



America's Finest City

THE CITY OF SAN DIEGO



# **Assessment Engineer's Report**

## **CIVITA MAINTENANCE ASSESSMENT DISTRICT**

**Annual Update for Fiscal Year 2017**

**under the provisions of the**

**San Diego Maintenance Assessment District Procedural Ordinance  
of the San Diego Municipal Code**

**Prepared For**

**City of San Diego, California**

**Prepared By**

**EFS Engineering, Inc.**

**P.O. Box 22370**

**San Diego, CA 92192-2370**

**(858) 752-3490**

**June 2016**

# CITY OF SAN DIEGO

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Kevin Faulconer

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District 2

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## City Attorney

Jan Goldsmith

## Chief Operating Officer

Scott Chadwick

## City Clerk

Elizabeth Maland

## Independent Budget Analyst

Andrea Tevlin

## City Engineer

James Nagelvoort

## Assessment Engineer

EFS Engineering, Inc.

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- Exhibit A: Boundary Map & Assessment Diagram
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# Assessment Engineer's Report

## Civita Maintenance Assessment District

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### Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance" (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. \_\_\_\_\_, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the CIVITA MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by Assessment Law.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elizabeth Maland, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elizabeth Maland, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

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## Executive Summary

**Project:** Civita  
Maintenance Assessment District

**Apportionment Method:** Equivalent Benefit Unit (EBU)

	<b>FY 2016</b>	<b>FY 2017 <sup>(1)</sup></b>	<b>Maximum <sup>(2)</sup> Authorized</b>
<b>Total Parcels Assessed:</b>	456	562	--
<b>Total Estimated Assessment:</b>	\$257,779	\$377,554	--
<b>Total Number of EBUs:</b>	837.06	1,063.06	--
<b>Assessment per EBU:</b>	\$307.96	\$355.16	\$355.17 <sup>(3)</sup>

<sup>(1)</sup> FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

<sup>(2)</sup> Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

<sup>(3)</sup> Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 6.45%.

**Annual Cost-Indexing:** The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

**Bonds:** No bonds will be issued in connection with this District.

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## Background

Civita (entitled as “Quarry Falls”) is a 225-acre mixed use development located in the Mission Valley community of the City of San Diego (see **Figure 1**). As currently planned, Civita may include as many as 4,780 residential units; 900,000 square feet of commercial, retail and office uses; and roughly 60 acres of public parks, open space and trails.

The City of San Diego (City) retained EFS Engineering, Inc. to prepare an Assessment Engineer’s Report for the formation of the Civita Maintenance Assessment District (District). The Assessment Engineer’s Report was approved and assessments confirmed in Fiscal Year 2016. The general purpose of the District is to fund defined improvements and activities within the District.

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## District Proceedings for Fiscal Year 2017

This District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), applicable provisions of “Proposition 218” (being Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer’s Report is to update the District budget and assessments for Fiscal Year 2017, and authorize the continued levy of assessments for the life of the District. The Fiscal Year 2017 assessments proposed within this Assessment Engineer’s Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levy of assessments for the life of the District, and collection of the Fiscal Year 2017 proposed assessments.

## Bond Declaration

No bonds will be issued in connection with this District.



SOURCE: Civita website, SanGIS, City of San Diego, and EFS Engineering.

**FIGURE 1 – Civita Development Area**

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## District Boundary

The District generally includes those areas located in the *Quarry Falls Specific Plan* and *Quarry Falls Vesting Tentative Map* (both dated October 21, 2008), as well as an additional area between the development and Phyllis Place. The District is bounded by Friars Road to the south, Phyllis Place to the north, Interstate 805 to the east, and Mission Center Road to the west.

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as **Exhibit A**.

### Aquatera Apartment Complex

The Aquatera apartment complex (located north of Civita Boulevard and east of Mission Center Road) is not a part of the District. While this apartment complex fronts one of the defined improvement/service corridors, it was excluded from the District because the property owner (HG Fenton Property Company) agreed to privately maintain the frontage improvements along Civita Boulevard. Consequently, the streetscape improvements on the north side of Civita Boulevard (fronting the “Aquatera” apartment complex) are expressly excluded from the District’s maintenance obligation.

From an assessment engineering perspective, the removal of these improvements and activities, and the fact that the apartment complex does not take primary access from Civita Boulevard, was sufficient justification for exclusion of the property on the basis that it does not receive direct and special benefit from the remaining District improvements and activities.

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## Project Description

The proposed assessments will be used to fund defined improvements and activities within the District. The activities include maintenance and servicing of various public improvements, including (but not limited to): landscaped and hardscaped medians; landscaped and hardscaped parkways (rights-of way); streetscape areas; decorative crosswalks; enhanced streetlights and landscape lighting; sidewalks and gutters; and community banners, signage and monumentation located within the District. The assessments will also fund enhanced



services and maintenance at Creekside Park, Central Park, and Franklin Ridge Pocket Park.

The District improvements and activities are generally located as shown in **Figure 2**. All improvements and activities to be maintained by the District fall within dedicated City public rights-of-way, are on City property, City easements, or other public utility easements. For additional detail as to location and type of improvements and activities, please refer to the engineering plans, maps, sketches, specifications, maintenance agreements and other materials on file with the City Park and Recreation Department.

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## Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. Some of these benefits are “special benefits,” benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, isolation and quantification of the “special benefits” associated with the improvements and activities are paramount, and illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements and activities; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the improvements and activities.

### City Standard

As a “general benefit” (not funded by assessments), the District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including



- Master Community Association (MCA Owned Property)
- Maintenance Assessment District (City Owned Property)
- MAD (MCA Owned Property/Bioswales maintained by MCA)
- Master Residential Association
- City Owned General Fund Park
- Offsite Drainage Maintenance (by Master CA)
- Fenton Maintained (Northern Parkway Only)

Civita Boulevard Median included in MAD

Aquatera Apartments

(Future HOA)

Franklin Ridge Pocket Park

DRAINAGE CHANNEL

**FIGURE 2 - Improvement/Service Areas**



street sweeping and graffiti removal on public property. Consistent with City policy for the public at large, the City will provide the District with standard service levels and annual contributions from the Gas Tax Fund for median maintenance (28.67¢ per square foot of landscaped median). The City will also reimburse the District for contractual maintenance performed on general fund (population-based) parks (\$7,233.91 per acre), once Central Park has been completed and accepted by the City. The City will also contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see *City Council Policy 200-18* for lighting standards). These levels of service and cost allocations, reviewed and adjusted annually by the City, are “general benefits” administered by the District

### External Benefits

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Based on a review of the spatial limits of the District and the improvements and activities, it has been determined that the improvements and activities have the potential to confer benefits to others outside the District.

