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THE CITY OF SAN DIEGO



Assessment Engineer's Report

WEBSTER – FEDERAL BOULEVARD MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2017

under the provisions of the

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

Prepared For

City of San Diego, California

Prepared By

EFS Engineering, Inc.

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June 2016

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

Sherri Lightner
District 1 (Council President)

Lorie Zapf
District 2

Todd Gloria
District 3

Myrtle Cole
District 4

Mark Kersey
District 5

Chris Cate
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David Alvarez
District 8

Marti Emerald
District 9 (Council President Pro Tem)

City Attorney

Jan Goldsmith

Chief Operating Officer

Scott Chadwick

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

Assessment Engineer

EFS Engineering, Inc.

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Webster – Federal Boulevard Maintenance Assessment District

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Assessment Engineer's Report Webster – Federal Boulevard Maintenance Assessment District

Preamble

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

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

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

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

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

Executive Summary

Project: Webster – Federal Boulevard
Maintenance Assessment District

Apportionment Method: Equivalent Dwelling Unit (EDU)

	FY 2016	FY 2017 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	583	583	--
Total Estimated Assessment:	\$19,054	\$19,054	--
Total Number of EDUs:	1,006.02	1,006.02	--
Assessment per EDU:	\$18.94	\$18.94	\$18.94

⁽¹⁾ FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EDUs may vary from prior fiscal year values due to parcel changes.

District History: The District was established in 1995.

Annual Cost-Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

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

Background

The Webster – Federal Boulevard Maintenance Assessment District (District) was established in 1995. The original Assessment Engineer’s Report is on file in the City of San Diego (City) Clerk’s office. The general purpose of the District is to fund defined improvements and activities within the District.

District Proceedings for Fiscal Year 2017

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

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

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

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference is made a part of this report. The Boundary Map and Assessment Diagram are available for public inspection during normal business hours. The District boundary is depicted in **Exhibit A**.

Project Description

The proposed assessments will be used to fund defined improvements and activities within the District. The activities include maintenance and servicing of landscaped and hardscaped medians on Federal Boulevard from Euclid Avenue to 47th Street.

The engineering drawings for the improvements maintained by the District are on file at Maps and Records in the Development Services Department and are incorporated herein. The improvements and activities provided by the District will be maintained in accordance with specifications and contracts on file with the Park and Recreation Department. These documents are available for public inspection during normal business hours.

Separation of General and Special Benefits

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

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

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

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

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

City Standard

As a “general benefit” (not funded by assessments), the District will continue to receive the standard level of service provided to the public

at large under City-funded and administered programs for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, parks, etc.), including street sweeping and graffiti removal on public property. Consistent with City policy for the public at large, the City will provide the District with standard service levels and annual contributions from the Gas Tax Fund for median maintenance (28.67¢ per square foot of landscaped median and 6.59¢ per square foot of hardscaped median). These levels of service and cost allocations, reviewed and adjusted annually by the City, are “general benefits” administered by the District.

External Benefits

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

It is estimated as much as 11.9% 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 11.9% 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.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2017 annual expenses, revenues, reserves, and assessments (provided by the City) for the District are included as **Exhibit B** hereto.

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, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. The current maximum authorized assessment established in 1995 is not

authorized to be indexed (increased or decreased) without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

The Transportation Element of the City’s General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community’s transportation system. The District improvements and activities are consistent with the plans’ goals for public safety and pleasing aesthetics. All parcels within the District benefit from the enhanced District improvements and activities.

Apportionment Methodology

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

EDUs for each parcel have been determined based on a Density Factor applicable to the subject land use as shown in the following equation:

EDUs = (Acres or Units) x Density Factor
--

Table 1 summarizes the Density Factors for land uses within the District.

