



THE CITY OF SAN DIEGO



ANNUAL REPORT

for Fiscal Year 2025

CIVITA

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.
P.O. Box 22370
San Diego, CA 92192-2370
(858) 752-3490

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

Civita

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 CIVITA MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “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: Civita
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2024	FY 2025 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	1,044	1,048	--
Total Estimated Assessment:	\$1,211,235	\$1,317,240	--
Total Number of EBUs:	2,035.49	2,035.49	--
Assessment per EBU:	\$595.06	\$647.14	\$647.14 ⁽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 8.75%.

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 4%.

Background

The Civita Maintenance Assessment District (District) was established by the City of San Diego (City) on October 23, 2013 by City Council Resolution R-308497. The Civita development area is generally shown in **Figure 1**. 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 landscaped and hardscaped medians, landscaped and hardscaped parkways (rights-of way), streetscape areas, decorative crosswalks, enhanced streetlights and landscape lighting, sidewalks and gutters, and community banners, signage and monumentation in the District. The approximate location of the improvements is generally shown in **Figure 2**.

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps,



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

FIGURE 1 – Civita Development Area



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

FIGURE 2 - Improvement/Service Areas



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 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 4%. 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 8.75%.

Method of Apportionment

Estimated Benefit of Improvements

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

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

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

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

Apportionment Methodology

The total cost associated with District improvement and activities will be assessed proportionally to the parcels in the District based on

Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel's total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

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

Equivalent Benefit Units (EBUs)

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

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

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

Land Use Factor

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

TABLE 1: Land Use Factors

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

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

⁽²⁾ KSF equals 1,000 square feet of building area.

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

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

Benefit Factor

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

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

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

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

TABLE 2: Benefit Factors by Land Use

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

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

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

Sample Calculations

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

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

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

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

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

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

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

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

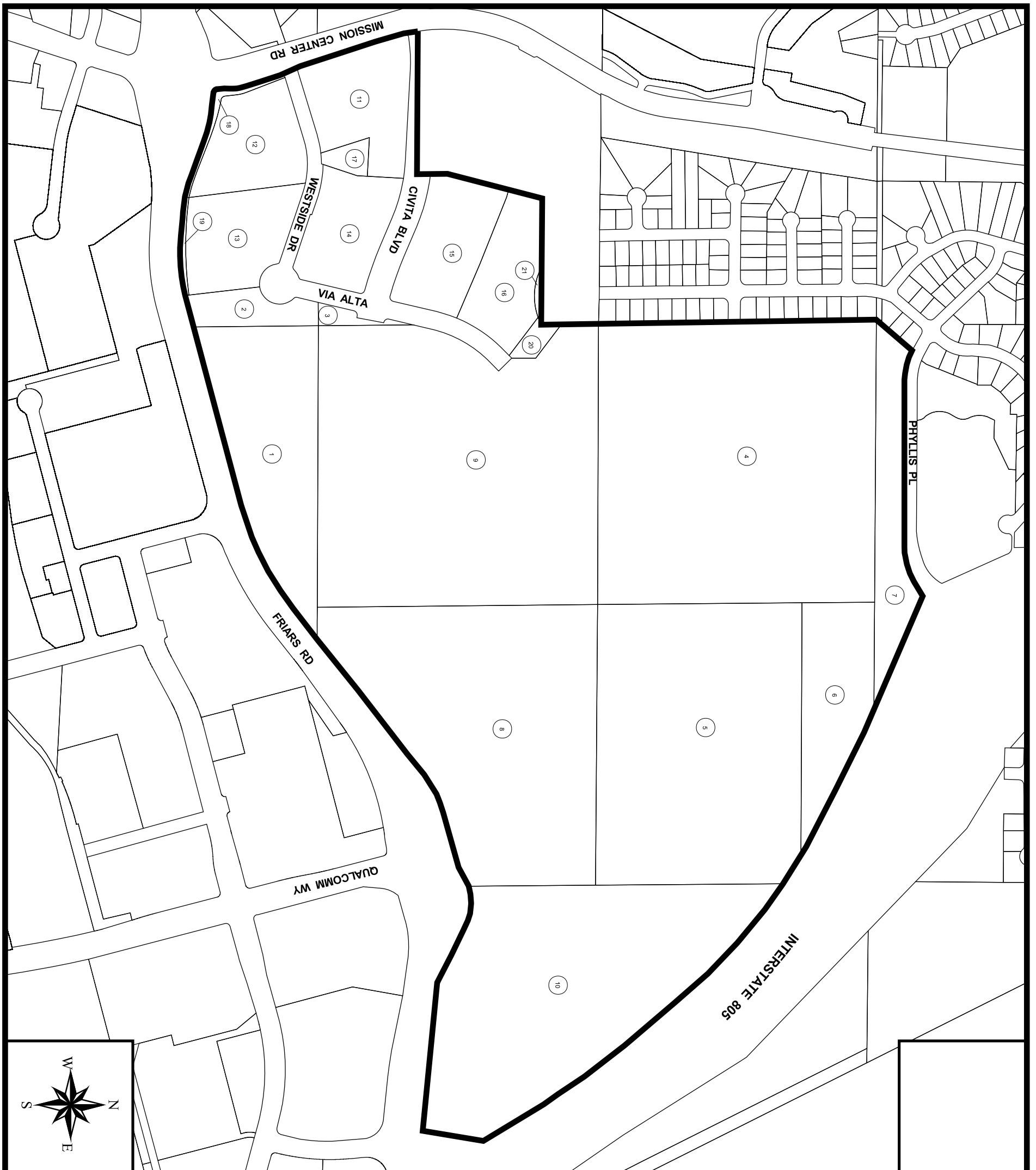
C 52792

Sharon F. Risse

Sharon F. Risse

EXHIBIT A

District Boundary



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

BOUNDARY MAP & ASSESSMENT DIAGRAM

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

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

PREPARED BY:



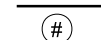
EFS ENGINEERING, INC.
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490

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

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

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

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

LEGEND:
 District Boundary
 Parcel Line
 Diagram Number



CITY OF
SAN DIEGO

CIVITA
MAINTENANCE ASSESSMENT DISTRICT

W.O. DATE: REVS:

EXHIBIT B

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

EXHIBIT B

REVENUE AND EXPENSE STATEMENT

Civita Maintenance Assessment District Fund 200714

	FY 2023 ACTUALS	FY 2024 ESTIMATE	FY 2025 PROPOSED
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 300,812.34	\$ 326,681.33	\$ 316,872.33
TOTAL BEGINNING FUND BALANCE	\$ 300,812.34	\$ 326,681.33	\$ 316,872.33
REVENUE			
Assessment Revenue	\$ 1,094,484.18	\$ 1,057,748.00	\$ 1,317,240.14
Interest	\$ 5,578.21	\$ 4,000.00	\$ 4,000.00
Other Contributions (Non Assessment Source)	\$ 102,765.00	\$ 108,117.00	\$ 128,876.00
TOTAL REVENUE	\$ 1,202,827.39	\$ 1,169,865.00	\$ 1,450,116.14
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 1,503,639.73	\$ 1,496,546.33	\$ 1,766,988.47
OPERATING EXPENSE			
Landscaping Improvements and Activities ⁽¹⁾	\$ 803,893.68	\$ 730,854.00	\$ 726,526.00
Tree Services	\$ 13,990.00	\$ 31,900.00	\$ 31,900.00
Misc. Services ⁽²⁾	\$ 355,574.72	\$ 413,420.00	\$ 421,420.00
Special Districts Administrative Cost	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Unallocated Reserve	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSE	\$ 1,176,958.40	\$ 1,179,674.00	\$ 1,183,346.00
TOTAL EXPENSE	\$ 1,176,958.40	\$ 1,179,674.00	\$ 1,183,346.00
TOTAL ENDING FUND BALANCE	\$ 326,681.33	\$ 316,872.33	\$ 583,642.47
NET ANNUAL REVENUE (OR EXPENSE)	\$ 25,868.99	\$ (9,809.00)	\$ 266,770.14

⁽¹⁾ Includes related supplies and utility costs.