At buildout of the development area, it is estimated as much as 0.5% of the total benefit (in excess of the City standard) may accrue to the public at large or properties located outside the District (with an estimated 0.0% accruing directly to properties located outside the District, and the remaining 0.5% accruing to the general public as indirect/incidental beneficiaries passing through the District or utilizing District-provided amenities). The estimated costs associated with these “general benefits” have been quantified and will not be funded by assessments.

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## Cost Estimate

### Estimated Costs

Estimated Fiscal Year 2017 annual expenses, revenues, reserves, and assessments (provided by the City) are included as **Exhibit B** hereto. Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time.

## Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 2017 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the *U.S. Bureau of Labor Statistics* (see [www.bls.gov](http://www.bls.gov)), for the prior year period was from 265.039 to 271.526 (a 2.45% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 6.45%.

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## Method of Apportionment

### Estimated Benefit of Improvements

The *Quarry Falls Specific Plan* (Specific Plan), the Mission Valley Community Plan (Community Plan), the City of San Diego Land Development Code and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals, objectives, and guidelines for the planned development of the community. Collectively, these Plans make specific reference to the following noteworthy objectives and recommendations:

- Develop a community that responds to the natural and created attributes of the project site by placing primary focus on the creation of an interactive system of public parks and open space.

- Encourage pedestrian activity through a logical connection of trails, sidewalks, and bicycle facilities.
- Design individual development projects that positively contribute to the character of the City of San Diego and reinforce community identities through control of project design elements such as architecture, landscaping, walls, fencing, lighting and signage.
- Develop an environment that is visually attractive and efficiently and effectively organized, including visually pleasant landscaping.
- Encourage sustainability in design to foster “green” development that reduces energy needs and water consumption.
- Improve the water quality of site run-off through sustainable design features, such as a natural bioswale.

The proposed improvements and activities are consistent with these objectives. The City’s General Plan and Community Plan support the establishment of community-based improvement and maintenance districts, such as this District, to fund installation and maintenance of enhanced improvements and activities.

The proposed improvements and activities are generally located in the public rights-of-way along the various transportation corridors within the District. These transportation corridors serve as the primary access routes for inter-community and intra-community trips. Parcels within the District benefit from the improvements and activities in terms of enhanced aesthetics, community image and vitality, and public safety.

### **Apportionment Methodology**

The total cost associated with District improvement and activities will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel’s total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--

### **Equivalent Benefit Units (EBUs)**

EBUs for each parcel have been determined as a function of parcel area (or number of residential units) and two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

$\text{EBUs} = (\text{Acres, Building Area, or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Parcels determined to receive no benefit from the maintenance of District improvements and activities have been assigned zero (0) EBUs.

### **Land Use Factor**

Since the proposed District improvements and activities are primarily associated with the Transportation Element of the City’s General Plan, Community Plan, and Specific Plan, trip generation rates for various land use categories (as previously established by the City’s Transportation Planning section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates address vehicular trips, they are also considered to approximately reflect relative trip generation patterns for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.). Trip generation rates are a suitable measure for the relative intensity of use of the various land uses, and provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City’s Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in **Table 1**.

**TABLE 1: Land Use Factors**

<b>Land Use/Zoning</b>	<b>Code</b>	<b>Land Use Factor <sup>(1)</sup></b>
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.8 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.6 per dwelling unit
Civic Buildings	CVC	3.0 per KSF <sup>(2)</sup>
Commercial – Office & Retail	COM	4.0 per KSF <sup>(2)</sup>
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Fitness/Recreation Center	FIT	3.0 per KSF <sup>(2)</sup>
Industrial	IND	15.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Undeveloped (recreation area)	PKU	0.5 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Vacant (developable)	VAC	0 per acre

<sup>(1)</sup> Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

<sup>(2)</sup> KSF equals 1,000 square feet of building area.

The purpose of designated open space and undevelopable areas is primarily to preserve natural landforms and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since these lands are essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated open space and undevelopable lands receives no benefit from District improvements and activities and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements and activities being maintained by the District, the actual benefit accrues to the lands within the District not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero.

### ***Benefit Factor***

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements and activities to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of the improvements and activities in a district may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity and recreational potential. The subcomponents used for this District are: aesthetics/community image and recreation/environmental quality.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements and activities maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements and activities being maintained. For a given land use, the overall Benefit Factor is equal to the sum of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in **Table 2**.

**TABLE 2: Benefit Factors by Land Use**

<b>Land Use/Zoning</b>	<b>Aesthetics/ Community Image (Max. 0.6)</b>	<b>Recreational/ Environmental (Max. 0.4)</b>	<b>Composite Benefit Factor (Max. 1.0)</b>
Residential – All	0.6	0.4	1.0
Civic Buildings	0.4	0.2	0.6
Commercial – Office & Retail	0.4	0.2	0.6
Educational – Primary & Secondary	0.2	0.2	0.4
Fire/Police Station	0.2	0.2	0.4
Fitness/Recreation Center	0.4	0.2	0.6
Industrial	0.2	0.2	0.4
Open Space (designated)	0.0	0.0	0.0
Park – Undeveloped	0.0	0.2	0.2
Street/Roadway	0.0	0.0	0.0
Undevelopable	0.0	0.0	0.0
Vacant (developable)	0.0	0.0	0.0

***Aesthetics/Community Image.*** The District improvements and activities provide enhanced aesthetics/community image. The degree of benefit received from this aspect of the improvements and activities varies among the land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from aesthetic enhancement of the transportation corridors and community amenities. The remaining (non-residential) land uses are considered to receive a lesser degree of benefit from the aesthetic elements of the District improvements and activities, as such enhancements are not as critical to their function, use, or value.