TABLE 1: Density Factors

Land Use/Zoning	Code	Density Factor
Single Family Residential (developed)	DSFD	1.0 per unit
Condominium (developed)	DCND	0.7 per unit
Multi-Family & Apartment (developed)	DAPT	0.7 per unit
Religious Use (developed)	DREL	1.0 per unit
Retail & Commercial (developed)	DRET	30.0 per acre
Exempt	EXE	0.0 per acre
R1-5000 Zoning	R1-5000	8.7 per acre

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:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{Density Factor}$$

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 0.70 = 0.70 EDUs
- **10-unit Apartment Complex**
EDUs = 10 units x 0.70 = 7.00 EDUs
- **½-acre Commercial Property**
EDUs = 0.5 acres x 30.00 = 15.00 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, as shown in the following equation:

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

The EDUs calculated for each property can be found in the Assessment Roll (**Exhibit C**).

Summary Results

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

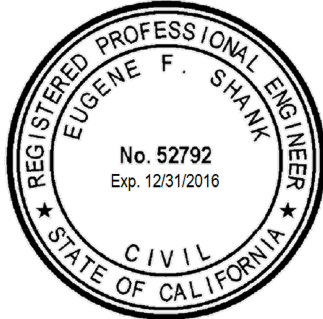
An estimate of the costs of the improvements and activities provided by the District is included as **Exhibit B** to this report.

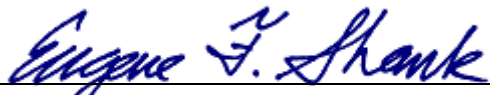
The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EDUs and Fiscal Year 2017 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).


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

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE C 52792


Sharon F. Risse

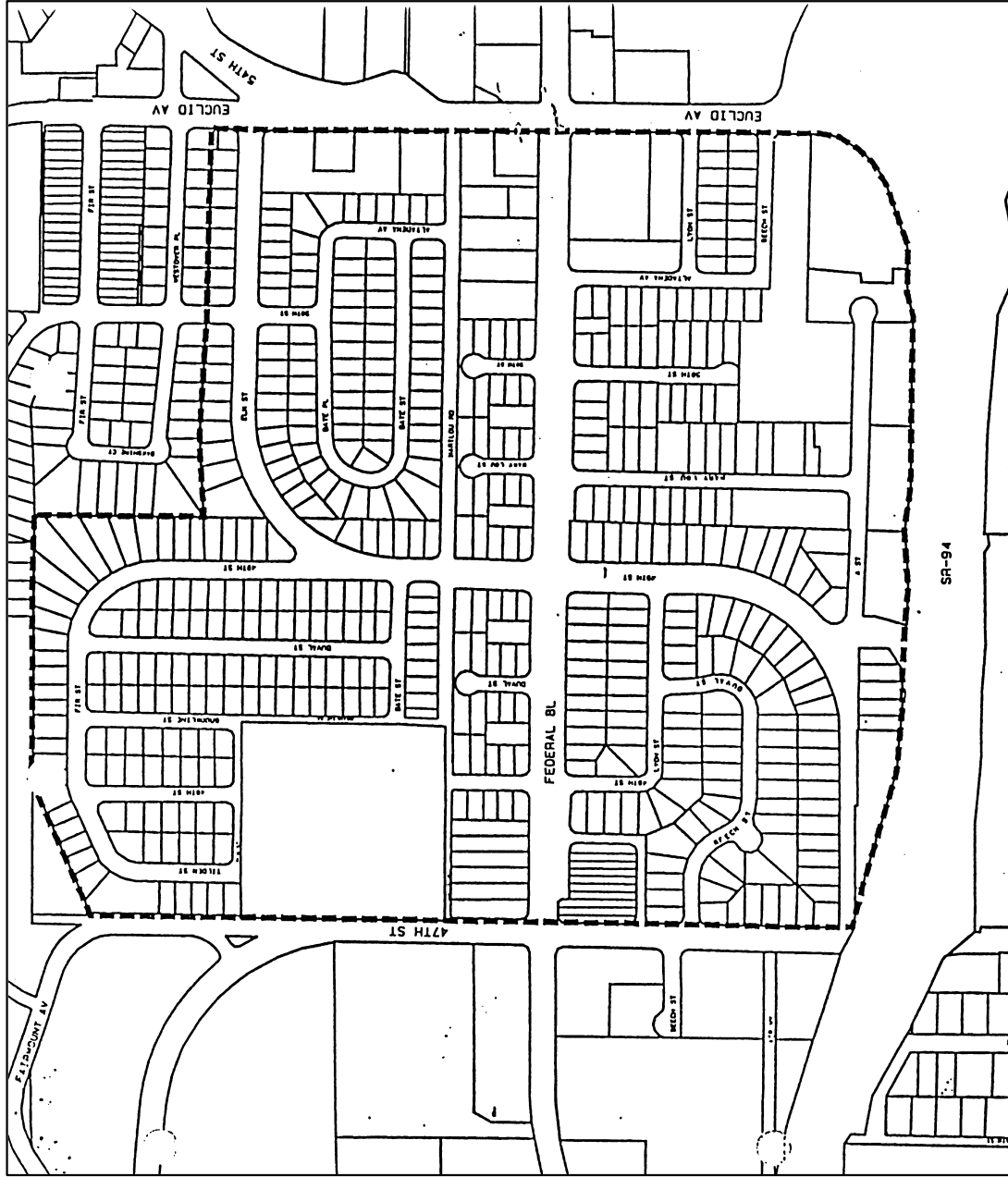
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2016.