⁽²⁾ Includes insurance, non-profit administration, small contracts, accounting, auditing, bookkeeping, electrical maintenance and reimbursement agreement 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)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 360 11 00	5.78	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 360 27 00	2.10	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 370 08 00	17.66	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 370 09 00	1.81	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 400 01 00	184.00	MFR	0.60	1.00	110.40	\$647.14	\$71,444.26	Q F Circa 37 L L C
677 400 04 00	122.00	MFR	0.60	1.00	73.20	\$647.14	\$47,370.64	Q F Circa 37 L L C
677 400 07 00	0.62	PKU	0.50	0.20	0.06	\$647.14	\$40.12	Q F Circa 37 L L C
677 400 11 00	0.13	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Origen Homeowners Association
677 400 12 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Deruyver Simon&Rehany Julie
677 400 12 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Israni Sushil M&Reena S Revocable Trust 01-14-18
677 400 12 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cressy Justin J
677 400 12 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stanley Family Trust 12-18-19
677 400 12 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Martin Ryan C&Amanda S
677 400 12 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Robles Julio C M&Castro Monica C
677 400 12 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Paulin Kathy W Revocable Trust 08-14-18
677 400 12 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Epsten Family Trust 07-25-90
677 400 12 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Overton Vanessa Family Trust 01-13-16
677 400 12 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Becker Yusuf&Sienicki Elise
677 400 12 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Inception Holdings Llc
677 400 12 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sheefi Trust 12-20-13
677 400 12 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	J N L Family Trust 07-23-18
677 400 12 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chen Joann S
677 400 12 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wycoco Samantha J
677 400 12 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alvarado David T&Tamayo Maria Y S
677 400 12 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Frack Seth
677 400 12 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Scott Deborah L Trust 08-20-03
677 400 12 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Remigio Julius
677 400 12 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Leposke Taylor
677 400 12 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Marckwardt Family Trust 05-24-18
677 400 12 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fisher Michael J
677 400 12 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcallister Ann M
677 400 14 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Christakos Michael K
677 400 14 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vidal Joseph A&Riggs Rachel M
677 400 14 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shiu Ning
677 400 14 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ott Stephen C
677 400 14 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Falls Circle Llc
677 400 14 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gattis Carolyn J Revocable Trust 02-23-05
677 400 14 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hemming John P&Miriam M
677 400 14 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pooviah Family Trust 08-31-21
677 400 14 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nakamura Ken
677 400 14 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Robbins Brandon
677 400 14 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yu Scott Soohan&Hong Ji Hye
677 400 14 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Winn Amy G
677 400 14 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hurlburt Family Trust 04-08-11
677 400 14 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Miller David I&Abad Dave E
677 400 14 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lantsberger Mark A&Malboeuf Susan
677 400 14 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Erwin Rachel E Living Trust 06-28-21
677 400 15 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Whitley Doctor H Iv
677 400 15 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lee Kangoh&Jungnyeon
677 400 15 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Uncles Llc
677 400 15 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	El-Azzeh Munir&Jommana
677 400 15 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hagedorn Chad&Christine R

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 15 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ren Zhixian
677 400 15 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Liu Steve K
677 400 15 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wikell Lars K J
677 400 15 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ali Fehzan K&Karima
677 400 15 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Garcia German A P&Camarillo Edna Y
677 400 15 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fortuna Roderick
677 400 15 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hovey Gregg B&Mary L
677 400 15 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Noureddini Noushan
677 400 15 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stewart Russell&Patrycja
677 400 15 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Liu Yingnan&Ma Lijuan
677 400 15 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Major-Buchignani Chiara C Irrevocable Trust
677 400 15 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	7815 Inception Way Llc
677 400 15 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wright Sonia E Living Trust 12-10-02
677 400 17 00	306.00	MFR	0.60	1.00	183.60	\$647.14	\$118,814.90	Q F West Park L L C
677 400 18 00	306.00	MFR	0.60	1.00	183.60	\$647.14	\$118,814.90	Q F West Park L L C
677 400 19 00	0.55	PKU	0.50	0.20	0.06	\$647.14	\$35.58	Q F West Park L L C
677 400 20 00	0.75	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Q F West Park L L C
677 400 21 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Eivaz Chantal M
677 400 21 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Garduno Jose
677 400 21 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nacua Raymund L&Tiongco Donna N
677 400 21 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lorman James J Jr&Cruz Living Trust 04-27-93
677 400 21 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hazel Cameron B
677 400 21 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Herrera Mario A&Loren M
677 400 21 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dixon Aaron D&Sara R
677 400 21 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Platt Luis F S&Elias Maria L M
677 400 21 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pitrof Jeffrey A
677 400 21 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcsherry Kathleen M
677 400 21 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brafman Rebecca E Revocable Trust 10-02-14
677 400 21 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hofer Jeffrey J&Stephan James J
677 400 21 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chen Kevin H&Rachael L
677 400 21 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Weitz Michael&Anna
677 400 21 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Han Dong Living Trust 02-23-16
677 400 21 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lobenberg Pablo&Ashlyn
677 400 21 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jaravata Kenneth&Toni
677 400 21 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Copple Blake R
677 400 21 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Martindale John A&Tresa A
677 400 21 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tan Irene
677 400 21 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Teruya Aric K&Karen Lin
677 400 21 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lafrenaye Spencer C&Monclus Brittany A
677 400 21 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hasson Steven R
677 400 21 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Harris Frederick L Revocable Family Trust 09-1
677 400 21 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Belani Rajesh
677 400 21 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cristofani Gary 2003 Trust 12-08-03
677 400 22 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bose Sabyasachi&Suchandra Molly
677 400 22 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bose Shagun
677 400 22 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Morrissey John A
677 400 22 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mani Shahin
677 400 22 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhou Zheng
677 400 22 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stocking Thomas&Anne Trust 05-25-22
677 400 22 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wang Minjuan Revocable 2004 Trust 03-10-04
677 400 22 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Frost Dewayne&Mercado Johnny
677 400 22 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cochrane Mary K Revocable Trust 03-16-22

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 22 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Porter Leigh N Est Of
677 400 22 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lee Linda
677 400 22 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jin Qihui
677 400 22 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fenton Christopher
677 400 22 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Uncles Llc
677 400 22 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhang Kan
677 400 22 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Faulkner/Bossmeyer Family Trust 12-05-18
677 400 22 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brown Stephanie A&Kimberly M
677 400 22 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pfeifer Joseph&Marvin Lindsay
677 400 22 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kendrick Terrence J&Chao Chung Tsu
677 400 22 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Michajenko Andrew A&Kelly J
677 400 22 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Piknis Theodoros&Yang Jo Ann
677 400 22 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Quach David
677 400 22 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kim Jong Keun&Jung Mi
677 400 22 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Khandheria Bijoy&Pritibala
677 400 22 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Matin Mehdi&Katchooi Mina
677 400 22 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Le Mark
677 400 22 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Naser Mohamed
677 400 22 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tam Tiffanie
677 400 22 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lorek Properties Llc
677 400 22 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tran Angie Ngoc
677 400 22 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Callaway Kenneth L&Rebecca
677 400 22 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	R A A J Trust 09-21-21
677 400 22 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nahas Shareef&Jokar Elnaz
677 400 22 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gaffney Family Trust 05-02-19
677 400 23 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shockley Timothy C
677 400 23 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Spiehs Kevin M
677 400 23 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Raleigh Antonial J
677 400 23 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Maesch Amanda M
677 400 23 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Orlowicz Jeffrey L
677 400 23 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mokhtari Peyman
677 400 23 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cuervo Jose J&Sylvia E
677 400 23 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lalkaka Jehan&Khawand Myriam E
677 400 23 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ortiz Maria Survivors Revocable Trust 12-04-08
677 400 23 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Barefield Barbara Living 1991 Trust
677 400 23 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lubimic Trust 07-21-21
677 400 23 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rodriguez Adriana
677 400 23 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zheng Jack
677 400 23 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Westman Whitney&Sayegh Manda A
677 400 23 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Baig Family 2001 Trust 04-13-01
677 400 23 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Salib Nathan
677 400 23 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dawson Shaun C&Megan E
677 400 23 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cohen Robert&Shari 2008 Trust 08-09-08
677 400 23 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcbrian Matthew A&Jin Angela Q
677 400 23 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Phetsanghane Revocable Trust 04-05-19
677 400 23 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vallejo Veronica
677 400 23 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zagorski John T&Bonnie J
677 400 23 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Renflee Steven L Revocable Trust 10-22-14
677 400 23 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shishlov Kirill
677 400 23 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dorman John
677 400 23 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kaltovich Vadzim&Tetyana
677 400 23 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jamison Joshua L&Wendi D

