



THE CITY OF SAN DIEGO



ANNUAL REPORT for Fiscal Year 2020

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**

June 2019

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

Barbara Bry
District 1 (Council President Pro Tem)

Jennifer Campbell
District 2

Chris Ward
District 3

Monica Montgomery
District 4

Mark Kersey
District 5

Chris Cate
District 6

Scott Sherman
District 7

Vivian Moreno
District 8

Georgette Gómez
District 9 (Council President)

City Attorney

Mara W. Elliott

Chief Operating Officer

Kris Michell

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

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for Fiscal Year 2020

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Annual Report for Fiscal Year 2020

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 _____, 2019.

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

Executive Summary

Project: Civita
Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2019	FY 2020 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	606	809	--
Total Estimated Assessment:	\$420,980	\$866,913	--
Total Number of EBUs:	1,118.63	2,003.23	--
Assessment per EBU:	\$376.34	\$432.76	\$432.76 ⁽³⁾

⁽¹⁾ FY 2020 is the City's Fiscal Year 2020, which begins July 1, 2019 and ends June 30, 2020. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

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

⁽³⁾ Prior fiscal year's maximum authorized annual assessment rate increased by cost-indexing factor of 7.71%.

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



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



activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer's Reports and other associated documents on file with the Maintenance Assessment Districts section of the Parks and Recreation 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) for Fiscal Year 2020 (July 1, 2019 to June 30, 2020 period) 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 284.464 to 295.018 (a 3.71% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates have been increased by 7.71%.

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

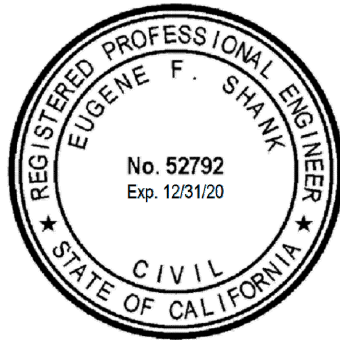
The District Boundary is presented in **Exhibit A**.

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, Fiscal Year 2020 District assessment 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.

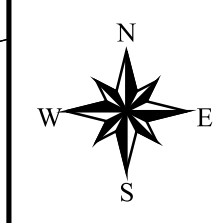
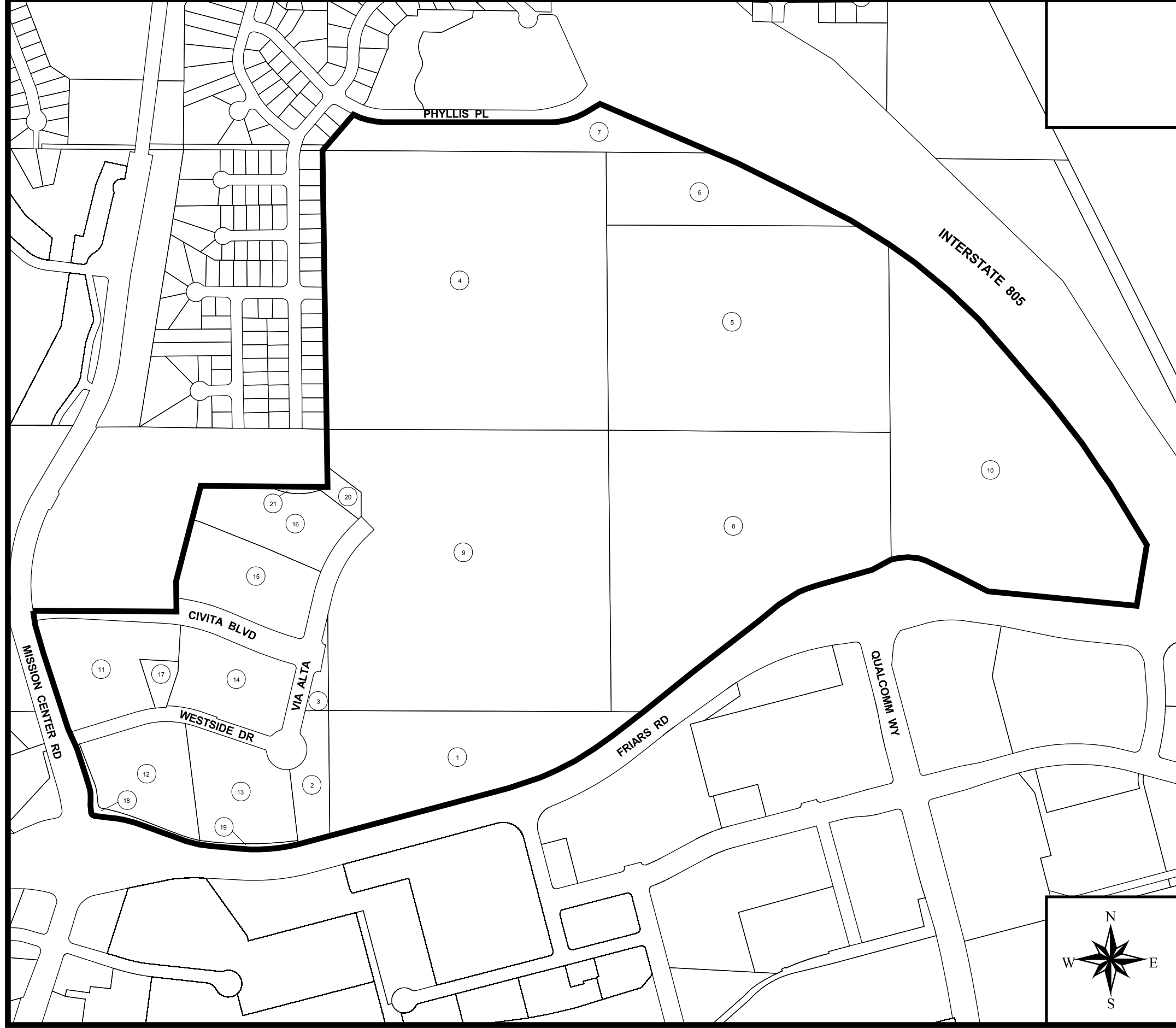
Eugene F. Shank, PE

C 52792

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.

