



America's Finest City

THE CITY OF SAN DIEGO



# **Assessment Engineer's Report**

## **LIBERTY STATION/NTC MAINTENANCE ASSESSMENT DISTRICT**

**Annual Update for Fiscal Year 2016**

**under the provisions of the**

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

**and**

**Landscaping & Lighting Act of 1972  
of the California Streets & Highways Code**

**Prepared For**

**City of San Diego, California**

**Prepared By**

**EFS Engineering, Inc.**

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**(858) 752-3490**

**May 2015**

# CITY OF SAN DIEGO

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## City Council Members

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District 2

Todd Gloria  
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## Chief Operating Officer

Scott Chadwick

## City Clerk

Elizabeth Maland

## Independent Budget Analyst

Andrea Tevlin

## City Engineer

James Nagelvoort

## Assessment Engineer

EFS Engineering, Inc.

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# Assessment Engineer's Report Liberty Station/NTC Maintenance Assessment District

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## Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the LIBERTY STATION/NTC MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. \_\_\_\_\_ ,  
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN  
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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



## Executive Summary

**Project:** Liberty Station/NTC  
 Maintenance Assessment District

**Apportionment Method:** Equivalent Dwelling Unit (EDU)

	<b>FY 2015</b>	<b>FY 2016 <sup>(1)</sup></b>	<b>Maximum Authorized <sup>(2)</sup></b>
<b>Total Parcels Assessed:</b>	466	466	--
<b>Total Estimated Assessment:</b>	\$0.00	\$0.00	--
<b>Total Number of EDUs:</b>	6,943.77	6,943.77	--
<i>Zone A</i>	209.00	209.00	--
<i>Zone B</i>	238.12	238.12	--
<i>Zone C</i>	4,880.31	4,880.31	--
<i>Zone D</i>	521.86	521.86	--
<i>Zone E</i>	812.90	812.90	--
<i>Zone F</i>	281.58	281.58	--
<b>Assessment per EDU:</b>			
<i>Zone A</i>	\$0.00	\$0.00	\$84.94 <sup>(3)</sup>
<i>Zone B</i>	\$0.00	\$0.00	\$25.41 <sup>(3)</sup>
<i>Zone C</i>	\$0.00	\$0.00	\$9.40 <sup>(3)</sup>
<i>Zone D</i>	\$0.00	\$0.00	\$2.06 <sup>(3)</sup>
<i>Zone E</i>	\$0.00	\$0.00	\$1.10 <sup>(3)</sup>
<i>Zone F</i>	\$0.00	\$0.00	\$21.57 <sup>(3)</sup>

<sup>(1)</sup> FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EDUs may vary from prior year values due to parcel changes.

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

<sup>(3)</sup> Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 1.28%.

**District History:** The District was established in July 2003.

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

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



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## Background

The Liberty Station/NTC Maintenance Assessment District (District) was established on July 22, 2003 (Resolution No. R-298224) under the provisions of the San Diego Maintenance Assessment District Ordinance. The general purpose of the District is to provide for the maintenance of specified lighting facilities within the District. The original Assessment Engineer's Report (prepared by Harris & Associates, dated April 28, 2003) set forth Fiscal Year 2004 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost-indexing of the maximum authorized assessments. Portions of the original Assessment Engineer's Report have been included in this annual update report.

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## District Proceedings for Fiscal Year 2016

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance of 1986" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscaping and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), and applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law").

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2016. The Fiscal Year 2016 assessments proposed within this Assessment Engineer's Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.



## Bond Declaration

No bonds will be issued in connection with this District.

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## District Boundary

The District encompasses an area roughly bounded by Laning Road, Rosecrans Street and Lytton Street, McCain Road and North Harbor Drive. The Boundary Map for the District is on file with the City Clerk, and by reference is made a part of this report. The Boundary Map is available for public inspection during normal business hours. A reduced copy of the Boundary Map is depicted in **Exhibit A**.

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## Project Description

The project to be funded by the proposed assessments is operation, maintenance and servicing of specified lighting facilities in the District. The original Assessment Engineer's Report describes the improvements as follows:

Improvements include but are not limited to: ornamental poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

The District will fund costs in connection with the District operation, maintenance and servicing including, but not limited to, labor, electrical energy, materials, contracting services, administration, and other expenses necessary for the satisfactory operation and maintenance of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities and the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Clerk and are by reference herein made a part of this report.



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## Separation of General and Special Benefits

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

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

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

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

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

### City Standard

As a “general benefit” (not funded by assessments), the District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. Consistent with City policy for the public at large, the City will provide the District with standard service levels and will contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see *City Council Policy 200-18* for lighting standards). These levels of service, reviewed and adjusted





annually by the City, are “general benefits” administered by the District.

### External Benefits

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

It is estimated as much as 3.7% of the total benefit (in excess of the City standard) may accrue to the public at large or properties located outside the District (with an estimated 0.0% accruing directly to properties located outside the District, and the remaining 3.7% accruing to the general public as indirect/incidental beneficiaries passing through the District or utilizing District-provided amenities). The estimated costs associated with these “general benefits” have been quantified and will not be funded by assessments.

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## Cost Estimate

### Estimated Costs

Estimated Fiscal Year 2016 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as **Exhibit B** hereto. For reference, the estimated Fiscal Year 2005 and maximum maintenance budgets have been included as **Table 1** and **Table 2**, respectively.



**TABLE 1: Estimated Fiscal Year 2005 Maintenance Budget**

Benefit Zone	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	Total
Qty of 150 W HPS Lights	59.5	18.5	95	1	0	4	0	178
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	95	1	0	4	39	217
"City Standard" Lights	40	12	80	0	0	2	23	157
<b>Energy Costs</b>								
Energy Costs - All Lights	\$5,058	\$1,573	\$8,075	\$85	\$0	\$340	\$6,240	\$21,371
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$6,771)	\$0	\$0	(\$170)	(\$3,680)	(\$15,069)
<b>Net Energy Costs to District</b>	<b>\$1,644</b>	<b>\$539</b>	<b>\$1,304</b>	<b>\$85</b>	<b>\$0</b>	<b>\$170</b>	<b>\$2,560</b>	<b>\$6,302</b>
<b>Maintenance Costs</b>								
Standard Maintenance Costs	\$2,380	\$740	\$3,800	\$40	\$0	\$160	\$1,560	\$8,680
Pole Replacement Costs	\$1,590	\$495	\$2,538	\$27	\$0	\$107	\$1,042	\$5,799
Graffiti Costs	\$1,785	\$555	\$2,850	\$30	\$0	\$120	\$1,170	\$6,510
<b>Subtotal O&amp;M Costs</b>	<b>\$5,755</b>	<b>\$1,790</b>	<b>\$9,188</b>	<b>\$97</b>	<b>\$0</b>	<b>\$387</b>	<b>\$3,772</b>	<b>\$20,989</b>
<b>Subtotal Energy &amp; Maint. Costs</b>	<b>\$7,399</b>	<b>\$2,329</b>	<b>\$10,492</b>	<b>\$182</b>	<b>\$0</b>	<b>\$557</b>	<b>\$6,332</b>	<b>\$27,291</b>
13% Overhead Costs	\$962	\$303	\$1,364	\$24	\$0	\$73	\$824	\$3,550
20% Reserve	\$1,480	\$466	\$2,099	\$37	\$0	\$112	\$1,267	\$5,461
District Administration	\$2,983	\$939	\$4,229	\$74	\$0	\$225	\$2,553	\$11,003
<b>Total</b>	<b>\$12,824</b>	<b>\$4,037</b>	<b>\$18,184</b>	<b>\$317</b>	<b>\$0</b>	<b>\$967</b>	<b>\$10,976</b>	<b>\$47,305</b>