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 23 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ferguson Dean L&Mioara M
677 400 23 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Olsen Craig M&Andrea T
677 400 23 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Buck Michael E&Truong Christine Thu
677 400 23 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jackson Connor D V&Erin K
677 400 23 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zeux Lic
677 400 23 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yu Meng
677 400 23 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hellman Randall T&Ashley
677 400 23 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brozek Todd E Living Trust 08-24-22
677 400 23 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wang Xiao&Ma Xiaoxu
677 400 23 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kerns Joshua&Ledford Christina M
677 400 23 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Penkala Family Trust 07-23-04
677 400 23 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hernandez Laura
677 400 23 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wong Geoffrey
677 400 23 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gorder Gregory W
677 400 23 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wu Hao
677 400 23 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kaye Julian P&Nye Lynn
677 400 23 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Naik Akshara C
677 400 23 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Friedman Ivor&Edith Living 1999 Trust 10-05-99
677 400 25 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Skadberg Kirstin
677 400 25 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Beltran Francisco A&Lopez Idalia M M
677 400 25 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jacobs Ayman A
677 400 25 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ruffin Garrett L
677 400 25 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Schwartz Linda
677 400 25 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rasheed Abdul&Shameera A
677 400 25 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yuson Areen Pengson&Lao James Gala
677 400 25 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Avila Victor
677 400 25 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dematas Sweden S
677 400 25 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Galang Timothy B&Rhoda C
677 400 25 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ramet Thomas P&Edoli Laure E
677 400 25 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Liew Joel Khin&Siew Kheng
677 400 25 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Park Jisoo&Hong Collin Jung Pyo
677 400 25 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Visuwan Jamie L
677 400 25 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lai Otto
677 400 25 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kawamura Colton&Jessica H
677 400 25 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jin Peng
677 400 25 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Campbell Robert T&Cristina M
677 400 25 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Elliott Chris&Charity
677 400 25 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Edara Chandrasekhar V&Meenakshi
677 400 25 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pham Long Kim
677 400 25 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chen Monique J
677 400 25 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Eng Tyler&Phommachak Jennifer
677 400 25 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alnaser Fahad Living Trust 01-25-15
677 400 25 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Leung Michael Living Trust 05-17-19
677 400 25 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ajirotutu Family Trust 08-04-20
677 400 25 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Garcia Bernadette
677 400 25 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ozdemir Koksul&Sevim
677 400 25 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Villasenor Antonio T
677 400 25 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wu Allen F&Yang Chien-Hui
677 400 25 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Morris Family Trust 04-22-22
677 400 25 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	S N F V Family Trust 05-06-23
677 400 25 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Norvell David L&Patricia G
677 400 25 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bunn Adam C&Michelle J

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 25 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chun&Chang Family Trust 12-19-16
677 400 25 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brown Jerry Jeremiah
677 400 25 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Benjamin Ryan G
677 400 25 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shiu Ning
677 410 02 01	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Liu Cong
677 410 02 02	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Dumont James A
677 410 02 03	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Nguyen-Vu Living Trust 04-18-18
677 410 02 04	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Cam Family Trust 11-21-22
677 410 02 05	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Bach Long Toan
677 410 02 06	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Aylwin Carlos A Living Trust 01-15-19
677 410 02 07	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Rutledge Michael
677 410 02 08	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Cartmell Joshua W&Adelina
677 410 02 09	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Chan David Yiu-Chung&Anna Thuy-Nga
677 410 02 10	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Jaime Cindy M
677 410 02 11	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Mozaffari Brian B
677 410 02 12	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Kim Myungsoon
677 410 02 13	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Sanluis Edgar O&Erika N
677 410 02 14	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Aylett Jeremy&Natalia
677 410 02 15	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Karim Najj&Anita
677 410 02 16	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Liu Tianhao
677 410 02 17	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Oddo Stephen J&Patz Joshua
677 410 02 18	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Rice Michael&Patrice
677 410 02 19	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Litwin Walter J&Thomason Diana
677 410 02 20	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Patel Sanket S&Bhoomika A 2021 Trust
677 410 02 21	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Barefield Barbara Living Trust 1991 03-07-91
677 410 02 22	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Burchak Brian C&Angela B
677 410 02 23	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Chen Wei
677 410 02 24	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Ouyang Austin&Pendleton Kathryn E
677 410 02 25	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Neto Lazaro&Leticia
677 410 02 26	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Harris Family Trust 08-03-19
677 410 02 27	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Tschanz Living Trust 06-25-20
677 410 02 28	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Montana Joshua D
677 410 02 29	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Hu Brian&Yu Emily H
677 410 02 30	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Gibson Naotomo&Sona
677 410 02 31	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Roberson-Mitchell Trust 08-04-17
677 410 02 32	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Rush Lee B&Elizabeth C
677 410 02 33	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Nation Javan&Elizabeth
677 410 02 34	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Matcovschi Dumitru
677 410 02 35	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Shelton Donnelly P&Natasha J
677 410 02 36	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Qu Hongliang&Zhang Haimei
677 410 02 37	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Niedbalski Thomas E
677 410 02 38	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Gibson Naotomo K&Sona A
677 410 02 39	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Johnson James Patrick&Veccharelli Kate M
677 410 02 40	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Joju Family Enterprises Llc
677 410 02 41	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Cheng Chien-Wei
677 410 02 42	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Oneill Rory S
677 410 02 43	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Schu Family Trust 12-20-99
677 410 02 44	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Pettit Derrick&Carla B
677 410 02 45	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Lambon Billy P&Kinnings Sarah L
677 410 16 00	0.33	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 410 28 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fitzgerald Scott&Julie Family Trust 05-20-13
677 410 28 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	R S J S Ventures Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 28 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Varagic Mark Trust 10-11-20
677 410 28 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cloud Revocable Trust 09-28-16
677 410 28 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tamayo Alvarado Llc
677 410 28 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Orive Francisco J U&Deunthoff Marcela R
677 410 28 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Garcia Blanca J&Caressi Osvaldo N Joint Revocable
677 410 28 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Aksiutin Serhii&Pisliakova Anna
677 410 28 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kilich Erol I
677 410 28 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ho Amy Vu
677 410 28 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Silva Mario A D P&Kerly M S
677 410 28 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Anderson Melody L
677 410 28 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Isenhower Robert M&Kelly A
677 410 28 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ho Family Trust 01-08-85
677 410 28 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tang Minh&Hong My
677 410 28 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pugsley Kohler Revocable Trust 12-13-18
677 410 28 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Deguzman Alexandra R Living Trust 06-25-20
677 410 28 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tyler Family Trust 02-05-04
677 410 28 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brownlie P Separate Property Trust 08-23-22
677 410 28 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sullivan Michael (Dp)
677 410 28 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lougha Llc
677 410 28 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lanoiselee&Gasser Family Trust 02-24-05
677 410 28 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ktait Hasan
677 410 28 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yardley Ron P
677 410 28 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Janecek Brian P&Padilla Laura
677 410 28 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zlotnick David B&Lin Jen-Gu
677 410 28 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Santosa Fanny Revocable Living Trust 10-01-19
677 410 28 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	W F S West Living Trust 10-19-23
677 410 28 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Seguin-Kachline Living Trust 11-27-12
677 410 28 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	L G International Real Estate Llc
677 410 28 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brown James Matthew Living Trust 12-23-04
677 410 28 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Schwartz Robert B Trust 08-13-12
677 410 28 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Morris Carolyn B Revocable Trust 10-30-15
677 410 28 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Illusion Homes Llc
677 410 28 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wu Ho Fu&Meina
677 410 28 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Correnti Family Trust 07-30-21
677 410 28 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	I R A Resources Inc Tr
677 410 28 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Forns Xavier N
677 410 28 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arriaga Maria D
677 410 28 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Switchulis Emily
677 410 28 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Villavicencio Family Trust 07-17-91
677 410 28 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wathen Lia S
677 410 28 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Strong Jeffrey&Monica
677 410 28 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Isgur Sara N Revocable Trust 05-13-08
677 410 28 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lucent Asset Management Llc
677 410 28 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Clark Richard Jr&Virginia H Living Trust 12-01-0
677 410 28 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Contractadora De Aque ductos Y Urbanizacione
677 410 28 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Szpankowski Lukasz J&Szpankowska Anika T
677 410 28 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Olson William A
677 410 28 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Harris Nicole
677 410 28 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tett Russell&Rutu
677 410 28 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tichenor John F&Young Katherine
677 410 28 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Johnson Inter Vivos Trust 10-18-02
677 410 28 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Balistreri Family Living Trust 04-12-93