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

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

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



**CITY OF
SAN DIEGO**

**CIVITA
MAINTENANCE ASSESSMENT DISTRICT**

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

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

LEGEND:
 District Boundary
 Parcel Line
 # Diagram Number

W.O. _____ DATE: _____ REVS: _____

EXHIBIT B

**Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2020**

EXHIBIT B

REVENUE AND EXPENSE STATEMENT

Civita Maintenance Assessment District Fund 200715

	FY 2018 ACTUALS	FY 2019 ESTIMATE	FY 2020 PROPOSED
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 660,758.18	\$ 580,571.84	\$ 569,132.84
TOTAL BEGINNING FUND BALANCE	\$ 660,758.18	\$ 580,571.84	\$ 569,132.84
REVENUE			
Assessment Revenue	\$ 419,969.00	\$ 466,003.00	\$ 866,912.50
Interest	\$ 8,054.93	\$ 1,300.00	\$ 1,300.00
Other Contributions (Non Assessment Source)	\$ 115,963.03	\$ 103,279.00	\$ 110,004.00
TOTAL REVENUE	\$ 543,986.96	\$ 570,582.00	\$ 978,216.50
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 1,204,745.14	\$ 1,151,153.84	\$ 1,547,349.34
OPERATING EXPENSE			
Landscaping Improvements and Activities ⁽¹⁾	\$ 416,314.70	\$ 427,320.00	\$ 787,185.00
Tree Services	\$ 4,580.00	\$ 21,200.00	\$ 42,900.00
Misc. Services ⁽²⁾	\$ 199,778.60	\$ 130,001.00	\$ 169,538.00
Special Districts Administrative Cost	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Unallocated Reserve	\$ -	\$ -	\$ 0.00
TOTAL OPERATING EXPENSE	\$ 624,173.30	\$ 582,021.00	\$ 1,003,123.00
TOTAL EXPENSE	\$ 624,173.30	\$ 582,021.00	\$ 1,003,123.00
TOTAL ENDING FUND BALANCE	\$ 580,571.84	\$ 569,132.84	\$ 544,226.34
NET ANNUAL REVENUE (OR EXPENSE)	\$ (80,186.34)	\$ (11,439.00)	\$ (24,906.50)

⁽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 2020**

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 360 11 00	5.78	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 360 27 00	2.10	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 370 08 00	17.66	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 370 09 00	1.81	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 400 01 00	184.00	MFR	0.60	1.00	110.40	\$432.76	\$47,776.70	Q F Circa 37 L L C
677 400 04 00	122.00	MFR	0.60	1.00	73.20	\$432.76	\$31,678.02	Q F Circa 37 L L C
677 400 07 00	0.62	PKU	0.50	0.20	0.06	\$432.76	\$26.82	Q F Circa 37 L L C
677 400 11 00	0.13	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Origen Homeowners Association
677 400 12 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Deruyver Simon&Rehany Julie
677 400 12 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Placek William H&Angel-Placek Anne
677 400 12 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cressy Justin J
677 400 12 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bauer Erin T
677 400 12 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Winter Andrea
677 400 12 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Robles Julio C M&Castro Monica C
677 400 12 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Paulin Kathy W Revocable Trust 08-14-18
677 400 12 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Epsten Family Trust 07-25-90
677 400 12 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sheefi Trust 12-20-13
677 400 12 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Becker Yusuf&Sienicki Elise
677 400 12 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Buell Susan P Trust 05-25-12
677 400 12 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sheefi Trust 12-20-13
677 400 12 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	J N L Family Trust 07-23-18
677 400 12 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chen Joann S
677 400 12 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wycoco Samantha J
677 400 12 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lettmann Amanda K
677 400 12 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Frack Seth
677 400 12 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Oneil Shawn M&Flannigan Trystan E
677 400 12 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Remigio Julius
677 400 12 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Leposke Taylor
677 400 12 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Marckwardt Family Trust 05-24-18
677 400 12 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Park Chang W&Joo Ri
677 400 12 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcallister Ann M
677 400 14 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Christakos Michael K
677 400 14 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Vidal Joseph A&Riggs Rachel M
677 400 14 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shiu Ning
677 400 14 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	D C Trust 12-19-17
677 400 14 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Falls Circle Llc
677 400 14 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gattis Carolyn J Revocable Trust 02-23-05
677 400 14 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hemming John P&Miriam M
677 400 14 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Blasic Family Trust 09-10-09
677 400 14 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Juarez Doanna L
677 400 14 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Robbins Brandon
677 400 14 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Talavera Kelly <Dd>
677 400 14 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Winn Amy G
677 400 14 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kraus Scott R&Cicely J
677 400 14 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Miller David II&Abad Dave E
677 400 14 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lantsberger Mark A&Malboeuf Susan
677 400 14 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Erwin Rachel E
677 400 15 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Whitley Doctor H Iv
677 400 15 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lee Kangoh&Jungnyeon
677 400 15 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rojas Sergio L&Amador Ada S G
677 400 15 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	El-Azzeh Munir&Jommana
677 400 15 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hagedorn Chad&Chance Christine