**TABLE 2: Estimated Maximum Maintenance Budget**

Benefit Zone	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	Total
Qty of 150 W HPS Lights	59.5	18.5	135	3	3	19	0	238
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	135	3	3	19	39	277
"City Standard" Lights	40	12	103	1	2	11	23	192
<b>Energy Costs</b>								
Energy Costs - All Lights	\$5,058	\$1,573	\$11,475	\$255	\$255	\$1,615	\$6,240	\$26,471
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$8,726)	(\$85)	(\$170)	(\$935)	(\$3,680)	(\$18,044)
<b>Net Energy Costs to District</b>	<b>\$1,644</b>	<b>\$539</b>	<b>\$2,749</b>	<b>\$170</b>	<b>\$85</b>	<b>\$680</b>	<b>\$2,560</b>	<b>\$8,427</b>
<b>Maintenance Costs</b>								
Standard Maintenance Costs	\$2,380	\$740	\$5,400	\$120	\$120	\$760	\$1,560	\$11,080
Pole Replacement Costs	\$1,590	\$495	\$3,607	\$81	\$81	\$508	\$1,042	\$7,404
Graffiti Costs	\$1,785	\$555	\$4,050	\$90	\$90	\$570	\$1,170	\$8,310
<b>Subtotal O&amp;M Costs</b>	<b>\$5,755</b>	<b>\$1,790</b>	<b>\$13,057</b>	<b>\$291</b>	<b>\$291</b>	<b>\$1,838</b>	<b>\$3,772</b>	<b>\$26,794</b>
<b>Subtotal Energy &amp; Maint. Costs</b>	<b>\$7,399</b>	<b>\$2,329</b>	<b>\$15,806</b>	<b>\$461</b>	<b>\$376</b>	<b>\$2,518</b>	<b>\$6,332</b>	<b>\$35,221</b>
13% Overhead Costs	\$962	\$303	\$2,055	\$60	\$49	\$328	\$824	\$4,581
20% Reserve	\$1,480	\$466	\$3,162	\$93	\$76	\$504	\$1,267	\$7,048
District Administration	\$3,152	\$992	\$6,732	\$197	\$161	\$1,073	\$2,697	\$15,004
<b>Total</b>	<b>\$12,993</b>	<b>\$4,090</b>	<b>\$27,755</b>	<b>\$811</b>	<b>\$662</b>	<b>\$4,423</b>	<b>\$11,120</b>	<b>\$61,854</b>

**Annual Cost-Indexing**

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts



with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 2004, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 2004 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see [www.bls.gov](http://www.bls.gov)), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

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## Method of Apportionment

### Benefit Zones

For benefit apportionment purposes, the District was divided into seven (7) separate benefit zones in order to differentiate between the different types of service parcels receive. The benefit zones are shown in **Exhibit A**, and generally described in the original Assessment Engineer's Report as follows:

**Zone A:** This Zone is single family residential and has a higher concentration of streetlights than the other areas. This Zone is bounded by Rosecrans Street, Laning Road, Cushing Road and Faragut Road.

**Zone B:** This Zone is primarily multi-family residential and has a higher concentration of streetlights than the other areas except for Zone A. This Zone is bounded by Cushing Road, Porter Road, and the Promenade.

**Zone C:** This Zone is a mixed use area of commercial, educational and museum uses including a golf course. It also includes the park adjacent to Cushing Road



and the US Navy Medical Center. This zone is bounded by Rosecrans Street, Lytton Street and the Boat Channel.

**Zone D:** This Zone is comprised of the hotel, conference center and the USS Recruit on the west side of the Boat Channel.

**Zone E:** This Zone is comprised of the hotel on the east side of the Boat Channel, North Harbor Drive, a Private Driveway, and Kincaid Street.

**Zone F:** This Zone is a mixed use area on the east side of the Boat Channel. This Zone is bounded by a Private Driveway, North Harbor Drive, McCain Road and the Boat Channel, as shown on the Assessment Diagram.

**Zone G:** This Zone is comprised of Zones A, B and C and benefits from the arterial lighting along Rosecrans Street and Lytton Street, along the perimeter of the development. These lights were a condition of development for the Liberty Station/NTC development and therefore all properties within this main development area receive benefit from these lights.

### Apportionment Methodology

The costs associated with operating, maintaining and servicing District improvements have been apportioned to the parcels in the District based on each parcel's estimated equivalent dwelling units. The single-family residential parcel was selected as the basic unit for calculation of assessments. A single-family residential parcel was defined as one equivalent dwelling unit (EDU). All other land uses were equated to the single-family residential land use based on relative trip generation rates. Average daily trip (ADT) generation rates provide a means to compare the different land uses to each other by virtue of the level of activity that is associated with each land use type.

EDUs for each parcel have been determined based on an EDU Rate applicable to the subject land use, as shown in the following equation:

$\text{EDUs} = (\text{Acres or Units}) \times \text{EDU Rate}$
--

Applicable ADT and EDU rates by land use are shown in **Table 3**.



**TABLE 3: ADT & EDU Rates by Land Use**

Land Use	ADT Rate	EDU Rate
Single Family Residential	8.00 / DU	1.00 / DU
Multi-Family Residential	6.00 / DU	0.75 / DU
Hotel	10.00 / room	1.25 / room
Chapel/Special Events	9.00 / 1000 bldg sf	1.125 / 1000 bldg sf
Child Care	80.00 / 1000 bldg sf	10.00 / 1000 bldg sf
Commercial - Office or School	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Commercial - Retail	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Commercial - Retail/Entertainment	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Conference Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
Education/Museum	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Fitness Club/Gym	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Navy Medical Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
NTC Foundation	21.52 / 1000 bldg sf	2.69 / 1000 bldg sf
Office	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
School Gym	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
USS Recruit	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
MWWD/SDSU Laboratories	80.00 / acre	10.00 / acre
Public Safety Training Institute (PSTI)	80.00 / acre	10.00 / acre
Golf Course	8.00 / acre	1.00 / acre
Park	20.00 / acre	2.50 / acre
Parking Lot	0	0
Landscape/Open Space	0	0

Notes: The NTC Foundation properties is assigned ADT based on a weighted average of the ADT's of the various land uses anticipated to be on these properties: Retail, Restaurant, Office, Museum, Education and Performance Space.

The MWWD/SDSU Laboratories use is assigned ADT the same as a science research and development facility.

The Public Safety Training Institute (PSTI) use is assigned ADT the same as a junior college.

The USS Recruit use is assigned ADT the same as Education/Museum.

The School Gym use is assigned ADT the same as Education/Museum.

The Conference Center is assigned ADT the same as single tenant office.

### Unit Assessment Rate

The total assessment for a given parcel is equal to the parcel's total EDUs multiplied by the unit assessment rate, as shown in the following equation:

Total Assessment = Total EDUs x Unit Assessment Rate
--

For reference, Fiscal Year 2005 and maximum unit assessment rates are shown in **Table 4** and **Table 5**, respectively.