***Recreational/Environmental.*** The District improvements and activities provide recreational opportunities and enhanced environmental quality. Residential land uses receive the greatest benefit from the recreational and environmental enhancement. Non-residential uses also benefit, though to a lesser degree, to the extent that such enhancements are an additional attractor to the area. Open Space, Street/Roadway, Undevelopable and Vacant (developable) land uses receive no benefit from recreational and environmental elements of the District improvements and activities, as such enhancements are not critical to their function,



use, or value.

### Unit Assessment Rates

The Unit Assessment Rate (annual assessment per EBU) is based on the Total Annual Program Costs and Total Estimated EBUs, as shown in the following equation:

$$\text{Unit Assessment Rate} = \text{Total Annual Program Costs} / \text{Total Estimated EBUs}$$

### Sample Calculations

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$$

Shown below are sample EBU calculations for several common land uses found in the District.

- **1 Single-Family Residence**  
EBUs = 1 unit x 1.0 x 1.0 = 1.00 EBUs
- **10-unit Apartment Complex**  
EBUs = 10 units x 0.6 x 1.0 = 6.00 EBUs
- **1,000 square-foot Commercial Property**  
EBUs = 1 KSF x 4.0 x 0.60 = 2.40 EBUs

The total assessment for each parcel in the District is based on the calculated EBUs for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

Based on the above formula, the EBUs, unit assessment rate, and total assessment calculated for each property, can be found in the Assessment Roll (**Exhibit C**).

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## Summary Results

The District Boundary is presented in **Exhibit A**.

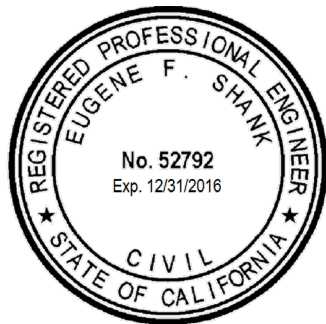
An estimate of the costs of the improvements and activities provided by the District is included as **Exhibit B** to this report.


The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2017 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).


Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2017 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



  
Eugene F. Shank, PE C 52792

  
Sharon F. Risse

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the \_\_\_\_ day of \_\_\_\_\_, 2016.

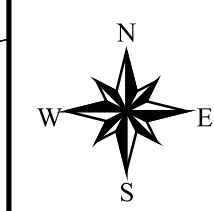
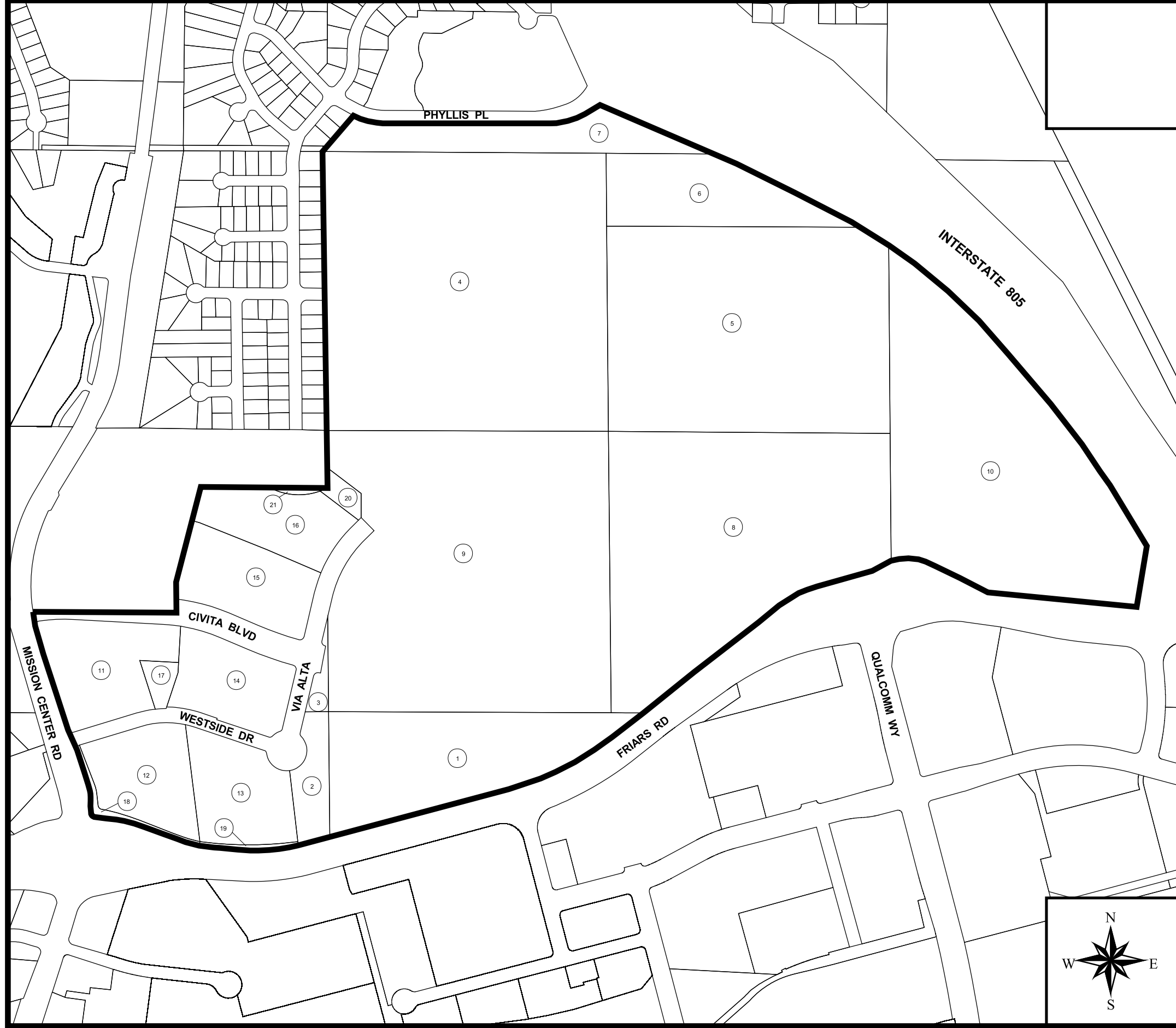
\_\_\_\_\_  
Elizabeth Maland, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elizabeth Maland, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

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# **EXHIBIT A**



SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

## BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2012.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE CIVITA MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_ DAY OF \_\_\_\_\_, 2012, BY ITS RESOLUTION NO. \_\_\_\_\_.