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 15 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Stinson Robert L&Tak Mi Young
677 400 15 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Liu Steve K
677 400 15 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sanciango Gladys D
677 400 15 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gidwitz Jay&Issa Stephanie
677 400 15 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garcia German A P&Camarillo Edna Y
677 400 15 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fortuna Roderick
677 400 15 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hovey Gregg B&Mary L
677 400 15 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Noureddini Noushan
677 400 15 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Stewart Russell T&Patrycja
677 400 15 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Liu Yingnan&Ma Lijuan
677 400 15 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Buchignani Richard
677 400 15 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	7815 Inception Way Llc
677 400 15 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wright Sonia E Living Trust 12-10-02
677 400 17 00	306.00	MFR	0.60	1.00	183.60	\$432.76	\$79,454.74	Q F West Park L L C
677 400 18 00	306.00	MFR	0.60	1.00	183.60	\$432.76	\$79,454.74	Q F West Park L L C
677 400 19 00	0.55	PKU	0.50	0.20	0.06	\$432.76	\$23.80	Q F West Park L L C
677 400 20 00	0.75	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Q F West Park L L C
677 400 21 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jordan Carole A Trust 12-11-15
677 400 21 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garnett Joleen
677 400 21 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Nacua Raymond L&Tiongco Donna N
677 400 21 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hardy Michael J
677 400 21 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hazel Cameron B
677 400 21 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Herrera Mario A&Loren M
677 400 21 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wiggins Dustin J
677 400 21 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Platt Luis F S&Elias Maria L M
677 400 21 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Pittrof Jeffrey A
677 400 21 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcsherry Kathleen M
677 400 21 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Brafman Rebecca E Revocable Trust 10-02-14
677 400 21 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hofer Jeffrey J&Stephan James J
677 400 21 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bezwada Vishnu&Grewal Annureet
677 400 21 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Weitz Michael
677 400 21 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Han Dong Living Trust 02-23-16
677 400 21 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lobenberg Ashlyn
677 400 21 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Edelen Christopher M&Pousti Shima Trust 01-0
677 400 21 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Copple Blake R
677 400 21 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Martindale John A&Tresa A
677 400 21 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tan Irene
677 400 21 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Forbes Joseph
677 400 21 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gaffney Patrick P&Sharon L
677 400 21 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hasson Steven R
677 400 21 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tamaddonni Sassan
677 400 21 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Belani Rajesh
677 400 21 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cristofani Gary 2003 Trust 12-08-03
677 400 22 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bess Julio
677 400 22 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	7819 Stylus Dr Llc
677 400 22 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Morrissey John A&Victoria E
677 400 22 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mani Shahin
677 400 22 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bui Tu
677 400 22 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Stocking Thomas E&Anne C
677 400 22 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wang Minjuan Revocable 2004 Trust 03-10-04
677 400 22 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Vonderach Stephen
677 400 22 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zhao Yiyang

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 22 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wolfe Dylan J
677 400 22 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Webb Andre F&Melanie C
677 400 22 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jin Qihui
677 400 22 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fenton Christopher
677 400 22 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shi Yutian
677 400 22 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zhang Kan
677 400 22 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Faulkner/Bossmeyer Family Trust 12-05-18
677 400 22 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Oley Andrea
677 400 22 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Pfeifer Joseph&Marvin Lindsay
677 400 22 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mendenhall Robert&Tricia
677 400 22 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Michajlenko Andrew A&Kelly J
677 400 22 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lopez John M
677 400 22 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Quach David
677 400 22 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kim Jong Keun&Jung Mi
677 400 22 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Khandheria Bijoy&Pritibala
677 400 22 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sepehrar Shahab&Nastaran M
677 400 22 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Le Mark
677 400 22 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Labarrere Brent A
677 400 22 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tam Tiffanie
677 400 22 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lorek Properties Llc
677 400 22 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Berk Kevin S
677 400 22 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Callaway Kenneth L&Rebecca
677 400 22 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mehta Kaushal&Gopeng Jennifer
677 400 22 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Nahas Shareef&Jokar Elnaz
677 400 22 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gaffney Patrick P&Sharon L
677 400 23 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shockley Timothy C
677 400 23 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Walker Family Trust 08-15-06
677 400 23 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cronin Amy I
677 400 23 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Maesch Amanda M
677 400 23 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Orlowicz Jeffrey L
677 400 23 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Nerad Richard E Trust 09-24-09
677 400 23 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cuervo Jose J&Sylvia E
677 400 23 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Agrey Kelly
677 400 23 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ortiz Maria Survivors Revocable Trust 12-04-08
677 400 23 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Barefield Barbara Living 1991 Trust
677 400 23 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Oneal Devin M
677 400 23 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rodriguez Adriana <Le> Rodriguez Teresa V H
677 400 23 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zheng Jack
677 400 23 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Aydinlar Etem E&Elif
677 400 23 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Baig Family 2001 Trust 04-13-01
677 400 23 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hewitt Christopher J
677 400 23 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Stubenrauch Jonathan R
677 400 23 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mckenzie Laura R
677 400 23 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcbrian Matthew A&Jin Angela Q
677 400 23 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Riley Mark A
677 400 23 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Vallejo Veronica
677 400 23 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Aylett Jeremy L&Natalia
677 400 23 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Renfile Steven L Revocable Trust 10-22-14
677 400 23 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	52 Blue Falcon Llc
677 400 23 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chmura Devon S
677 400 23 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Batt Susan H Trust 08-11-87
677 400 23 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jamison Joshua L&Wendi D

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 23 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ferguson Dean L&Mioara M
677 400 23 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Olsen Craig M&Andrea T
677 400 23 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Buck Michael E
677 400 23 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Corbett Michael&Christie
677 400 23 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gutierrezdealba Hector H
677 400 23 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yu Meng
677 400 23 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lin Steven
677 400 23 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Brozek Todd
677 400 23 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Moore Rachel M
677 400 23 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kerns Joshua&Ledford Christina M
677 400 23 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Penkala Family Trust 07-23-04
677 400 23 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gehring Micheal&Hernandez Laura
677 400 23 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wong Geoffrey
677 400 23 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gorder Gregory W&Kuang Xiaolan
677 400 23 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wu Hao
677 400 23 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kaye Julian P&Nye Lynn
677 400 23 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Naik Akshara C
677 400 23 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Friedman Ivor&Edith Living 1999 Trust 10-05-99
677 400 25 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tran Dang Minh&Niki Uyen Phuong
677 400 25 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Thomas Susan J
677 400 25 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jacobs Ayman A
677 400 25 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fadrani Don 2014 Trust
677 400 25 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Johnson Gregory A
677 400 25 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Szmania Gregory J&Jamie
677 400 25 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lao James Gala
677 400 25 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Avila Victor
677 400 25 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Torbert Whitfield A Iii
677 400 25 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Galang Timothy B&Rhoda C
677 400 25 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ramet Thomas P&Edoli Laure E
677 400 25 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Liew Joel Khin&Siew Kheng
677 400 25 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Park Jisoo&Hong Collin Jung Pyo
677 400 25 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jones Yameeka Jivon
677 400 25 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lai Otto
677 400 25 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kawamura Colton&Jessica H
677 400 25 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Williamson Louise E
677 400 25 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Peddani Hemanth Kumar&Depatla Vedavalli
677 400 25 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chang Hsiu Man&Cheng Jui Mou
677 400 25 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Xing Oijun
677 400 25 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Pham Long Kim
677 400 25 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chen Monique
677 400 25 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Weitman Steven A
677 400 25 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alnaser Fahad Living Trust 01-25-15
677 400 25 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Abel Derek W&Christine J
677 400 25 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ajirotutu Oluseyi
677 400 25 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garcia Bernadette
677 400 25 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ozdemir Koksai&Sevim
677 400 25 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Woodworth William J Trust 07-11-16
677 400 25 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wu Allen F&Yang Chien-Hui
677 400 25 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kuhr James A&Martí S
677 400 25 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Poblete Mark R&Arlyne A
677 400 25 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Norvell David L&Patricia G
677 400 25 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bunn Adam C&Michelle J