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 28 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pfeifer Daniel
677 410 28 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huggenberger Dennis Irrevocable Trust 02-06-1
677 410 28 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	A R S Family Trust 05-13-21
677 410 28 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ludwig Damian L
677 410 28 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mayat Watton Living Trust 04-29-16
677 410 30 00	0.63	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 410 31 00	0.34	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Shea Homes Ltd Partnership
677 410 32 00	0.45	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 410 33 00	0.83	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Shea Homes Ltd Partnership
677 410 34 00	0.36	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 35 00	1.16	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 410 36 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mccracken James S&Malia Dayrit O
677 410 36 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bariletti Christine
677 410 36 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Armstrong Erin J
677 410 36 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arriaga Federica
677 410 36 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Grc Property Llc
677 410 36 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Koenig Anne&Glass Catherine Revocable 2021
677 410 36 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rahimi Babak&Eizadyrad Mehrnaz Living Trust
677 410 36 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Santos Paul M
677 410 36 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Downing Family Trust 11-14-16
677 410 36 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vanzant Craig L Jr
677 410 36 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brown Karen Yulynn
677 410 36 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Perez Carlo F&Mishella I
677 410 36 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jaffe David E
677 410 36 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dahya Nimesh
677 410 36 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lu Chien-Jung
677 410 36 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yousif Antonio M
677 410 36 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Smith Robert Lynwood&Armida Bustamante
677 410 36 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Paez Adriana Living Trust 12-17-07
677 410 36 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Patel Maulin
677 410 36 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Coughlin Kerry&Vikki
677 410 36 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shoulda Been A Taormino Family Trust 04-21-2
677 410 36 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cecil Megan E
677 410 36 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tan Arnold (Dp)
677 410 36 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Henderson Carl F&Dessaure-Henderson Tonya
677 410 36 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fleming Timothy J&Pamela L
677 410 36 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Caron Ryan M
677 410 36 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Milne Mimi E Living Trust 09-30-99
677 410 36 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ona Family Trust 01-27-06
677 410 36 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Delamota Jose&Peralta Patricia C
677 410 36 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fuston Mark&Simone
677 410 36 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dang Tri&Vu Ha
677 410 36 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Torreblanca Living Trust 12-15-15
677 410 36 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Park Sungjun&Kang Injae
677 410 36 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fracchia Jamie L
677 410 36 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lopatin Edward J Second Amended&Restated 2
677 410 36 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcentyre Judith S Childrens Trust 01-12-94
677 410 36 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Silva Arnold G&Currie Trevor A
677 410 36 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Simpson Kelsey
677 410 36 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gomez Ana B A
677 410 36 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huang Frank&Hetzner Amy L
677 410 36 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Scott Ronald A&Michelle M

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 36 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Maltonic Scott A&Monica E
677 410 36 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Murillo Jorge
677 410 36 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kang Young Hoon&Kim Minjeong
677 410 36 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Koo Andrew C&Monica K
677 410 36 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Harris Alexandria
677 410 36 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hogan Matthew M&Roselynn J
677 410 36 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Thai David Hoa&Ava Hau
677 410 36 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ivezaj Alexander&Vienna
677 410 36 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cercar Llc
677 410 36 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Atwal Kiran P
677 410 36 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Derrico Thomas J&Scheuer Cynthia A
677 410 36 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rasouli Firooz&Mahnaz Trust 09-21-21
677 410 36 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huda Shehzad K&Patel Neena K
677 410 36 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bautivale Inc
677 410 36 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mickel Cathia C
677 410 36 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chertkow Louis&Andrea Trust 15-12-10
677 410 36 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Houston Jeffrey D Revocable 2007 Trust 10-31-
677 410 36 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Janke Michael L&Johansen Laura L
677 410 36 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Seaman Revocable Trust 07-06-17
677 410 36 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Warniak James S Sole&Separate Property Trust
677 410 36 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Collins Alexander
677 410 36 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Perry Jonathan S Separate Property Trust 05-2
677 410 36 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ferguson Dean&Mioara M
677 410 37 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rastakhiz Nader&Naraghiasl Nasrin 2014 Revo
677 410 37 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huang Wan-Ting
677 410 37 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kreczmer Kerry T&Mia M
677 410 37 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcgehee Casey D&Gomez-Mcgehee Maria I
677 410 37 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dennison Deborah F
677 410 37 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Karim Michael F
677 410 37 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chiu Lanny
677 410 37 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fu Man
677 410 37 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gonzalez Judith P Living Trust
677 410 37 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Etter Kei
677 410 37 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vasquez David V
677 410 37 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lahr Family Living Trust 12-06-16
677 410 37 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Staples Heidi J
677 410 37 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bertino Michael Family Trust 03-20-17
677 410 37 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tan Vincent
677 410 37 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fang Dexter Q
677 410 37 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dunnebacke Zachary A
677 410 37 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huang Family Trust 05-01-02
677 410 37 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mjwz Family Trust 08-16-22
677 410 37 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Guarddon-Pueyo Juan C&Rodas Maria
677 410 37 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chin Benito Lau
677 410 37 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Villanueva Perrino Family Trust 01-31-21
677 410 37 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Valdivia Jesus&Jaramillo Manuela
677 410 37 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kawakami Julie Trust 10-10-19
677 410 37 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Diaz Jorge A&Desalazar Maria I M P
677 410 37 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Johnson Mary Nesbit 2017 Revocable Living Tr
677 410 37 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gittisriboongul Family Trust 07-28-23
677 410 37 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kolde Jennifer E Trust 06-01-22
677 410 37 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Irani-Tehrani Ali&Daryana

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 37 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Junghans Christopher J
677 410 37 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tillu Rajeev&Padmini
677 410 37 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alnakas Ali H A Y A
677 410 37 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ngo Cynthia Minhthu
677 410 37 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Paik Justin Chonghyun&Linda Ann
677 410 37 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Giasm Lic
677 410 37 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fenley Andrew&Kelly
677 410 37 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Semler/Wilson Trust 03-11-21
677 410 37 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Moncrief Robert&Nakamura Etsuko Family Trust
677 410 37 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hsieh Jonathan
677 410 37 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Deguzman Bernadette G
677 410 37 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Marden Family 2018 Trust
677 410 37 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hiel Pablo&Mary A
677 410 37 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alvarez Rosa M P
677 410 37 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gonzalez Juan G D C&Alvarez Aida D C V
677 410 37 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cao Charles M
677 410 37 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Niebla David
677 410 37 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Boles Jennifer C
677 410 37 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Farrell Michael&Justine Family Trust 04-27-21
677 410 37 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jasso Sergio&Ruth Family Trust 08-10-16
677 410 37 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Butler Ilsa
677 410 37 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pasit Phillip R&Laura A
677 410 37 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kinoshita Alicia M
677 410 37 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carroll James P Iii
677 410 37 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fagelhour Hisham M&Amin Mai A
677 410 37 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Patel Neil
677 410 37 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Madanagopal-Perumal Family Trust 01-03-13
677 410 37 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Spiegler Trust 3 07-19-05
677 410 37 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vazquez Frank Jr&Alicia A 2019 Revocable Tru
677 410 37 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tompkins David A&Herve Emmanuelle M
677 410 37 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hubbard Brooke
677 410 37 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chau Michael Thanh Binh
677 410 37 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Frebowitz Ryan
677 410 37 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhou Stanley
677 410 37 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Schmidt Christina
677 410 37 65	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Valerie Trust 11-06-20
677 410 37 66	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Law Anne E Trust 04-06-17
677 410 37 67	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Frost Douglas&Virgines Lauren
677 410 37 68	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sword Lisa D
677 410 37 69	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Haskell Robert G Living Trust 08-11-21
677 410 37 70	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rauscher Glenn A&Capuano Jenna L
677 410 37 71	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fernandez Diego&Diaz Paloma
677 410 37 72	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Smith David Christopher&Regina
677 410 37 73	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Joubran-Wold Trust 12-17-08
677 410 37 74	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Colner Eli Revocable Trust 12-14-22
677 410 37 75	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Valerie Trust 11-22-22
677 410 37 76	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Esposo Delfin C Jr&Ofalla Roslyn C
677 410 38 00	2.35	PKU	0.50	0.20	0.24	\$647.14	\$152.08	City Of San Diego
677 410 39 00	1.26	PKU	0.50	0.20	0.13	\$647.14	\$81.54	Quarry Falls L L C
677 410 40 00	0.43	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 41 00	1.18	PKU	0.50	0.20	0.12	\$647.14	\$76.36	City Of San Diego
677 410 43 00	6.23	PKU	0.50	0.20	0.62	\$647.14	\$403.16	Quarry Falls L L C