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

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

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

EXHIBIT A



WEBSTER - FEDERAL BOULEVARD
Maintenance Assessment District

EXHIBIT B

EXHIBIT B

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

**Webster-Federal Boulevard Maintenance Assessment District
Fund 200066**

	FY 2015	FY 2016	FY 2017
	Unaudited Actuals	Estimate	Proposed
<u>District Costs</u>			
Contract Services			
Landscaping Services (512134A, 516001)	\$ 9,201.26	\$ 9,160.00	\$ 9,618.00
Landscaping Services - Landscape Improvements Around Monument Sign (512134B)	\$ -	\$ 5,400.00	\$ -
Landscaping Services - Irrigation Improvements (512134C)	\$ -	\$ -	\$ 2,000.00
Tree Trimming (512197)	\$ -	\$ -	\$ 6,500.00
Other City Services (Irrigation Call Out) (512114)	\$ -	\$ 300.00	\$ 300.00
Special Districts Administration/Vehicle Usage & Assignment (516024A, 516024B)	\$ 1,880.00	\$ 1,899.00	\$ 1,949.00
.05 FTE Grounds Maintenance Manager - Contract Administrator (Total Labor & Fringe)	\$ 5,788.00	\$ 5,683.00	\$ 5,797.00
Water / Storm Drain Fee (514104,514105)	\$ 3,964.85	\$ 6,083.00	\$ 6,479.00
Total Expense	\$ 20,834.11	\$ 28,525.00	\$ 32,643.00
<u>District Revenues</u>			
Special Assessments (411XXX - 412XXX)	\$ 20,378.24	\$ 19,054.00	\$ 19,053.94
Interest Earnings (418001)	\$ 243.26	\$ 300.00	\$ 285.00
City Contributions ⁽¹⁾			
Gas Tax Fund	\$ 5,377.00	\$ 5,534.00	\$ 5,654.00
General Benefit Offset - 11.9%	\$ 2,633.11	\$ 2,754.00	\$ 2,152.00
TOTAL REVENUE	\$ 28,631.61	\$ 27,642.00	\$ 27,144.94
<u>District Reserves (Operating)</u>			
Beginning Fund Balance (MAD Operating Fund Only)	\$ 13,670.34	\$ 21,481.64	\$ 20,598.64
Change in Fund Balance	\$ 7,811.30	\$ (883.00)	\$ (5,498.06)
Year End Operating Reserves (MAD Operating Fund Only)	\$ 21,481.64	\$ 20,598.64	\$ 15,100.58

⁽¹⁾ City Contributions are subject to change each year pending City Council's approval of new rate per square foot/acreage.