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 400 25 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chun&Chang Family Trust 12-19-16
677 400 25 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bungay Brian C
677 400 25 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Benjamin Ryan G
677 400 25 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Brown David Lee
677 410 01 00	3.04	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 02 01	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Liu Cong
677 410 02 02	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Dumont James A
677 410 02 03	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Nguyen-Vu Living Trust 04-18-18
677 410 02 04	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Gonzalez David E
677 410 02 05	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Bach Long Toan
677 410 02 06	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Aylwin Carlos A
677 410 02 07	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Oddo Stephen J&Patz Joshua K S
677 410 02 08	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Sofia&Ricardo Irrevocable Trust 09-16-16
677 410 02 09	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Chan David Yiu-Chung&Anna Thuy-Nga
677 410 02 10	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Jaime Cindy M
677 410 02 11	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Mozaffari Brian B
677 410 02 12	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Kim Myungsoon
677 410 02 13	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Christians Chad J&Angela F
677 410 02 14	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Cheung Terence&Kambayashi Yuriko
677 410 02 15	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Coker Ayodeji&Yetunde
677 410 02 16	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Liu Tianhao
677 410 02 17	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Ly Ling Hee
677 410 02 18	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Ayres Fulthorp Trust 06-24-05
677 410 02 19	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Litwin Walter J&Thomason Diana
677 410 02 20	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Patel Sanket S&Bhoomika A
677 410 02 21	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Catre Robert B&Bueno Marilou
677 410 02 22	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Burchak Brian C&Angela B
677 410 02 23	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Chen Wei
677 410 02 24	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Chacon Ma Luisa G
677 410 02 25	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Neto Lazaro
677 410 02 26	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Harris David&Julie
677 410 02 27	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Felhaber Viviane Living Trust 03-04-13
677 410 02 28	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Montana Joshua D
677 410 02 29	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Aguilar Noe R D&Ocegueda Vianney A T
677 410 02 30	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Nation Javan&Elizabeth
677 410 02 31	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Kuzma Trust 08-04-17
677 410 02 32	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Rush Lee B&Elizabeth C
677 410 02 33	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Avalon Home Solutions Llc
677 410 02 34	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Buller Christopher M&Elyse B
677 410 02 35	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Shelton Donnelly P
677 410 02 36	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Ou Hongliang&Zhang Haimei
677 410 02 37	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Niedbalski Thomas E
677 410 02 38	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Gibson Naotomo K&Gisbon Sona A
677 410 02 39	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Hamm Michael W&Rebecca L
677 410 02 40	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Justman Patrick C&Johnson April M
677 410 02 41	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Cheng Chien-Wei
677 410 02 42	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Oneill Rory S
677 410 02 43	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Schu Family Trust 12-20-99
677 410 02 44	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Pettit Derrick&Carla B
677 410 02 45	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Lambon Billy P&Kinnings Sarah L
677 410 16 00	0.33	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 17 00	0.43	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 18 00	0.66	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 19 00	0.74	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 28 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fitzgerald Scott&Julie Family Trust 05-20-13
677 410 28 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Srikrishnan Raj&Souratha Jennifer
677 410 28 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Johnston Scott A&Meshelle A Revocable Trust
677 410 28 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cloud Revocable Trust 09-28-16
677 410 28 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tamayo Alvarado Lic
677 410 28 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Orive Francisco J U&Deuthhoff Marcela R
677 410 28 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garcia Blanca J&Caressi Osvaldo N Joint Revocable Trust
677 410 28 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mccarty James H&Gail B
677 410 28 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Roberson-Mitchell Trust 07-24-18
677 410 28 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Friedman Joanne M
677 410 28 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Amengual Gilbert J&Helga A
677 410 28 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Barker-Rebella Survivors Trust 05-22-03
677 410 28 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rebella Maria C Revocable Trust 09-18-13
677 410 28 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ho Family Trust 01-08-85
677 410 28 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tang Minh&Hong My
677 410 28 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cain Richard I&Troy James K
677 410 28 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rizzo Joseph M
677 410 28 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zonis Julio&Perla
677 410 28 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hensley Virginia A
677 410 28 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sullivan Michael (Dp)
677 410 28 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lougha Lic
677 410 28 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Billow Peter J
677 410 28 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cox Ralph E
677 410 28 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yardley Ron P
677 410 28 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rasmuson Gary L&Wendy A
677 410 28 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kosak-Jacobson Living Trust 04-04-18
677 410 28 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Santosa Fanny
677 410 28 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wenell Larry&Jean Family Trust 09-20-17
677 410 28 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Seguin-Kachline Living Trust 11-27-12
677 410 28 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rojas Sergio L&Amador Ada S G
677 410 28 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Brown James Matthew
677 410 28 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gardon Joe&Meritexell M
677 410 28 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Morris Carolyn B Revocable Trust 10-30-15
677 410 28 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Toca Jose A&Gonzalez Ana P
677 410 28 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alessa Anwar S&Almutawa Nasibah M S
677 410 28 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hyncik&Beauvarlet Trust 09-02-16
677 410 28 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	I R A Resources Inc Tr
677 410 28 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Forns Xavier N
677 410 28 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Arriaga Maria D
677 410 28 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Khong Anne M Revocable Trust 06-18-15
677 410 28 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Villavicencio Family Trust 07-17-91
677 410 28 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wathen Lia S
677 410 28 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Strong Jeffrey&Monica
677 410 28 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Warden Michael
677 410 28 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tse Alexander Brian&Lau Tsz Sui
677 410 28 46	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kimmons Family Trust 07-27-05
677 410 28 47	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Contractadora De Aqueeductos Y Urbanizacione
677 410 28 48	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Szpankowski Lukasz J&Lindsay Anika T
677 410 28 49	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Olson William A
677 410 28 50	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lee Jung Ja