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUS	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 44 00	1.00	PKU	0.50	0.20	0.10	\$647.14	\$64.70	Quarry Falls L L C
677 410 45 00	0.14	PKU	0.50	0.20	0.01	\$647.14	\$9.06	Quarry Falls L L C
677 410 46 00	0.14	PKU	0.50	0.20	0.01	\$647.14	\$9.06	Quarry Falls L L C
677 410 47 00	0.14	PKU	0.50	0.20	0.01	\$647.14	\$9.06	Quarry Falls L L C
677 410 48 00	0.90	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 49 00	1.30	PKU	0.50	0.20	0.13	\$647.14	\$84.12	City Of San Diego
677 410 50 00	0.06	PKU	0.50	0.20	0.01	\$647.14	\$3.88	City Of San Diego
677 410 51 01	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Berrios Jose E&Megumi N
677 410 51 02	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Marx Family Trust 08-04-15
677 410 51 03	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Barrera Jeffrey M&Huang Mindy
677 410 51 04	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Miramontes Alonzo
677 410 51 05	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Meier Richard R
677 410 51 06	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Choi Kenny&Nathalie Family Trust 04-11-23
677 410 51 07	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Mitchell Mark J&Wilson Jacqueline D
677 410 51 08	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Tran Anthony Kieu&Huynh Thuy Thanh
677 410 51 09	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Pham Dua T Trust 09-19-17
677 410 51 10	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Rollo Jason R
677 410 51 11	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Blickman Family Trust 03-23-21
677 410 51 12	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Hicks Randall S Revocable Trust
677 410 51 13	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Dao Luong
677 410 51 14	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Maldonado Rodolfo&Eriko
677 410 51 15	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Gonzalez Marco A&Alicia M
677 410 51 16	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Roman Gordon&Gbur Randi
677 410 51 17	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	F B L&L Trust 08-07-18
677 410 51 18	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Lebeau&Williams Living Trust 09-15-17
677 410 51 19	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Joseph Samuel&Karli Revocable Trust 05-26-22
677 410 51 20	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Saleh Emad
677 410 51 21	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Lafree Andrew T&Talia N
677 410 51 22	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Choi Paul
677 410 51 23	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Allala Alejandro Jr&Davila Melinda E
677 410 51 24	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Tung Eric&Yen Hui
677 410 51 25	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Huda Shehzad K&Patel Neena K
677 410 51 26	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Danielson Elisa S Revocable Trust
677 410 51 27	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Zion Tu Ngoc
677 410 51 28	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Matcovschi Family Trust 10-28-22
677 410 51 29	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Gutierrez Jose I D N
677 410 51 30	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Quigley Warren E&Jessica
677 410 51 31	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	2124 Crest Llc
677 410 51 32	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Azel&Associates Llc
677 410 51 33	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Kim John Y
677 410 51 34	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Tsai Albert Kang&Esther Yoke-Har
677 410 51 35	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Zhang Yingfan
677 410 51 36	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Xing Zhan Ming
677 410 51 37	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	J N L Family Trust 07-23-18
677 410 51 38	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Lemieux Family Living Trust 11-06-97
677 410 51 39	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Uncles Llc
677 410 51 40	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Runds Thomas&Chahal Navinder
677 410 51 41	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Prewitt Israel
677 410 51 42	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Sleiman Pierre&Angelica
677 410 51 43	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Gomez David Jr
677 410 51 44	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Blasic Gregory Jr
677 410 51 45	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Stephenson Family Trust 07-26-21

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 51 46	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Younan Nizar&Buthaina Family Trust 06-02-93
677 410 51 47	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Chang Ana Maria Trust A 01-20-99
677 410 51 48	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Ma Chuanyi&Tang Yidan
677 410 51 49	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	St Clair Norberto A
677 410 51 50	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Wilson Kristina D
677 410 51 51	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	L G International Real Estate Llc
677 410 51 52	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Karroonnirun Osit
677 410 51 53	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Rasmussen David&Maksudova Kamola Revoca
677 410 51 54	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Koloseike Blake L
677 410 51 55	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Nguyen Ly 2023 Family Trust 01-04-23
677 410 51 56	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Steinbauer Troy&May Jacquelyn
677 410 51 57	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Neu Marco A Trust 04-25-22
677 410 51 58	1.00	SFD	1.00	1.00	1.00	\$647.14	\$647.14	Soricelli J&J Family Trust 12-18-17
677 410 52 00	0.75	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 53 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Balsan Llc
677 410 53 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hillyard Joyette
677 410 53 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nguyen Trang Krysten
677 410 53 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Galena International Assets Llc
677 410 53 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stahl Family Trust 11-06-99
677 410 53 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tirado Alberto C
677 410 53 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Commerford Kelly O
677 410 53 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Desaracho Living Trust 04-01-22
677 410 53 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lagu Trust 09-18-22
677 410 53 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Floran Revocable Trust 01-08-20
677 410 53 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Konuwa Alfred B Jr&Sophie A
677 410 53 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Russell Milas G Iii&Beizae Sharareh
677 410 53 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Goodman Family Trust 10-23-07
677 410 53 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Levin Michael B&Linda E
677 410 53 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Manary Richard L Living Trust 12-21-99
677 410 53 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Park Jennifer M
677 410 53 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wall Mary J Revocable Trust 04-20-94
677 410 53 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fleming Stanley L&Powell-Reid Margo M
677 410 53 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Widjaja Michael
677 410 53 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	8537 Aspect Drive Llc
677 410 53 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Help U Buy Llc
677 410 53 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Appger Justin A
677 410 53 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Quiocho Family Trust 12-15-20
677 410 53 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arrollado Alan J&Mowins Elizabeth A
677 410 53 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alhasawi Family Trust 02-02-20
677 410 53 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dahlen John&Virginia Family Trust 06-19-15
677 410 53 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhao Haochen
677 410 53 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Reaves Bruce E&Derige Rudy A
677 410 53 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	German Francisco J P
677 410 53 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kurlander Brandi L
677 410 53 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bhat Chetan G&Deepa P
677 410 53 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Richardson Larry C&Betty J
677 410 53 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Quattro Disegno Llc
677 410 53 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Foothill Survivors Trust 03-20-19
677 410 53 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Murphy Brian M&Melina S
677 410 53 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Silberstein Arturo&Tamara Revocable Trust 10-
677 410 53 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Miller 1999 Family Trust
677 410 53 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Flete Linette E Living Trust 03-16-23