**TABLE 4: Fiscal Year 2005 Unit Assessment Rates**

<b>Zone</b>	<b>Total Developed EDU</b>	<b>Total Developed \$/EDU</b>	<b>Zone F Developed \$/EDU</b>	<b>Total FY 03-04 Developed \$/EDU</b>
A	58.00	\$62.17	\$1.92	<b>\$64.09</b>
B	40.50	\$17.26	\$1.92	<b>\$19.18</b>
C	625.29	\$5.17	\$1.92	<b>\$7.09</b>
D	0.00	\$0.00		<b>\$0.00</b>
E	0.00	\$0.00		<b>\$0.00</b>
F	65.83	\$14.69		<b>\$14.69</b>
G	723.79	\$1.92		

**TABLE 5: Maximum Unit Assessment Rates**

<b>Zone</b>	<b>Total EDU</b>	<b>Total Est. Cost</b>	<b>Total \$/EDU</b>	<b>Zone F \$/EDU</b>	<b>Total Maximum \$/EDU*</b>
A	209.00	\$12,993	\$62.17	\$1.92	<b>\$64.09</b>
B	237.02	\$4,090	\$17.26	\$1.92	<b>\$19.18</b>
C	5,374.90	\$27,755	\$5.17	\$1.92	<b>\$7.09</b>
D	521.63	\$811	\$1.56		<b>\$1.56</b>
E	812.50	\$662	\$0.82		<b>\$0.82</b>
F	271.91	\$4,423	\$16.27		<b>\$16.27</b>
G	5,820.92	\$11,120	\$1.92		

\* NOTE: Maximum unit assessment rates subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.



### Sample Calculations

As described above, the number of Equivalent Dwelling Units (EDUs) 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:

$\text{EDUs} = (\text{Acres, Units, or Bldg SF}) \times \text{EDU Rate}$
--

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

- **1 Single-Family Residence**  
EDUs = 1 unit x 1.00 = 1.00 EDUs
- **1 Condominium**  
EDUs = 1 unit x 0.75 = 0.75 EDUs
- **5,000-square foot Commercial Office Space**  
EDUs = 5 kilo square feet x 2.295 = 11.48 EDUs
- **2,000-square foot Retail Commercial Space**  
EDUs = 2 kilo square feet x 5.000 = 10.00 EDUs

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

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

Based on the above methodology, the apportionment factors, EDUs, unit assessment rates, and total assessment calculated for each parcel can be found in the Assessment Roll (**Exhibit C**).



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## Summary Results

The Boundary Map for the District is shown in **Exhibit A**.

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


The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EDUs and Fiscal Year 2016 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).

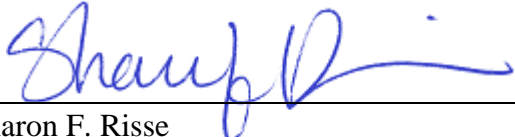
Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2016 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



  
Eugene F. Shank, PE C 52792

  
Sharon F. Risse





I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the \_\_\_\_ day of \_\_\_\_\_, 2015.

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

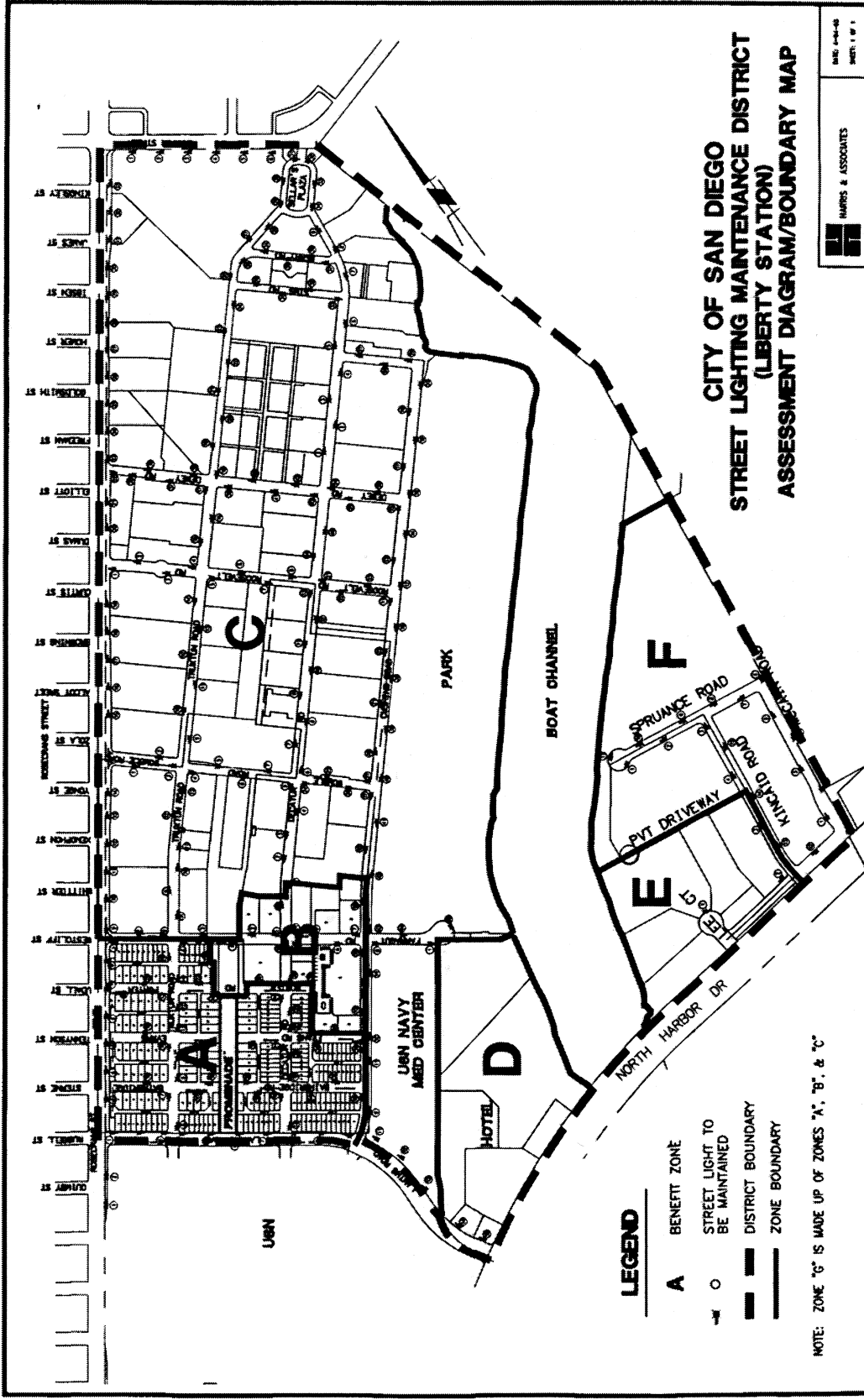
I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the \_\_\_\_ day of \_\_\_\_\_, 2015.