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 28 51	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tett Russell&Rutu
677 410 28 52	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tichenor John F&Young Katherine
677 410 28 53	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Johnson Inter Vivos Trust 10-18-02
677 410 28 54	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Balistreri Isidoro&Marie
677 410 28 55	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ospina Juan B&Duque Clara L
677 410 28 56	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Birdsell Family Trust 02-16-17
677 410 28 57	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Silao Romeo S&Amara A
677 410 28 58	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Phillips John W Jr&Day-Phillips Patricia A
677 410 28 59	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mayat Watton Living Trust 04-29-16
677 410 30 00	0.63	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 31 00	0.34	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Shea Homes Ltd Partnership
677 410 32 00	0.45	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 33 00	0.83	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Shea Homes Ltd Partnership
677 410 34 00	0.36	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 35 00	1.16	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 36 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lim John Jungjin&Desta Hana B
677 410 36 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ritchie David J&White Stacey L
677 410 36 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Armstrong Erin J
677 410 36 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Arriaga Federica
677 410 36 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chhatre Gayatri Family Trust 04-30-18
677 410 36 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Villalta Jacqueline D
677 410 36 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rahimi Babak&Eizadyrad Mehrnaz
677 410 36 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Santos Paul M
677 410 36 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Downing Family Trust 11-14-16
677 410 36 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcdonald Andrew S
677 410 36 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hoon Teo Swee
677 410 36 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Perez Carlo F&Mishella I
677 410 36 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jaffe David E
677 410 36 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Dahya Nimesh
677 410 36 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Criger Bryan T
677 410 36 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ganji Brian
677 410 36 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Smith Robert Lynwood&Armida Bustamante
677 410 36 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Paez Adriana Living Trust 12-17-07
677 410 36 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Patel Maulin
677 410 36 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Coughlin Kerry&Vikki
677 410 36 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Taormino Joseph
677 410 36 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cecil Megan E
677 410 36 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tan Arnold (Dp)
677 410 36 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gage-Norquist Robyn N
677 410 36 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fleming Timothy J&Pamela L
677 410 36 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Caron Ryan M
677 410 36 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Milne Mimi E Living Trust 09-30-99
677 410 36 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ona Family Trust 01-27-06
677 410 36 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Delamota Jose&Peralta Patricia C
677 410 36 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fuston Mark&Simone
677 410 36 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Dang Tri&Vu Ha
677 410 36 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Torreblanca Living Trust 12-15-15
677 410 36 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Park Sungjun&Kang Injae
677 410 36 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fracchia Jamie L
677 410 36 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lopatin Edward J Second Amended&Restated
677 410 36 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcentyre Judith S Childrens Trust 01-12-94
677 410 36 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Silva Arnold G&Currie Trevor A

EXHIBIT C - Assessment Roll (Fiscal Year 2020)
Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 36 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Blickman Joshua S&Joyce T
677 410 36 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gomez Ana B A
677 410 36 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Huang Frank&Hetzner Amy L
677 410 36 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Scott Ronald A&Maillim Michelle J
677 410 36 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Maltonic Scott A&Monica E
677 410 36 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Godat Timothy&Frayre-Godat Guadalupe
677 410 36 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kang Young Hoon
677 410 36 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Koo Andrew C&Monica K
677 410 36 46	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Harris/Anello Family Trust 03-20-00
677 410 36 47	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hogan Matthew M&Roselynn J
677 410 36 48	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Thai David Hoa&Ava Hau
677 410 36 49	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ivezaj Alexander&Vienna
677 410 36 50	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcintosh Nathan A&Stephanie L
677 410 36 51	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Atwal Kiran P
677 410 36 52	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Swanson Living Trust 08-27-13
677 410 36 53	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rasouli Firooz&Mahnaz Allameh
677 410 36 54	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Huda Shehzad K&Patel Neena K
677 410 36 55	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bautivale Inc
677 410 36 56	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mickel Cathia C
677 410 36 57	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chertkow Louis&Andrea Trust 05-12-10
677 410 36 58	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Houston Jeffrey D Revocable 2007 Trust 10-31-
677 410 36 59	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Janke Michael L&Johansen Laura L
677 410 36 60	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Seaman Revocable Trust 07-06-17
677 410 36 61	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Warniak James S
677 410 36 62	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Collins Alexander
677 410 36 63	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Perry Jonathan S
677 410 36 64	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Friedman Michael A
677 410 37 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hawkins Kyson E&Friary Brittany
677 410 37 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Huang Wan-Ting
677 410 37 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kreczmer Kerry T&Mia M
677 410 37 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mcgehee Casey D&Gomez-Mcgehee Maria I
677 410 37 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gonzalez Luis A&Maria M T
677 410 37 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Michelli Family 1982 Trust 07-08-82
677 410 37 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lee Alan C&Kristin P
677 410 37 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fu Man
677 410 37 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hancock Sarah
677 410 37 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Salcido David J&Adam N
677 410 37 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Vasquez David V
677 410 37 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lahr Family Living Trust 12-06-16
677 410 37 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Staples Heidi J
677 410 37 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bright George L II&Leidy Melisa M
677 410 37 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tan Vincent
677 410 37 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Forbes Augusto&Amelia
677 410 37 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Dunnebacke Zachary A
677 410 37 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kang Hyeseon
677 410 37 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wu Judy Haojun
677 410 37 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Guarddon-Pueyo Juan C&Rodas Maria
677 410 37 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chin Benito Lau
677 410 37 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Villanueva Albert S
677 410 37 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mccracken James&Malia
677 410 37 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kawakami Julie
677 410 37 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Howe Petra H