ELIZABETH MALAND, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

PREPARED BY:  
**EFS ENGINEERING, INC.**  
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490



**CITY OF  
SAN DIEGO**

**CIVITA  
MAINTENANCE ASSESSMENT DISTRICT**

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE \_\_\_ DAY OF \_\_\_\_\_, 2012. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE \_\_\_ DAY OF \_\_\_\_\_, 2012. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

**NOTE:**  
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS. REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.

**LEGEND:**  
 District Boundary  
 Parcel Line  
# Diagram Number

W.O. \_\_\_\_\_ DATE: \_\_\_\_\_ REVS: \_\_\_\_\_

# **EXHIBIT B**

# EXHIBIT B

Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Fiscal Year 2017 (07-01-16 to 06-30-17) Budget

**CIVITA MAINTENANCE ASSESSMENT DISTRICT**  
**Fund 200714**

	FY 2015	FY 2016	FY 2017
	Unaudited Actuals	Estimate	Proposed
<b><u>District Costs</u></b>			
<b>Contract Services</b>			
Landscaping Services (512134)	\$ 32,920.69	\$ 125,520.00	\$ 131,796.00
Tree Trimming (512197)	\$ -	\$ 5,000.00	\$ 5,000.00
Electrical Repair (Special Street Lighting) (512059C)	\$ -	\$ 5,000.00	\$ 5,000.00
Other Contracts (Miscellaneous Technical/Professional Services) (512059B)	\$ 3,384.08	\$ 1,500.00	\$ 1,500.00
Insurance	\$ 1,927.00	\$ 15,000.00	\$ 15,000.00
Reimbursement Agreement	\$ 15,525.75	\$ -	\$ 15,253.00
Other Non-Personnel Expense	\$ -	\$ -	\$ 208,000.00
Non-Profit Administration (516024)	\$ 2,000.00	\$ 15,000.00	\$ 15,000.00
<b>Supplies</b>			
Miscellaneous Supplies (511069)	\$ -	\$ 2,250.00	\$ 2,250.00
Special Districts Administration (516024)	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
<b>Utilities</b>			
Electrical (514100)	\$ -	\$ -	\$ 5,400.00
Water/Storm Drain (514104/514105)	\$ -	\$ -	\$ 15,000.00
<b>Subtotal Non-Personnel Costs</b>	<b>\$ 59,257.52</b>	<b>\$ 172,770.00</b>	<b>\$ 422,699.00</b>
<b>TOTAL DISTRICT COSTS</b>	<b>\$ 59,257.52</b>	<b>\$ 172,770.00</b>	<b>\$ 422,699.00</b>
<b><u>District Revenues &amp; Reserves</u></b>			
Special Assessments (411005)	\$ 226,134.67	\$ 232,166.26	\$ 377,553.90
Interest Earnings (418001)	\$ 849.74	\$ 1,100.00	\$ 1,300.00
City Contributions <sup>(1)</sup>			
General Benefit Offset, 0.5% (424088A)	\$ 402.27	\$ 208.00	\$ 55.00
Gas Tax Fund (424088B)	\$ 4,336.00	\$ 8,809.00	\$ 8,809.00
<b>TOTAL</b>	<b>\$ 231,722.68</b>	<b>\$ 242,283.26</b>	<b>\$ 387,717.90</b>
<b><u>District Reserves</u></b>			
Beginning Fund Balance	\$ 52,617.72	\$ 225,284.71	\$ 294,797.97
Change in Fund Balance	\$ 172,666.99	\$ 69,513.26	\$ (34,981.10)
<b>Year End Operating Reserves</b>	<b>\$ 225,284.71</b>	<b>\$ 294,797.97</b>	<b>\$ 259,816.87</b>

<sup>(1)</sup> City Contributions each Fiscal Year are subject to change pending Council approval of new rate per square foot/acreage.

# **EXHIBIT C**



**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 360 11 00	5.78	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 360 27 00	2.10	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 370 08 00	17.66	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 370 09 00	1.81	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 400 01 00	184.00	MFR	0.60	1.00	110.40	\$355.16	\$39,209.66	Q F Circa 37 L L C
677 400 04 00	122.00	MFR	0.60	1.00	73.20	\$355.16	\$25,997.70	Q F Circa 37 L L C
677 400 07 00	0.62	PKU	0.50	0.20	0.06	\$355.16	\$22.02	Q F Circa 37 L L C
677 400 11 00	0.13	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Origen Homeowners Association
677 400 12 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Taylor Michael J
677 400 12 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Placek William H&Angel-Placek Anne
677 400 12 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Manning Matthew
677 400 12 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bauer Erin T
677 400 12 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gates Matthew F&Winter Andrea M
677 400 12 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Robles Julio C M&Castro Monica C
677 400 12 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Paulin Kathy W
677 400 12 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Epsten Jon H&Mary H
677 400 12 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sheefi Trust 12-20-13
677 400 12 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Figurido Seth L
677 400 12 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Buell Susan P Trust 05-25-12
677 400 12 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sheefi Trust 12-20-13
677 400 12 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Nguyen John Chu&Luong Natalie
677 400 12 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chen Joann S
677 400 12 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wycoco Samantha J
677 400 12 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lettmann Amanda K
677 400 12 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Frack Seth
677 400 12 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Arenivar Samuel J
677 400 12 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Remigio Julius
677 400 12 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Leposke Taylor
677 400 12 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Marckwardt William W&Elizabeth M
677 400 12 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Park Chang W&Joo Ri
677 400 12 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hazzan Shadi&Maureen
677 400 14 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Helt Michael F
677 400 14 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Vidal Joseph A&Riggs Rachel M
677 400 14 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shiu Ning
677 400 14 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Contreras Dolores
677 400 14 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mccormick Linda C
677 400 14 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lee Jung
677 400 14 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hemming John P&Miriam M
677 400 14 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Blasic Family Trust 09-10-09
677 400 14 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Juarez Doanna L
677 400 14 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Robbins Brandon
677 400 14 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Somers Richard C
677 400 14 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kramer Otis Family Trust 05-08-15
677 400 14 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kraus Scott R&Cicely J
677 400 14 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Williams Charles R&Kim R
677 400 14 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lantsberger Mark A&Malboeuf Susan
677 400 14 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Prado Glenn M&Aldrich Holly S
677 400 15 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Paula Anthony M Trust 04-21-15
677 400 15 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lee Kangoh&Jungnyeon
677 400 15 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rojas Sergio L&Amador Ada S G
677 400 15 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	El-Azzeh Munir&Jommana
677 400 15 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hagedorn Chad&Chance Christine