EXHIBIT C

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 211 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Berry Rhonda K
541 211 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Allmon Rose M
541 211 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Powell Ronnie E Est Of
541 211 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chappell Gloria C
541 211 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Browder Jay W
541 211 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Diego
541 211 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Richardson Trust 08-15-14
541 211 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lusardi Clinton S
541 211 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Denny Shirley A
541 211 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Thompson Tracy E
541 211 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aleman Joy C
541 211 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lyles Presentacion S
541 211 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mcneely Cynthia D
541 211 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	C A H 2014-2 Borrower Llc
541 211 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Orvatiz Gabriel D
541 211 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mcfarland Sharon L Trust 06-15-10
541 211 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Henry A&Dalila A
541 212 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	North Floyd Iii
541 212 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ebersole Douglas B
541 212 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Maldonado Arturo&Adriana
541 212 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Charman Alice L
541 212 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hervey James D
541 212 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Whorter Jon E
541 212 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Atienza-Taylor Victoria R
541 212 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Olow Jonathan P
541 212 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lee Derric
541 212 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Juan M&Antonia L D Living Trust
541 212 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	White Cordelia S Separate Property Trust 06-12-03
541 212 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Glenn T
541 212 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carter Lorenza&Suzanne
541 213 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Steven&Namchi Myhanh
541 213 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sandoval Melesio&Martinez Susanna
541 213 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Clifford Michael E&Joann Family Trust 11-06-97
541 213 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bozak Martha <Le> Randen Martin&Nellie
541 213 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kelly William N
541 213 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mccastle William E P
541 213 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gardner Jacob M&Anne L
541 213 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Benecchi Michael A
541 213 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Juan&Arellano Rosario
541 213 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fisher Family Trust 05-21-97
541 213 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wisniewski Kenneth J&Crenshaw Karen A
541 213 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Young Cleola B
541 213 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Woods Dennis L&Deborah A
541 213 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Simon&Annie T
541 213 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martin Gus&Jackie
541 213 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Kevin B&Margarett
541 221 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Roberts John W Trust 08-29-01
541 221 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nieratko Norman J Trust 09-12-01
541 221 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	May Family Trust 12-27-89
541 221 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bennett James D&Delia D Revocable Trust 05-12-99

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 221 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lamprides Stephen
541 221 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lamprides Stephen
541 221 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Farias Ana L A Revocable Trust 07-18-05
541 221 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Trahan Steven
541 221 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Karp Family Living Trust 08-11-03
541 221 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Torres Eduardo
541 221 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Harriman Robert A&Laura A
541 221 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Harriman Robert A&Laura A
541 221 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Josue&Laura
541 221 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mclaurin Marva K Trust 07-15-14
541 221 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lamprides Stephen C
541 221 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stansberry Earl&Irene J
541 221 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garzon Gilbert G
541 221 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Banks Maxine Est Of
541 222 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Gloria A
541 222 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arias Arturo V
541 222 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Castillo Jose
541 222 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Shipley Willie C Jr Est Of
541 222 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	White Barbara J
541 222 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Briceno Jose A
541 222 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Thompson Nianza D Revocable Trust 01-17-13
541 222 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hicks Era M
541 222 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fuller Julius J
541 222 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Romo Francisco J&Teresa
541 222 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bovee Robyn R Tr
541 222 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lemley Michael D&Kathy Trs
541 222 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bevelyn Freddie&Patricia W
541 222 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Virginia <Le> Williams Benet
541 222 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Eastman Donald R&Jennifer J
541 223 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Lee W&Catherine
541 223 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Espinoza Adan&Villasenor Maria S
541 223 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cass Alan R&Frances L
541 223 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hill Nancy M
541 223 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lopez Clara F
541 223 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	White Nedra
541 223 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hakenisso Tilahun M&Gebere Tsehay K
541 223 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kaschade Thomas M&Matlock Jennifer C
541 223 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Montesinos Israel&Claudia B
541 223 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brown Phillip W
541 223 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baez Guillermo T&Martha E
541 223 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bende Saskia A
541 223 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phillips Bobby R&Darlene J
541 223 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Coronado Guadalupe
541 223 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bernal Juan M&Helen
541 223 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guillen Sergio M&Elvira
541 223 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Khamphoumy Pete&Lakonsy
541 223 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wright Lee W&Catherine
541 231 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ellis Victor L
541 231 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hurst Kristen L
541 231 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Thuan D&Duong Thu T