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

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# **EXHIBIT A**



HARRIS & ASSOCIATES  
 INC. 444-46  
 SHEET 1 OF 1

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**EXHIBIT A**

# **EXHIBIT B**

# EXHIBIT B

**Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Fiscal Year 2016 (07-01-15 to 06-30-16) Budget**

**Liberty Station/NTC Maintenance Assessment District  
Fund 200080**

	FY 2014 Unaudited Actuals	FY 2015 Estimate	FY 2016 Proposed
<b><u>District Expenses</u></b>			
Street Division - Street Light Maintenance Charges	\$ -	\$ 30,000.00	\$ 30,000.00
Street Division - Electrician/ Lighting Inspector	\$ -	\$ 33,750.00	\$ 33,750.00
Energy - Special District Street Lighting	\$ -	\$ -	\$ -
Special Districts Administration	\$ 7,956.00	\$ 8,752.00	\$ 8,752.00
Vehicle Usage & Assignment	\$ -	\$ 777.00	\$ 777.00
.10 FTE Grounds Maintenance Manager - Contract Administrator (Total Labor & Fringe)	\$ -	\$ 11,577.00	\$ 11,577.00
<b>Subtotal</b>	<b>\$ 7,956.00</b>	<b>\$ 84,856.00</b>	<b>\$ 84,856.00</b>
 <b>TOTAL EXPENSE</b>	 <b>\$ 7,956.00</b>	 <b>\$ 84,856.00</b>	 <b>\$ 84,856.00</b>
 <b><u>District Revenues &amp; Reserves</u></b>			
Special Assessments	\$ 0.04	\$ -	\$ -
Interest Earnings	\$ 1,422.52	\$ 1,200.00	\$ 800.00
General Benefit Offset, 3.7% <sup>(1)</sup>	\$ -	\$ 3,139.67	\$ 305.40
Miscellaneous Revenue - Liberty Station Lighting Dep. <sup>(2)</sup>	\$ 1.03	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 1,423.59</b>	<b>\$ 4,339.67</b>	<b>\$ 1,105.40</b>
 <b><u>District Reserves</u></b>			
Beginning Fund Balance	\$ 321,429.08	\$ 315,393.76	\$ 234,877.43
Change in Fund Balance	\$ (6,035.32)	\$ (80,516.33)	\$ (83,750.60)
<b>Year End Operating Reserves</b>	<b>\$ 315,393.76</b>	<b>\$ 234,877.43</b>	<b>\$ 151,126.83</b>

<sup>(1)</sup> City Contributions are subject to change each year pending City Council's approval.

<sup>(2)</sup> FY 2013 Comptroller's review of "Inactive" Funds resulted in those Funds being closed. Fund 200027 - Liberty Station Lighting Dep. Fund was closed and the funds were returned to the Liberty Station/NTC MAD.

# **EXHIBIT C**

**ASSESSMENT ENGINEER'S REPORT**  
**ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), the "Landscaping and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District in accordance with the approved apportionment methodology. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram and Boundary Map on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. A copy of the Boundary Map is included in the Assessment Engineer's Report as **Exhibit A**.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (**Exhibit C**).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (maintenance) for the Assessment District based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (**Exhibit C**) attached hereto.

DATED: May 15, 2015

EFS ENGINEERING, INC.



By: Eugene F. Shank  
Eugene F. Shank, PE C 52792

By: Sharon F. Risse  
Sharon F. Risse

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 790 07 00	1.2000	-	-	F	LOSP	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 790 08 00	7.5500	-	-	F	LAB	10.000	75.5000	\$0.00	\$0.00	City Of San Diego
450 790 29 00	14.5594	-	-	F	PSTI	10.000	145.5940	\$0.00	\$0.00	City Of San Diego
450 790 29 00	6.0491	-	-	F	PSTI	10.000	60.4910	\$0.00	\$0.00	City Of San Diego
450 790 31 00	1.5100	-	-	F	LOSP	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 790 32 00	-	19,650	-	C	CHILD	10.000	196.5000	\$0.00	\$0.00	City Of San Diego
450 790 32 00	43.7366	-	-	C	PARK	2.500	109.3415	\$0.00	\$0.00	City Of San Diego
450 790 33 00	-	83,820	-	C	NMED	2.500	209.5500	\$0.00	\$0.00	United States Of America Military Reservation
450 810 01 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Matsuo Eric&Michelle
450 810 02 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Dikes Patti L
450 810 03 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Echandia Ron A
450 810 04 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Carrasco Anthony P&Susan B
450 810 05 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Nielsen Gail V Living 1988 Trust 09-02-88
450 810 06 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lang Michael A
450 810 07 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Vanhorne Peter F&Dawnienne J
450 810 08 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Loss Robert&Deloris
450 810 09 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Grande Paul Jr&Lily Revocable Trust 12-14-04
450 810 10 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Colburn Scott W&Bobeck Ann
450 810 11 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rubens Michael L&Duval Veronica A
450 810 12 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bell Donald M&Cameron Robbie R
450 810 13 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Amerga Messay
450 810 14 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hall Daniel A&Raquel M Trust 02-02-00
450 810 15 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Denton Clyde&Judith Family Trust 06-19-97
450 810 16 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Pistacchi John R&Martha J
450 810 17 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Curtis Holly J 2004 Trust 09-09-04
450 810 18 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jasso Samuel L&Gonzalez-Jasso Norma
450 810 19 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Kizer Aaron S&Yolanda C Revocable Living Trust
450 810 20 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lewis Narayan&Robin N Joint Living Trust 12-20-10
450 810 21 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jachlewski Timothy F Jr&Cheryl L
450 810 22 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Cook Donald D Separate Property Trust 10-01-07 Et Al
450 810 23 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Denton Clyde&Judith Family Trust 06-19-97
450 810 24 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jenkins Family Revocable 1998 Trust 03-13-98
450 810 25 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Herb Hom Family 1992 Trust 05-01-92
450 810 26 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Patrick Family Trust 10-18-06
450 810 27 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jones Calvin H&Bailey-Jones Bonnie B
450 810 28 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Swenson Aaron W&Kristina I
450 810 29 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Crompton Richard E&Daisy G
450 810 30 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Saad Michael A&Andrea M Family Trust 12-12-97
450 810 31 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Romero Ricardo&Brenda
450 810 32 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Leclere L&K Family Trust 08-19-13
450 810 33 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Fellbaum Dale B&Patricia V
450 810 34 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Seikaly Brahim G
450 810 35 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Stubbe Scott C
450 810 36 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Waterman William M
450 810 37 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Wilson Anthony G&Suzanne G
450 810 38 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jensen Dane C&Jaclyn A
450 810 39 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Metzger John H&Mary B
450 810 40 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Tumbiolo Marco&Lisa M
450 810 41 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Fenick William R&Robin L
450 810 42 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Thompson Family Trust 08-13-91
450 810 43 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Carrasco Family Trust 07-19-07
450 810 44 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Barone Joseph P&Friedman-Barone Ronnie E Trust
450 810 45 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Crowder Family Trust 01-28-04
450 810 46 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Quiban Tito B&Carlotia C
450 810 47 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hall Donald J&Christine L
450 810 48 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Robinson Living Trust 05-07-02