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 37 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Johnson Mary Nesbit 2017 Revocable Living Tr
677 410 37 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gittisriboongul Patrick&Katy
677 410 37 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kolde Jennifer E
677 410 37 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kim Daniel N&Julie
677 410 37 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Junghans Christopher J
677 410 37 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tillu Rajeev&Padmini
677 410 37 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alnakas Ali H A Y A
677 410 37 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Ngo Cynthia Minhthu
677 410 37 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Paik Justin Chonghyun&Linda Ann
677 410 37 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Giasm Llc
677 410 37 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fenley Andrew&Kelly
677 410 37 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wilson John C
677 410 37 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Nakamura Etsuko
677 410 37 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hsieh Jonathan
677 410 37 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gabriel Rod R
677 410 37 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Martin Lora F
677 410 37 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hiel Pablo&Mary A
677 410 37 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alvarez Rosa M P
677 410 37 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gonzalez Juan G D C&Alvarez Aida D C V
677 410 37 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cao Charles M
677 410 37 46	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Niebla David
677 410 37 47	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Boles Jennifer C
677 410 37 48	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rapp Justine M
677 410 37 49	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Canogullari Family Trust 02-23-08
677 410 37 50	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Butler Ilsa
677 410 37 51	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Pasit Phillip R&Laura A
677 410 37 52	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kinoshita Alicia M
677 410 37 53	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Carroll James P Iii
677 410 37 54	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Xu Lu&Sun Tianou
677 410 37 55	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Patel Neil
677 410 37 56	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Madanagopal-Perumal Family Trust 01-03-13
677 410 37 57	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yeilding Mark&Samantha P
677 410 37 58	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Breslin Denis J&Janna
677 410 37 59	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tsang Bryan Yuen Hau&Towe Ana
677 410 37 60	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hubbard Michael
677 410 37 61	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mccrea Steven M&James Daniel C
677 410 37 62	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Chiwarak Tossama
677 410 37 63	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zhou Stanley
677 410 37 64	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Schmidt Christina
677 410 37 65	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Canogullari Family Trust 02-23-08
677 410 37 66	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Law Anne E Trust 04-06-17
677 410 37 67	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Frost Douglas&Virgines Lauren
677 410 37 68	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sword Lisa D
677 410 37 69	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Liu Jinglong
677 410 37 70	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rauscher Glenn A&Capuano Jenna L
677 410 37 71	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fernandez Diego&Diaz Paloma
677 410 37 72	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rollo Eligio J&Geronimo Lorelei E
677 410 37 73	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Norman Family Trust 10-19-01
677 410 37 74	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rollo Eligio (Dp)
677 410 37 75	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Volen Joyce L
677 410 37 76	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Esposo Delfin C Jr&Ofalla Roslyn C
677 410 38 00	2.35	PKU	0.50	0.20	0.24	\$432.76	\$101.70	City Of San Diego

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 39 00	1.26	PKU	0.50	0.20	0.13	\$432.76	\$54.52	Quarry Falls L L C
677 410 40 00	0.43	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 41 00	1.18	PKU	0.50	0.20	0.12	\$432.76	\$51.06	City Of San Diego
677 410 43 00	6.23	PKU	0.50	0.20	0.62	\$432.76	\$269.60	Quarry Falls L L C
677 410 44 00	1.00	PKU	0.50	0.20	0.10	\$432.76	\$43.28	Quarry Falls L L C
677 410 45 00	0.14	PKU	0.50	0.20	0.01	\$432.76	\$6.06	Quarry Falls L L C
677 410 46 00	0.14	PKU	0.50	0.20	0.01	\$432.76	\$6.06	Quarry Falls L L C
677 410 47 00	0.14	PKU	0.50	0.20	0.01	\$432.76	\$6.06	Quarry Falls L L C
677 410 48 00	0.90	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 49 00	1.30	PKU	0.50	0.20	0.13	\$432.76	\$56.26	City Of San Diego
677 410 50 00	0.06	PKU	0.50	0.20	0.01	\$432.76	\$2.60	City Of San Diego
677 410 51 01	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Noar Family Trust 05-17-07
677 410 51 02	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Marx Family Trust 08-04-15
677 410 51 03	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Al-Nouri Omar&Nawal
677 410 51 04	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Miramontes Alonzo
677 410 51 05	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Meier Richard R
677 410 51 06	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Choi Kenny K&Brookes Nathalie L
677 410 51 07	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Mitchell Mark J&Wilson Jacqueline D
677 410 51 08	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Tran Anthony Kieu&Huynh Thuy Thanh
677 410 51 09	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Pham Dua T Trust 09-19-17
677 410 51 10	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Rollo Jason R
677 410 51 11	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Gullick Joshua W&Solomon Helin K
677 410 51 12	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Hicks Randall S
677 410 51 13	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Dao Luong
677 410 51 14	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Maldonado Rodolfo&Eriko
677 410 51 15	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Karlan Eric&Megan
677 410 51 16	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Beer Brian&Richardson Phillip
677 410 51 17	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	F B L&L Trust 08-07-18
677 410 51 18	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Lebeau&Williams Living Trust 09-15-17
677 410 51 19	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Richley Sunny
677 410 51 20	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Saleh Emad
677 410 51 21	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Stevens Jacob M
677 410 51 22	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Choi Paul
677 410 51 23	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Dunn Damon
677 410 51 24	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Tung Eric&Yen Hui
677 410 51 25	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Paradise Holdings Management Inc
677 410 51 26	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Danielson Elisa S Revocable Trust
677 410 51 27	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Zion Tu Ngoc
677 410 51 28	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Vega Darrell
677 410 51 29	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Gutierrez Jose I D N
677 410 51 30	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Quigley Warren E&Jessica
677 410 51 31	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Dorn Nicholas M&Brittini B
677 410 51 32	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Azel&Associates Llc
677 410 51 33	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Kim John Y
677 410 51 34	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Murray Melissa C Trust 11-11-15
677 410 51 35	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Zhang Yingfan
677 410 51 36	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Xing Zhan Ming
677 410 51 37	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	J N L Family Trust 07-23-18
677 410 51 38	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Uncles Llc
677 410 51 39	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Uncles Llc
677 410 51 40	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Runds Thomas&Chahal Navinder
677 410 51 41	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Prewitt Israel&Stephanie