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 231 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vortmann William R
541 231 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Armas Rosangel C
541 231 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Inter Vivos Trust 10-15-01
541 231 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cervantes Veronica
541 231 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Juvenal&Gonzalez Rufina
541 231 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guidry Sherry L
541 231 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Holly Willie J
541 231 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cerda Marcos A&Maria R
541 231 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Jesus&Ana R
541 231 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living Trust 11-29-00
541 231 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living 2000 Trust 11-29-00
541 231 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Chris L Family Living Trust 11-29-00
541 231 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Frost Juddson&Christiana
541 231 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hurd Matthew P
541 231 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Holman Richard
541 232 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sepich Mary Revocable Trust 11-08-96
541 232 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dang Hang T
541 232 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Delacruz Joseph S&Maria D J
541 232 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Castro Erminio O Est Of
541 232 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Antwine Lencie
541 232 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Magos Cecilia L Trust
541 232 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morales Martin
541 232 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Richeson Robert J
541 232 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Spear Andrew K
541 232 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Clark George G Iii&Roana D
541 232 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Bertha G Living Trust 06-23-05
541 232 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lantigua Elvin E
541 232 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Milacek Leslie J&Bow H
541 232 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moranville Family Exemption Trust 03-07-95
541 232 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Manzo Pedro M
541 232 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Farmer Marvin
541 232 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Billy&Florence
541 232 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gaspard Gerard K
541 233 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	P G I Investments Llc
541 233 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martinez Israel&Emma S
541 233 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moreno Olga Family Trust
541 234 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Denny Robert L
541 234 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gingerich James
541 234 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ancho Kristoffer A
541 234 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Voisard James
541 234 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Manzanero Alberto&Carmen
541 234 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramos Luis Jr
541 234 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Marcom Lloyd G
541 235 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Leger Kelly S
541 235 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Minor-Honore Lori A Trust 08-26-10
541 235 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Granville Pearl L Tr
541 235 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nafis Christopher&Pitney Rachel
541 235 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valderrama Tomas&Arciniaga Lorena
541 235 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cardenas Gilberto
541 235 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gutierrez Juan&Silvia

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 235 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valencia Jose
541 235 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mendez Juan X&Martha P
541 235 10 00	9.57	1	EXE	0.00	0.00	\$18.94	\$0.00	San Diego Unified School District
541 310 02 00	0.37	1	DRET	30.00	11.10	\$18.94	\$210.22	Kidanemariam Daniel&Tigist
541 310 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ibarra Maria L
541 310 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lucas Juan S
541 310 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Castillo Kimberly
541 310 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Robert E&Kari
541 310 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Duprat Family Trust 04-11-15
541 310 12 00	1.19	1	DRET	30.00	35.70	\$18.94	\$676.16	Abdulmeseh Saieb
541 310 13 00	0.24	1	DRET	30.00	7.20	\$18.94	\$136.36	Burma Family Trust 11-22-14
541 320 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Federal National Mortgage Assn
541 320 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gaspar Family Trust 08-17-92
541 320 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fuller Jimmy L&Glen D
541 320 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tovar Esteban
541 320 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Korzeniowski Stanislaw W Separate Property Trust 11-2
541 320 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Stephen Weldon
541 320 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Porter Jennifer
541 320 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chavis Roy B&Theresa M
541 320 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morgan Carolyn T
541 320 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hill A-Lan Trust
541 320 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Concha Elizabeth
541 320 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Lillie R
541 320 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Curtin Doris M
541 320 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Alexander Carrie L
541 320 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Fuller-Fabien Melba L
541 320 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Do Huong Duc
541 320 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Christian Julia I
541 320 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hampton Janice M
541 320 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cruz Maricela
541 320 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brunelle Aaron
541 320 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilhite Breanna M
541 320 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mendoza Cristina R
541 330 01 00	0.12	1	DRET	30.00	3.60	\$18.94	\$68.18	Somo Adel H&Muntaha B
541 330 02 00	0.30	1	DRET	30.00	9.00	\$18.94	\$170.46	Pike Barbara L 2004 Trust 07-07-04
541 330 03 00	0.25	1	DRET	30.00	7.50	\$18.94	\$142.04	Pake Barbara L 2004 Trust 07-07-04
541 330 04 00	0.73	1	DRET	30.00	21.90	\$18.94	\$414.78	Hallak Family Trust 11-20-02
541 330 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rojas Azucena
541 330 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gomez Conrad&Irma
541 330 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguilera Eduardo A&Pake Sandra D
541 330 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Bettie Family Trust 04-28-11
541 330 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Family Trust 2 09-21-10
541 330 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peralta Rosa M
541 330 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soto Jose A Jr&Rochin-Soto Isabel
541 330 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Gena E
541 330 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Medina Juvenal
541 330 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baslee Belinda C
541 330 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chiappone Revocable 2007 Trust 10-04-07
541 330 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chiappone Revocable 2007 Trust 10-04-07
541 330 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wylie Family Trust 01-21-05

