



THE CITY OF SAN DIEGO



ANNUAL REPORT

for Fiscal Year 2025

BLACK MOUNTAIN RANCH SOUTH MAINTENANCE ASSESSMENT DISTRICT

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.
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April 2024

CITY OF SAN DIEGO

Mayor

Todd Gloria

City Council Members

Joe LaCava
District 1

Jennifer Campbell
District 2

Stephen Whitburn
District 3

Henry Foster III
District 4

Marni von Wilpert
District 5

Kent Lee
District 6

Raul Campillo
District 7

Vivian Moreno
District 8

Sean Elo-Rivera
District 9 (Council President)

City Attorney

Mara W. Elliott

Chief Operating Officer

Eric K. Dargan

City Clerk

Diana J.S. Fuentes

Independent Budget Analyst

Charles Modica

City Engineer

Rania Amen

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Annual Report for Fiscal Year 2025

Black Mountain Ranch South

Maintenance Assessment District

Preamble

Pursuant to §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the *San Diego Municipal Code*) and City of San Diego Council Resolution No. R-310618 passed on July 22, 2016, authorizing the continued levy of assessments for the life of the BLACK MOUNTAIN RANCH SOUTH MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIIIID 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 “applicable law”), and in accordance with Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, and in connection with the annual proceedings for the District, EFS Engineering, Inc., as Assessment Engineer to the City of San Diego, submits herewith this annual report for the District as required by §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

DATE OF FINAL PASSAGE BY THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE
_____ DAY OF _____, 2024.

Diana J.S. Fuentes, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Black Mountain Ranch South
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2024	FY 2025 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	1,771	1,771	--
Total Estimated Assessment:	\$456,700	\$456,700	--
Total Number of EBUs:	1,943.40	1,943.40	--
Assessment per EBU:	\$235.00	\$235.00	\$1,354.44 ⁽³⁾

⁽¹⁾ FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized assessment rate subject to cost-indexing as approved by property owners at the time of District formation.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment rate increased by cost-indexing factor of 7.75%.

Annual Cost-Indexing: The maximum authorized assessment rates are cost-indexed and will increase (or decrease) annually based on the annual change in the *San Diego Consumer Price Index for Urban Consumers* (SDCPI-U) plus 3%.

Background

The Black Mountain Ranch South Maintenance Assessment District (District) was established by the City of San Diego (City) on March 30, 2004 by City Council Resolution R-299037. The purpose of the District was, and still is, to fund specifically identified improvements and activities within the boundary of the District.

In conformity with §65.0221 of the “San Diego Maintenance Assessment District Procedural Ordinance,” the City adopted Resolution No. R-310618 on July 22, 2016, approving the annual budget and assessments for Fiscal Year 2017, and authorizing the levy of the assessments for the life of the District, consistent with the benefit findings and assessment apportionment method contained in the approved formational and all subsequently updated Engineer’s Reports (Engineer’s Reports). The Engineer’s Reports are on file with the City Clerk, and incorporated herein by reference.

The District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance.” This annual report has been prepared pursuant to the requirements of §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

District Boundary

The District boundary is generally depicted in **Exhibit A**. The District Boundary Map and Assessment Diagram are on file in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City, and, by reference, are made a part of this annual report.

Project Description

The authorized assessments will be used to fund specifically identified improvements and activities within the District. The District improvements and activities generally consist of maintenance and servicing of specified landscaped and hardscaped medians, landscaped rights-of-way, adjacent slopes, sidewalks, gutters, open space, and brow ditches in the District. The approximate location of the improvements is generally shown in **Figure 1**.

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer’s Reports and other associated documents on file with the Maintenance Assessment Districts section of the Parks and Recreation

**Black Mountain Ranch South
Maintenance Assessment District**



- Black Mountain Ranch South MAD
- Slopes Adjacent to ROW
- Landscaped Street Medians
- Paved Street Medians
- Non Irrigated ROW
- Landscaped ROW
- Community Park - Not MAD
- City Open Space

Department of the City. These documents, collectively, are incorporated herein by reference and made part of this annual report.

Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. These benefits are “special benefits” to the extent that they 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. By law, only “special benefits” are assessable.

The assessments presented in this annual report are based on the cost of improvements and activities determined to provide “special benefits” in accordance with the Engineer’s Reports. For additional detail relative to the separation and quantification of general and special benefits for the District, please refer to the Engineer’s Reports, on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Cost Estimate

The estimated annual budget (Revenue & Expense Statement) is included as **Exhibit B**. The “Other Contributions (Non Assessment Source)” revenue contained in the budget includes the value of improvements and activities determined to provide “general benefits.” The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Annual Cost-Indexing

The maximum authorized assessment set forth in the Engineer’s Reports is permitted to increase annually based on the published change in the “San Diego Consumer Price Index for Urban Consumers” (SDCPI-U) plus 3%. The annual change in second half SDCPI-U values, as compiled by the *U.S. Bureau of Labor Statistics* (see www.bls.gov), for the prior year period was from 348.945 to 365.529 (a 4.75% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rate has been increased by 7.75%.

Method of Apportionment

Estimated Benefit of Improvements

The Transportation Element of the City’s General Plan and the general policy recommendations found in the Black Mountain Ranch Subarea Plan establish several goals for the community’s transportation system. The improvements to be maintained by the District are consistent with the goals for safety and pleasing aesthetics. The City’s General Plan also supports the establishment of community landscape improvement and maintenance districts, such as this District, to fund enhanced improvements and services.

The major and arterial streets within the District (i.e., Carmel Valley Road, Camino Del Sur, and San Dieguito Road) are the backbone of the local street network. These streets serve as the primary access routes for inter-community and intra-community trips and thus serve all parcels within the District. All parcels within the District, receiving direct and immediate access from the improvement (maintenance) corridors, benefit from the enhancement of these streets and frontages maintained by the District.

Adjacent communities (outside the District) have undertaken similar maintenance obligations commensurate with their respective improved corridors.

Apportionment Methodology

The total cost associated with District improvements and activities will be assessed to the various parcels in the District in proportion to the estimated Equivalent Benefit Units (EBUs) assigned to a parcel in relationship to the total EBUs of all the parcels in the District.

EBUs for each parcel have been determined as a function of two factors, a Land Use Factor and a Benefit Factor, related as shown in the following equation:

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

Each of these factors is discussed below. Parcels determined to receive no benefit from the District improvements and activities have been assigned zero (0) EBUs.

Land Use Factor

Since the District improvements and activities are primarily associated with the Transportation Element of the General and Community Plans, 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 strictly address only vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

The special benefits of landscaped and hardscaped improvements maintained by the District are linked to trip generation primarily by the public safety and aesthetic enhancement of the circulation element. Trip generation rates 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**.

Designated Open Space serves primarily to preserve natural landscape 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 this land is 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 itself receives no benefit from the District improvements and activities and has been assigned a Land Use Factor of zero.

The Recreational Facility category includes those parcels that consist primarily of concentrated facilities, such as swimming pools, gymnasiums, racquetball clubs, etc. Recreational facilities of a more dispersed nature (e.g., parks, golf courses) have been categorized separately.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor (1)
Residential – Detached Single Family	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Agricultural	AGR	0.02 per acre
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Golf Course	GLF	0.8 per acre
House of Worship	CRH	2.8 per acre
Industrial	IND	15.0 per acre
Open Space (designated)	OSP	0.0 per acre
Park – Developed	PKD	5.0 per acre
Park – Undeveloped	PKU	0.5 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0.0 per acre
Undevelopable	UND	0.0 per acre
Utility Facility	UTL	3.0 per acre

(1) Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* dated September 1998.

While those traveling the streets and roadways visually enjoy the enhanced District improvements and activities, the actual benefit accrues to the lands at the origins and destinations of their trips, 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.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, communications facilities, etc. Utility company administrative offices are not included in this category.

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 District improvements and activities. 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 District improvements and

activities may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. Public safety and aesthetics are the components used for this District.

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 the District improvements and activities.

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 decimal fraction 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

Land Use/Zoning	Public Safety (Max. 0.4)	Aesthetics (Max. 0.6)	Benefit Factor (Max. 1.0)
All Residential	0.4	0.6	1.0
Agricultural	0.4	0.0	0.4
Commercial – Office & Retail	0.4	0.3	0.7
Educational – Primary & Secondary	0.4	0.3	0.7
Fire/Police Station	0.4	0.3	0.7
Golf Course	0.4	0.0	0.4
House of Worship	0.4	0.3	0.7
Industrial	0.4	0.3	0.7
Open Space (designated)	0.4	0.0	0.4
Park – Developed	0.4	0.0	0.4
Park – Undeveloped	0.4	0.0	0.4
Recreational Facility	0.4	0.3	0.7
Street/Roadway	0.4	0.0	0.4
Undevelopable	0.4	0.0	0.4
Utility Facility	0.4	0.0	0.4

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety element of District improvements and activities. Public safety is essential to all land uses, and even to lands, such as designated Open Space, held in stewardship with only incidental human use.

Aesthetics. The degree of benefit received from the aesthetic qualities of landscaped and hardscaped improvements and activities within the District varies among land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from the reduced traffic congestion, reduced noise levels, greater separation from traffic, and generally more tranquil environment provided by landscaped and hardscaped roadway medians and rights-of-way. Commercial and institutional uses, on the other hand, often thrive on higher densities, greater traffic access, and a higher level of activity in the vicinity of their enterprises. These uses, accordingly, receive a lesser degree of benefit from the general insulation and separation provided by the aesthetic elements of District improvements and activities.

Lands in the Agricultural, Golf Course, Open Space, Parks, Street/Roadway, and Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements and activities, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value.

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 1.00 x 1.00 = 1.00 EBUs
- **1 Condominium**
EBUs = 1 unit x 0.70 x 1.00 = 0.70 EBUs
- **10-unit Apartment Complex**
EBUs = 10 units x 0.70 x 1.00 = 7.00 EBUs
- **½-acre Commercial Property**
EBUs = 0.50 acres x 45.00 x 0.70 = 15.75 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 calculated for each property, can be found in the Assessment Roll (**Exhibit C**).

Summary Results

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

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

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

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number in the Preliminary Assessment Roll and on the Boundary Map and Assessment Diagram referenced herein.

This annual report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



Eugene F. Shank

Eugene F. Shank, PE

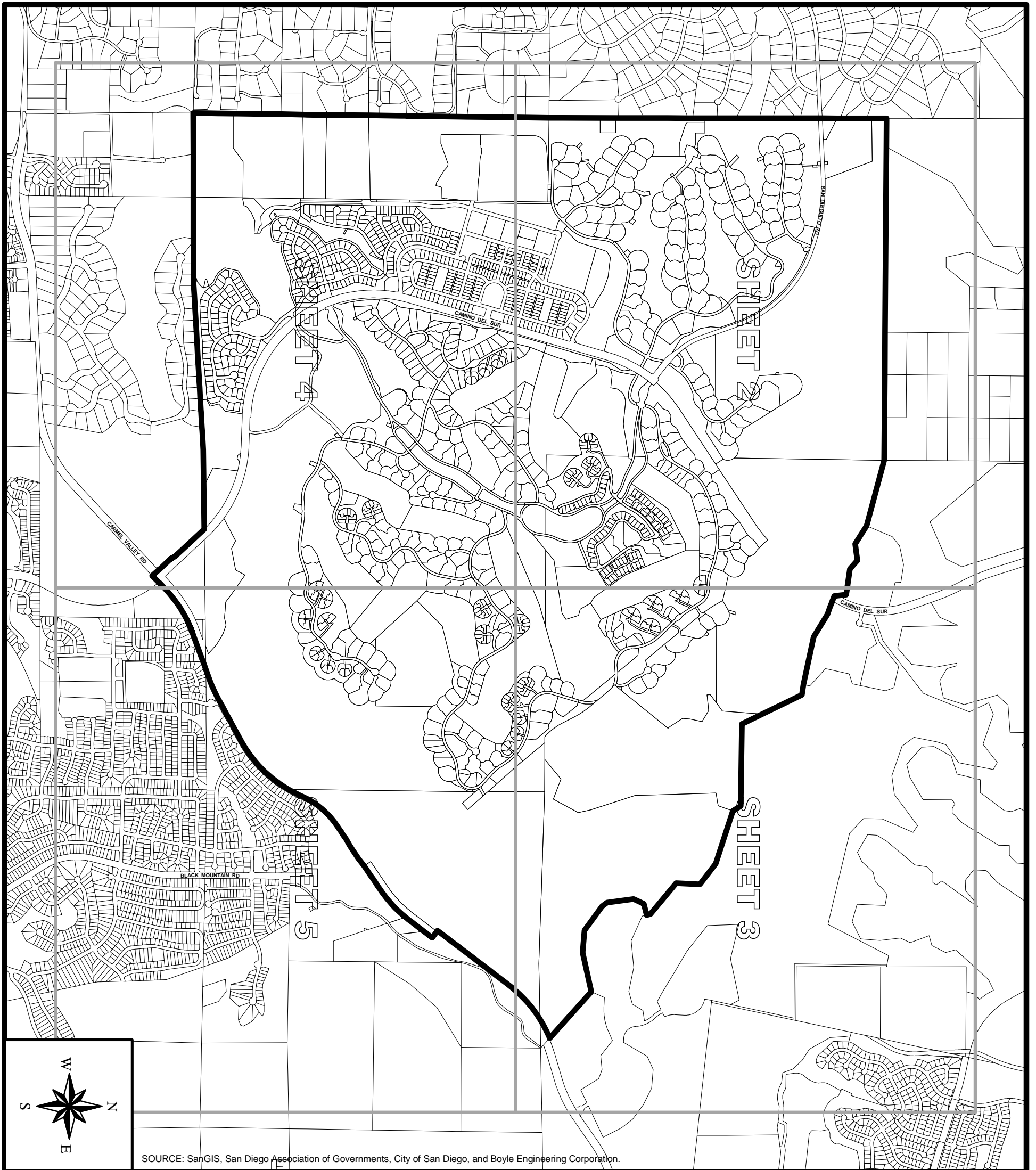
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Sharon F. Risse

Sharon F. Risse

EXHIBIT A

District Boundary



BOUNDARY MAP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2004.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA



PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200, San Diego, California 92111 (858) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE BLACK MOUNTAIN RANCH SOUTH 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 _____, 2004, BY ITS RESOLUTION NO. _____.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

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 _____, 2004; 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 _____, 2004. 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.