**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 810 49 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rhm Kids Trust 09-03-13
450 810 50 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Spear Tucker A&Sarah I
450 810 51 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hogue Family Trust 11-17-14
450 810 52 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Dimasi Timothy&Patricia Trust 04-24-91
450 810 53 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Young Mark A&Allis A Family Trust 05-06-02
450 810 54 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bell Charles K&Candace M
450 810 55 00	0.5100	-	-	A	LOSP	0.000	0.0000	\$0.00	\$0.00	Admiralty Row&Beacon Point Homeowners Assn
450 811 01 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Wilke Kevin W&Shaw Valerie K
450 811 02 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hooth Michael D Trust 08-20-08
450 811 03 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Cumar Family Trust 09-05-12
450 811 04 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Santamaria Hugo L&Elisabeth A
450 811 05 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Upatham Family Trust 11-13-12
450 811 06 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Matera Anthony J&Shannon M
450 811 07 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Iovine Peter&Roseann
450 811 08 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Castleberry Family Trust 07-20-11
450 811 09 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Marble U S A Inc
450 811 10 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bernaldez Marcelo S&Vidalita S
450 811 11 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Clifford James C&Amanda K
450 811 12 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lillie Dustin&Elizabeth
450 811 13 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hoffman Raquel L Separate Property Revocable Trust 05-
450 811 14 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	M&P Properties L P
450 811 15 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Younger Tracy M
450 811 16 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Nemer Family 1990 Living Trust A
450 811 17 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Chughtai-Harvey Isabelle C
450 811 18 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Clark Phillip W Revocable 2008 Trust 05-12-08 Et Al
450 811 19 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Scott Robert J&Diane M
450 811 20 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Annaloro John C Jr&Ruthanne
450 811 21 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Knowlton Forrest
450 811 22 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Collins Frank C Iii&Lillian H
450 811 23 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Waplinton James F&Mei Y
450 811 24 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Alessandra Revocable Trust 12-06-90
450 811 25 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lin Hui-Chun
450 811 26 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Ball Matthew&Tinalynn
450 811 27 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Palacios Eric O&Melissa R
450 811 28 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Chu Susan K Living Trust
450 811 29 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Herzog Thomas
450 811 30 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Finan Robert J&Barbara J Revocable Living Trust 03-26-0
450 811 31 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Weber Marc&Lan-Yin
450 811 32 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Downey/Jones Revocable Living Trust 02-26-08
450 811 33 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Powell H D Trust 07-03-90
450 811 34 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Freedman Robert&Molly
450 811 35 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Moore Family Trust 06-21-11
450 811 36 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lane Rita A
450 811 37 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bocaya Family Trust 11-22-06
450 811 38 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bocaya Victor J&Rita M
450 811 39 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Cafferty Mark&Kakimoto Charlene
450 811 40 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Anderson John A&Deborah P
450 811 41 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Colbert-Young Family Trust 11-08-99
450 811 42 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	English Dearing D Trust 12-18-01
450 811 43 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Wang Wendy
450 811 44 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Becker Martin W&Kathleen S
450 811 45 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Gunderson Family Trust 08-20-96
450 811 46 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Peterman Charles L&Sandra
450 811 47 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mann Bonita M
450 811 48 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mcmillin Jessica Irrevocable Trust 12-12-08
450 811 49 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Chang Matthew C&Lee Rachel U

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 811 50 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Venn-Watson Eric J&Stephanie K
450 811 51 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mostyn Michael&Segura Juan G
450 812 01 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Walker John&Caceres Lisbeth C
450 812 02 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Finch Gregory V 2009 Trust 04-13-09
450 812 03 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Torelli John&Maria
450 812 04 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Stubbe Living Trust 04-26-91
450 812 05 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mandrapa Steven&Thuvan
450 812 06 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mendoza Family Trust
450 812 07 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Austin David J&Marjorie J
450 812 08 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Flieder Revocable 2000 Trust 06-23-09
450 812 09 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Kunkel Randall P&Hennessy Leslie
450 812 10 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Kremm Family Trust 03-16-94
450 812 11 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sargeant Alan D Family Trust 07-17-92
450 812 12 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Yoo Richard Y&Mary G Revocable Trust 06-29-11
450 812 13 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lareau Family Trust 11-10-05
450 812 14 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Eck Richard H&Susan M Survivors Trust 03-20-10
450 812 15 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Levenson Richard S Trust 12-02-14
450 812 16 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Riley Family Trust 06-18-03
450 812 17 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Senn Trust 08-10-09
450 812 18 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mckenzie Craig R&Asa C
450 812 19 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hennege Family Trust 06-13-97
450 812 20 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Muenchau Daryl D&Carter Penelope V
450 812 21 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Baker J Timothy&Winfrey Elaine C
450 812 22 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Taylor Michael L&Rasberry Joy D
450 812 23 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sussex Overseas Investments Lt
450 812 24 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Smith Robin L
450 812 25 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Merritt Betsy J 2010 Trust 08-10-10
450 812 26 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Niemeyer Robert W&Ellen E
450 812 27 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Crawford Curtis&Tamara
450 812 28 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Belverud Family Trust 08-22-14
450 812 29 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Strom Family Trust 12-31-01
450 812 30 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Eidel Jeffrey S&Rachel
450 812 31 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Wilson Richard
450 812 32 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Andreasen John P Ii
450 812 33 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Carnevale Dominic
450 812 34 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Volen Joshua A Family Trust 11-19-04
450 812 35 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Brawner Charles&Annabelle 2004 Trust 02-28-04
450 812 36 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hunter Celia D
450 812 37 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Smith Robert L&Deborah A
450 812 38 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bernay Alexandra S
450 812 39 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hanks Lawrence R&Laleh V
450 812 40 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sills Family Trust 10-03-10
450 812 41 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Boivin Mark M&Shan
450 812 42 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hutchison Family Trust 03-23-00
450 812 43 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Conner Richard J&Shelly A
450 812 44 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Randquist William E&Dianne H
450 812 45 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mckillop Jonathan J&Barros Joanne E
450 812 46 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sugaste Lorenzo O&Carmen O
450 812 47 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bither Secka Family Trust 04-08-14
450 812 48 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Izsak Family Trust 07-10-91
450 812 49 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Tyrell Paul&Jennifer Trust 05-16-13
450 812 50 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Axtell Lee&Paula Family 2005 Trust 06-24-05
450 812 51 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Padilla-Aceves Francisco G&Ramirez-Diaztorre Fabiola
450 812 52 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Gilleran Louis G&Rebecca S
450 812 53 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Dowling William M&Lynn O 2005 Trust
450 812 54 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Assisi Daniel&Tempel Nicole

