619.88
303-240-03-00	2,807.26
303-240-04-00	2,253.18
303-240-05-00	3,324.38
303-240-06-00	2,253.18
303-240-07-00	3,619.88
303-240-08-00	2,807.26
303-240-09-00	2,807.26
303-240-10-00	3,619.88
303-240-11-00	2,807.26
303-240-12-00	3,619.88
303-240-13-00	2,807.26
303-240-14-00	3,619.88
303-240-15-00	2,807.26
303-240-16-00	3,619.88
303-240-17-00	3,619.88
303-240-18-00	847.06
Total Number of Parcels Taxed	214
Total FY 2014-15 Special Tax*	\$575,435.67

*Actual Total difference due to rounding