LEGEND:
 District Boundary
 Parcel Line



CITY OF
SAN DIEGO

BLACK MOUNTAIN RANCH SOUTH MAINTENANCE ASSESSMENT DISTRICT

W.O. DATE: JAN 2004 REVS:

EXHIBIT B

**Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2025**

EXHIBIT B

REVENUE AND EXPENSE STATEMENT

Black Mountain Ranch South Maintenance Assessment District Fund 200083

	FY 2023 ACTUALS	FY 2024 ESTIMATE	FY 2025 PROPOSED
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 1,007,448.29	\$ 1,082,074.59	\$ 869,279.59
TOTAL BEGINNING FUND BALANCE	\$ 1,007,448.29	\$ 1,082,074.59	\$ 869,279.59
REVENUE			
Assessment Revenue	\$ 459,165.33	\$ 456,699.00	\$ 456,699.68
Interest	\$ 18,040.20	\$ 2,800.00	\$ 2,800.00
Other Contributions (Non Assessment Source)	\$ 234,129.38	\$ 241,710.00	\$ 265,450.00
TOTAL REVENUE	\$ 711,334.91	\$ 701,209.00	\$ 724,949.68
TOTAL BEGINNING FUND BALANCE & REVENUE	\$1,718,783.20	\$1,783,283.59	\$1,594,229.27
OPERATING EXPENSE			
Landscaping Improvements and Activities ⁽¹⁾	\$ 434,148.08	\$ 689,526.00	\$ 695,477.00
Tree Services	\$ 35,613.53	\$ 50,000.00	\$ 60,000.00
Misc. Services ⁽²⁾	\$ -	\$ 3,000.00	\$ 28,000.00
Special Districts Administrative Cost	\$ 166,947.00	\$ 171,478.00	\$ 176,785.00
TOTAL OPERATING EXPENSE	\$ 636,708.61	\$ 914,004.00	\$ 960,262.00
TOTAL EXPENSE	\$ 636,708.61	\$ 914,004.00	\$ 960,262.00
TOTAL ENDING FUND BALANCE	\$ 1,082,074.59	\$ 869,279.59	\$633,967.27
NET ANNUAL REVENUE (OR EXPENSE)	\$ 74,626.30	\$ (212,795.00)	(\$235,312.32)

⁽¹⁾ Includes related supplies and utility costs.

⁽²⁾ Includes City Services for mulch delivery costs.

The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City of San Diego.

EXHIBIT C

**Preliminary Assessment Roll
for Fiscal Year 2025**

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 210 15 00	0.50	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 211 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kravitz Daniel Living Trust 12-17-15
269 212 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Santa Luz Development Llc
269 212 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wilson Anthony&Phung Uyen Chi
269 220 76 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 221 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Andersen Derek&Tara Family Trust 06-08-20
269 221 82 00	0.26	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 221 83 00	0.22	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 40 00	0.27	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 45 00	0.44	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 231 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zamorano Community Property Trust 08-28-14
269 233 01 00	7.52	PKU	1	0.50	0.40	1.50	\$235.00	\$353.44	Santaluz Maintenance Assn
269 233 02 00	0.98	PKU	1	0.50	0.40	0.20	\$235.00	\$46.06	Santaluz Maintenance Assn
269 240 04 00	0.01	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 241 17 00	0.48	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 26 00	0.16	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 250 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gilas Anthony&Elizabeth
269 260 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Proctor Valley Holding Corporation
269 261 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	D&D Landholdings
269 261 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lafrenz Family Trust 05-28-20
269 270 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hasegawa Thomas E&Amy
269 270 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Arbor Vitae Living Trust 10-15-13
269 280 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	R E Hazard Contracting Company
269 280 37 00	0.44	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Black Mountain Ranch Land Nominee Trust 05-15-13
269 280 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Santa Luz Development Llc
269 290 08 00	0.49	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 290 13 00	0.31	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 290 14 00	0.14	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Club
269 290 15 00	0.35	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 292 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wright Family Trust 09-18-20
269 292 14 00	0.10	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 112 09 00	0.15	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 120 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Grasso Living Trust 09-10-10
303 122 16 00	0.01	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Zhou Guang&Ji Chunyan
303 123 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Muller Family Trust 08-26-16
303 152 01 00	0.23	UTL	1	3.00	0.40	0.28	\$235.00	\$64.86	Santaluz L L C
303 160 66 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Jin Hua&Cai Zeping
303 170 18 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Walker Theodore C
303 171 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Farmani Fred&Honarcaraaraghi Parichehr
303 171 32 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Kaldor Trust 05-17-06
303 172 16 00	0.37	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 173 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Luddy Robert&Linda Revocable Trust 07-20-12
303 173 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ram Yanir&Erica B Trust 10-09-12
303 173 41 00	0.19	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 174 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Botte Michael J Trust 06-21-17
303 175 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Al-Faraje Family 2018 Trust 11-28-18
303 175 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Audette Family Trust 05-31-19
303 176 08 00	0.36	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 182 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jjha Family Trust 01-04-00
303 182 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Simpson Adam K&Maria M Family Trust 04-27-07
303 183 40 00	0.45	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 190 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vieux William&Holly Living Trust 05-26-11
303 200 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brown Raymond&Zhu Hui
303 200 31 00	0.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 32 00	0.33	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 210 47 00	0.41	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Western Pacific Housing Inc
303 210 50 00	0.42	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 221 28 00	0.19	REC	1	3.00	0.70	0.40	\$235.00	\$93.76	Santa Monica At Black Mountain Homeowners Assn
303 221 30 00	0.44	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
312 292 07 00	0.11	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 03 00	0.09	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 04 00	0.09	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 05 00	0.45	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 09 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 14 00	0.09	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 210 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cowell Family Trust 05-26-99
269 210 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Levy Living Trust 10-27-21
269 210 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sullivan Karen S Trust
269 210 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kilkenny Kevin S&Rebecka D
269 210 09 00	1.28	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 11 00	0.32	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 12 00	1.99	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 13 00	1.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 14 00	3.54	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 210 16 00	3.42	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 17 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 210 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pozzuoli Peter A Residence Trust 12-21-12
269 210 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Spahn Kirk R&Alden Jennifer K
269 210 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Amaradio Lee Jr&Sheri A
269 210 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herring Family Trust 09-26-01
269 210 22 00	6.01	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 211 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Woltman Richard P Trust 01-10-08
269 211 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shepard Family Trust 09-06-22
269 211 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tu-Wang Trust 05-23-03
269 211 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Blei Christopher G&Antonia D
269 211 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith-Pivonka Family Trust 05-01-17
269 211 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Reid Bruce&Susan 2008 Trust 04-25-88
269 211 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Coppola Revocable Trust 06-21-22
269 211 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Durall William S&Catalina A
269 211 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kurtin Family Trust 05-01-95
269 212 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gethin Family Revocable Trust 10-26-01
269 212 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cabral Family Trust 09-29-03
269 212 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sciarrino Leonard F&Sally
269 212 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cosgrave Matthew R
269 212 32 00	4.01	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 213 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stein Caryn D Trust 10-12-16
269 213 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lowenthal-Tanimoto Trust 04-03-06
269 213 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Davila Oscar C&Tammy M
269 213 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sheila Trust 09-06-18
269 213 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cormier Arthur&Linda
269 213 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sweeney Kieran
269 213 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dien Family Revocable Trust 01-11-12
269 213 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herman Michael F&Susan E Community Property Trust
269 213 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hallam Revocable Survivors Trust 01-10-92
269 220 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schmidt&Papandrea Family Trust 01-31-03
269 220 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Postiglione Gerard A Trust 04-18-18
269 220 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Neville Cindy R&James J
269 220 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weinbaum Family Trust 03-29-89
269 220 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Serepa Family Trust 06-17-14
269 220 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Block Carol E Trust 08-10-16
269 220 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meyer Robert L&Adams Chrystal M
269 220 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lamkin Michelle J
269 220 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kwang Sung Electronics Inc
269 220 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dollins Lloyd S Jr Revocable Trust 06-20-19
269 220 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sanche David E&Sandra L
269 220 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Broida Deborah L Revocable Trust 10-02-07
269 220 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khoe Trust
269 220 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Opalsky Living Trust 01-17-08
269 220 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cohrs Family Trust 02-27-03

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 220 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beecroft Robert&Emma L Family Trust 11-16-00
269 220 44 00	0.34	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 220 49 00	0.03	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 220 50 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcgihon Scott&Kristi Family Trust 10-05-05
269 220 51 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hughes Family Trust 03-20-23
269 220 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meyers Bennett S Revocable Trust 07-31-07 Et Al
269 220 53 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wang Family Trust 05-17-10
269 220 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pfefferman Family Trust 04-15-14
269 220 56 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Citron Family Trust 02-04-00
269 220 57 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Diehl David R Trust 10-19-21
269 220 58 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sybert Richard P
269 220 60 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pietila Patty A Trust 06-12-13
269 220 61 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Levin Ronald M Separate Property Trust 11-04-02
269 220 62 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brady-Oconnell Family Trust 09-16-20
269 220 63 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Cheryl R Revocable Trust 10-17-03
269 220 64 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	S M C San Diego Trust 11-08-06
269 220 65 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Martin David&Carole 2001 Trust 08-14-01
269 220 66 00	2.66	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 220 68 00	0.03	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 220 69 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	K R J T P Revocable Trust 02-16-17
269 220 70 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Orness Trust 04-20-05
269 220 71 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Silicon Beach Properties Llc
269 220 72 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schenck-Rollo Family 2018 Trust 06-05-18
269 220 73 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beecroft Warren&Frances E
269 220 74 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beecroft Regan&Stopa-Beecroft Joan M
269 220 75 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fink Family Trust 07-08-08
269 220 77 00	0.35	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 221 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Najar Paul J Living Trust 09-29-16
269 221 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Afshar Family Trust 03-22-07
269 221 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Iwamura Brenda
269 221 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rosso Family Trust 04-09-97
269 221 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcnamara C K Living Trust 06-29-17
269 221 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ryan John T&Libby A
269 221 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carlander Paul J Trust 11-06-03
269 221 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kirby Ryan&Brittany Family Trust 08-14-19
269 221 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schlossberg Catherine F
269 221 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lachenbrunch Ann F Trust 03-01-11
269 221 46 00	0.49	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 221 47 00	3.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 221 48 00	2.19	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 221 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Goodrich Family Intervivos Revocable Trust 11-27-9
269 221 53 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fernandez Family Trust 01-16-08
269 221 57 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Savoia Carl Revocable Trust
269 221 58 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bergmark Family Trust 08-29-22
269 221 60 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Osgood Stephen L Living Trust 01-24-12
269 221 61 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vasil Family Trust 09-25-12
269 221 62 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jennings Peggy L Separate Property Trust 11-14-85
269 221 63 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hebert Christopher Trust 08-15-13
269 221 64 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Spaid Living Trust 09-27-02
269 221 65 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dowling David D Jr&Tiffany
269 221 66 00	3.30	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 221 67 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kulinski Judith H Trust 03-10-10
269 221 68 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Moller Karen J Family Living Trust 12-23-14
269 221 69 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Christopher P Revocable Trust 11-03-14
269 221 70 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Clemens Veronica H Separate Property Trust 06-26-8
269 221 71 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Buehler Steven R&Lauri A Living Trust 11-29-89
269 221 72 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vanpraag Jane <Dd>
269 221 73 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Botte Michael J Trust 06-21-17
269 221 74 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hull Living Trust 04-22-99
269 221 75 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Turner Family Trust 2 02-04-09