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 812 55 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Fralix Debra D
450 812 56 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Mcateer&Bocaya Living Trust 12-07-11
450 812 57 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Cerone Joseph A&Cameron A
450 812 58 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Nies Gerald F&Mary E
450 812 59 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lounsbery John D&Lutar Ildiko S
450 812 60 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rodriguez Juan R&Arianne Y
450 812 61 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Kulinski Michael B
450 812 62 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sanderson William J Jr&Cheryl C
450 812 63 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Allen Family Trust 11-02-92
450 812 64 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Romero Evelyn
450 812 65 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lipsker Joshua G&Brooke T
450 812 66 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hinton Cedar&Katherine L
450 812 67 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Gamble Victoria G
450 812 68 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Lawrence Vincent&Lynnette M
450 812 69 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Perham James E&Nichole K
450 812 70 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Keane Michael E&Randy G
450 812 71 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Fuss Eric S&Fraser Arlene L
450 812 72 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Unthank Phillip A&Laurie S Revocable Trust 03-26-10
450 812 73 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Morera Michael E&Jessica L
450 812 74 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hyman Patricia H
450 812 75 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Gibson Anthony J&Cynthia L
450 812 76 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bishop Bruce E Tr&Bishop Flores W Tr
450 812 77 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Do William Vinh
450 812 78 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Damour Family Living Trust 02-01-14
450 812 79 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Yarbrough Jason B&Carolyn
450 812 80 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Kazmier Daniel R&Michele M
450 812 81 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Van Marcus Minh
450 812 82 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Duran Charles T Living Trust 10-13-98
450 812 83 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Bemiller Family Trust 05-18-95
450 812 84 00	1.3500	-	-	A	LOSP	0.000	0.0000	\$0.00	\$0.00	Admiralty Row&Beacon Point Homeowners Assn
450 812 85 00	0.0100	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Mcmillin-N T C L L C
450 813 01 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Spring Sherwood C&Collette D
450 813 02 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Makley Brett&Kelly
450 813 03 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rorie Family Trust 12-17-09
450 813 04 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Beck James M&Cherissa L
450 813 05 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Zaleski Family Trust 08-10-07
450 813 06 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sanford Alan G&Patricia
450 813 07 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Ellis Geoffrey S&Jinger D
450 813 08 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Martinez Gabriel A
450 813 09 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Galano John A&Bernadette M
450 813 10 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Arzouman David A&Jill M
450 813 11 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Koonjy Cohen Family Trust 01-11-12
450 813 12 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Schneider Walter P&Mlagros R
450 813 13 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rosenthal Jay B&Wendy G
450 813 14 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sullivan Ernest W li&Eleanor
450 813 15 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Adams Billy H&Ashby-Adams Judith A Revocable Trust 10-07-05
450 813 16 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Stevens Mark W&Jan K
450 813 17 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Rodrigues Jose J Jr
450 813 18 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Jenkins Marilyn J
450 813 19 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Sypkens Revocable Living Trust 04-07-05
450 813 20 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Espiritu Jarold&Kristie
450 813 21 00	-	-	1.0000	A	SF RES	1.000	1.0000	\$0.00	\$0.00	Hummel Janine J&Todd A
450 813 22 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Ragen Dennis A&Hickman.Christine B
450 813 22 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Harrington Leslie B Family Trust 07-26-07
450 813 22 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Engel Arthur E 1988 Trust
450 813 22 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Sudol Trust 10-05-90

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 813 22 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Cadden Sean P
450 813 22 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Coward Kelly C
450 813 23 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kaita Tiffany Na Living Trust 10-27-14
450 813 23 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Merritt Betsy J Trust 08-10-10
450 813 23 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Cani Properties L L C
450 813 23 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Anderson John W&Jacqueline C
450 813 23 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Jenkins David W
450 813 23 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Ratcliffe Michael Trust 12-28-90
450 813 24 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Cunningham Larry G&Marilyn C
450 813 24 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Nostres L L C
450 813 24 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Nostres L L C
450 813 24 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kelly Family Trust 04-07-06
450 813 24 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Crim Roger M
450 813 24 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Carlin Michael J
450 813 24 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Macdonald Duncan J&B Elaine
450 813 24 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Elizondo-Corral Arturo B&Victoria E
450 813 25 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Wolfe John D&Molina Sheila R
450 813 25 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Jaeger Mary L R 1998 Trust 12-21-98
450 813 25 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Coco Daire Living Trust 03-10-11
450 813 25 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	D K K Family Trust 03-21-04
450 813 25 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Foster Daniel
450 813 25 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Franco Rodrigo A
450 813 26 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Schweer Marilyn A 2003 Trust 09-29-03
450 813 26 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Merritt Betsy
450 813 26 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	English Brett M
450 813 26 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Meyer James&Lesley Living Trust 11-06-09
450 813 26 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Krisiak Family Revocable Living Trust 10-30-13
450 813 26 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lounsbery John D
450 813 26 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Betzner Claudia J
450 813 26 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lee Family Trust 03-21-96
450 813 26 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Thompson Jennifer L
450 813 26 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Collins Katie L
450 813 26 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lapuyade Jean-Claude&Whittler Jennifer
450 813 26 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Hales Janine J Family Trust 01-19-05
450 813 26 13	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Moore Heather L
450 813 26 14	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Villafranca Oscar&Mary M
450 813 26 15	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Heide Family Trust 11-04-11
450 813 26 16	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Matsuo Eric K&Michelle P
450 813 26 17	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Schiller Linda S Trust 01-12-94
450 813 26 18	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Dwyer John M
450 813 26 19	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lew Barbara
450 813 26 20	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Nolte Rochelle M
450 813 26 21	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Stone Alexander M&Ravan Melanie D
450 813 26 22	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Morwood Family Trust 09-04-90
450 813 26 23	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Balistreri Manuel&Maria L
450 813 26 24	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Bay Stephanie C
450 813 26 25	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Schiller Linda S Trust 01-12-94
450 813 26 26	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Dirtadian Ara
450 813 26 27	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Crim Roger M&Megan H
450 813 26 28	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kincaid Ronald P Tr&Kincaid Mary R Tr
450 813 27 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Garrett Kathryn L Trust 02-22-10
450 813 27 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Maybach Joseph E
450 813 27 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Weinman Family Trust 06-28-96
450 813 27 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Andersson Diane
450 813 27 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Holly Edward K&Jeanne
450 813 27 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Perry John R&Angelina M

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 813 27 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Gendron Family Trust 11-12-97
450 813 27 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Maclaggan Family Trust 12-27-00
450 813 27 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Cooper Ruth A
450 813 27 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kincaid Trust 07-07-88
450 813 27 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Slaadecker Courtney&Liao Janie C
450 813 27 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Dube Donna M
450 813 28 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Tedesco Joseph R
450 813 28 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lacy Jacob C&Karine Y Revocable Trust 04-09-12
450 813 28 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Gregory Ani A
450 813 28 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Berger Stanislava Separate Property Trust 09-06-12
450 813 28 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Pallitto Christina A
450 813 28 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Nishikawa Family 1995 Trust 04-26-95
450 813 28 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Teasdale Leta C Trust 10-13-04
450 813 28 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Richards Sherie Revocable Trust 04-20-11
450 813 28 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Garcia David R
450 813 28 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Norr James E&Lai Ying Revocable Trust 12-31-97
450 813 28 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lucia Paul M
450 813 28 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Britt Kathryn A Revocable Living Trust
450 813 28 13	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lay Ken&Wei Lily
450 813 28 14	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Glazier Family Trust 01-28-04
450 813 29 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Costa Baltazar B
450 813 29 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Ell Joanne M
450 813 29 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Wood George&Raquel Family Trust 02-28-08
450 813 29 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Sachdev Abhijit
450 813 29 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Rapada Francisco R Jr&Francisca R
450 813 29 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Eudy Family Trust 06-30-93
450 813 29 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Quimpo Edwin F
450 813 29 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Giddings Michael C&Emily A
450 813 29 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Burgess Family Trust 12-08-11
450 813 29 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Dengler Frank G&Patricia L
450 813 29 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Morais Robert J&Stacy R
450 813 29 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lai Eric
450 813 29 13	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Evon John R&Kathie R
450 813 29 14	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Babich Alan D
450 813 29 15	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Fathi Mohammad H
450 813 29 16	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Carlson Scott J
450 813 29 17	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Macdonald Douglas A
450 813 29 18	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Rodriguez Mark J Family Trust 06-05-95
450 813 30 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Scaroni Steve&Brenda
450 813 30 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Gorghis Kevin
450 813 30 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Davidoff Robyn L Trust 04-22-09
450 813 30 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Porat Ron&Sherman Lana
450 813 30 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kelly Liseanne
450 813 30 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Blackwood Dana C Living Trust 09-01-12
450 813 30 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Velasco Ricardo V&Elisa C <Dva>
450 813 30 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Vakili Teresa A Trust 02-04-11
450 813 30 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Larosa Christopher
450 813 30 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Stumpf Kier
450 813 30 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Merritt Betsy J 2010 Trust 08-10-10
450 813 30 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Delapena Noli
450 813 31 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Michael-Jones Family Trust
450 813 31 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Mccarthy Mary B
450 813 31 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Saunders Paul G
450 813 31 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Baja Family Trust 09-23-93
450 813 31 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Sikorski Edward H
450 813 31 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Litten Gary&Nina