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 330 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Defruiter Family Trust 12-09-05
541 330 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 330 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 330 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	George Aaron Sr
541 330 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bugg Almon D&Virginia L
541 330 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rodriguez Lucio C&Cuevas Rosalinda S
541 330 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Berry Daniel
541 330 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Jesus D L L&Delaluz Maria E M
541 330 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguirre Juan Jr&Lorena
541 340 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kaye Gerald Q Revocable Trust 06-24-92
541 340 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Candler Family Trust 04-07-03
541 340 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Walton Granville H&Hanson Adrienne Living Trust 01-14
541 340 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Conley Don&Barbra E
541 340 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Suarez Family 2005 Trust 07-06-05
541 340 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Juan R
541 340 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Barbara L 2004 Trust 07-07-04
541 340 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Quinn Norman W
541 340 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ruiz Rita
541 340 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lozano Prisma P
541 340 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carroll Family Trust 08-27-09
541 340 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Deleon Manuel A Jr
541 340 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Marzell
541 340 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Juan&Delia Revocable Trust 06-19-15
541 340 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguirre Isabel 2015 Revocable Trust 03-27-15
541 340 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	California Housing Finance Agency
541 340 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguinaga Angelina G
541 340 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Natalia
541 340 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Viriyavong Kevin
541 340 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lam Kevin Duc&Thiendi Hoang
541 340 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Saucedo Manuel L
541 340 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pake Frank W&Johanna
541 351 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Edward C
541 351 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hamilton Garnett A
541 351 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Donovan Kristina G
541 351 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Family Revocable Trust 07-16-02
541 351 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Webb Dennis R
541 351 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Edwards Linda
541 351 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Duran Allison
541 351 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Reynoso Daniel A
541 351 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Olmos Fernando
541 351 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Steele Marcus&Kristin
541 351 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salgado Maria Family Trust 10-15-03
541 351 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bevis Rosario
541 351 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Law Ian
541 351 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peace Shirley A Living Trust 04-10-05
541 352 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Estrada Family Trust 07-10-13
541 352 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moreau Steve
541 352 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cuevas Enrique Est Of
541 352 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jeffers Joseph&Mongrue Lethien
541 352 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ventura Family Revocable Trust 07-09-02

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 352 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hernandez Rogelio
541 352 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Andres V
541 352 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Parra Miguel A
541 352 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cisneros Renzo E
541 352 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cisneros Olga J Separate Property Trust 02-23-06
541 352 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Peace Daphne M
541 352 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cartwright Thomas
541 352 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Alejandrino Sherwin&Katherine
541 352 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ortiz Living Trust 04-16-07
541 352 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Walker Maria R
541 352 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Okino Takara&Loreta
541 352 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cibrian Jorge&Virginia
541 352 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Orser Michael&Annette N
541 352 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kress Kerri E
541 352 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	C A H 2014-2 Borrower Llc
541 352 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hubert Gary M&Latrice M
541 352 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Marco&Flora L
541 352 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonzalez Jose
541 352 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sayaseng Viravanh
541 352 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carbajal Manuel
541 352 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Falcon Mitchel&Maribel
541 352 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pastenes Heliodoro
541 352 28 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	C A H 2014-2 Borrower Llc
541 352 29 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gold Cardie M
541 352 30 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cooper Frederick S
541 352 31 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Angello Michael M
541 352 32 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Boyd Arthur A
541 352 33 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tucker Mary S Family Trust
541 352 34 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Marie J 2014 Trust 08-19-14
541 352 35 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rivas Alfonso&Maria L C D
541 352 36 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ford Living Trust
541 352 37 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Aguiar Family Trust 05-03-90
541 352 38 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hunter Norvel
541 352 39 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Spence Ronald L
541 352 40 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	King Oscar
541 352 41 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chuza L L C
541 352 42 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lilleberg Ann L
541 352 43 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dominguez Moises M
541 352 44 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rivas Manuel&Piedad
541 352 45 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Senteno Gregory V Tr
541 352 46 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chodil Judith J&Dworniczak Joseph Jr Revocable Living
541 352 47 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Royal William R
541 352 48 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salazar Alfredo&Joanna
541 352 49 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rea Amadeo M D
541 352 50 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flores Cesar L
541 352 51 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Hung Manh
541 352 52 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Upchurch Robert S
541 352 53 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Candler Family Trust 04-07-03
541 352 54 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arroyo Habacuc&Martinez Darivelia
541 352 55 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lackey Terry