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 221 76 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beaupre Marie-Claude Trust 09-11-14
269 221 77 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	8305 Santaluz Llc
269 221 78 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kitchen Dwayne Trust 11-11-15
269 221 79 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Botte Michael J Trust 06-21-17
269 221 80 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Youngberg Allan C&Simanton Laura L
269 221 81 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Forno Dawn M Trust 08-04-02
269 221 84 00	0.62	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 221 85 00	0.77	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 221 88 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	M Y R Family Trust
269 222 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kenney Kirk D&Leanne H
269 222 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Head Revocable Trust 03-13-20
269 222 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hubbard George R Revocable Trust 05-01-01
269 222 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Poad 2017 Family Trust
269 222 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Annie On Lai Trust 10-28-09
269 222 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Silicon Beach Properties Llc
269 222 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	B S U N Separate Property Trust 08-07-23
269 222 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kirby Trust 06-08-90
269 222 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bender Michael&Tammy Living Trust 03-25-10
269 222 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Troup Gordon A&Laura P Trs
269 222 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johnson Jack L&Sherri Lee
269 222 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cheng Family Trust 02-13-09
269 222 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brigham Marianne Trust 12-03-19
269 222 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Loehr Linda J Revocable Trust 03-30-00
269 222 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schenk Living Trust 07-23-21
269 222 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mohns Family Revocable Trust 10-25-00
269 222 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fisher Family Trust
269 222 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Floit Dan
269 222 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fishleder Marc G Trust 07-28-97
269 222 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ysl Chao Trust 08-13-20
269 222 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Roherty Family Trust 03-31-06
269 222 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Burns Jason&Emily
269 222 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcafee Joan C Living Trust 06-05-96
269 222 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hartman Inter Vivos Trust 04-09-79
269 222 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fritz Jeffrey C&Judy L
269 222 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Seu John S
269 222 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gordon Delores Separate Property Trust 10-26-06
269 222 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nettinga Family 1991 Trust
269 222 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Romero Family Trust 02-27-08
269 222 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Roberts-Gaddipati Trust 07-22-21
269 222 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Haydock Elaine M Trust 04-29-08
269 222 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baker Family Trust 09-10-01
269 222 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson Nancy L Surma Family Trust 10-23-98
269 222 41 00	7.37	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 42 00	1.30	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 43 00	1.38	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 44 00	0.68	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 222 46 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hegardt Robert C&Joan S Trust 06-17-83
269 222 47 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Frahm Christine M
269 222 48 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Li Survivors Trust 05-28-96
269 222 49 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mazie Residence Trust
269 222 50 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Waxman Family Revocable Trust
269 222 51 00	1.44	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 230 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bastien Revocable Trust 11-05-91
269 230 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kazemzadeh Trust 11-14-90
269 230 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rhee Linda
269 230 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kim Trust 09-17-03
269 230 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Byrnes Joshua H Trust 12-13-22
269 230 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hornbuckle Donna T Revocable Trust 08-02-11
269 230 17 00	2.28	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 230 18 00	0.99	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 230 19 00	1.81	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 230 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Feldman June A Trust 02-03-06
269 230 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vien Trust 08-18-81
269 230 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hicok Revocable Trust
269 230 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Min Bryan B&Julie C K Family Trust 01-10-06
269 230 25 00	0.67	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 230 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Li Family Trust 01-27-17
269 231 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chen Jie
269 231 21 00	0.77	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 231 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcgriff Robert W&Kimberly A
269 231 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Banchik Lillian H Revocable Trust 04-11-03
269 231 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcintyre Gerald L 2005 Trust 09-08-05
269 231 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Moonlight Investments Trust 08-21-23
269 231 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Costanzo Living Trust 04-15-04
269 231 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Maher Charles W Revocable Trust 05-20-12
269 231 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson Jeffrey&Lyn 2014 Trust 06-02-14
269 231 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baldwin Steven E&Constance D
269 232 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mccooy Michael P Revocable Living Trust 03-12-10 Et
269 232 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lo Peter Yu-Chiu&Lo-Li Betty Pui-Yuk <Dd>
269 232 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bush Matthew&Michelle
269 232 05 00	7.61	GLF	1	0.80	0.40	2.44	\$235.00	\$572.26	Santaluz L L C
269 233 03 00	2.33	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Club
269 233 04 00	0.92	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Club
269 233 05 00	5.30	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Club
269 233 06 00	6.23	GLF	1	0.80	0.40	1.99	\$235.00	\$468.50	Santaluz Club
269 233 07 00	19.62	GLF	1	0.80	0.40	6.28	\$235.00	\$1,475.42	Santaluz Club
269 233 08 00	2.67	GLF	1	0.80	0.40	0.85	\$235.00	\$200.78	Santaluz Club
269 233 09 00	12.89	GLF	1	0.80	0.40	4.12	\$235.00	\$969.32	Santaluz Club
269 233 10 00	19.88	GLF	1	0.80	0.40	6.36	\$235.00	\$1,494.98	Santaluz Club
269 233 12 00	9.79	GLF	1	0.80	0.40	3.13	\$235.00	\$736.20	Santaluz Club
269 233 13 00	10.08	REC	1	3.00	0.70	21.17	\$235.00	\$4,974.48	Santaluz Club
269 233 14 00	5.28	REC	1	3.00	0.70	11.09	\$235.00	\$2,605.68	Santaluz Club
269 233 15 00	19.79	GLF	1	0.80	0.40	6.33	\$235.00	\$1,488.20	Santaluz Club
269 233 16 00	3.05	GLF	1	0.80	0.40	0.98	\$235.00	\$229.36	Santaluz Club
269 233 17 00	27.35	GLF	1	0.80	0.40	8.75	\$235.00	\$2,056.72	Santaluz Club
269 233 18 00	1.15	GLF	1	0.80	0.40	0.37	\$235.00	\$86.48	Geng Zengqiang&Zhou Jing
269 240 05 00	10.46	EPS	1	5.00	0.70	36.61	\$235.00	\$8,603.34	Poway Unified School District
269 240 06 00	15.91	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 240 07 00	4.38	PKD	1	5.00	0.40	8.76	\$235.00	\$2,058.60	City Of San Diego
269 241 09 00	0.83	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 241 10 00	1.98	UTL	1	3.00	0.40	2.38	\$235.00	\$558.36	Santaluz Maintenance Assn
269 241 11 00	2.29	COM	1	45.00	0.70	72.14	\$235.00	\$16,951.72	Santaluz Senior Partners L P
269 241 12 00	1.14	COM	1	45.00	0.70	35.91	\$235.00	\$8,438.84	Nakhai Mohager Llc
269 241 13 00	1.00	COM	1	45.00	0.70	31.50	\$235.00	\$7,402.50	Santaluz Senior Partners L P
269 241 14 00	5.20	CRH	1	2.80	0.70	10.19	\$235.00	\$2,395.12	Gsdmcc Foundation Inc
269 241 18 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Dohl Susan B
269 241 18 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Allen Jason J&Jacqueline A Family Trust 04-27-13
269 241 18 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Paik Nathan J&Uyen Phuong Pham Revocable Living Tr
269 241 18 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Aroonlap Satian&Somjai
269 241 18 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Talukder M D Javed R&Dalia Rokeya I
269 241 18 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Li&Ngan Family Trust 01-18-06
269 241 18 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Jaurigue Divinia R 2022 Living Trust 02-16-22
269 241 18 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lau Henry H&Lin Chun-Shui
269 241 18 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Yang Quicheng David
269 241 18 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Posey David R&Dusty L
269 241 18 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Garcia-Gutierrez Angelica 2012 Revocable Trust
269 241 18 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nelson/Pajouhandeh Revocable Trust 09-20-23
269 241 18 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Johnson Todd P
269 241 18 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Sanchez Juan R&Karina Living Trust 11-03-22
269 241 18 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Zhong Huijuan

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 241 18 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Wang Yue&Lien Hsiang-Ju
269 241 18 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Park Hansang&Jung Saem
269 241 19 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Eastman Stacey
269 241 19 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Omary Neva I
269 241 19 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Chan Wing Ho&Cheng Chau Wan
269 241 19 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Arsenault Linda L Living Trust 08-23-21
269 241 19 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Domingo Brenda M
269 241 19 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Weng Changping&Wu Shiyuan
269 241 19 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Kraatz Brian M&Herbert Sydney J
269 241 19 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Rzhannikov Anton&Olga
269 241 19 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Angeles Daisy A
269 241 19 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Enemocon Luis D&Stephanie
269 241 19 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Truong Hang Thuy
269 241 19 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Cobb Richard R 2015 Revocable Trust 12-15-15
269 241 19 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Beecroft Erin
269 241 19 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lu Chieh-Mi
269 241 19 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Tseng Brianna E
269 241 19 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Hoffman Tomoko Living Trust 01-27-21
269 241 19 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Westover L M
269 241 19 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Bach James Trieu
269 241 19 19	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Flinn Daniel J
269 241 19 20	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Thao Cheryl S
269 241 20 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Feng Family Trust 05-07-12
269 241 20 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Wang Shih-Yaun&Du Fangyan
269 241 20 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Jang Sang Hoon
269 241 20 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Bae Michael Sae Eun
269 241 20 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Robinson William J
269 241 20 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Humbert Christophe&Sen
269 241 20 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Setz Family Trust 07-19-05
269 241 20 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Tucker George
269 241 20 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Naylor Justin&Patricia
269 241 20 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Eldridge Alisa C <Dd>
269 241 20 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nguyen Family Trust 06-06-97
269 241 20 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	X Q R Family Trust 07-24-19
269 241 20 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Meram Frank M
269 241 20 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Martin Brett R&Michelle
269 241 20 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Mikhalsky Family Trust 11-27-02
269 241 20 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Griswold Stephen M&Sara H
269 241 20 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Wang Tianheng
269 241 20 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Miyazaki Shinichi&Keiko
269 241 21 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Park Jae Hyung&Kim Heesun
269 241 21 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Way Lili
269 241 21 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Liu Family Trust 08-13-05
269 241 21 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Yan Eric C&Pan Christine X
269 241 21 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Kasitz Kimberly A Trust 03-25-16
269 241 21 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nguyen Alexie Khanh
269 241 21 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Himmel Miles
269 241 21 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Cao Yi&Han Yuanyuan
269 241 21 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Dolan Patrick J&Viktoria O
269 241 21 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Via Fiesta Llc
269 241 21 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Pham Paul&Tran Lauree
269 241 21 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Zager Trust 11-09-17
269 241 21 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lee Chiachang&You Chaoxiong
269 241 21 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Herceg-Teleki Family Trust 01-13-17
269 241 21 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Qu Zheng&Li Jiang Living Trust 04-05-13
269 241 22 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Morones Daniel J&Jessica A
269 241 22 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Maloy Shelly A
269 241 22 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Slider Byron&Eden
269 241 22 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Wolfe Natalie Q
269 241 22 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Martinez Christina

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 241 22 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Andrade Oscar B
269 241 22 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Toscano Minerva
269 241 22 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Gillespie Jennifer J
269 241 22 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Garcia Victoria
269 241 22 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Juarez Elena M Family Trust 08-21-19
269 241 22 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Hindle Michael&Margaret K
269 241 22 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Schexnayder Jessica L
269 241 22 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Byfield Bryna
269 241 22 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Brou Maria E
269 241 22 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Vanwaas Christy
269 241 22 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Smith Family Trust 08-19-16
269 241 22 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Muller Kathleen M Trust 09-04-13
269 241 22 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Carver Sean R&Clarissa H
269 241 22 19	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Gallardo Diana
269 241 22 20	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Essinger Batya
269 241 22 21	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	San Diego Housing Commission
269 241 22 22	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Thoi Brian
269 241 22 23	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Alesi Diana M Living Trust 01-20-18
269 241 22 24	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Zhitomirskaya Lyudmila
269 241 22 25	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Skrzynski Maria R
269 241 22 26	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Doan Trang Thuy
269 241 22 27	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lopez Eddie
269 241 22 28	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Scarcella Anna M
269 241 22 29	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Beaudette Andrew J
269 241 22 30	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Hocking Richard W&Ellice G
269 241 23 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Abzianidze Natalya
269 241 23 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Clark Charles L Trust 12-18-04
269 241 23 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Buencamino James A&Evangeline O
269 241 23 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Perez Hermosa A R
269 241 23 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Mcelvany Michael S&Maria E
269 241 23 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Ryzhak Igor&Alona
269 241 23 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Manalo Germelina V
269 241 23 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Sung Michael Chieh Yuan&Jeong Heewon
269 241 23 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Atienza Adrian&Princess E S
269 241 23 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Pham Trinh&Stephanie
269 241 23 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Shalhub Vesna Trust 06-06-22
269 241 23 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Larson Jeffery W
269 241 23 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Williams Olesya A
269 241 23 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lenguyen Omega
269 241 23 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Tran Anh Thi Ngoc
269 241 23 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Aviles Isabel
269 241 23 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Belen Lysalde E&Norma E
269 241 23 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Ofrecio Jachelle
269 241 23 19	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Palmer Robert J
269 241 23 20	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Reynolds Heather A
269 250 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barry Family Trust 08-06-08
269 250 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Belli Family Trust 02-02-05
269 250 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wong Davies Y&Angie H Family Trust 11-01-00
269 250 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cohen Cynthia C Trust 09-28-00
269 250 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Macier Trust
269 250 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sullivan Family Trust 02-21-23
269 250 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Step Michael D Family Trust 01-05-12
269 250 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lajvardi Robert&Sanaz Missaghi
269 250 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Richburg Family Trust 04-23-15
269 250 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gruber Harry E&Cunningham Joan Trust 07-12-88
269 250 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shoae Sherwin&Adrienne M
269 250 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hopf Family Trust 04-21-99
269 250 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wolfe Jeffrey S&Allyson A
269 250 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mammimi Michael T&Elizabeth Trust 09-07-01
269 250 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cetti Family Trust 09-01-99