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 813 31 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Lange Mark&Julia
450 813 31 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Hodgson Timothy R&Lisa A
450 813 32 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Sarno Romulo Jr
450 813 32 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Dixon Mark S&Susan A
450 813 32 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Serochi George J Jr Trust 09-15-93
450 813 32 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Mendoza Family Trust 09-29-98
450 813 32 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Baumgartner Family Trust 12-17-92
450 813 32 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kincaid Paula L Tr
450 813 32 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Tye Susan P
450 813 32 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Newsom Timothy&Cresilda T
450 813 32 09	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Heemstra Susan
450 813 32 10	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Hyde Grazyna&David Family Trust 06-14-05
450 813 32 11	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Ellis Geoffrey S
450 813 32 12	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Palmeri Charles&Sherri Family Trust 11-29-13
450 813 32 13	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Ben-Yehuda Family Trust 10-21-08
450 813 32 14	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	French Family Trust 09-13-00
450 813 33 01	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Muehlbauer Matthew&Mccluan Jennifer
450 813 33 02	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Hogan Family Revocable Living Trust 04-20-01
450 813 33 03	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Gamboa Lawrence M&Jeannife D
450 813 33 04	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Albers Uvonne Personal Trust 09-13-95
450 813 33 05	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Kot Douglas&Ohle Allison
450 813 33 06	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Scudieri Family Revocable Trust 04-12-13
450 813 33 07	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Greenwood Michael A
450 813 33 08	-	-	1.0000	B	MF RES	0.750	0.7500	\$0.00	\$0.00	Cleaver Lloyd J&Kathy S
450 813 34 00	-	33,623	-	B	GYM	2.295	77.1648	\$0.00	\$0.00	H T H Learning
450 820 01 00	-	53,100	-	C	OFF	2.500	132.7500	\$0.00	\$0.00	Mcmillin Ntc 901 Llc
450 820 02 00	1.1500	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Mcmillin Ntc 901 Llc
450 820 07 00	2.1100	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Kilroy Realty L P
450 820 08 00	-	109,728	-	C	OFF	2.500	274.3200	\$0.00	\$0.00	Kilroy Realty L P
450 820 09 00	1.0000	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Kilroy Realty L P
450 820 10 00	-	62,796	-	C	OFF	2.500	156.9900	\$0.00	\$0.00	Mcmillin Ntc 903/904 Llc
450 820 11 00	1.8800	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 820 12 00	1.8300	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 820 13 00	-	107,102	-	C	ED/MU	2.295	245.7991	\$0.00	\$0.00	H T H Learning
450 820 14 00	-	245,730	-	C	ED/MU	2.295	563.9504	\$0.00	\$0.00	San Diego Rock Church
450 820 15 00	1.2000	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Association
450 820 16 00	0.3800	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 820 17 00	-	5,255	-	C	ED/MU	2.295	12.0602	\$0.00	\$0.00	H T H Learning
450 820 18 00	-	26,525	-	C	ED/MU	2.295	60.8749	\$0.00	\$0.00	H T H Learning
450 820 19 00	-	23,901	-	B	ED/MU	2.295	54.8528	\$0.00	\$0.00	H T H Learning
450 820 20 00	-	38,924	-	C	ED/MU	2.295	89.3306	\$0.00	\$0.00	H T H Learning
450 820 21 00	-	54,100	-	C	COM2	5.000	270.5000	\$0.00	\$0.00	Liberty Station Marketplace L L C
450 820 22 00	2.5100	-	-	C	PARK	2.500	6.2750	\$0.00	\$0.00	Liberty Station Community Association
450 820 23 00	0.4400	-	-	B	PARK	2.500	1.1000	\$0.00	\$0.00	Admiralty Row&Beacon Point Homeowners Assn
450 820 24 00	-	38,594	-	C	OFF	2.500	96.4850	\$0.00	\$0.00	C D C Small Business Finance Corp
450 820 25 00	-	38,594	-	C	OFF	2.500	96.4850	\$0.00	\$0.00	Mcmillin N T C 905 L L C
450 820 26 00	-	38,594	-	C	OFF	2.500	96.4850	\$0.00	\$0.00	Mcmillin/Decatur Road 906 L L C
450 820 27 00	-	38,594	-	C	OFF	2.500	96.4850	\$0.00	\$0.00	Building 907 L L C
450 830 08 00	-	-	89.7663	E	HOTEL	1.250	112.2079	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 09 00	-	-	98.0524	E	HOTEL	1.250	122.5655	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 10 00	-	-	220.5028	E	HOTEL	1.250	275.6285	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 11 00	-	-	100.3541	E	HOTEL	1.250	125.4426	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 12 00	-	-	26.2394	E	HOTEL	1.250	32.7992	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 13 00	-	-	115.0850	E	HOTEL	1.250	143.8563	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 14 00	0.1600	-	-	E	PARK	2.500	0.4000	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 830 25 00	-	33,000	-	D	CONF	2.500	82.5000	\$0.00	\$0.00	D R C Partners L L C <Lf> City Of San Diego