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
541 352 56 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cortes Luis
541 352 57 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Buncom Sarah J Est Of
541 352 58 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mack Ann E
541 353 01 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Miles Elbert Family Trust 08-11-97
541 353 01 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Martinez Irma Y G
541 353 01 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Castillo Cesar G&Moreno-Gomez Alicia
541 353 01 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Eduardo&Elia
541 353 01 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Salvador&Maria
541 353 01 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Reyes Salvador V
541 353 02 00	10.00	1	DAPT	0.70	7.00	\$18.94	\$132.58	542 Main St L L C
541 353 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Valle Francisca A
541 353 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lopez Chiara E
541 353 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Delfin Reyes&Adata Santos M D L A
541 353 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramos Isidro R
541 353 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vanhouten Norma M
541 353 13 00	0.13	1	EXE	0.00	0.00	\$18.94	\$0.00	Mount Olive Church Of God In Christ Of San Diego Calif
541 353 14 00	0.44	1	EXE	0.00	0.00	\$18.94	\$0.00	Mount Olive Church Of God In Christ Of San Diego Calif
541 353 15 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Mt Olive Church Of God In Christ
542 180 41 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lewis William E
542 180 42 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tims Patricia G
542 180 43 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Watson Leonard Jr&Beverly A
542 180 44 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kamatoy Proculo A&Marie C <Dva>
542 180 45 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nichols Margaret G 2002 Trust 05-09-02
542 180 46 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cole Francis J Tr (Dcsd)
542 180 47 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cerda David R
542 180 48 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kushnir Yaroslav&Suzanne M
542 180 49 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kushnir Yaroslav&Suzanne M
542 251 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gardner Conrad&Dorothy R Family Trust 09-20-02
542 251 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Link Coty D
542 251 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Federal National Mortgage Assn
542 251 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vo Phung
542 251 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Williams Monet
542 251 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baby Jack Trust 12-10-15
542 251 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tottress Elvert L
542 251 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lemar Trust 03-22-00
542 251 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sullivan William D&Jodi
542 261 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Camper Irrevocable Trust 01-17-13
542 262 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Calderon Jose L
542 262 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vargas Trust 10-22-86
542 262 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hardy Anthony T
542 262 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jones John S&Bobbie A
542 262 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jefferson Family Trust 04-09-96
542 262 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bowden Patricia A
542 262 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Edward&Gracelia Family Trust 04-12-13
542 262 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Coons Geraldine
542 262 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hickman Margaretta M Family Trust 01-14-99
542 262 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mai Rocky&Dinh Thienmy Thi
542 262 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Huynh Vinny D&Holly
542 262 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Oscar Jaimes 2013 Trust
542 262 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ramirez Alicia C