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 250 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mumford Family Trust 11-30-13
269 250 19 00	3.19	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 20 00	2.95	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 21 00	0.92	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 23 00	0.24	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 25 00	1.09	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 250 27 00	24.35	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 250 28 00	6.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 250 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yesimpson Revocable Trust 03-10-23
269 250 35 00	5.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 250 36 00	0.59	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Kahn Robert B&Penny S
269 250 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liu Wenqiang&Li Sushan
269 251 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jones Gregory Owen&Mary Anne Joint Living Trust 12
269 251 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Michel Family Trust 09-30-80
269 251 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ramineni Usha
269 251 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mann James I&Rochelle L
269 251 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khoury Family Trust 12-04-08
269 251 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barry Family Trust 08-06-08
269 251 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Trumbull Richard&Sylvia Revocable Inter Vivos Trus
269 251 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Patridge Cammy J Separate Property Trust 03-15-18
269 251 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Samuel Living Trust 06-08-13
269 251 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Singh Family Trust 11-05-10
269 251 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Perkins David A&Maria E Family Trust 02-17-15
269 251 12 00	0.04	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 251 13 00	0.11	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 251 14 00	1.44	UTL	1	3.00	0.40	1.73	\$235.00	\$406.08	City Of San Diego
269 251 15 00	0.32	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stapley Family Trust 12-12-14
269 260 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marasco Family Trust 07-28-22
269 260 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hecht Family Trust 08-30-10
269 260 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gilas Trust 08-06-21
269 260 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Davidson Keith&Kristy 2018 Trust 06-08-18
269 260 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kwon James&Susan Living Trust 09-14-20
269 260 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wittman John&M J Family Trust 03-31-15
269 260 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lefferts John M&Diane S
269 260 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ledford Michael S&Grosso-Ledford Maria I Trust 03-
269 260 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holmlin Robert E&Limber M
269 260 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fredberg Family Trust 06-30-16
269 260 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sandroni Family Trust 06-01-98
269 260 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Saltiel Alan R&Swanna C Family Trust 09-14-21
269 260 15 00	0.10	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 16 00	0.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 17 00	6.33	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 260 18 00	1.18	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 19 00	0.12	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 20 00	6.16	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 21 00	25.25	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 260 22 00	0.16	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 23 00	0.07	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 260 24 00	0.23	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 261 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Grismer Chad T&Chasmine
269 261 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mensingher Michael R&Wong Betty P
269 261 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cobb Damon&Jennifer
269 261 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Storniolo Family Property Trust 01-29-21
269 261 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	2017 Powell Family Trust
269 261 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Spillane Timothy&Kelly Trust 06-21-19
269 261 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Haffie-Prabhakar Trust 01-22-17
269 261 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	D C A Family Trust 05-05-05
269 261 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cornell James&Tanya L
269 261 14 00	0.24	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 261 16 00	22.25	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 261 17 00	0.12	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 261 18 00	2.64	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 261 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Qian John&Feng Lily
269 261 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hitchcock Family Trust 12-22-09
269 261 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Devine Daniel J&Debra I Family Trust 03-18-11
269 262 01 00	0.14	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 262 03 00	0.13	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 262 04 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 262 05 00	8.94	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 262 06 00	1.53	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Kahn Robert B&Penny S
269 270 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Appell Louis J Iii&Chandra E
269 270 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Willyard Vincent&Amy Trust 01-21-04
269 270 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cook James&Larki Revocable Trust 10-27-04
269 270 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lin Ray&Yang Daphne Yee Revocable 2005 Trust
269 270 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Murphy Family Trust 01-20-06
269 270 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Daisy S Trust
269 270 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lemker Jeff&Kelly Family Trust 05-22-14
269 270 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sopp Family Trust 09-02-05
269 270 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Westbrook Family Trust 12-20-96
269 270 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Estes Trust 05-01-23
269 270 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schillinger David S&Karen H
269 270 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kunczynski Alexander Y Trust 10-11-23
269 270 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Capozza Living Trust 04-15-01
269 270 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	M D Family Trust 01-13-17
269 270 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lopez Family Trust 08-12-20
269 270 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dye Joint Revocable Trust 03-04-07
269 270 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vandamme Kenneth R&Michelle Y Family Trust 02-18-1
269 270 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pock 2012 Trust 10-31-12
269 270 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gomez Lisa P Trust 01-31-18
269 270 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Edward B&Shirley S
269 270 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Spano Micah&Cindy
269 270 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barkley Family Trust 12-04-14
269 270 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kalamaras George&Nancy Family 2008 Trust 05-06-08
269 270 26 00	24.40	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 270 27 00	0.14	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 270 28 00	0.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 270 29 00	0.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 270 30 00	1.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 270 31 00	4.50	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 270 32 00	0.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 270 33 00	0.21	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 280 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Heard-Taylor Trust 04-30-18
269 280 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cohn Family Trust 02-27-17
269 280 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Opalsky Family Trust 05-06-16
269 280 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Elkins Family Revocable Trust 01-22-98
269 280 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Elmer Keith&Miwa Trust 04-06-10
269 280 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Davenport Stacey Trust 06-28-07
269 280 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wilson Armando G&Kalb Ana M
269 280 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cohan Jamie&Carolyn Joint Living Trust 02-02-06
269 280 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mckenna Patrick E Revocable Living Trust 04-15-17
269 280 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barajas Erik C&Ana A
269 280 35 00	2.44	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 36 00	5.36	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 38 00	0.78	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 39 00	1.11	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Spinazzola Trust 05-23-06
269 280 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ginsburg Family Trust 06-20-08
269 280 44 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fowler Ryan E
269 280 45 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Middleton George W&Melissa G
269 280 46 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hoang Minh Tat&Torres Aurora I

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
269 280 47 00	0.66	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 48 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 280 49 00	2.28	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 280 50 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 280 51 00	14.02	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 280 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen Family Trust 08-27-13
269 280 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	14936 Encendido Realty Trust
269 280 55 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Amini Mehdi&Tasha N
269 280 57 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Keswani Dinesh K
269 281 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johnson Living 1997 Trust
269 281 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	S M R Holdings Llc
269 281 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cao Huy Quang&Do Thuy Trang
269 281 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kaiser Scott
269 281 08 00	0.84	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 281 09 00	0.72	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 281 10 00	3.70	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
269 281 11 00	1.74	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 281 12 00	1.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 281 13 00	0.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
269 290 07 00	1.59	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Club
269 290 09 00	0.25	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 290 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Acumina Trust 12-02-15
269 290 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Korn Family Trust 12-20-12
269 290 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stark Family Trust 05-21-13
269 291 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lauer Jamy Trust 02-10-22
269 291 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tehle David M&Mona D Family Trust 06-17-19
269 291 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tarson Keith Revocable Trust
269 291 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Littleton Brian C Trust 03-01-18
269 291 15 00	1.51	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Wang Naishu Revocable Trust 11-10-06
269 291 18 00	5.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 291 19 00	0.05	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintainance Assn
269 291 20 00	0.72	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 291 21 00	2.42	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 291 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ronaldi Jeffrey&Sawra
269 291 25 00	0.66	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 291 26 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 291 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Griswold Family Trust 10-12-19
269 291 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Boney Trust 11-20-06
269 292 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baha Ray C
269 292 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ko Young Hwan&Seo Eunjung
269 292 13 00	0.57	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 292 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Podstreleny Stjepan S&Hatt Holly D
269 293 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Abe Kris I&Joanna M
269 293 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kotarba Frank&Christine Trust 08-21-03
269 293 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hegardt Ron&Kim Family Trust 04-30-97
269 293 15 00	3.61	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 293 16 00	0.11	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 293 17 00	0.05	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 293 18 00	1.43	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 293 21 00	0.22	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
269 293 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vu Kiem Minh&Nguyen Thanh-Nu
303 070 18 00	30.60	AGR	1	0.02	0.40	0.24	\$235.00	\$57.52	May Family Trust 05-10-91
303 070 19 00	21.16	AGR	1	0.02	0.40	0.17	\$235.00	\$39.78	Equine Haven L L C
303 110 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jaber Nasser F&Gina P
303 110 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fowler Ryan
303 110 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mehta Bobby S&Harjit K
303 110 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Daniel
303 110 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kelly Michael P&Carolyn D
303 110 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Casciano Luca&Ester
303 110 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yan Family Trust 04-13-16

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Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 110 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tyler Sara M
303 110 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Abdou Samy&Moyer Robin M
303 110 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Salter Timothy E
303 110 27 00	5.46	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 110 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hwang Family Trust 05-29-15
303 110 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ast James P&Patricia J
303 110 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcdonald Jeremy Trust 03-21-23
303 110 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Murphy Family Trust 05-27-93
303 110 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kerschner Alan&Joanne Trust 06-04-15
303 110 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Veatch Revocable Trust 07-12-00
303 111 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Neeb Suzanne J Trust 07-21-16
303 111 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hall Michael S&Kathleen A
303 111 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lucio Simon&Sebiane Maria G
303 111 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Caulfield Family Trust 06-27-05
303 111 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Boaz Family Trust 03-31-95
303 111 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vanbuskirk Shannon&Marc Trust 05-01-14
303 111 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Family Trust 02-05-97
303 111 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Declercq Family Trust 12-21-15
303 111 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Slonim Family Trust 10-31-80
303 111 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yeager David G&Suzan V 1999 Family Trust
303 111 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Platt Family 2003 Trust Revocable Trust 03-26-03
303 111 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beeler Michael S Trust 01-08-20
303 111 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ablahad Family 2020 Trust 04-14-20
303 112 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leininger Christopher M&Karen J
303 112 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zamorano Gerardo Separate Property Trust 08-28-14
303 112 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Stanley R&Elise C Survivors Trust 09-02-83
303 112 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Manning Family Living Trust 10-24-90
303 112 06 00	0.11	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 112 07 00	1.11	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 112 08 00	2.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 112 10 00	0.22	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 112 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Agrawal Family Trust 10-09-09
303 113 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hein Family Trust 01-28-91
303 113 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Berengolts Family Trust 08-26-20
303 113 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ding Albert Ming Chung
303 113 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koller Manfred&Suzanne
303 113 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bruning Family Trust 06-15-11
303 113 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jessen Rebecca K Revocable Trust 09-15-06
303 113 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Berko Ariel
303 113 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Grint Family Trust 04-11-18
303 113 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Landers Thomas F Jr&Karen F
303 113 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Elliott Gary&Lisa Trust 09-24-07
303 113 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ljubojevic Nenad
303 113 22 00	0.05	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 113 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Montano Ciriaco C Jr&Marfori-Montano Beatriz
303 113 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcmurtry Derek&Zohar Family Trust
303 113 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pellegrino Leonard A&Jennifer L
303 113 27 00	0.88	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maint Association
303 113 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ward Gary H&Julian
303 114 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Block Family Trust 06-22-90
303 114 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hu Zhi Gene&Ma Mengxi Monica 2013 Revocable Trust
303 114 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mejia Israel&Sarah
303 114 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vogelsang Trust 01-23-08
303 114 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lin Wen
303 114 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marshall Family Trust 11-01-16
303 114 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Reschke Family Trust 07-23-96
303 114 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hainline Steven S&Kelly C Family Trust 04-28-06
303 114 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hui Yan&Sun Yimei
303 114 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jacobson Paul E Separate Property Trust 08-01-05
303 114 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Petersen Andrew C&Phillips Misty D

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Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 114 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beard Family Trust 08-28-20
303 114 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wafford Billy T li&Catherine L
303 114 29 00	1.00	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maint Association
303 114 30 00	0.66	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maint Association
303 114 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Book Family Trust 04-15-92
303 114 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Skorobogaty Herman&Cherepina Natalia
303 114 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Burkhardt Family 2005 Trust 12-28-05
303 114 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rich Terry M&Jennifer M
303 114 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sullivan Family Trust
303 114 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Labsan Family 2004 Trust 10-06-04
303 114 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Singer Trust 10-15-96
303 120 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wong Raymond
303 120 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fender Family Trust 07-08-16
303 120 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holland Dennis&Margaret
303 120 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meinert Family Trust 05-18-23
303 120 07 00	1.52	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 120 08 00	0.09	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 120 09 00	3.80	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 120 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Crawford John T&Tina M
303 121 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lempel-Horowitz Trust 11-04-15
303 121 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ko Family Trust 04-17-00
303 121 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jones Family Trust 11-20-06
303 121 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brigham Marianne Trust 12-03-19
303 121 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Martin David G&Gannon Jane F
303 121 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ohanian David J&Kimberly S
303 121 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lin Family Trust 09-04-23
303 122 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Amerga Messay&Mengesha Eleni A
303 122 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lyon Trust 01-07-94
303 122 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Umansky 2007 Trust 05-01-07
303 122 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Thompson Family Trust 08-08-97
303 122 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mears S F Living Trust 02-25-14
303 122 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Goodrich Jack&Victoria J Family Trust 08-10-94
303 122 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Benassi Survivors Trust 04-27-98
303 122 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schmidt&Papandrea Family Trust 01-31-03
303 122 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lagrossa Family Trust 3 01-29-08
303 122 13 00	1.03	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 122 14 00	4.95	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 122 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zhou Guang&Ji Chunyan
303 122 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Saberi Maziyar&Niaraki Nahid S
303 122 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Capps Charles W&Vickie L
303 123 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Su Yang
303 123 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Defesche Frederik&Irene
303 123 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Karippt Anoop&Sharma Kusum
303 123 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Saint Family Trust 05-17-13
303 123 06 00	0.56	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 124 02 00	1.29	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 124 03 00	4.03	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maint Association
303 124 04 00	2.13	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 124 05 00	14.81	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 124 06 00	15.25	GLF	1	0.80	0.40	4.88	\$235.00	\$1,146.80	Santaluz Club
303 124 07 00	4.48	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 124 08 00	1.65	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 124 09 00	4.44	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 130 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	England Family Trust 10-31-18
303 130 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Littlejohn Family Trust 07-16-07
303 130 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Williams Symphorosa M Revocable 2011 Trust
303 130 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Corbeil David&Rosana Living Trust 04-20-12
303 130 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Prosi Larry&Linda Family Trust 10-06-06
303 130 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Amerga Daniel&Gebremichael Kalkidan
303 130 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Huntzinger Cele-Anne Trust 08-04-20