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 830 26 00	-	-	30.4348	D	HOTEL	1.250	38.0435	\$0.00	\$0.00	Liberty Station-Harbor Retail L L C <Lf> City Of San Diego
450 830 27 00	-	-	29.4336	D	HOTEL	1.250	36.7920	\$0.00	\$0.00	Liberty Station-Harbor Retail L L C <Lf> City Of San Diego
450 830 28 00	-	-	19.4222	D	HOTEL	1.250	24.2777	\$0.00	\$0.00	Liberty Station-Harbor Retail L L C <Lf> City Of San Diego
450 830 29 00	-	-	23.0263	D	HOTEL	1.250	28.7829	\$0.00	\$0.00	Liberty Station-Harbor Retail L L C <Lf> City Of San Diego
450 830 30 00	0.8100	-	-	D	USSR	2.295	1.8590	\$0.00	\$0.00	Mcmillin Ntc Lic <Lf> City Of San Diego
450 830 31 00	-	-	126.7449	D	HOTEL	1.250	158.4311	\$0.00	\$0.00	Liberty Station Hhg Hotel Lp <Lf> City Of San Diego
450 830 32 00	-	-	111.7277	D	HOTEL	1.250	139.6596	\$0.00	\$0.00	Liberty Station Hhg Hotel Lp <Lf> City Of San Diego
450 830 33 00	-	-	9.2105	D	HOTEL	1.250	11.5132	\$0.00	\$0.00	Liberty Station-Harbor Retail L L C <Lf> City Of San Diego
450 840 01 00	2.0300	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 840 02 00	2.2900	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 840 03 00	2.4600	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 840 04 00	2.5800	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 840 05 00	-	1,637	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 840 06 00	0.8700	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Mcmillin-Ntc L L C <Lf> City Of San Diego
450 840 07 00	-	22,984	-	C	NTCF	2.690	61.8270	\$0.00	\$0.00	N T C Liberty Station Inc <Lf> City Of San Diego
450 840 08 00	-	19,361	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 840 09 00	-	26,455	-	C	NTCF	2.690	71.1640	\$0.00	\$0.00	N T C Liberty Station Inc <Lf> City Of San Diego
450 840 10 00	-	27,956	-	C	COM2	5.000	139.7800	\$0.00	\$0.00	Liberty Station Marketplace L L C <Lf> City Of San Diego
450 840 13 00	-	6,233	-	C	CH/SP	1.125	7.0121	\$0.00	\$0.00	Liberty Station Marketplace L L C <Lf> City Of San Diego
450 840 14 00	-	40,810	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 840 15 00	-	10,810	-	C	NTCF	2.690	29.0789	\$0.00	\$0.00	N T C Liberty Station Inc <Lf> City Of San Diego
450 840 16 00	-	21,058	-	C	NTCF	2.690	56.6460	\$0.00	\$0.00	N T C Liberty Station <Lf> City Of San Diego
450 840 17 00	-	9,654	-	C	NTCF	2.690	25.9693	\$0.00	\$0.00	N T C Liberty Station Inc <Lf> City Of San Diego
450 840 18 00	-	20,800	-	C	NTCF	2.690	55.9520	\$0.00	\$0.00	N T C Liberty Station Inc <Lf> City Of San Diego
450 840 19 00	1.9700	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Association <Lf> City Of San D
450 840 20 00	-	41,493	-	C	FITN	5.000	207.4650	\$0.00	\$0.00	Liberty Station 210 Investors L L C <Lf> City Of San Diego
450 840 21 00	3.8400	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Mcmillin-N T C L L C <Lf> City Of San Diego
450 840 22 00	0.3100	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 840 23 00	-	45,000	-	C	COM2	5.000	225.0000	\$0.00	\$0.00	The Vons Companies Inc <Lf> City Of San Diego
450 840 24 00	-	22,968	-	C	COM2	5.000	114.8400	\$0.00	\$0.00	Liberty Station Marketplace L L C <Lf> City Of San Diego
450 840 25 00	0.9200	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Liberty Station Marketplace L L C <Lf> City Of San Diego
450 841 01 00	-	5,584	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 841 02 00	-	3,810	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 841 03 00	-	3,810	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 841 04 00	-	4,108	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 841 05 00	-	11,997	-	C	COM1	2.295	27.5331	\$0.00	\$0.00	San Diego County Regional Airport Authority <Lf> City Of
450 841 06 00	-	17,067	-	C	COM1	2.295	39.1688	\$0.00	\$0.00	Davles L L C <Lf> City Of San Diego
450 841 07 00	16.7500	-	-	C	GOLF	1.000	16.7500	\$0.00	\$0.00	Sail Ho Golf Course L L C <Lf> City Of San Diego
450 841 08 00	0.0700	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Mcmillin-N T C L L C <Lf> City Of San Diego
450 841 09 00	0.0700	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Mcmillin-N T C L L C <Lf> City Of San Diego
450 841 10 00	0.0800	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn <Lf> City Of San Diego
450 841 11 00	0.5000	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn <Lf> City Of San Diego
450 842 01 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 02 00	-	10,005	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 03 00	0.4300	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Mcmillin-N T C L L C <Lf> City Of San Diego
450 842 04 00	-	12,110	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 05 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 06 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 07 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 08 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 09 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 10 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 11 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 12 00	-	10,482	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 13 00	-	75,700	-	C	COM2	5.000	378.5000	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego
450 842 14 00	-	10,482	-	C	NTCF	2.690	28.1966	\$0.00	\$0.00	N T C Liberty 19 Owner L P (Sublease 02-25-2009 To 09-

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Liberty Station/NTC Maintenance Assessment District**

Parcel Number	Apportionment Units <sup>(1)</sup>			Zone	Land Use <sup>(2)</sup>	EDU Factor <sup>(2)</sup>	Total EDUs	Unit Cost (\$/EDU)	FY 2016 <sup>(3)</sup> Assessment	Owner Name
	Acres	Bldg SF	Units/Rooms							
450 842 15 00	-	6,711	-	C	COM2	5.000	33.5550	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego
450 842 16 00	-	4,773	-	C	COM2	5.000	23.8650	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego
450 842 17 00	-	3,344	-	C	COM2	5.000	16.7200	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego
450 842 18 00	-	4,549	-	C	COM2	5.000	22.7450	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego
450 842 19 00	-	55,711	-	C	COM3	5.000	278.5550	\$0.00	\$0.00	Mcmillin-Ntc 193 L L C <Lf> City Of San Diego
450 842 20 00	3.8600	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 842 21 00	-	6,980	-	C	COM2	5.000	34.9000	\$0.00	\$0.00	Liberty Station Community Assn
450 842 24 00	-	6,000	-	C	COM2	5.000	30.0000	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego Red
450 842 25 00	-	8,967	-	C	COM2	5.000	44.8350	\$0.00	\$0.00	Ocean Village Associates L L C
450 842 27 00	1.1900	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 842 28 00	1.4500	-	-	C	PRKL	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Assn
450 842 29 00	-	16,181	-	C	COM3	5.000	80.9050	\$0.00	\$0.00	Mcmillin-N T C Landing L L C <Lf> City Of San Diego Red
450 842 30 00	-	2,507	-	C	NTCFF	0.000	0.0000	\$0.00	\$0.00	City Of San Diego
450 842 31 00	2.1700	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Liberty Station Community Association <Lf> City Of San D
450 842 32 00	1.4300	-	-	C	LOSP	0.000	0.0000	\$0.00	\$0.00	Sail Ho Golf Course L L C <Lf> City Of San Diego
450 842 34 00	-	9,522	-	C	COM2	5.000	47.6100	\$0.00	\$0.00	Bentsen Palms L L C
450 842 35 00	-	8,571	-	C	COM2	5.000	42.8550	\$0.00	\$0.00	Seapro L L C
450 842 37 00	-	4,940	-	C	COM2	5.000	24.7000	\$0.00	\$0.00	Ocean Village Associates L L C
<b>TOTAL</b>	-	-	-	-	-	-	<b>6,943.77</b>	-	<b>\$0</b>	

<sup>(1)</sup> Applicable apportionment units (i.e., acres, bldg sf, units/rooms) dependent upon Land Use.

<sup>(2)</sup> Refer to Assessment Engineer's Report for descriptions of Land Use Code and EDU Factors.

<sup>(3)</sup> FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016.