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 400 15 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Renick James C
677 400 15 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Liu Steve K
677 400 15 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sanciangco Gladys D
677 400 15 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Braidwood Ryan S&Jennifer L
677 400 15 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Garcia German A P&Camarillo Edna Y
677 400 15 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fortuna Roderick
677 400 15 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hovey Gregg B&Mary L
677 400 15 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Noureddini Noushan
677 400 15 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stewart Russell T
677 400 15 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cheung Terence&Kabayashi Yuriko
677 400 15 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jack Archie J
677 400 15 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mueller Matthias
677 400 15 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wright Sonia E Living Trust 12-10-02
677 400 17 00	306.00	MFR	0.60	1.00	183.60	\$355.16	\$65,207.38	Q F West Park L L C
677 400 18 00	306.00	MFR	0.60	1.00	183.60	\$355.16	\$65,207.38	Q F West Park L L C
677 400 19 00	0.55	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Q F West Park L L C
677 400 20 00	0.75	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Q F West Park L L C
677 400 21 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jordan Carole A
677 400 21 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Garnett Joleen
677 400 21 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Blasic Gregory J Jr
677 400 21 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rodriguez Karla N
677 400 21 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Luck Michael J&Alexis L
677 400 21 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Herrera Mario A&Loren M
677 400 21 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wiggins Dustin J
677 400 21 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Silva Luis F&Elias Maria L M
677 400 21 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gray Michael J&Emily S
677 400 21 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcsherry Kathleen M
677 400 21 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Brafman Rebecca E Revocable Trust 10-02-14
677 400 21 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Conforti Jason T&Santos Gerissa H
677 400 21 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bezwada Vishnu&Grewal Annureet
677 400 21 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Melton Alexander D&Darcy A
677 400 21 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Han Dong
677 400 21 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tran Julie T
677 400 21 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Dorn Nicholas M
677 400 21 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Copple Blake R
677 400 21 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Martindale John A&Tresa A
677 400 21 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tan Irene
677 400 21 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Forbes Joseph
677 400 21 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gaffney Patrick P&Sharon L
677 400 21 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hasson Steven R
677 400 21 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kinkade Kevin J
677 400 21 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sparks Andrew H&Emily J
677 400 21 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cristofani Gary 2003 Trust 12-08-03
677 400 22 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bess Julio
677 400 22 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tirado Alberto C
677 400 22 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Morrissey John A&Victoria E
677 400 22 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mani Shahin
677 400 22 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Holland Brian&Mary E
677 400 22 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stocking Thomas E&Anne C
677 400 22 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wang Minjuan Revocable 2004 Trust 03-10-04
677 400 22 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Vonderach Stephen
677 400 22 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Zhao Yiyang

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 400 22 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rollo Jason
677 400 22 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Webb Andre F&Melanie C
677 400 22 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jin Qihui
677 400 22 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Williams Shawn P
677 400 22 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shi Yutian
677 400 22 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Zhang Kan
677 400 22 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Faulkner Julius T&Bossmeyer Deborah A
677 400 22 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Trail Matthew&Pursell-Trail Lisa
677 400 22 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Liu Jonathan H
677 400 22 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mendenhall Robert&Tricia
677 400 22 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Michajlenko Andrew A&Kelly J
677 400 22 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Nikolic Biljana&Adebambo Temi
677 400 22 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Quach David
677 400 22 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kim Jong Keun&Jung Mi
677 400 22 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mukherjee Samir T
677 400 22 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Villamin Anthony C&Fuentes Andrea L
677 400 22 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Le Mark
677 400 22 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Labarrere Brent A
677 400 22 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tam Tiffanie
677 400 22 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	St Clair Norberto A
677 400 22 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Berk Kevin S
677 400 22 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tamayo Jonathan B&Leslie A
677 400 22 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mehta Kaushal&Gopeng Jennifer
677 400 22 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ramsey Laura
677 400 22 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gaffney Patrick P&Sharon L
677 400 23 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shockley Timothy C
677 400 23 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Adams Cynthia S Trust 04-10-08
677 400 23 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cronin Amy I
677 400 23 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Maesch Amanda M
677 400 23 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Orlowicz Jeffrey L
677 400 23 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Nerad Richard E Trust 09-24-09
677 400 23 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Raabe Mark A&Melissa
677 400 23 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Agrey Kelly
677 400 23 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Florez Family Trust 10-25-13
677 400 23 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Barefield Barbara Living 1991 Trust
677 400 23 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Oneal Devin M
677 400 23 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rodriguez Adriana <Le> Rodriguez Teresa V H D
677 400 23 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lazeski David C
677 400 23 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Aydinar Etem E&Elif
677 400 23 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Baig Family 2001 Trust 04-13-01
677 400 23 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Reif Erik O&Selena M P
677 400 23 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stubenrauch Jonathan R
677 400 23 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mckenzie Laura R
677 400 23 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcbrian Matthew A&Jin Angela O
677 400 23 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Riley Mark A
677 400 23 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Vallejo Veronica
677 400 23 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stodd Mollie J
677 400 23 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Crawford Family Trust 06-19-08
677 400 23 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rockwell Eric C&Hughes Jenna R
677 400 23 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chmura Devon S
677 400 23 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Batt Susan H Trust 08-11-87
677 400 23 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jamison Joshua L&Wendi D