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 130 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Porter Family Trust 04-30-08
303 130 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carroll Joseph&Mary L Trust 01-27-11
303 130 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Coons Family Trust 03-03-05
303 130 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Allen Robert
303 130 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Reinoso Bautista&Marisa H
303 130 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Contreras Jose L
303 130 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mead Patrick T&Melissa A
303 130 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	A&R Family Security Irrevocable Trust 10-10-20
303 130 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	C L S Trust 09-16-11
303 130 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sandan Trust 04-20-06 (Sandan Erwin R Exempt Share
303 130 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stephens Family Trust 03-26-19
303 130 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Winkler Family Trust 07-22-16
303 130 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ma&Liu Family Family Trust
303 130 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cassia-Dasilva Family Trust 12-02-22
303 130 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bertucci William R
303 130 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kalfayan Family Trust 05-05-16
303 130 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dickerson Living Trust 07-03-19
303 130 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kodesh Family Trust 11-16-93
303 130 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Heinz Kenneth P&Jean M Family Trust 12-31-09
303 130 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Black Family Trust 04-09-21
303 130 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wiesley David C&Itzel M
303 130 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weldner Scott W&Tammy S
303 130 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Coates Family Trust 03-01-14
303 130 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barnum Bradford&Debbie
303 130 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beck Charles W Jr&Judith C
303 130 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Skerl Gary J&Ningyi Shu
303 130 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hyde Olin M&Lydia I R
303 130 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bayside Harbor Properties Corp
303 130 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jennings Maureen C
303 130 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Viani David&Natalie
303 130 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bridges Family Trust 06-07-23
303 130 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hood Bettina 2000 Family Trust 11-15-00
303 130 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Naik Bodiwala Managment Trust 04-06-15
303 130 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Riggs Revocable Living Trust 12-20-21
303 130 42 00	4.85	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 130 43 00	0.42	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 130 44 00	0.20	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 130 45 00	1.04	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 130 46 00	1.07	FPS	1	15.00	0.70	11.24	\$235.00	\$2,640.22	City Of San Diego
303 131 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Diltz Family 2003 Trust 09-25-03
303 131 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hilts Murray D
303 131 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Velazquez Karen B V H
303 131 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bosanac Benjamin P&Saro Anne E
303 131 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hampton Family Trust
303 131 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Enge Curtis E&Cherie A
303 131 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nanigian Danielle B
303 131 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Modern Gem L L C
303 131 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mao Qihua&Zhuge Yue
303 131 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marx Brett S&Debra J M
303 131 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Power House Gym Llc
303 131 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Damian James R&Marilyn G Living Trust 02-16-05
303 131 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dowse Francis&Alla
303 131 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Borawski Family 2011 Trust 02-01-11
303 131 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Debban Paul D Trust 08-11-09
303 131 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Saadeh Saadeh A&Sana A
303 131 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rickard Jason&Nicole
303 131 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Girod Steven C Living 2009 Trust 06-30-09
303 131 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Godzik Adam&Aleksandra
303 131 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vandling Michael G&Marla J
303 131 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hargaden Sean

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 131 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Millay Gavin&Christine Trust 02-05-09
303 131 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liu Yang&Shang Yi
303 131 24 00	5.86	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 131 25 00	1.13	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 140 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schaller Jeffrey&Judy E
303 140 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nagel Alik
303 140 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dash Family Trust 11-07-11
303 140 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anvari Mojgan Trust 03-29-23
303 140 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen An Huu&Ngocanh Luu
303 140 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wang Yilong&Cuifeng
303 140 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Robinson Family Trust 12-20-04
303 140 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weckel Edward&Martha Trust 04-15-05
303 140 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gonzalez Family Trust 08-07-10
303 140 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meenen Family Trust 11-15-19
303 140 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meyer Benjamin J&Lindsay Z
303 140 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Patzer Kurt
303 140 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Griffith Susan G Living Trust 04-16-03
303 140 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Huey-Cacha Revocable Trust 01-11-12
303 140 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcavoy Evan R&Natalia S Living Trust 11-07-05
303 140 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chang Tallis Y&Jennifer Y
303 140 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nielsen David P&Mary W
303 140 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koh Michael
303 140 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lincoln Trust 04-26-99
303 140 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wilson Charles S Jr&Eterna
303 140 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	John Jeffrey&Koshy Shiney M
303 140 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Hsuan-Chih&Fang Wan Ting
303 140 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baez Bianca L
303 140 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fazel Magid&Farideh
303 140 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zavala Javier&Cecilia G
303 140 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Orouke Lance&Darla
303 140 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stone Family Trust 02-13-01
303 140 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pagnotta Family Trust 12-22-95
303 140 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kleinfeld Kathleen J Trust 08-22-14
303 140 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson Family Trust 06-06-22
303 140 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Chong&Young
303 140 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Slate Doris L Revocable Trust 06-23-17
303 140 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hall Jeffrey W&Suzanne R
303 140 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Williams Lance D&Liz V
303 140 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	B A L Family Trust 06-15-13
303 140 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bam Fam Trust 05-22-21
303 140 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Torbati Anthony&Kathryn
303 140 38 00	2.29	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 140 39 00	2.25	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 141 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Amend James M&Sheila R
303 141 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vestal Steven&Agnieszka
303 141 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hamilton John G Family Credit Shelter Trust
303 141 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johnston Christopher W&Grace A
303 141 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Roberts Trust 12-17-15
303 141 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stiglitz Jan&Gail Revocable 1995 Trust 02-22-95
303 141 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Albert Glenn P Jr&Rita A
303 141 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	J A C A Family Limited Partnership
303 141 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vaughn-Lee Family Trust 06-29-09
303 141 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Desopo Trust 01-28-10
303 141 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ragan Family 2018 Trust
303 141 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Luo Sha
303 141 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baffi Family Revocable Trust 01-17-94
303 141 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fajardo Ceferino T Iii&Garcia Mary A S
303 141 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Petriello Pamela A Trust 12-07-15
303 141 16 00	2.73	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 141 17 00	5.57	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 141 18 00	0.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 141 19 00	0.04	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 141 20 00	0.18	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 141 21 00	1.24	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 142 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mak Siukai&Tan Peng Peng Revocable Trust
303 142 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carr Family Trust 02-03-00
303 142 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Malo Wilson Jr&Patricia M
303 142 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Epstein Michael S
303 142 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Paka Family Trust 09-25-21
303 142 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meisel Omer&Poling Amy
303 142 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gross John R&Perry Jennifer C Trust 07-02-01
303 142 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Doyle-Pham Family 2011 Trust 07-02-11
303 142 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cole Joshua D&Janet A
303 142 12 00	0.69	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz L L C
303 142 14 00	0.40	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 142 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Griffeth Brad C&Jennifer C
303 142 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Serio Kenneth J
303 142 17 00	0.06	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 142 18 00	0.74	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Association
303 150 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Singh Sarjit Living 1994 Trust 02-16-94
303 150 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lemay Family Trust 05-30-14
303 150 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yesimpson Revocable Trust 03-10-23
303 150 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shackley Brian C&Brit S
303 150 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cohenmeyer Nicholas&Casey
303 150 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Orekondy Trust 09-05-14
303 150 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wood Christopher&Stephanie Living Trust 06-01-06
303 150 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ayers Family Trust 02-13-13
303 150 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Llaneta Bienclar0 M&Sandra P Revocable Trust 08-01
303 150 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	F H L Family Trust 10-17-14
303 150 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cook Patrick R&Danielle L Family Trust 04-11-18
303 150 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Danielyan Aleksander S&Smitha P
303 150 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yu Hong Family Trust 03-23-22
303 150 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Twogood Richard E&Beth E
303 150 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Freed Family Trust 12-19-02
303 150 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Min S&Kee Eun
303 150 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bowden Thomas C
303 150 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Assaderaghi Farhad&Farrokhi Manijeh
303 150 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Enriquez Hugo&Danielle Family Trust 07-22-11
303 150 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	K L R Living Trust
303 150 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mino Peter J
303 150 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baca Alan G&Maile Y Family Trust 11-20-13
303 150 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Matinpor Bardia&Stephanie M 2014 Revocable Trust
303 150 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Severson Puckett Family Trust 04-11-23
303 150 25 00	6.75	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 150 26 00	1.05	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 151 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Kristi Rowell Revocable Trust 04-07-22
303 151 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mariano Revocable Living Trust 08-08-03
303 151 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Melbrod Scott&Alexis Living Trust 08-17-15
303 151 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hansen Robert&Heidi Trust 01-24-22
303 151 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Escalera Fernando V&Bonilla Fernanda D D
303 151 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Donahue Aaron J&Candice M
303 151 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pollack Family Trust 08-17-06
303 151 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Small Harold&Susan Family Trust 09-22-82
303 151 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Medina 1986 Living Trust 01-30-86
303 151 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Campbell Webster Family Trust 12-02-22
303 151 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jacobson Ronald D
303 151 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ford Trent J
303 151 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Flores Francisco&Marcela
303 151 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kaldor Adam
303 151 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Capps Benjamin J&Ruonan N L

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUS	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 151 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Samuel Bradford R Separate Property Trust 04-22-19
303 151 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Park Andrew C&Ahn Christine U
303 151 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Edwards Family Trust 10-25-93
303 151 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lajvardi Robert&Missaghi Sanaz
303 151 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sutherland Dynasty 2018 Trust 11-14-18
303 151 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Curran Family Trust 12-20-10
303 151 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Benedetto Craig S&Melanie
303 151 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cheng Yuan&Tian Jia
303 151 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bradshaw Family Trust 09-13-06
303 151 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Foster David&Gelin Nina
303 151 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baha Family Trust 09-14-05
303 151 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barnes Teresa S Trust 06-08-05
303 151 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Reichert Paul
303 151 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stephenson Family Trust 10-04-04
303 151 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schrupp Brian&Christine Revocable Living Trust 09-
303 151 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marinbakh Family Trust 04-04-14
303 151 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barrios Rst Family Trust 09-28-21
303 151 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jones Family Trust 10-25-08
303 151 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cui Family Trust 01-24-19
303 151 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pannese Family Trust 04-11-08
303 151 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Purdy James Revocable Trust 11-04-08
303 151 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liao Sojim Joy Separate Property Trust 11-21-13
303 151 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lynch Mark C&Lauree L
303 151 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Oceanic Victorville Lp
303 151 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cooper Garey L&Maxine T
303 151 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ye Handong&Qian Chaofei
303 151 44 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Verma Parekh Family Trust 07-02-08
303 151 45 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Morimoto Stacey J&Natasha M
303 151 46 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ahmed Ejaz
303 151 47 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weiner David
303 151 48 00	1.68	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 151 49 00	1.38	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 151 50 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Layton&Erin Revocable Trust 03-12-22
303 151 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stainbrook Mark&Betat-Stainbrook Connie
303 152 02 00	45.18	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
303 152 03 00	0.81	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 152 04 00	3.38	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 152 05 00	1.88	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 152 06 00	0.13	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 152 07 00	0.07	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 160 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dorman Family Trust 03-16-07
303 160 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stock Brandon T&Amatece N
303 160 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Waluk Jan&Dominique Family 2012 Trust
303 160 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gehlhaar Revocable Living Trust 11-04-05
303 160 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Scalise Riccardo D&Tamara K
303 160 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cullinan Revocable Trust 11-10-00
303 160 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Doheny Ryan R&Lisa M
303 160 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rios Jaime G&Huck-Rios Patty
303 160 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yuen Kendrick H L
303 160 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Huynh Huyen
303 160 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nienstedt Family 2001 Trust 12-21-01
303 160 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Folk Brian&Robin
303 160 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Newman Inter Vivos Trust 08-11-94
303 160 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Surber Russell A Separate Property Trust 12-20-12
303 160 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Olson Daniel C&Eunjin Im
303 160 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Foundos Family Trust 12-14-11
303 160 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wallace Teresita R Revocable Trust 01-09-98
303 160 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Adamo Antonio J&Koch Tina M
303 160 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mitchell Family Trust 02-26-04
303 160 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Winslow Nancy J Trust 04-27-09