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 53 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tomita/Perkovich Family Trust 08-15-07
677 410 53 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gratianna Alejandro
677 410 53 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vizzard Brenda F Tr
677 410 53 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Reddy Aarathi
677 410 53 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lefebvre&Fournier Revocable Trust 12-03-21
677 410 53 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Murphy Jeremiah&Sandra Family Trust 07-18-1
677 410 53 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zetune Abraham E&Franco Giselle M
677 410 53 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Garza Gregory
677 410 53 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Smith Michael H Revocable 2005 Trust 06-10-0
677 410 53 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lin Nancy
677 410 53 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Delrio Martinez Family Trust 10-31-18
677 410 53 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Salle Family 1992 Trust
677 410 53 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Castanares Roxie W Trust 01-30-17
677 410 53 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Massey Barbara J Trust 08-17-20
677 410 53 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lopez Family Trust 09-06-01
677 410 53 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Caccamise Family 1999 Trust 04-02-99
677 410 53 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Xin Mingwu&Zhao Changying
677 410 53 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	White Family Trust 02-08-03
677 410 53 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Thayer Peggy E
677 410 53 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carne Rew P Family Trust 11-14-19
677 410 53 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carne Elinor P Trust 08-11-98
677 410 53 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rodriguez Kaileen F&Gajos Bernard M
677 410 53 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arroalza Inc
677 410 53 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sullivan Timothy J
677 410 53 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shear Living Trust 07-14-93
677 410 53 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Marshall Robert W Trust 08-13-09
677 410 53 65	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lekic Sanel
677 410 53 66	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lookabaugh Family Trust 11-05-22
677 410 54 00	0.62	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Shea Homes Limited Partnership
677 410 55 00	0.43	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 410 56 00	1.82	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 57 00	0.01	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 58 00	0.02	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 410 60 00	4.22	STR	0.00	0.00	0.00	\$647.14	\$0.00	Ryland Homes Of California Llc
677 410 61 00	2.53	STR	0.00	0.00	0.00	\$647.14	\$0.00	Shea Homes Limited Partnership
677 410 62 00	3.04	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 63 00	0.54	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 64 00	0.41	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 65 00	0.30	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 66 00	0.74	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 67 00	0.03	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 68 00	0.26	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 69 00	0.01	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 410 70 00	0.14	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Brynn Llc
677 420 01 00	3.50	EPS	5.00	0.40	7.00	\$647.14	\$4,529.98	San Diego Unified School District
677 420 02 00	9.80	COM	4.00	0.60	23.52	\$647.14	\$15,220.72	Civita Purl L L C
677 420 02 00	255.00	MFR	0.60	1.00	153.00	\$647.14	\$99,012.42	Civita Purl L L C
677 420 03 00	150.00	MFR	0.60	1.00	90.00	\$647.14	\$58,242.60	Versa C I C Lp
677 420 05 00	18.94	COM	4.00	0.60	45.46	\$647.14	\$29,416.40	Civita Purl L L C
677 420 05 00	179.00	MFR	0.60	1.00	107.40	\$647.14	\$69,502.84	Civita Purl L L C
677 420 08 00	1.60	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Community Assn
677 420 12 00	2.49	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 420 13 00	2.14	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 14 00	1.56	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 15 00	1.81	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 16 00	2.35	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 17 00	2.09	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 18 00	1.89	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 19 00	2.03	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 20 00	1.87	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 21 00	1.41	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 22 00	0.28	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 23 00	0.18	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 24 00	0.18	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 25 00	0.11	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 26 00	0.54	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 27 00	0.14	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 28 01	103.00	MFR	0.60	1.00	61.80	\$647.14	\$39,993.24	Civita li 9% C I C Lp
677 420 28 02	203.00	MFR	0.60	1.00	121.80	\$647.14	\$78,821.64	Civita li 4% C I C Lp
677 420 28 03	0.25	IND	15.00	0.40	1.50	\$647.14	\$970.70	Quarry Falls L L C
677 420 28 04	36.70	COM	4.00	0.60	88.08	\$647.14	\$57,000.08	Q F B C 4 L A F Llc
677 420 29 00	0.21	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 30 00	2.57	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 31 00	0.69	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 32 00	0.07	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 420 33 00	0.75	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 430 01 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kuenhold John K&Mikaelah
677 430 01 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ward Family Survivors Trust 10-20-08
677 430 01 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	K&K Holdings Llc
677 430 01 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	450 Commercial Way Llc
677 430 01 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Redbird Trust 02-10-21
677 430 01 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Morris Christopher S&Davey Joel A
677 430 01 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cao Christine
677 430 01 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sadler Ian
677 430 01 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yao Shan&Ozsolak Fatih
677 430 01 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Valamehr Jonathan K
677 430 01 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcgarry Linsdall Family Revocable Trust 10-03-
677 430 01 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Next Adventure 2019 Trust 02-07-19
677 430 01 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hedgpath Trust
677 430 01 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gaffney Gary A&Mary A
677 430 01 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chen Family Trust 07-06-22
677 430 01 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Catre Robert B&Bueno Marilou
677 430 01 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zara Home Solutions Llc
677 430 01 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shimp Kevin&Jayne
677 430 01 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jamborcic Aleksandar
677 430 01 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Caccamise Family Trust 01-15-91
677 430 01 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Phillips John W Jr&Day-Phillips Patricia A
677 430 01 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vaisberg Roman
677 430 01 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Williamson Family Trust 12-02-10 Et Al
677 430 01 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vaisberg Edward&Tchmoutina Irina
677 430 01 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Soleimani Shahram&Sharon
677 430 01 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Govett Steven&Eileen
677 430 01 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Banani Seyed A&Homayounieh Dena
677 430 01 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alta Company Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 430 01 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stankowski Jared&Lim Jenien
677 430 01 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tran Patricia&Reyes Melissa A G
677 430 01 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	C R Green Investors Llc
677 430 01 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Younan Pierre
677 430 01 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mello Suzanne
677 430 01 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tipping Timothy
677 430 01 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Paterno Vincent
677 430 01 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Anderson Living Trust 06-25-01
677 430 01 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Palmer Hyyon
677 430 01 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mccray Brandon&Tiantian
677 430 01 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bekele Abiy
677 430 01 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Orvananos Laura&Fernando
677 430 01 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sommer Gerald K
677 430 01 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tran Doan Uyen Thi
677 430 01 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yang Family Trust 08-05-06
677 430 01 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dean Robert D&Sherry L
677 430 01 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bultman David A
677 430 01 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Quiroga Glenn A
677 430 01 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Obregon Diego C&Velez Paula R
677 430 01 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Beyer Deborah N Trust 08-02-21
677 430 01 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Voss Family Trust 12-22-22
677 430 01 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chao Ailin
677 430 01 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Roekaas Erik&Frida
677 430 01 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bercov Llc
677 430 01 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ny Herve N L
677 430 01 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jones Carlton E&Salton-Jones Tracey L
677 430 01 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Turco Beth Revocable Trust
677 430 01 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Donoghue Family Trust 06-22-18
677 430 01 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Socal Housing Llc
677 430 01 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rajab Basim A
677 430 01 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Legaspi Lorenzo S&Eleanor F
677 430 01 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Taylor Family Trust 06-29-09
677 430 01 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Doyle Sean E Trust 12-01-16
677 430 01 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Le Alexander Anh-Quan
677 430 02 00	1.62	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Drp Ca 4 Llc
677 430 07 00	0.18	STR	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 430 08 00	0.18	STR	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 430 12 00	8.79	FIT	3.00	0.60	15.82	\$647.14	\$10,239.04	Civita Residential Assn
677 430 13 00	1.98	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Elevate Homeowners Assn
677 430 14 00	0.42	STR	0.00	0.00	0.00	\$647.14	\$0.00	Civita Residential Assn
677 430 15 00	0.01	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Toll West Coast Llc
677 430 16 00	2.50	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 430 17 00	0.16	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Toll West Coast Llc
677 430 18 00	0.08	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Civita Residential Assn
677 430 20 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Loerke Wendy S Living Trust
677 430 20 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Herbert Jonathan
677 430 20 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tostado Humberto L
677 430 20 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ranganathan Murali&Murali Padma
677 430 20 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Neva Samuel&Sara Revocable Trust 09-24-21
677 430 20 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tubbs-Santiago Family Living Trust 08-16-17
677 430 20 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Akella Lalith V
677 430 20 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	2821 Avella Court Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 430 20 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Farkye Kwaku
677 430 20 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Avella Asset Management Llc
677 430 20 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lilavivat Seth
677 430 20 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gonzales Eduardo&Barcenas Jesus
677 430 20 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mak Heather
677 430 20 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gilmore Daniel&Weintraub Lauren
677 430 20 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Panico Dominic Separate Property Trust 08-20-
677 430 20 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wilson Kristina
677 430 20 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kim Sean
677 430 20 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lum Max&Mary D
677 430 20 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Revenco Sergiu
677 430 20 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Andaury Holdings Lp
677 430 20 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Diwan Firas&Hanna Hanan
677 430 20 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcdonald Andrew
677 430 20 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Salcido David J&Adam N
677 430 20 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Guillory Matthew A Family Trust 07-11-11
677 430 21 00	1.12	STR	0.00	0.00	0.00	\$647.14	\$0.00	Avella At Civita Homeowners Assn
677 440 01 00	2.65	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 02 00	3.03	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 03 00	4.30	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 04 00	2.51	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Drp Ca 4 Llc
677 440 05 00	2.52	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Drp Ca 4 Llc
677 440 06 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Goldstein Phillip
677 440 06 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Liang Junwen
677 440 06 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kim Joonhong
677 440 06 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tran Phung
677 440 06 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Harris Stephen
677 440 06 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gittisriboongul Family Trust 07-28-23
677 440 06 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gharagolchian Shabnam
677 440 06 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zeng Candy J
677 440 06 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cua Marissa P
677 440 06 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Green Laura
677 440 06 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chik Melinda
677 440 06 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vaisberg Roman
677 440 06 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Radelow Mark K&Elizabeth G
677 440 06 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Aziz Anthony W
677 440 06 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Degasperis Anthony&Stephanie Revocable Trust
677 440 06 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zheng Shuxin
677 440 06 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Davidoff Randy Trust 04-20-22
677 440 06 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Griffioen Anne M
677 440 06 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lucatuorto Nicole
677 440 06 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mui Jonathan W
677 440 06 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fahme Aileen E
677 440 06 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Peng Ronghui&Pan Xueyan
677 440 06 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcmamus Shannon R
677 440 06 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Almado Trisha E
677 440 06 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Quach John Van Living Trust 08-16-22
677 440 06 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Widjaja Michelle
677 440 06 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Williams Darrel W&Michelle D
677 440 06 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Abiola Serifat
677 440 06 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bagsic Abigail L F
677 440 06 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Huynh Cathy Thi