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**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 400 23 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ferguson Dean L
677 400 23 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Olsen Craig M&Andrea T
677 400 23 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Buck Michael E
677 400 23 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Corbett Michael&Christie
677 400 23 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gutierrezdealba Hector H
677 400 23 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stark Revel&Melissa
677 400 23 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lin Steven
677 400 23 35	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Brozek Todd
677 400 23 36	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Moore Rachel M
677 400 23 37	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kerns Joshua&Ledford Christina M
677 400 23 38	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Flower Family Trust 12-16-93
677 400 23 39	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gehring Micheal&Hernandez Laura
677 400 23 40	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wong Geoffrey
677 400 23 41	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gorder Greg W&Kuang Xiaolan
677 400 23 42	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wu Hao
677 400 23 43	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Carini Louis
677 400 23 44	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Naik Akshara C
677 400 23 45	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lin Grace Chia
677 400 25 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tran Dang Minh&Niki Uyen Phuong
677 400 25 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Thomas Susan J
677 400 25 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Strommer Scott A&Leslie S
677 400 25 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fadrani Don 2014 Trust
677 400 25 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hobson Bradley M&Carrie E
677 400 25 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Szmania Gregory J&Jamie
677 400 25 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lao James Gala
677 400 25 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Avila Victor
677 400 25 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Richardson Phillip (Dp)
677 400 25 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Galang Timothy B&Rhoda C
677 400 25 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Franz Evan
677 400 25 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ely Mitchell L
677 400 25 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Knapp William J&Howard Nicole A
677 400 25 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jones Yameeka Jivon
677 400 25 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bowers James R&Pamela J
677 400 25 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kawamura Colton&Hafey Jessica R
677 400 25 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fericelli Louise E
677 400 25 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Yin Xue Wen&Tiffany L
677 400 25 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chang Hsiu Man&Cheng Jui Mou
677 400 25 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hermida Manuel&Cetto Fabiola
677 400 25 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Pham Long Kim
677 400 25 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Erickson Michael J&Dexter Amanda K
677 400 25 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Weitman Steven A
677 400 25 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Alnaser Fahad Living Trust 01-25-15
677 400 25 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Abel Derek W&Pasis Christine J
677 400 25 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ajrotutu Oluseyi
677 400 25 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Garcia Bernadette
677 400 25 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ozdemir Koksai&Sevim
677 400 25 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Woodworth William J
677 400 25 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wu Allen F&Yang Chien-Hui
677 400 25 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kuhr James A&Mart S
677 400 25 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Poblete Mark R&Arlyne A
677 400 25 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Norvell David L&Patricia G
677 400 25 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bunn Adam C&Michelle J

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 400 25 35	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Murphy Cory P&Krista
677 400 25 36	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bungay Brian C
677 400 25 37	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Benjamin Ryan G
677 400 25 38	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Brown David Lee
677 410 01 00	3.04	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 02 01	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Liu Cong
677 410 02 02	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Dumont James A
677 410 02 03	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Vu Cynthia Linh
677 410 02 04	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Gonzalez David E
677 410 02 05	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Bach Long Toan
677 410 02 06	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Aylwin Carlos A
677 410 02 07	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Oddo Stephen J
677 410 02 08	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Brill Family Living Trust 04-30-02
677 410 02 09	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Chan David Yiu-Chung&Anna Thuy-Nga
677 410 02 10	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Jaime Cindy M
677 410 02 11	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Mozaffari Brian B
677 410 02 12	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Kim Myungsoon
677 410 02 13	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Christians Chad J&Angela F
677 410 02 14	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ziman Jared B
677 410 02 15	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Coker Ayodeji&Yetunde
677 410 02 16	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Liu Tianhao
677 410 02 17	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ly Ling Hee
677 410 02 18	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ayres Fulthorp Trust 06-24-05
677 410 02 19	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Litwin Walter J&Thomason Diana
677 410 02 20	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Patel Sanket S&Bhoomika A
677 410 02 21	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Catre Robert B&Bueno Marilou
677 410 02 22	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Burchak Brian C&Angela B
677 410 02 23	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Chen Wei
677 410 02 24	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Brady Todd S&Megumi A
677 410 02 25	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Brainard Jason&Tamara
677 410 02 26	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Harris David&Julie
677 410 02 27	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Sui Felix
677 410 02 28	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Yeakey Christopher
677 410 02 29	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Aguilar Noe R D&Ocegueda Vianney A T
677 410 02 30	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Nation Javan&Elizabeth
677 410 02 31	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Kadokia Ashutosh S&Patel Sejal N
677 410 02 32	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Rush Lee B&Elizabeth C
677 410 02 33	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Zairick Daniel
677 410 02 34	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Butler Christopher M&Elyse B
677 410 02 35	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Shelton Donnelly P
677 410 02 36	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Qu Hongliang&Zhang Haimei
677 410 02 37	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Zotoff Andre
677 410 02 38	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Heier Andrew
677 410 02 39	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Hamm Michael W&Rebecca L
677 410 02 40	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Justman Patrick C&Johnson April M
677 410 02 41	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Cheng Chien-Wei
677 410 02 42	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Oneill Rory S
677 410 02 43	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Schu Family Trust 12-20-99
677 410 02 44	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Petit Derrick&Carla B
677 410 02 45	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Lambon Billy P&Kinnings Sarah L
677 410 16 00	0.33	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 17 00	0.43	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 410 18 00	0.66	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 19 00	0.74	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 28 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 28 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hensley Virginia A
677 410 28 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sullivan Michael (Dp)
677 410 28 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hetty Ghazi H
677 410 28 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Billow Peter J
677 410 28 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cox Ralph E
677 410 28 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Yardley Ron P
677 410 28 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rasmuson Gary L&Wendy A
677 410 28 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Jacobson Perry E&Kosak Kristine A
677 410 28 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Alo Princess
677 410 28 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wenell Lawrence E Jr&Jean M
677 410 28 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hitchen Lorraine
677 410 28 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rojas Sergio L&Amador Ada S G
677 410 28 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Brown James Matthew
677 410 28 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Choi Inhwan
677 410 28 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Morris Carolyn B Revocable Trust 10-30-15
677 410 28 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Toca Jose A&Gonzalez Ana P
677 410 28 35	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Alessa Anwar S&Almutawa Nasibah M S
677 410 28 36	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Beauvarlet Didier D J&Hyncik Sonia D
677 410 28 37	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	I R A Resources Inc Tr
677 410 28 38	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Forns Xavier N
677 410 28 39	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Arriaga Maria D
677 410 28 40	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Khong Anne M Revocable Trust 06-18-15
677 410 28 41	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Villavicencio Irma
677 410 28 42	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wathen Lia S
677 410 28 43	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Strong Jeffrey&Monica
677 410 28 44	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Perkins William
677 410 28 45	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tse Alexander Brian&Lau Tsz Sui
677 410 28 46	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kimmons Family Trust 07-27-05
677 410 28 47	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Contractadora De Acueductos Y Urbanizaciones Inc
677 410 28 48	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cassidy Samuel J Jr&Samantha L
677 410 28 49	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Olson William A
677 410 28 50	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lee Jung Ja