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 51 42	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Sleiman Pierre&Angelica
677 410 51 43	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Gomez David Jr
677 410 51 44	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Blasic Gregory Jr
677 410 51 45	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Stephenson Ritchard W&Agnetha M
677 410 51 46	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Younan Nizar&Buthaina Family Trust 06-02-93
677 410 51 47	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Chang Ana Maria Trust A 01-20-99
677 410 51 48	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Ma Chuanyi&Tang Yidan
677 410 51 49	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	St Clair Norberto A
677 410 51 50	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Wilson Kristina D
677 410 51 51	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Rojas Sergio L&Amador Ada S G
677 410 51 52	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Karroonnirun Osit
677 410 51 53	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Marin Ruben G&Gonzalez Maria R
677 410 51 54	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Waits Stephen
677 410 51 55	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Ly Phone&Nguyen Thi Ngoc Thu
677 410 51 56	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Steinbauer Troy
677 410 51 57	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Neu Marco
677 410 51 58	1.00	SFD	1.00	1.00	1.00	\$432.76	\$432.76	Soricelli J&J Family Trust 12-18-17
677 410 52 00	0.75	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 53 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Balsan Llc
677 410 53 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Balsan Llc
677 410 53 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Spent Mitchel D&Lorna M
677 410 53 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alsabah Meshal S A H
677 410 53 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Stahl Family Trust 11-06-99
677 410 53 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Tirado Alberto C
677 410 53 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Commerford Kelly O
677 410 53 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fealve Llc
677 410 53 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Khong Anne M Revocable Trust 06-18-15
677 410 53 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Floran Robert J&Mary C
677 410 53 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Khalid Khalid A
677 410 53 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Russell Milas G Iii&Beizaee Sharareh
677 410 53 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Goodman Family Trust 10-23-07
677 410 53 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Levin Michael B&Linda E
677 410 53 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shea Homes Limited Partnership
677 410 53 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Park Jennifer M
677 410 53 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Telles Albert L&Lombardi Teresa L
677 410 53 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shea Homes Limited Partnership
677 410 53 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Widjaja Michael
677 410 53 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	8537 Aspect Drive Llc
677 410 53 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Help U Buy Llc
677 410 53 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Guillory Matthew A Family Trust 07-11-11
677 410 53 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Quiocho Erik
677 410 53 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mowins Elizabeth A
677 410 53 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Alhasawi Ali A E A
677 410 53 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Abagon Freddie M
677 410 53 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Zhao Haochen
677 410 53 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Reaves Bruce E&Derige Rudy A
677 410 53 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	German Francisco J P
677 410 53 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kurlander Brandi L
677 410 53 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bhat Chetan G&Deepa P
677 410 53 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Westling Erik S&Therese M
677 410 53 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Quattro Disegno Llc
677 410 53 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bajjal Amol