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 06 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kim James
677 440 06 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Drummond Casey
677 440 06 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Scott Palmer M
677 440 06 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Makhija Ashwin
677 440 06 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rotberg Nicholas&Zoe
677 440 06 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jones Jennifer Victoria
677 440 06 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vega Darrell
677 440 06 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hwang David
677 440 06 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ok Andrew
677 440 06 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dorsey Justin&Seriozha
677 440 06 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Souza Anderson
677 440 06 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zuzarte John B&Lisa V
677 440 06 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Barron Marc A Jr
677 440 06 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dyachuk Viktoriya
677 440 06 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kolesov Vladimir&Ruiz Natasha
677 440 06 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Redondo Xavier A N
677 440 06 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bristman Mark
677 440 06 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Erickson Kenneth R&Pamela G
677 440 06 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lloyd Gretchen E
677 440 06 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Blake Marcus A&Ramos Muriel A
677 440 06 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Amanovic Dana
677 440 06 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Miller Bradley&Rosemary
677 440 06 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nakamura Yumi June
677 440 06 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Reyes Alejandro
677 440 06 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Guillory Diangelo&Patlan Stephanie
677 440 06 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tong-Hu Trust 10-12-22
677 440 06 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dumaran John
677 440 06 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Javier Audrey
677 440 06 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hervey Sarah A
677 440 06 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chang David&Marilou
677 440 06 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Truong Lan T
677 440 06 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vaisberg Dmitri
677 440 06 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shammas Cole P&Shorez Ashley
677 440 06 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ngo Jolie
677 440 06 65	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kasel Laurel
677 440 06 66	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Johnson Marcus Patrick&Selena Morano
677 440 06 67	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lapp Richard A Iii&Noriko
677 440 06 68	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Madden Family Trust 04-07-22
677 440 06 69	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yen Arthur
677 440 06 70	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Robinson Tara R
677 440 06 71	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Castro Bryan&Stephanie
677 440 06 72	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Perella Joao H R&Roberta B D S R
677 440 06 73	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Makhija Ashwin
677 440 07 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Buck Michael&Truong Christine
677 440 07 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Legaspi Lorenze A&Roberts Erin
677 440 07 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Perumal Family Trust 06-17-22
677 440 07 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carbajal Michael S&Caroline B Living Trust 03-2
677 440 07 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Channick Marc L
677 440 07 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Roberts Josin
677 440 07 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Niemiec Michael E Revocable Trust 05-01-06
677 440 07 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sayles Todd&Mcfadden Mariaelena J
677 440 07 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gyulai Philip

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 07 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nguyen Hung
677 440 07 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dalesandro Kristie
677 440 07 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Franklin Jennifer
677 440 07 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jacinto Hector
677 440 07 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mcnamara Joseph W Jr&Riccio Douglas S
677 440 07 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yang X Living Trust 03-18-22
677 440 07 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kreis Frank J Revocable Trust 10-13-11
677 440 07 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lu Wenbo
677 440 07 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ballungay Angelo J
677 440 07 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rogers Kasey G&Jacqueline M
677 440 07 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dave Saumil
677 440 07 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Xiong Ruiheng
677 440 07 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Murillo Jorge A
677 440 07 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Anderson Todd&Adrienne
677 440 07 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Uy Romualdo&Carmelita 2020 Trust
677 440 07 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bump Kevin
677 440 07 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vucinic Dejan&Aleksandra
677 440 07 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Silver Jonathan
677 440 07 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carranza Maria C
677 440 07 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Romero Jonel&Lazo Claire
677 440 07 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Engemare Llc
677 440 07 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zamani Behnaz
677 440 07 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Allin Sean M&Susan V
677 440 07 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Friesen Jeffrey G&Tzynon Revocable Trust 09
677 440 07 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Li Andy&Tweedy-Li Katherine
677 440 07 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Koh Jaekyung&Ryu Hae Rim
677 440 07 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Battezzato Anthony&Breanne
677 440 07 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Weisman Shana
677 440 07 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Barker Adrian
677 440 07 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sparrow-Starace Family Trust 02-19-15
677 440 07 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Juntunen Thomas
677 440 07 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mask Holdings California Llc
677 440 07 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	La Diana Group Llc
677 440 07 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Liu Haoyang
677 440 07 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lorenzen Alex M&Peralta Lidia K
677 440 07 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rose Family Trust 08-11-20
677 440 07 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Deremigis Daniel&Lindsay Tiffany
677 440 07 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Martini Brandon&Lynnette
677 440 07 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Holder Derek&Murphy Kymberly
677 440 07 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wensel Brian&Dawn
677 440 07 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kipnis Richard&Yuko 2020 Family Trust 09-03-2
677 440 07 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Raman Nikhil
677 440 07 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ahajian Elliott
677 440 07 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Roossin Chase A
677 440 07 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Hibshman Jeffrey S&Amanda M
677 440 07 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Le Levy
677 440 07 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	San Diego Property Management Services Llc
677 440 07 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lee Cindy S C
677 440 07 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Soriano Mark T
677 440 07 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vaught Stephen J
677 440 07 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Moore Colleen E&Medina Yvonne S
677 440 07 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cieslukowski Kevin&Laura

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 07 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Berrang Joseph A&Tran Ha M
677 440 07 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chelette Sharon Revocable Living Trust 01-20-2
677 440 07 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Vasant Jill
677 440 07 65	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wong Subert&Wang Jing
677 440 07 66	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Phillips Casey D&Navarro Diana A
677 440 07 67	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Burnell Derek E
677 440 07 68	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Emenger Susanne S
677 440 07 69	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Jaeger Stephen&Elizabeth C
677 440 07 70	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Choe Sung Hwan&Baek Hyo Jung
677 440 07 71	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhang Tianli
677 440 07 72	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Berry-Grant Roxann I Separate Property Trust C
677 440 07 73	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Farnan Jerome C&Camille M
677 440 07 74	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Berzak Family Trust 12-15-93
677 440 09 00	0.38	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 10 00	0.71	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 11 00	0.11	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 12 00	5.57	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 15 00	0.65	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 16 00	0.63	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 20 00	0.20	PKU	0.50	0.20	0.02	\$647.14	\$12.94	Quarry Falls L L C
677 440 21 00	0.41	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 23 00	0.88	VAC	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls L L C
677 440 24 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cox Family Trust 07-28-23
677 440 24 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Threets-Robertson Revocable Living Trust 06-2
677 440 24 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	M D K Trust 08-02-22
677 440 24 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Golding Revocable Trust 03-13-03
677 440 24 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Faradjian Kevork L&Martha K
677 440 24 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Axeirda Holdings Lp
677 440 24 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zhou Yannan
677 440 24 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Evans Family Trust 02-05-98
677 440 24 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Remigio Julius
677 440 24 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Anderson Paul G&Hyun O
677 440 24 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tamayo Alvarado Llc
677 440 24 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Timbone Mark&Morales Mireya
677 440 24 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Berg Phillip R&Yukiko Trust 1995 Trust
677 440 24 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Monder 2022 Trust 05-10-22
677 440 24 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Odhav Ashika
677 440 24 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kwong Wilson T
677 440 24 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yang Andy
677 440 24 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gebman Jean R&Sheila M
677 440 24 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Li Lijuan
677 440 24 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Taurany Ronald E
677 440 24 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Riccio Living Trust 06-09-00
677 440 24 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Strommer Scott A&Leslie S
677 440 24 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yabsley Alexis&Yabsley Tiffany
677 440 24 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sanchez Michael&Brianna
677 440 24 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Secord Family Trust 11-17-00
677 440 24 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kotanjyan Tigran
677 440 24 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fontana Gabriel&Fabiana
677 440 24 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Babcock Susan Life Trust 08-17-15
677 440 24 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	R P 4616 Llc
677 440 24 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wang Rong