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 160 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chin Sonia H
303 160 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcgowan Marshall W&Kate
303 160 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sun Changdar Daniel&Mingchu Heng
303 160 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	A V Heritage Llc
303 160 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Saracho German&Anna C
303 160 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Batzofin Diane Trust 06-28-06
303 160 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rubin Family Trust A 06-03-93
303 160 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Siann Jonathan I&Jane E
303 160 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Usman Living Trust 10-30-21
303 160 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Olken Trust 11-10-17
303 160 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liss Gordon D&Kimberly L
303 160 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gizicki Roger&Romy 2007 Trust 11-29-07
303 160 44 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gujral Sunvir&Anuraag Family Trust 06-28-16
303 160 45 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Benedict M&Justine S
303 160 46 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Suitor Family Trust 02-15-83
303 160 47 00	0.70	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 160 48 00	3.69	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 160 49 00	1.51	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 160 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Blackford Timothy S&Duncan Jennifer
303 160 53 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Collins Michael C&Rachel F Revocable Trust 03-09-0
303 160 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hossain Family Trust 09-03-98
303 160 55 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	An Yang&Zhang Yongqin
303 160 56 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Veracco Family Trust 10-28-20
303 160 57 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mckenna-Duggan Family Living Trust 02-12-13
303 160 59 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Swavely Family Trust 12-07-18
303 160 60 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kashani Donna Trust 05-08-13
303 160 61 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Devine Family Trust 09-21-05
303 160 62 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Clark Jeff W
303 160 63 00	0.89	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 160 64 00	3.94	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 160 65 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jin Hua&Cai Zeping
303 161 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson-Scala Living Trust 05-03-22
303 161 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Culhane Maureen M Trust 12-15-14
303 161 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tandon Family Trust 07-30-22
303 161 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kapoor Family Trust 11-04-21
303 161 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sappington Living Trust 08-17-05
303 161 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Endicott James G&Zargarpour Nazanin
303 161 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Allos Anthony L Living Trust 06-01-90
303 161 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Canogullari Family Trust 02-23-08
303 161 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ryczyn Jodi M Property Trust 03-24-22
303 161 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Azzi Carisa J Revocable Trust 04-05-23
303 161 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Edwards Rex P&Molly E
303 161 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chao Andy&Yang Frederica
303 161 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Patel Family Trust 09-28-10
303 161 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ibosh Family Trust 03-01-86
303 161 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jacobsen Family Trust 11-12-16
303 161 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dejoy Frank J Living Trust 12-06-20
303 161 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kushnir Matthew
303 161 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Delmar Trust 3 08-27-02
303 161 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Collins Peter&Kim-Collins Jerry
303 170 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pieri James V Trust 10-14-03
303 170 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pourteymour Family Trust 03-01-07
303 170 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tietjen Scott A&Margaret S
303 170 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nady Xavier C&Meredith M Revocable Trust 04-05-02
303 170 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Colestock Family Trust 02-12-02
303 170 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Doshay Family Trust 01-13-99
303 170 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Francis Nicole&Cameron
303 170 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hall Michael S J&Kathleen A
303 170 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Poling-Desimone Living Trust 07-13-15
303 170 12 00	0.73	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units (1)	Land Use (2)	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 (4) Assessment	Owner Name
				Land Use (2)	Benefit (3)				
303 170 13 00	0.52	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 170 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ashline Family Trust 03-13-00
303 170 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	F C Laundry 2 Llc
303 170 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Walker Theodore C
303 170 17 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Walker Theodore C
303 171 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Downey Family Trust 09-29-04
303 171 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Harang Year 2008 Family Revocable Trust 01-22-08
303 171 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rassoulpour Family Trust 06-04-20
303 171 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nelson Lyn S Trust 02-10-04
303 171 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Goldstein David B
303 171 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hernandez-Mehta Family Trust 08-14-13
303 171 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brennan Revocable Survivors Trust 02-07-07
303 171 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sacco-Friedman Family Trust 07-09-20
303 171 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Helfert Lance W&Beth P
303 171 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baini Family Trust 07-30-05
303 171 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Altevers Robert J Trust 02-13-02
303 171 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Aubry-Dumand Pascal&Shannon Trust 05-16-02
303 171 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beecroft Charles&Nancy L Family Trust 12-27-91
303 171 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Budano Joseph A li Family Trust 07-27-12
303 171 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koh Kwangli&Shin Deok Soon
303 171 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johnston Suzanne C Revocable Trust 05-15-13
303 171 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Souissi Slim S&Souad
303 171 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	7823 Sa Trust 07-22-21
303 171 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Adams James Family Trust 07-12-18
303 171 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Peerenboom-Xu Trust 02-14-03
303 171 25 00	0.40	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 171 26 00	0.16	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 171 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jorgensen Kirk W
303 171 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shapiro Lilian
303 171 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kaldor Trust 05-17-06
303 171 31 00	0.01	UND	1	0.00	0.40	0.00	\$235.00	\$0.00	Kaldor Trust 05-17-06
303 172 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cardenas Family Revocable Trust 08-30-04
303 172 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Thomas Family Trust 02-17-22
303 172 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Santana Family Trust 10-09-01
303 172 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gonias Steven L Revocable Trust 11-19-19
303 172 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hamlet Channing&Jennifer
303 172 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liu Yandong&Cai Lei
303 172 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mogol Barry C&Linda L Family Trust 09-24-03
303 172 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Alexander Family Trust 10-09-18
303 172 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wise Family Trust 11-20-06
303 172 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Onaitis Mark W&White Rebekah R
303 172 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hamlet Trust 04-01-03
303 172 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rotman Cary&Deecka Living Trust 09-02-22
303 172 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Loomba Family Trust 06-15-12
303 172 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hampers Douglas A&Jamie L
303 172 17 00	4.05	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 172 19 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 172 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rauch Robert A&Linda R Trust 06-16-08
303 172 21 00	1.74	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 173 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Delacruz Alfred M&Maureen F
303 173 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Graham Richard&Hiba Living Trust
303 173 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tan-Huang Family Trust 08-24-07
303 173 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	National University
303 173 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Navarrete Pedro&Mirella
303 173 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Toronto Family Trust 08-12-11
303 173 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Clary James&Janet Family Trust 12-28-06
303 173 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Walton David&Sarah Family Trust 09-05-08
303 173 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koester-Byron Family Trust 03-31-16
303 173 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sbjca Llc
303 173 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Craig Steven&Maria Luisa

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 173 40 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 173 42 00	4.61	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 173 43 00	0.12	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Luddy Robert&Linda Revocable Trust 07-20-12
303 174 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Surillo Santiago A&Nonorgues Rosewood C
303 174 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Offer David S&Sonia V
303 174 20 00	0.61	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 174 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Atluri Chalapati R&Suneeta
303 174 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cabral John T&Charlotte E
303 174 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Duermeier Christopher&Jocelyn
303 175 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vandegraaf Marc
303 175 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Ramones Family Trust 02-05-16
303 175 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Edalatdj Family Trust 09-04-01
303 175 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dugan Regina E Trust 03-12-19
303 175 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Alyeshmerni Janet
303 175 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rosenberg Harold&Saffro Cara
303 175 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Phung Kim
303 176 01 00	0.10	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 176 02 00	11.18	GLF	1	0.80	0.40	3.58	\$235.00	\$840.74	Santaluz Club
303 176 03 00	16.65	GLF	1	0.80	0.40	5.33	\$235.00	\$1,252.08	Santaluz Club
303 176 04 00	25.26	GLF	1	0.80	0.40	8.08	\$235.00	\$1,899.54	Santaluz Club
303 176 06 00	4.61	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 176 07 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 176 09 00	15.26	GLF	1	0.80	0.40	4.88	\$235.00	\$1,147.54	Santaluz Club
303 180 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jorgensen Erik&Julie
303 180 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mollenkopf Family Trust 06-22-01
303 180 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Proehl Family Trust 06-07-07
303 180 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Margio Llc
303 180 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ed Family Trust 07-27-18
303 180 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Powell Jack Jr&Judith L Trust 08-31-07
303 180 07 00	0.51	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 180 09 00	14.44	GLF	1	0.80	0.40	4.62	\$235.00	\$1,085.88	Santaluz Club
303 180 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cerullo David&Barbara Trust 06-25-21
303 180 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	First American Group Corp
303 180 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hering Family Trust 03-28-91
303 180 13 00	38.14	GLF	1	0.80	0.40	12.20	\$235.00	\$2,868.12	Santaluz Club
303 180 14 00	0.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Cox Doug&Nichole Living Trust 03-30-07
303 180 15 00	2.09	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 181 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baltera Trust 10-10-25
303 181 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jorgensen Family Trust 05-05-97
303 181 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mehok Michelle L
303 181 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Badewitz Ernst R&Harriet R Family 2011 Trust
303 181 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bagley Living Trust 04-12-95
303 181 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hulit Douglas E
303 181 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Signature Trust 09-13-99
303 181 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Aftahi Hoshmand&Joyce T Family Trust 09-07-78
303 181 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zavala Family Trust 10-18-04
303 181 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Grey Family Trust 11-12-99
303 181 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rachofsky Marc&Goletz Carolyn Revocable 2010 Trust
303 181 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Urbano Michael J Trust 06-08-05
303 181 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ahlsweede-Cox Linda
303 181 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holman Family Trust 04-02-04
303 181 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson Living Trust 03-15-18
303 181 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Paulus Michelle Trust 10-15-13
303 181 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chapman Carol L Trust 03-12-15
303 181 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Welch Family Trust 03-24-04
303 181 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Iwamura Gary Revocable Trust 11-18-16
303 181 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Heller Anne F
303 181 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cooper Thomas P&Kimberly B Family Trust 01-04-17
303 181 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Namkung Hyungkeon&Choi Eun Kyung
303 181 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herrmann John A&Tracy

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 181 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Purdy James R
303 181 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Iyer 2020 Revocable Trust 08-28-20
303 181 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Adams Bradford L&Margaret H
303 181 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Meyer Robert L&Adams Chrystal
303 181 32 00	0.36	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 33 00	0.32	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 181 34 00	1.30	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 181 35 00	1.04	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 36 00	0.18	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 37 00	0.15	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 181 38 00	0.16	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 39 00	0.14	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 40 00	6.62	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 181 41 00	0.46	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 181 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Teta Todd N Family Revocable 2004 Trust 08-25-04
303 181 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barfield Jon&Carpenter Vivian
303 182 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hardke Scott G
303 182 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lees Family Trust 07-07-22
303 182 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Poleman Family Trust 05-10-06
303 182 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Plourd William R 2000 Trust 04-06-00
303 182 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Andre L Revocable Trust 02-28-13
303 182 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jha Family Trust 01-04-00
303 182 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Safar Trust 10-22-21
303 182 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Little Red Corvette Trust 10-17-18
303 182 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schoellerman Family Trust 02-16-05
303 182 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hartman Family Trust 01-13-11
303 182 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Edward&Wendy Revocable Trust 05-04-18
303 182 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Freismuth Thomas P&Maloy Stacy J Family Trust 09-0
303 182 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chawla Manoj&Priyanka Living Trust 03-26-21
303 182 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Durso John E&Gail S Family Trust 12-07-99
303 182 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hull Living Trust 04-22-99
303 182 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chambers Family Trust 12-23-19
303 182 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	R E Hazard Contracting Company
303 182 28 00	0.71	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 182 29 00	0.09	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintainance Assn
303 182 30 00	1.00	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 182 31 00	0.55	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintainance Assn
303 182 32 00	0.75	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 182 33 00	0.13	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 182 34 00	1.37	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 182 35 00	0.20	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintainance Assn
303 182 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	8076 Entrada De Luz Lic
303 182 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Boser Brock&Michele Revocable Trust 03-23-07
303 182 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koch Jonathan Living Trust 02-11-13
303 182 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khansari Family Trust 04-02-18
303 183 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	S B B A M Trust 01-30-13
303 183 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wilbor Glenn W&Lisa
303 183 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hughes William C Iii&Jacklyn A Family Trust 08-12-
303 183 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vandolah Paul S&Lisa S
303 183 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chen Family Trust 05-15-08
303 183 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Huang Family Trust 11-12-88
303 183 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Abrams Michael D Trust 06-08-16
303 183 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wittering Neil
303 183 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Li-Wang Trust 08-12-08
303 183 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pogue Eric A Revocable Trust 08-28-17
303 183 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	K R J T P Revocable Trust 02-16-17
303 183 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Foltz Family 2012 Trust 04-12-12
303 183 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Renduchintala Family Trust 11-26-14
303 183 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ziment Family Trust 05-01-00
303 183 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Blackford Family Trust 11-21-00

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 183 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pacific Art Group Inc
303 183 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Geppert Family 1997 Trust 11-04-97
303 183 35 00	0.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 183 36 00	0.29	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
303 183 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mesic Brian&Nguyen Gianni Le Family Trust 05-02-11
303 183 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ma Banton&Jan Paula
303 183 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	H R R E I Lic
303 184 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Reichert Family Trust 08-10-95
303 184 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lederer Family Trust 08-29-02
303 184 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	T B P Holdings Ii Lic
303 184 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	K R J T P Revocable Trust 02-16-17
303 184 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Truong Nhon Thi Revocable Living Trust 01-22-03
303 184 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Stover Family Trust 12-10-10
303 184 09 00	4.16	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 184 10 00	1.84	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
303 190 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marani Family Trust 04-21-05
303 190 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Allen Gregory P li&Balachandran Nathera
303 190 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lam Family Trust 11-23-05
303 190 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Moawad Fouad J&Claudia G 2016 Revocable Trust 12-0
303 190 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zhu Guangdi&Ren Peiwen
303 190 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vanichsarn Christopher&Wang Huan
303 190 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wang Shuhui
303 190 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jen Li Family Trust 08-28-19
303 190 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yadollahi Khadijeh
303 190 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Patel Family Trust 08-26-08
303 190 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Manqueros Kenneth C
303 190 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carr Family Trust 10-25-94
303 190 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Achard Eric&Berthiaume Elissa
303 190 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lugtu Spotrizano&Maria
303 190 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Klein Aaron&Candice L Revocable Trust 11-22-04
303 190 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen Dennis Duy&Ton Thu Nu Nha
303 190 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gingrich Brenden S&Melissa B
303 190 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Winters Family Trust 09-26-13
303 190 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sapinoso Marie L M
303 190 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Prodnuk Stephen D&Hong Y
303 190 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cho Sung K
303 190 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beltran Family Trust 03-23-04
303 190 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kubilus-Ferri Family Trust 04-11-19
303 190 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jones Ralph W&Helen E Living Trust
303 190 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wu Yixin&Zhang Runquan
303 190 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Owen Jeffrey L&Elizabeth A
303 190 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wong Kin David&Wu Lydia
303 190 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yu Luping&Chen Mai
303 190 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Foreman Dennis W&Susan D Trust 12-12-94
303 190 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baldwin Cory&Erin
303 190 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Robbins Barry H
303 190 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Andreani Daniel&Masson Sophie
303 190 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Char Ronald J
303 190 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcelvany Travis&Kelly Family Trust 01-26-15
303 190 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sippy Keith&Jill
303 190 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kucha Kristin B Revocable Trust 10-25-19
303 190 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Masters John M Tr&Masters Suzanne K Tr
303 190 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schleicher Family Trust 04-22-04
303 190 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yang Qicheng David&Hou Jiayin
303 190 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Greenberg Family Trust 06-11-87
303 190 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kedar Family Trust 06-11-20
303 190 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	M P H Revocable Trust
303 190 44 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kornbluth Dylan S&Deanna M
303 190 45 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Limaye Dimple P
303 190 46 00	0.73	PKU	1	0.50	0.40	0.15	\$235.00	\$34.30	Verrazzano Homeowners Assn