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 410 53 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Murphy Brian M&Schneider Melina
677 410 53 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Cristofani Gary 2003 Trust 12-08-03
677 410 53 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Miller 1999 Family Trust
677 410 53 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Flete Linette
677 410 53 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Liu Brian
677 410 53 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gratianne Alejandro
677 410 53 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Vizzard Brenda F Tr
677 410 53 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Reddy Aarathi
677 410 53 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Carrigan Marvel Living Trust 11-12-18
677 410 53 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Murphy Jeremiah&Sandra
677 410 53 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Aberizk Trust 08-10-17
677 410 53 46	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garza Gregory
677 410 53 47	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Hovda Ric&Mcgrew Kevin
677 410 53 48	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Polak Clara L
677 410 53 49	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Martinez Delrio Family Trust 10-31-18
677 410 53 50	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Salle 1992 Family Trust
677 410 53 51	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Diamond Living Trust 03-28-07
677 410 53 52	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Pan Family Trust 08-19-95
677 410 53 53	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lopez John&Cheryl
677 410 53 54	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Oberstein Ronald J&Mary E
677 410 53 55	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Xin Mingwu&Zhao Changying
677 410 53 56	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	White Family Trust 02-08-03
677 410 53 57	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Thayer Peggy E
677 410 53 58	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Carne Rew Living Trust 12-21-83
677 410 53 59	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Carne Elinor P Trust 08-11-98
677 410 53 60	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rodriguez Kaileen F&Gajos Bernard M
677 410 53 61	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Arroalza Inc
677 410 53 62	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sullivan Timothy J
677 410 53 63	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shear Living Trust 07-14-93
677 410 53 64	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Aberizk Trust 08-10-17
677 410 53 65	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lekic Sanel
677 410 53 66	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Lookabaugh Thomas D Trust 09-06-11
677 410 54 00	0.62	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Shea Homes Limited Partnership
677 410 55 00	0.43	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 410 56 00	1.82	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 57 00	0.01	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 58 00	0.02	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 410 60 00	4.22	STR	0.00	0.00	0.00	\$432.76	\$0.00	Ryland Homes Of California Inc
677 410 61 00	2.53	STR	0.00	0.00	0.00	\$432.76	\$0.00	Shea Homes Limited Partnership
677 420 01 00	3.50	PKU	0.50	0.20	0.35	\$432.76	\$151.46	Quarry Falls L L C
677 420 02 00	9.80	COM	4.00	0.60	23.52	\$432.76	\$10,178.52	Civita Purl L L C
677 420 02 00	255.00	MFR	0.60	1.00	153.00	\$432.76	\$66,212.28	Civita Purl L L C
677 420 03 00	150.00	MFR	0.60	1.00	90.00	\$432.76	\$38,948.40	Versa C I C Lp
677 420 05 00	7.20	COM	4.00	0.60	17.28	\$432.76	\$7,478.08	Civita Purl L L C
677 420 05 00	179.00	MFR	0.60	1.00	107.40	\$432.76	\$46,478.42	Civita Purl L L C
677 420 07 00	0.62	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 08 00	1.60	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Community Assn
677 420 09 00	0.14	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 10 00	0.75	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 11 00	0.56	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 12 00	2.49	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 13 00	2.14	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 420 14 00	1.56	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 15 00	1.81	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 16 00	2.35	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 17 00	2.09	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 18 00	1.89	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 19 00	2.03	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 20 00	1.87	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 21 00	1.41	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 22 00	0.28	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 23 00	0.18	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 24 00	0.18	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 25 00	0.11	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 26 00	0.58	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 27 00	0.14	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 28 01	103.00	MFR	0.60	1.00	61.80	\$432.76	\$26,744.56	Civita li 9% C I C Lp
677 420 28 02	203.00	MFR	0.60	1.00	121.80	\$432.76	\$52,710.16	Civita li 4% C I C Lp
677 420 28 03	7.40	COM	4.00	0.60	17.76	\$432.76	\$7,685.82	Quarry Falls L L C
677 420 28 04	22.00	COM	4.00	0.60	52.80	\$432.76	\$22,849.72	Q F B C 4 L A F Llc
677 420 29 00	0.21	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 420 30 00	2.57	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 430 01 00	62.00	CND	0.80	1.00	49.60	\$432.76	\$21,464.90	C R Civita 29 Llc
677 430 02 00	1.62	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 430 06 00	0.43	STR	0.00	0.00	0.00	\$432.76	\$0.00	Civita Residential Assn
677 430 07 00	0.18	STR	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 430 08 00	0.18	STR	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 430 09 00	2.68	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 430 10 00	24.00	CND	0.80	1.00	19.20	\$432.76	\$8,308.98	Toll West Coast Llc
677 430 11 00	0.13	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Civita Residential Assn
677 430 12 00	8.79	FIT	3.00	0.60	15.82	\$432.76	\$6,847.12	Civita Residential Assn
677 440 01 00	2.65	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 02 00	3.03	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 03 00	4.30	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 04 00	2.51	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 05 00	2.52	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 06 00	2.33	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 07 00	174.00	CND	0.80	1.00	139.20	\$432.76	\$60,240.18	Toll West Coast Llc
677 440 09 00	0.38	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 10 00	0.71	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 11 00	0.11	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 12 00	5.57	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 13 00	0.37	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 14 00	0.35	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 15 00	0.65	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 16 00	0.63	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 17 00	0.30	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 18 00	0.29	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 19 00	6.35	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 20 00	0.20	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 21 00	0.41	OSP	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 23 00	0.88	VAC	0.00	0.00	0.00	\$432.76	\$0.00	Quarry Falls L L C
677 440 24 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 24 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Remigio Joceline A B
677 440 24 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Anderson Paul G&Hyun O
677 440 24 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Choi Inhwan
677 440 24 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Timbone Mark&Morales Mireya
677 440 24 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Robertson Glenn T
677 440 24 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Johal Inderjit&Kaur Prabh
677 440 24 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Childers Danielle M
677 440 24 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kwong Wilson T
677 440 24 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yang Andy
677 440 24 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gebman Jean R&Sheila M
677 440 24 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Li Lijuan
677 440 24 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Monder Vikram S&Heidi D
677 440 24 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Riccio Living Trust 01-11-16
677 440 24 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Strommer Scott A&Leslie S
677 440 24 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yabsley Alexis
677 440 24 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sanchez Michael&Brianna
677 440 24 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kotanjyan Tigran
677 440 24 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Babcock Susan
677 440 24 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 42	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 43	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 44	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 45	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 46	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 47	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 48	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 49	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 50	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 51	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 52	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 24 53	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 54	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Unit Cost (\$/EUBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 24 55	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 56	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 57	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 58	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 59	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 60	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 61	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 62	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Co Southern California Llc
677 440 24 63	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 64	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 65	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 66	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 67	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 68	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 69	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 70	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 71	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 72	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 73	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 74	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Young Robert K&Antonia S
677 440 24 75	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 76	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 77	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 78	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 79	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 80	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 81	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 82	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bach Long T
677 440 24 83	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 84	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 85	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Yang Angus Zhi Wei
677 440 24 86	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Argaluzo Alejandro M&Ortega Ana L G
677 440 24 87	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 88	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 89	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 90	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 24 91	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Daniel Mary
677 440 24 92	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Bach Long T
677 440 25 01	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Shafigh Farhang
677 440 25 02	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Mistretta Bryan
677 440 25 03	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Molotky Barbara W
677 440 25 04	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 05	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 06	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Kwong Timothy
677 440 25 07	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Gilchrist Sheldon C&Tara L
677 440 25 08	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Keaveny Michael P
677 440 25 09	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wibowo Sutanto&Shirly Agatha
677 440 25 10	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Morgan Anthony M&Michelle D
677 440 25 11	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Wang Joyce Zhe
677 440 25 12	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Rigney Ryan&Margaret
677 440 25 13	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Garza Gerardo&Powers Michelle L
677 440 25 14	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Williamson Gordon K

EXHIBIT C - Assessment Roll (Fiscal Year 2020)

Civita Maintenance Assessment District

Parcel Number	Acres/KSF/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUS	Unit Cost (\$/EBU)	FY 2020 ⁽⁴⁾ Assessment	Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾				
677 440 25 15	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Christensen Jordan&Alison
677 440 25 16	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Campbell Tyler&Cali
677 440 25 17	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Arvia James&Patricia
677 440 25 18	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Comiso John P&Ana P
677 440 25 19	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Sayno Rommell F
677 440 25 20	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Fuston Mark L&Simone T
677 440 25 21	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 22	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 23	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 24	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 25	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	New Home Company Southern California Llc
677 440 25 26	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 27	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 28	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 29	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 30	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 31	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 32	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 33	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 34	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 35	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 36	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 37	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 38	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 39	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 40	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 25 41	1.00	CND	0.80	1.00	0.80	\$432.76	\$346.20	Jen California 5 Llc
677 440 26 00	1.98	OSP	0.00	0.00	0.00	\$432.76	\$0.00	New Home Company Southern California Llc
677 440 27 00	6.80	STR	0.00	0.00	0.00	\$432.76	\$0.00	Jen California 5 Llc
TOTAL	-	-	-	-	2,003.23	-	\$866,913	

- ⁽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 2020 is the City's Fiscal Year 2020, which begins July 1, 2019 and ends June 30, 2020.