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 410 28 51	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tett Russell&Rutu
677 410 28 52	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tichenor John F&Young Katherine
677 410 28 53	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Johnson Henry Eugene Iii&Julita Kuczynska
677 410 28 54	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Balistreri Isidoro&Marie
677 410 28 55	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ospina Juan B
677 410 28 56	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Birdsell Jeffrey M&Jacqueline G
677 410 28 57	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Silao Romeo S&Amara A
677 410 28 58	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Phillips John W Jr&Day-Phillips Patricia A
677 410 28 59	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 30 00	0.63	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 31 00	0.34	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Shea Homes Ltd Partnership
677 410 32 00	0.45	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 33 00	0.83	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Shea Homes Ltd Partnership
677 410 34 00	0.36	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 35 00	1.16	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 36 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lim John Jungjin&Desta Hana B
677 410 36 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Nazemian Amirshervin&Dani S
677 410 36 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Nataren Cesar O L&Erica O
677 410 36 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Arriaga Federica
677 410 36 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chhatre Gayatri
677 410 36 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Villalta Jacqueline D
677 410 36 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rahimi Babak&Eizadyrad Mehrnaz
677 410 36 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Santos Paul M
677 410 36 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Downing Kristopher L&Jillian H
677 410 36 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcdonald Andrew S
677 410 36 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hoon Teo Swee
677 410 36 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Perez Carlo F&Mishella I
677 410 36 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chavez Diana
677 410 36 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kwon Young Moo&Jung Jane
677 410 36 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Black Christopher M&Chufu Jeannie L
677 410 36 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ho Cenie
677 410 36 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Smith Robert Lynwood&Armida Bustamante
677 410 36 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Paez Adriana Living Trust 12-17-07
677 410 36 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Patel Maulin
677 410 36 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Coughlin Kerry&Vikki
677 410 36 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stucky Matthew&Kerri
677 410 36 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Cecil Megan E
677 410 36 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tan Arnold (Dp)
677 410 36 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gage-Norquist Robyn N
677 410 36 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fleming Timothy J&Pamela L
677 410 36 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bannister Brett M&Danielle
677 410 36 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Pederson Zachary W&Padin Damaris S
677 410 36 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Robinson Andrew S&Jillian C
677 410 36 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Purpus Joy N
677 410 36 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fuston Mark&Simone
677 410 36 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Dang Tri&Vu Ha
677 410 36 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Torreblanca Daniel E&Graciela D
677 410 36 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Booth Brett T&Oxana B
677 410 36 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fracchia Jamie L
677 410 36 35	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 36 36	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcentyre Judith S Childrens Trust 01-12-94
677 410 36 37	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Silva Arnold G

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 410 36 38	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Blickman Joshua S&Joyce T
677 410 36 39	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gomez Ana B A
677 410 36 40	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Reichert James&Jill
677 410 36 41	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Scott Ronald A&Malilim Michelle J
677 410 36 42	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Maltonic Scott A&Monica
677 410 36 43	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 36 44	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kang Young Hoon
677 410 36 45	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Koo Andrew C&Monica K
677 410 36 46	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Delmour Kevin J&Kimberley T
677 410 36 47	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hogan Matthew M&Roselynn J
677 410 36 48	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Thai David Hoa&Ava Hau
677 410 36 49	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Ivezaj Alexander&Vienna
677 410 36 50	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcintosh Nathan A&Stephanie L
677 410 36 51	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Atwal Kiran P
677 410 36 52	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Swanson Living Trust 08-27-13
677 410 36 53	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rasouli Firooz&Mahnaz Allameh
677 410 36 54	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Huda Shehzad K&Patel Neena K
677 410 36 55	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tejada Gerardo G
677 410 36 56	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mickel Cathia C
677 410 36 57	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chertkow Louis&Andrea Trust 05-12-10
677 410 36 58	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Houston Jeffrey D Revocable 2007 Trust 10-31-07
677 410 36 59	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Janke Michael L
677 410 36 60	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Seaman Derek L
677 410 36 61	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Warniak James S
677 410 36 62	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sawrey Marco H&Zonis-Sawrey Karin
677 410 36 63	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Perry Jonathan
677 410 36 64	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Friedman Michael A
677 410 37 01	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hawkins Kyson E&Friary Brittany
677 410 37 02	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Huang Wan-Ting
677 410 37 03	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kreczmer Kerry T&Mia M
677 410 37 04	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mcgehee Casey D&Gomez-Mcgehee Maria I
677 410 37 05	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gonzalez Luis A&Maria M T
677 410 37 06	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Michelli Family 1982 Trust 07-08-82
677 410 37 07	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lee Alan C&Kristin P
677 410 37 08	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fu Man
677 410 37 09	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hancock Sarah
677 410 37 10	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Stiff David J&Salcido Adam N
677 410 37 11	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Vasquez David V
677 410 37 12	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Lahr John W&Mader Anne M
677 410 37 13	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Staples Heidi J
677 410 37 14	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Bright George L li&Leidy Melisa M
677 410 37 15	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Shea Homes Ltd Partnership
677 410 37 16	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Forbes Augusto&Amelia
677 410 37 17	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Dunnebacke Zachary A
677 410 37 18	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kang Hyeeseon
677 410 37 19	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wu Judy Haojun
677 410 37 20	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Guarddon-Pueyo Juan C&Rodas Maria
677 410 37 21	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chin Benito Lau
677 410 37 22	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Villanueva Albert S
677 410 37 23	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Harvey Ryan A
677 410 37 24	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kawakami Julie
677 410 37 25	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Howe Petra H