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 190 47 00	1.43	PKU	1	0.50	0.40	0.29	\$235.00	\$67.20	Verrazzano Homeowners Assn
303 190 48 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 190 49 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 191 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcdaniel Trust 02-04-04
303 191 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bickel Family Trust 04-29-15
303 191 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tokunaga David&Christine 2006 Trust
303 191 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zhou Kemin&Lu Haiping
303 191 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ramey&Ranad Family Trust 06-28-23
303 191 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Golshan Family Trust
303 191 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ranji Family Trust 10-12-15
303 191 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Becker Matthew A&Pham Harmonie M
303 191 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kersey Mark Family Trust 02-06-14
303 191 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Guzzo Gina
303 191 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wening James A
303 191 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Widjaja Donny&Hsiao Hsi-Ju
303 191 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gheibi Haamed&Pedram Mahdis
303 191 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ortega Family Trust 11-08-08
303 191 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weatherhead Family Trust 05-29-15
303 191 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Phillip Family Revocable Living Trust 03-01-07
303 191 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mccaslin Family Trust 12-19-89
303 191 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ferguson Gregory D&Atienza Josephine M
303 191 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Camantigue Pabito&Teresita C
303 191 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ballesteros E&Heather P
303 191 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hamidi Family Trust 03-10-16
303 191 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Deyoung Robert J&Joan E
303 191 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Crisci Mark D&Anita Trs
303 191 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chen Lu&Wang Rui
303 191 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lowenstam&Thompson Trust 04-04-00
303 191 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee John Sang Jin&Tani Ann Tomie
303 191 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kang Kun Hyuk&Jo Hyejin
303 191 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kim Family Trust 06-25-12
303 191 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mostajeran Sarah&Sasan Joint Living Trust 02-01-23
303 191 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Risman Family Trust 08-01-14
303 191 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Obrien Revocable Living Trust 04-24-08
303 191 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dorris Michael S&Mcdonald Carrie R
303 191 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Crain Donald S&Lindsey R Living Trust 07-03-17
303 191 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Trust 12-19-22
303 191 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Williams Family Trust 04-20-05
303 191 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Covelli Jennifer E
303 191 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zeng Zhiyao&Zhang Liyuan
303 191 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hastings Family Trust 11-17-05
303 191 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bruner Judith C&Nathan J Revocable Trust 05-08-98
303 191 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Blocher Family Trust 01-12-07
303 191 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Eisman Bradley E&Nguyen Maria Nga
303 191 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lawrence Family Trust 10-10-06
303 191 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pino Family Trust 08-01-17
303 191 44 00	0.64	COM	1	45.00	0.70	20.16	\$235.00	\$4,737.60	Piazza Santaluz Llc
303 191 45 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Watson Simone D
303 191 45 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Peralta Melendre V&Mauro
303 191 45 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Contreras Divian R Living Trust 12-05-18
303 191 45 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Shi Yichao&Li Meiyu
303 191 45 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Calma Shellane I
303 191 45 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Segal Yana
303 191 45 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Murphy Vickie R
303 191 45 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lavarias Benjamin
303 191 45 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Chamera Piotr J&Ewa M
303 191 45 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Bersamin Venice B
303 191 45 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Ideker William D Jr&Krebs Kelli
303 191 45 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Beto Bernardino&Yolanda
303 191 45 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Taylor Christine J

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 191 45 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Silva Andre L&Sandra G
303 191 45 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Phan Minh&Tran Thuy
303 191 45 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Fernandez-Silva Angel B&Munoz-Ledo Denisse Z
303 191 45 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Horne Laurie L
303 191 45 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Trinh Hieu&Carly
303 191 45 19	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Xu Fengxian
303 191 45 20	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Robinson Lori A
303 191 45 21	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Sabar Saifuddin&Hashima
303 191 45 22	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Sullivan Colin
303 191 45 23	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Libby Linda C Trust 09-29-22
303 191 45 24	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nguyen Tram Ngoc Revocable Living Trust 09-28-22
303 191 45 25	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Haynie Van S&Tyra L
303 191 45 26	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Arreola Cesar
303 191 45 27	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Abrena Thaddeus&Michelle
303 191 45 28	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nguyen Sang&Le Huong Kim
303 191 45 29	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Delavin Marlynn B
303 191 45 30	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Desta Meseret D&Adella Sefanite
303 191 45 31	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Aatif Younes&Gourram Naima Living Trust 06-12-20
303 191 45 32	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Brown Marc
303 191 45 33	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Lee Kuang Pu&Shu Ju
303 191 45 34	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Hogan Crystal E
303 191 45 35	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Santos Marigold T
303 191 45 36	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Salas Brent&Desiree
303 191 45 37	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Tsuent Ginger
303 191 45 38	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Frost Heather M
303 191 45 39	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Stafford Audra L
303 191 45 40	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Phillips Lorna L Trust
303 191 45 41	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Neumann Karin I Living Trust 05-25-10
303 191 45 42	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Owens Gary&Natasza P
303 191 46 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 191 47 00	0.20	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 192 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bhatkar Saif N
303 192 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	D B P Living Trust 08-26-11
303 192 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shelton David L&Katia L
303 192 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bangayan Teresita P Trust 04-21-10
303 192 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kratze Revocable Trust
303 192 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cornelius Family Trust 07-15-09
303 192 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hedjazi Ardeshir&Acosta Maria E
303 192 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carter Family Trust 10-18-17
303 192 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shamosh Salomon S&Hamui Nataly L
303 192 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leroy Family Trust 05-29-14
303 192 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Keela Manson Family Trust 05-27-16
303 192 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khurana Gurpreet&Kaur Devinder
303 192 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	St Charles Desaix Living Trust 07-06-11
303 192 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Henson Heidi Revocable Trust 08-02-17
303 192 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zhang Yun
303 192 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hilts Todd J&Mignon Q
303 192 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Choi Won-Joon&Kim Gyooun-Ah
303 192 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hafford Alsey D&Andora M
303 192 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jones Randy L&Roseann P Revocable Trust
303 192 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gosch Living Trust 09-02-16
303 192 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith Family Trust 08-06-08
303 192 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	D M J Verrzzno 2023 Trust 07-14-23
303 192 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Paul Patricia C Trust 09-30-10
303 192 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Becker Family Trust 04-03-14
303 192 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kim Wooyoung&Ham Soo Kyung
303 192 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cuatok Ben&Winnie Family Trust 10-30-13
303 192 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sinaee Ramin Trust 02-15-19
303 192 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Noar Adam&Karmin
303 192 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Heidelberg Evelyn Trust 06-01-06

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 192 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marroquin Audrey C
303 192 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Montoya Thomas O&Lenya H
303 192 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holzgraf Christopher&Yvette
303 192 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mueller Anthony J&Georgina M Family Trust 09-30-10
303 192 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen Tho Tan&Hai Thi Revocable Trust
303 192 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Balasubramanian Ravi&Amin Neha A
303 192 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sofianos Family Trust 10-28-14
303 192 37 00	0.65	COM	1	45.00	0.70	20.48	\$235.00	\$4,811.62	Piazza Santaluz Llc
303 192 38 00	0.49	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 192 39 00	2.47	PKU	1	0.50	0.40	0.49	\$235.00	\$116.08	Verrazzano Homeowners Assn
303 192 40 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 192 41 00	0.21	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 192 42 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 192 43 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 193 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nizamov Mikhail&Minster Julia
303 193 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sun Alex W&Hyun Suzanne
303 193 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ramanujam Family Living Trust 05-17-22
303 193 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holindrake Revocable Trust 01-21-11
303 193 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Atkins Michael&Michelle
303 193 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	O D O S Prime Inc
303 193 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Haddach Mustapha&Aubrey A
303 193 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Simpauco Maria P 1988 Trust
303 193 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Santos Family Trust 09-07-05
303 193 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kwon Hoe Ja
303 193 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Naghshineh-Pour Amir&Modarres-Yazdi Elhaum
303 193 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ardeshiri Soltani Family Trust 11-18-20
303 193 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Conaty Family Trust
303 193 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Holland David R
303 193 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gago-Arizaga Family Trust 02-20-13
303 193 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kenney Family Trust 10-19-00
303 193 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chen Fu Heng&Wong Yuen Pik
303 193 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ritchie Beth Trust 08-04-06
303 193 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Enberg Magical Trust 05-28-21
303 193 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Batule Joel
303 193 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lajin Family Trust 12-22-22
303 193 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Friedman Aaron J&Erica R Trust 10-09-19
303 193 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kasai Darren Separate Property Trust 10-11-12
303 193 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fong Family Trust 04-07-16
303 193 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Harnly Stephen S&Diane I Trust 03-11-96
303 193 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Austin Nathan&Elene
303 193 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bean Jeffrey&Joanne P
303 193 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Flohr Rene&Chipp-Flohr Nicole
303 193 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mannucci Carlo&Trevithick Nance
303 193 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sandor Revocable Trust 05-24-18
303 193 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Laird Family Survivors Trust 12-23-05
303 193 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zhu/Lin Family 2015 Living Trust 12-03-15
303 193 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Luscomb Brian A Separate Property Trust 02-02-06
303 193 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ornelas Family Revocable Trust 02-01-22
303 193 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rahmat Arie Trust 04-07-15
303 193 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Via Mantova Llc
303 193 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anest Paulette
303 193 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Choi Seonsuk
303 193 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herde Freya B
303 193 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Clark Thomas J Jr&Carol K Wong
303 193 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Burse Valerie K
303 193 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Paulsen Gregory J&Cynthia D
303 193 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leptich Amanda M
303 193 44 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hanson Jeffrey A&Posiolova Liliya V
303 193 45 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Halperin Peer
303 193 46 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Murray Tran Living Trust 01-29-20

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 193 47 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ackerman Stacey J
303 193 48 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Davis Jeremy M&Tan Wu
303 193 49 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Edelstone Emily
303 193 50 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shafer David G&Jamie L
303 193 51 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Safadi Dana A Trust 04-27-21
303 193 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kirkpatrick Marcus&Heather
303 193 53 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hamraz Leila&Pishdad Bardia
303 193 54 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tackett Zachary&Aneta A
303 193 55 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Toy Lance
303 193 56 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Brooks David W Trust 09-25-07
303 193 57 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Au-Yeung&Bach Family Revocable Trust
303 193 58 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ansari B&F Family Revocable Living Trust 11-22-11
303 193 59 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cutchin Family Trust 10-22-20
303 193 60 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jimenez Martha Yolanda Trust 11-09-16
303 193 61 00	0.63	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 193 62 00	0.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 193 63 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Association
303 193 64 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 193 65 00	0.04	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 193 66 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 194 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nath Mahendra&Krishna
303 194 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tran Nam P&Theresa Nguyen
303 194 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Aleem Oscar&Jaleh 2011 Family Trust
303 194 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Snyder Yulia Revocable Trust 01-27-20
303 194 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cooley Gary A&Shari
303 194 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lippe David
303 194 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yen Family Trust 10-04-21
303 194 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cason Family Trust 06-27-22
303 194 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Adabi Shahram&Shourmasti Narges A
303 194 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hunt Family Trust 04-26-06
303 194 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Samaritoni Brian M
303 194 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Schirmacher Jay C&Margaret C Family Trust 04-21-98
303 194 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Thakare Dhananjay D&Lalla Anjana
303 194 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Skinner Jeff&Ann Trust 12-10-02
303 194 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Baker Living Trust 10-13-10
303 194 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shaghel Living Trust 03-01-18
303 194 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kasche Living Trust 02-07-22
303 194 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Agarwalla Patel Family Trust 01-15-19
303 194 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jafri Amir&Rachna Family Trust 12-03-07
303 194 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sciarrino Anthony&Gina
303 194 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Orosco Family Trust 08-31-16
303 194 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cooper Family 2003 Trust
303 194 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dalal Shah Trust 03-05-15
303 194 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Davis Clint B&Elizabeth A
303 194 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Fried Robin B
303 194 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Calafato Tony A&Deanna
303 194 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sangster Family Trust 10-22-19
303 194 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Colton Family Trust 04-29-96
303 194 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Keller Trust 03-28-06
303 194 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Weissburg Daniel&Jamie Trust 08-15-17
303 194 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miller Family Trust 12-27-17
303 194 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Block Carl&Jassyn
303 194 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Frederick Kirk W&Rebecca J Living Trust 02-28-22
303 194 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cokas Family Revocable Trust
303 194 35 00	1.25	PKU	1	0.50	0.40	0.25	\$235.00	\$58.74	Verrazzano Homeowners Assn
303 194 36 00	0.55	PKU	1	0.50	0.40	0.11	\$235.00	\$25.84	Verrazzano Homeowners Assn
303 194 37 00	0.17	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Verrazzano Homeowners Assn
303 200 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Datta Family Trust 01-30-18
303 200 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wu Lixi&Zhang Hongchao
303 200 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Frenette John&Catherine