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 24 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Greco Joseph M&Cheryl A
677 440 24 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Porter Allen&Cynthia Trust 10-20-04
677 440 24 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chae Family Trust 04-10-19
677 440 24 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arvia James&Patricia
677 440 24 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Khoroshi Masood&Mahnaz
677 440 24 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Muhn Mark
677 440 24 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cooper Steve O Sr&Peggy S
677 440 24 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Alroumi Salem
677 440 24 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Byrd George J Iii&Larkey Dustin W
677 440 24 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wong Roger&Mann Karen
677 440 24 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Navarrete Reginald N&Lomibao Francis J D
677 440 24 42	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arvia Emily
677 440 24 43	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Llaguno-Garcia Family Trust 06-16-20
677 440 24 44	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Navarro Maria D M R
677 440 24 45	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mchenry Scott K
677 440 24 46	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bailony Omar&Dbeis Attika R
677 440 24 47	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wadsworth Merrick
677 440 24 48	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Cale Richard&Arisa
677 440 24 49	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Boneau Brett C
677 440 24 50	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shimp Kevin&Edna J
677 440 24 51	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Geraci William M Iii
677 440 24 52	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sma Trust 04-20-23
677 440 24 53	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ramirez Daniel&Gutierrez Zandra L
677 440 24 54	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mendoza Armando C&Menendez Ana S H
677 440 24 55	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Al-Ali Ahmad R
677 440 24 56	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gaval Invest Llc
677 440 24 57	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sun Helen Ying Revocable Trust 05-17-22
677 440 24 58	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Tum Nelson K
677 440 24 59	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Xue Lili
677 440 24 60	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Johnson Andrew D&Zheng Xin
677 440 24 61	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nusbaum Robert C&Lori A
677 440 24 62	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Guadiana Manuel A
677 440 24 63	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mayer Kevin P Revocable Trust 06-16-11
677 440 24 64	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kemp Brian P&Danielle A
677 440 24 65	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Donoghue Family Trust 06-22-18
677 440 24 66	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Moussavi Selman Living Trust 03-24-22
677 440 24 67	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Loubert-Mackels Trust 06-15-12
677 440 24 68	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bevills Jared&Prim Jonathan
677 440 24 69	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Dyer Family Living Trust 06-10-11
677 440 24 70	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mansour Adil T&Sharon R
677 440 24 71	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Patel Akta A
677 440 24 72	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kim Rachel H
677 440 24 73	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Castro Darryl E
677 440 24 74	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Young Family Trust
677 440 24 75	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lee Jason F&Carina
677 440 24 76	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lichtenstein David J
677 440 24 77	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Zabello Dmitry&Olga
677 440 24 78	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stoyanov David Z&Chen Shuhan
677 440 24 79	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Moazzaz Family 2017 Revocable Trust 08-11-11
677 440 24 80	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Chee Mario P
677 440 24 81	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fang Chong
677 440 24 82	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bach Long T

EXHIBIT C - Assessment Roll (Fiscal Year 2025)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 24 83	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Weisband Douglas
677 440 24 84	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Seaman Joseph
677 440 24 85	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yang Angus Zhi Wei
677 440 24 86	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Argaluzo Alejandro M&Ortega Ana L G
677 440 24 87	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Pais Family Trust 12-04-20
677 440 24 88	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Motlagh Zeinab J
677 440 24 89	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ahmed Awaz H
677 440 24 90	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Naftalovich Raanan
677 440 24 91	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Stemple Andrew C
677 440 24 92	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Bach Long T
677 440 25 01	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Shafiqh Farhang
677 440 25 02	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Mistretta Bryan
677 440 25 03	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Molotky Ralph A Survivors Trust 02-23-88
677 440 25 04	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Lancaster Revocable Family Trust 07-06-00
677 440 25 05	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Brancato Anthony&Kerri
677 440 25 06	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	De La Maza Brothers Llc
677 440 25 07	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Gilchrist Family Trust 04-25-23
677 440 25 08	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Keaveny Michael P
677 440 25 09	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wibowo Sutanto&Shirly Agatha
677 440 25 10	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ramseur Joshua D&Denise N
677 440 25 11	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Wang Joyce Zhe
677 440 25 12	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Rigney Ryan&Margaret
677 440 25 13	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Truong Alex&Fang Chong
677 440 25 14	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Williamson Gordon K
677 440 25 15	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Sun Helen Ying Revocable Trust 05-17-22
677 440 25 16	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Maurer Theresa M
677 440 25 17	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Arvia James&Patricia
677 440 25 18	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Comiso John P&Ana P V
677 440 25 19	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Obyrne Noeleen
677 440 25 20	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Fuston Mark L&Simone T
677 440 25 21	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Guo Leilei
677 440 25 22	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Scott Pamela A
677 440 25 23	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Duffield Greg
677 440 25 24	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nicolas Lauren A
677 440 25 25	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Ma Yifeng
677 440 25 26	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Yassine Rami Revocable Trust 06-18-14
677 440 25 27	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Portilla Francisco X S G&Sandoval Ana I V
677 440 25 28	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Solorzano Olga E A
677 440 25 29	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Torabi Alireza
677 440 25 30	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Nakagawa Shuichi&Kaori
677 440 25 31	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Volen Family Trust 09-03-15
677 440 25 32	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Seitz Family Trust 11-29-04
677 440 25 33	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Kelsch Trust 06-21-22
677 440 25 34	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Noriega Frank&Bertha E
677 440 25 35	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Risty Spencer&Rebecca
677 440 25 36	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Carvalho Renan F
677 440 25 37	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Georges Fadi E
677 440 25 38	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	M D K Trust 08-02-22
677 440 25 39	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Munar Justin M
677 440 25 40	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Castellon Moises&Maria E
677 440 25 41	1.00	CND	0.80	1.00	0.80	\$647.14	\$517.70	Aishaya Abdulaziz
677 440 26 00	1.98	OSP	0.00	0.00	0.00	\$647.14	\$0.00	New Home Company Southern California Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2025)
Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EBU)	FY 2025 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 27 00	6.80	STR	0.00	0.00	0.00	\$647.14	\$0.00	Promontory Neighborhood Assn
677 440 28 00	0.35	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls Lic
677 440 30 00	0.31	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls Lic
677 440 32 00	0.19	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls Lic
677 440 34 00	0.14	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls Lic
677 440 36 00	6.03	OSP	0.00	0.00	0.00	\$647.14	\$0.00	Quarry Falls Lic
677 440 38 00	3.54	STR	0.00	0.00	0.00	\$647.14	\$0.00	Avella At Civita Homeowners Assn
677 440 39 00	3.02	STR	0.00	0.00	0.00	\$647.14	\$0.00	Marquee Condominium Owners Assn
TOTAL	-	-	-	-	2,035.49	-	\$1,317,240	

⁽¹⁾ Applicable units (Acres, KSF, Units) dependent upon Land Use Code.
⁽²⁾ Refer to Engineer's Report for description of Land Use Codes and applicable Land Use Factor.
⁽³⁾ Refer to Engineer's Report for applicable Benefit Factors.
⁽⁴⁾ FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025.