**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 410 37 26	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Johnson Mary Nesbit
677 410 37 27	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Mutuala Rama K
677 410 37 28	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kolde Jennifer E
677 410 37 29	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Kim Daniel N&Julie
677 410 37 30	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Woo Inyoung
677 410 37 31	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tillu Rajeev&Padmini
677 410 37 32	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Alnakas Ali H A Y A
677 410 37 33	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chavez Nicholas D
677 410 37 34	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sorenson Rachel L
677 410 37 35	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Farr Kian M&Memarzadeh Soudabeh
677 410 37 36	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Dinino Vincent
677 410 37 37	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Wilson John C
677 410 37 38	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Velazquez Enrique Jr
677 410 37 39	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tobias Christopher A&Andrea R
677 410 37 40	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gabriel Rod R
677 410 37 41	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Martin Lora F
677 410 37 42	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Valent James A&Abbott Laurie A
677 410 37 43	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Alvarez Rosa M P
677 410 37 44	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Gonzalez Juan G D C&Alvarez Aida D C V
677 410 37 45	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tamez Michael A&Heidi L
677 410 37 46	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Niebla David
677 410 37 47	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Boles Jennifer C
677 410 37 48	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rapp Justine M
677 410 37 49	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Canogullari Family Trust 02-23-08
677 410 37 50	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Butler Ilsa
677 410 37 51	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Pasit Phillip R&Laura A
677 410 37 52	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rosow Ernst P
677 410 37 53	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rivera Fidel P Jr
677 410 37 54	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Xu Lu&Sun Tianou
677 410 37 55	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rector Kyle L&Leanna M
677 410 37 56	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Madanagopal-Perumal Family Trust 01-03-13
677 410 37 57	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Timbone Mark V&Morales Mireya
677 410 37 58	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Breslin Denis J&Janna
677 410 37 59	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Tsang Bryan Yuen Hau&Towe Ana
677 410 37 60	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Hubbard Michael
677 410 37 61	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Abagon Freddie M
677 410 37 62	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Chiwarak Tossama
677 410 37 63	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Zhou Stanley
677 410 37 64	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Schmidt Christina
677 410 37 65	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Canogullari Family Trust 02-23-08
677 410 37 66	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Law Anne E
677 410 37 67	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Frost Douglas&Virgines Lauren
677 410 37 68	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Sword Lisa D
677 410 37 69	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Liu Jinglong
677 410 37 70	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Baker Zak E&Brittany C
677 410 37 71	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Fernandez Diego&Diaz Paloma
677 410 37 72	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rollo Eligio J&Geronimo Lorelei E
677 410 37 73	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Norman Steven W Trust 10-31-01
677 410 37 74	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Rollo Eligio (Dp)
677 410 37 75	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Volen Joyce L
677 410 37 76	1.00	CND	0.80	1.00	0.80	\$355.16	\$284.12	Esposo Delfin C Jr&Ofalla Roslyn C
677 410 38 00	2.35	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 410 39 00	1.26	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 40 00	0.43	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 41 00	1.18	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 43 00	6.23	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 44 00	1.00	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 45 00	0.14	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 46 00	0.14	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 47 00	0.14	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 48 00	0.90	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 49 00	1.30	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 50 00	0.06	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 51 01	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Noar Family Trust 05-17-07
677 410 51 02	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Marx Family Trust 08-04-15
677 410 51 03	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Obeck Carl M Revocable Trust 05-05-06
677 410 51 04	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 05	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Meier Richard R
677 410 51 06	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 07	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 08	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 09	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 10	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 11	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Gullick Joshua W&Solomon Helin K
677 410 51 12	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 13	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 14	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Maldonado Rodolfo&Eriko
677 410 51 15	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 51 16	1.00	SFD	1.00	1.00	1.00	\$355.16	\$355.16	Ryland Homes Of California Inc
677 410 52 00	0.75	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 53 00	2.53	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Shea Homes Limited Partnership
677 410 54 00	0.62	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Shea Homes Limited Partnership
677 410 55 00	0.43	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 56 00	1.82	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 57 00	0.01	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 58 00	0.02	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 410 59 00	42.00	SFD	1.00	1.00	42.00	\$355.16	\$14,916.72	Ryland Homes Of California Inc
677 420 01 00	3.50	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 02 00	3.41	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 03 00	150.00	MFR	0.60	1.00	90.00	\$355.16	\$31,964.40	Versa C I C Lp
677 420 04 00	2.57	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 05 00	2.47	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 06 00	0.24	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 07 00	0.62	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 08 00	1.60	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 09 00	0.14	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 10 00	0.75	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 11 00	0.56	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 12 00	2.49	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 13 00	2.14	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 14 00	1.56	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 15 00	1.81	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 16 00	2.35	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 17 00	2.09	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C

**EXHIBIT C - Assessment Roll (Fiscal Year 2017)**  
**Civita Maintenance Assessment District**

Parcel Number	Acres/KSF/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Fiscal Year 2017 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
677 420 18 00	1.89	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 19 00	2.03	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 20 00	1.87	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 21 00	1.41	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 22 00	0.28	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 23 00	0.18	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 24 00	0.18	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 25 00	0.11	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 26 00	0.58	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 420 27 00	0.14	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 01 00	1.98	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 02 00	1.62	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 03 00	1.19	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 04 00	0.66	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 05 00	0.98	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 06 00	0.43	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 07 00	0.18	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 08 00	0.18	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 430 09 00	2.68	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 01 00	2.65	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 02 00	3.03	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 03 00	4.30	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 04 00	2.51	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 05 00	2.52	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 06 00	2.33	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 07 00	3.29	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 08 00	6.33	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 09 00	0.38	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 10 00	0.71	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 11 00	0.11	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 12 00	5.57	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 13 00	0.37	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 14 00	0.35	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 15 00	0.65	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 16 00	0.63	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 17 00	0.30	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 18 00	0.29	STR	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 19 00	6.35	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 20 00	0.20	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 21 00	0.41	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 22 00	2.45	OSP	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
677 440 23 00	0.88	VAC	0.00	0.00	0.00	\$355.16	\$0.00	Quarry Falls L L C
<b>TOTAL</b>	-	-	-	-	<b>1,063.06</b>	-	<b>\$377,554</b>	

<sup>(1)</sup> Applicable units (Acres, KSF, Units) dependent upon Land Use Code.  
<sup>(2)</sup> Refer to Engineer's Report for description of Land Use Codes and applicable Land Use Factor.  
<sup>(3)</sup> Refer to Engineer's Report for applicable Benefit Factors.  
<sup>(4)</sup> FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017.