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 200 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barker John W&Jo Grace E Trust 08-30-10
303 200 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chaudhary Family Trust 07-24-97
303 200 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Keval Family Trust 02-27-20
303 200 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chaboya Family Trust 12-13-21
303 200 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Olzower Steven&Julie
303 200 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shea James J&Michele M
303 200 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lin Gene W&Ken Ruey
303 200 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Manzano Family Trust 03-12-00
303 200 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ahmad Living Trust 08-15-07
303 200 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcdonald Gregory P&Hirata Amy G
303 200 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Song Litong&Sun Lillian
303 200 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Edwards M&M Trust 11-06-12
303 200 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Updegraff Ulla M
303 200 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	You Xiaohong&Yan Lei
303 200 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bussell Blaise B&Monica B
303 200 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Beaumont Thomas&Kfoury Najla
303 200 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Duggan Michael&Linda Family Living Trust 07-30-99
303 200 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tucker Christopher&Uribe Karla Family Trust 05-03-
303 200 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sm&W Property Group Llc
303 200 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mehta 2021 Family Trust 12-06-21
303 200 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Threola Family Trust 12-03-21
303 200 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lavery Family Trust 03-08-16
303 200 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Drennan Allen Revocable Trust 11-25-13
303 200 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tran Thy&Nguyen Yvonne
303 200 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Engel Brad C&Sarah H
303 200 30 00	0.02	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 33 00	0.21	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 34 00	0.08	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 35 00	0.03	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 36 00	0.05	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 37 00	0.54	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 38 00	1.36	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 39 00	0.59	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 40 00	0.64	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 200 41 00	0.78	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 210 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bitbaba Rishard&Tina
303 210 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johal Family Trust 12-15-16
303 210 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Link Family Trust 05-12-10
303 210 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gudea Denny&Harris Samantha
303 210 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pham Gem&Christine Revocable Trust 12-28-01
303 210 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Aloira Andrew C&Maria C H
303 210 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ghelichi Mahbod&Sadeghi Samaneh
303 210 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hondo Arroyo Living Trust 11-30-17
303 210 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Taumoepeau John P&Gretchen
303 210 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sawyer Jodi L Trust 03-02-22
303 210 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Razavian-Saadat Family Trust 08-24-12
303 210 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kerley Thomas E
303 210 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Miyamoto Jason M&Kathy L Family Trust 12-31-13
303 210 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Benson Gary
303 210 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chokshi Anang R&Tejal S Revocable Trust 10-24-14
303 210 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Siemienowski Family Trust 11-19-08
303 210 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rosenberg Family Trust 04-19-08
303 210 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bucci Christopher G
303 210 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Alexiou Dimitrios&Angie
303 210 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Martone Kristine
303 210 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Parida Family Trust 06-11-02
303 210 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen-Grogan Living Trust 12-10-14
303 210 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Duggan Michael&Linda Family Living Trust 07-30-99
303 210 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Raiszadeh Trust 06-11-14
303 210 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Avalos Joseph&Firestein Cathy

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 210 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ortiz Horacio E M&Medrano Guido Z
303 210 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lang Anthony&Kim
303 210 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ahmed Hasnat&Miriam Family Trust 06-26-03
303 210 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zervas Family Trust 07-06-23
303 210 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Risman Family Revocable Trust 05-28-20
303 210 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zwain Ismail&Jailia Sakina
303 210 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dunnington Troy A&Debbie L
303 210 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dickinson Kristopher&Christine
303 210 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Green Janet Living Trust 07-02-19
303 210 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rupani Bharat
303 210 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cajigas John&Mary E Family Trust 08-11-05
303 210 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Paul Tahir&Saadia Trust 08-27-12
303 210 40 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Benaderet Rick R B &Jane S R 2004 Revocable Trust
303 210 41 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Naylor Family Living Trust 07-10-17
303 210 42 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shah Ashvin&Anita Trust 03-01-91
303 210 43 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gaur A&S Family 2005 Revocable Living Trust 07-18-
303 210 44 01	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Giuffre Rhonda Trust 11-15-18
303 210 44 02	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Rice Marc J&Karla L
303 210 44 03	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Rodriguez Ivan A
303 210 44 04	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Arceo John
303 210 44 05	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Pham Khanh
303 210 44 06	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Chen Yiting&Chin Lee
303 210 44 07	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Mabini Brandon M&Mary A C
303 210 44 08	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Sahota Bhupinder
303 210 44 09	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Daynes Richard&Robin Revocable Trust 08-10-21
303 210 44 10	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Vinson Kara
303 210 44 11	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Badi Yousuf&Bilquis
303 210 44 12	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Krug Kristi Trust 06-04-18
303 210 44 13	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Talampas Jimmy B
303 210 44 14	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Egan Aimee
303 210 44 15	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Xia Jinhua
303 210 44 16	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Moren Edward&Sandra
303 210 44 17	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Graves Nancy
303 210 44 18	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Kersie Lakew
303 210 44 19	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Alita Chad
303 210 44 20	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Constantine Johannes A S Living Trust
303 210 44 21	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Hall Barbara J
303 210 44 22	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Villanueva Edly
303 210 44 23	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Gelin Luz V
303 210 44 24	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Nguyen Dang Hai
303 210 44 25	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Watson D Revocable Living Trust 02-16-21
303 210 44 26	1.00	CND	1	0.70	1.00	0.70	\$235.00	\$164.50	Mark
303 210 45 00	0.38	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santamonica At Black Mountain Homeowners Assn
303 210 46 00	0.52	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 210 48 00	0.07	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santamonica At Black Mountain Homeowners Assn
303 210 49 00	0.97	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 210 51 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zolina Yancy S&Lea M S
303 210 52 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mayasy Shadi&Muhammad Lama
303 211 01 00	1.63	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 211 02 00	23.65	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Western Pacific Housing Inc
303 211 03 00	2.63	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kazi Tauseef&Naheed
303 220 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Vercelli Rupsic Family Trust 08-25-23
303 220 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Merrill Peter P Iii&Chun Ye
303 220 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Caban Benito&Ruth-Ann
303 220 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yale Revocable Family Trust 08-20-04
303 220 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hahn Peter K 2015 Trust 01-20-15
303 220 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Steinberg Jesse R&Katherine T
303 220 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	J B Family 2018 Trust 01-04-19
303 220 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Milner Michael

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 220 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Caringella Family Trust 11-07-20
303 220 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rajamani Sridhar&Priya S
303 220 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Dilauro Michael&Frashuer-Dilauro Shana
303 220 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ahadian Farshad M&Emelya M
303 220 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Myint-Liu Family Trust 06-05-17
303 220 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mirisch Marc&Wendy Revocable Family Trust 06-16-05
303 220 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mofidi-Tootoonchi Family Trust 05-24-22
303 220 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pannell-Wardle Trust 10-12-23
303 220 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Yee Holdings Llc
303 220 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leaver Bryan M&Laura R
303 220 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Picnich Family Trust 04-15-11
303 220 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcdermott Brian D&Katherine H
303 220 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Omara Brian&Stephanie
303 220 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Jardine Family Trust 03-04-16
303 220 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tranchina Jennifer P Trust 06-25-19
303 220 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herde Kevin M Revocable Trust 01-20-16
303 220 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wong 2019 Trust 04-18-19
303 220 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Enriquez Oscar Trust 07-07-08
303 220 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Palinkas Family Trust 01-28-05
303 220 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lai Andrew Shin&Ton Chau Julie
303 220 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leventhal Family Trust 02-04-10
303 220 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Parekh Nileshkumar J&Beena N
303 220 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Joslin John&Amanda 2016 Revocable Trust 12-20-16
303 220 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Le Tuan Anh&Pham Myngoc Thi
303 220 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lund Morten A&Anusha V
303 220 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Anderson Michael F&Janene N
303 220 36 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tran Robert Vuong&Van Jennifer Thuy
303 220 37 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liff Family Trust 12-03-18
303 220 38 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mugol Richard&Georgia
303 220 39 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kramer Vincent&Christine
303 220 40 00	0.13	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 41 00	0.27	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 42 00	0.10	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 43 00	0.49	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 44 00	1.07	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 220 45 00	0.88	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 221 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Klatt Gregory&White Alexandria
303 221 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ho Dennis Y
303 221 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Bernstein Family Trust 09-26-07
303 221 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ryan Kyle J&Lisa J Living Trust 09-29-06
303 221 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Patay Family Trust 03-09-06
303 221 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Moradi Mohammadreza&Saeedi Nasim
303 221 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tankovich Nikolai I Tr
303 221 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gonzales Family Trust 09-03-21
303 221 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wiener Dallas&Micaya
303 221 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lorbeck Family Trust 07-14-04
303 221 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Leventhal Family Trust 02-04-10
303 221 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carlson Family Trust 02-04-20
303 221 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mckahan Donald&Laurel
303 221 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mazouri Mohammad R
303 221 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ritter Family Trust 04-25-06
303 221 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Choy Frank T&Yoshimura-Choy Patricia Y
303 221 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Rinaldi Jon M&Lori R Living Trust 07-15-11
303 221 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kilcoyne Shane&Marianne
303 221 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Phillips John L Family Trust 11-12-19
303 221 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Pridgen William&Ellen
303 221 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Read Trust 08-07-19
303 221 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Drykerman Andrew S&Dancia L Joint Living Trust 04-
303 221 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hoey James D&Jocelyn S
303 221 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Cosgrove Patrick M

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 221 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Perez Kelly L Living Trust 03-18-11
303 221 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ratermann Family Revocable Trust 12-27-05
303 221 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Himaya Paul J&Eleanor N
303 221 29 00	0.61	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 221 31 00	0.82	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santa Monica At Black Mountain Homeowners Assn
303 230 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Arriaga Juan C&Fabiana
303 230 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Foss Roberta K Trust 05-14-12
303 230 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	West Kim W
303 230 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Furey Edwin M li&Cindy
303 230 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Farred Morad
303 230 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Howard Jeffrey B&Anne L Family Trust 02-19-23
303 230 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Green Nathan&Nicole
303 230 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ma Family Trust 09-22-23
303 230 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gara Naveen&Bammidi Nora Trs
303 230 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Okwudiarfor Charles&Kerri Helen N
303 230 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mowji Amar&Shaili
303 230 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tremmel Michael J&Anne E
303 230 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Farnsworth Stephen&Elizabeth
303 230 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	J J Investment Properties L P
303 230 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gayet Family Trust 04-13-22
303 230 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nosar Nader N&Mohazab Shiva H
303 230 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Chilezeki Chibuzor J&Amanda E 2022 Revocable Trust
303 230 18 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Skelly Trust 03-02-12
303 230 19 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	7366 Rancho Ventana Trail Llc
303 230 20 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Herring Robert&Tatiana
303 230 21 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mahmoudi Afshin
303 230 22 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Albawardi Walid S
303 230 23 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Hwang David&Pamela
303 230 24 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Nguyen David H&Tran Jackie P
303 230 25 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Koprivelz Jeffrey&Danae 2016 Trust 02-25-16
303 230 26 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Marino Matthew J&Lara M Family Trust 07-29-15
303 230 27 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Staley Jennings&Amanda
303 230 28 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Lee Steve H&Ennhee
303 230 29 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Ball Shala R Trust 05-02-17
303 230 30 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Carroll Michael P&Jennifer A
303 230 31 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gatlin Family Revocable Trust 01-31-06
303 230 32 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Gilas Anthony D&Elizabeth A
303 230 33 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Liang T&C Trust 07-19-22
303 230 34 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Echsner James&Lisa Family Trust 06-05-13
303 230 35 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kaelin Family Trust 05-30-13
303 230 36 00	3.60	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Assn
303 230 37 00	0.98	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Assn
303 230 38 00	2.58	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Assn
303 240 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khamooshian Kourosch
303 240 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wei Maoxin&Xu Jing
303 240 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Munneke Ryan M&Katherine M
303 240 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Farmani Faryar
303 240 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Roosendaal John Jr&Whitehouse Heidi P
303 240 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Haas Family Living Trust 03-05-18
303 240 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Shi Family Trust 08-08-02
303 240 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Okeeffe Family Trust 08-10-10
303 240 09 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Subramaniam Vijay N&Svitlana
303 240 10 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Morey Robert J
303 240 11 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kim Seong Hak
303 240 12 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Zaets Alexander
303 240 13 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Wu Xiaojin&Huang Min
303 240 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Mcdonald Francis&Lisa
303 240 15 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Litvak Andrei&Oxana
303 240 16 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Johnson Robert Wayne
303 240 17 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	West Family Trust 06-26-12

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Black Mountain Ranch South Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use ⁽²⁾	Zone Number	Apportionment Factors		Total EBU	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾				
303 240 18 00	10.00	MFR	1	0.70	1.00	7.00	\$235.00	\$1,645.00	Guo Yiqiao&Zhu Dahua
303 240 19 00	1.54	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Assn
303 240 20 00	1.00	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Mirasol Community Association
306 020 32 00	9.65	EPS	1	5.00	0.70	33.78	\$235.00	\$7,937.12	Poway Unified School District
306 250 27 00	0.51	EPS	1	5.00	0.70	1.79	\$235.00	\$419.48	Poway Unified School District
312 290 01 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Kirsch Family Trust 03-09-12
312 290 02 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Sgak Properties Llc
312 290 03 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Barajas Cheyenne S
312 290 04 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Khan Family Trust 02-14-17
312 290 05 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Smith-Folks Family Trust 09-20-13
312 290 06 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Halfaker F Dawn Revocable Trust 01-18-13
312 290 07 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Tate Golden H lii&Elise M
312 290 08 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Seidel Irrevocable Trust I 11-02-21
312 290 09 00	0.55	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
312 290 10 00	0.15	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 290 13 00	0.22	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Association
312 290 14 00	1.00	SFD	1	1.00	1.00	1.00	\$235.00	\$235.00	Coad Family Trust 08-26-94
312 291 02 00	168.43	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
312 291 03 00	60.18	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
312 291 04 00	428.75	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
312 291 05 00	16.50	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	Del Sur Community Association
312 292 01 00	139.24	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
312 292 06 00	42.94	PKD	1	5.00	0.40	85.88	\$235.00	\$20,181.80	City Of San Diego
312 293 02 00	154.56	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
312 293 06 00	0.33	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 07 00	0.11	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 08 00	0.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 10 00	1.18	STR	1	0.00	0.40	0.00	\$235.00	\$0.00	Santaluz Maintenance Assn
312 293 11 00	17.06	EPS	1	5.00	0.70	59.71	\$235.00	\$14,031.84	Poway Unified School District
312 293 12 00	5.64	CRH	1	2.80	0.70	11.05	\$235.00	\$2,597.78	St. Demiana Coptic Orthodox Church Inc
312 293 13 00	14.73	OSP	1	0.00	0.40	0.00	\$235.00	\$0.00	City Of San Diego
TOTAL	-	-		-	-	1,943.40	-	\$456,700	

(1) Applicable units (acres or dwelling units) dependent upon Land Use code.
(2) Refer to Assessment Engineer's Report for descriptions of Land Use code and Land Use Factor.
(3) Refer to Assessment Engineer's Report for applicable Benefit Factor.
(4) FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025.