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
542 262 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Adams Mary E Trust 08-24-04
542 262 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bannister Louis
542 262 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sierra Raul S&Maria G
542 262 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lang Nathania D
542 262 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Scott Monica
542 262 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Jose&Teresa
542 262 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Danny
542 262 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Thinh Duc&Ngoc Bich T
542 262 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Saint Guadalupe L
542 262 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Anderson Bonnie J Trust 01-13-09
542 262 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Langston Family Trust 01-03-01
542 262 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Walker Family Trust
542 262 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Miller Roy L&Jessie R
542 262 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Avitia Francisco B
542 262 28 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Graham Thomas J&Barbara R
542 262 29 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jona Investments Llc
542 262 30 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Robinson Family Trust 04-02-91
542 262 31 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Madrueno Family Trust 03-10-08
542 262 32 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bui Minh Quang&Nguyen Jen
542 262 33 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Todd Doris
542 262 34 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lee Danny&Truong Anh Ngoc
542 262 35 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Phillips Family Trust 02-16-01
542 263 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pecht Brian
542 263 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Agnes L Tr
542 263 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Jacqueline S
542 263 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Grimes Gloria J
542 263 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rostro Enrique
542 263 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lorea Chad
542 263 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jones Beatrice Tr
542 263 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jimenez Jesus Z&Herrera Juana C
542 263 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flournoy Harthorne Sr&Ester
542 263 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Coldicutt Andrew T
542 263 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Overton Usher Jr&Fernna J
542 263 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arce Tomas&Maria
542 263 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Zequeida Alfredo G
542 263 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Yambao Angelo S&Jorie O
542 263 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Macias Gloria C
542 281 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Francis Gloria T Trust 07-20-94
542 281 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Calaway Samuel J&Claire
542 281 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smallwood Richard G
542 281 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Torres Gabriel A&Gonzalez Narda A M
542 281 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guillory Steven H&Sharon A
542 281 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hawkins Fred L Family Trust 07-06-05
542 281 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Flores Maria G
542 281 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ulloa Ventura A
542 281 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Godinez Miguel&Mayra
542 281 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chandler Robert M&Dolores M
542 281 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Zamudio John
542 281 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rios Jose A&Simona
542 281 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Todd Christopher&Michelle

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Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
542 281 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Younger Wanda M <Aka Younger-Brockman Wanda>
542 281 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Amick Michael F Separate Property Trust 07-03-07 Et Al
542 281 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Huynh Duc Van
542 281 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Robert J Sr&Earline P Revocable Living Trust 07-
542 281 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Maison Beverly E
542 281 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Vu Family Trust 09-25-06
542 281 27 00	0.68	1	DRET	30.00	20.40	\$18.94	\$386.38	Bronstones Inc
542 281 28 00	1.71	1	DRET	30.00	51.30	\$18.94	\$971.62	Euclid Plaza Center Llc
542 281 29 00	0.38	1	DRET	30.00	11.40	\$18.94	\$215.92	Euclid Plaza Center Llc
542 282 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martinez Patricia
542 282 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lieu Kien
542 282 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Green Family Trust 03-13-03
542 282 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilder Family Trust 04-15-11
542 282 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Xiengmay Luke&Sandra
542 282 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Serrano David M
542 283 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Behlman Mary Trust 09-09-14
542 283 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soto Carlos&Hilda
542 283 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Murphy Patricia L
542 283 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Soliz Ramon&Anastacia
542 283 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bermudez Fernando&Rosario P
542 283 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Campos Martin&Rosa M
542 283 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Martinez Bernabe
542 283 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Smith Richard D Jr&Ildeliza
542 283 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ertz Kris
542 283 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bailey Shaun L
542 283 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ha Ma Ly&Nguyen Ly Van
542 283 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morales Martha Revocable Living 2013 Trust 06-13-13
542 340 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Carter Lorenza
542 340 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Weise Spencer G&Tablas-Weise Sonya
542 340 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Langston Naomi
542 340 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Salgado Luis A
542 340 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Robinson Lynda
542 340 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pham Hien&Dinh Amy Thien Anh
542 340 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Augeszell Y
542 340 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Crepeau Philip&Bianchini Janet E
542 340 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilkes Arthur L&Millie J
542 340 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Osuna Edward&Maria I
542 340 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Garcia Paul J&Esther M
542 340 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Prescott Clinton D&Petra L
542 340 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hunter Norvel
542 340 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Mai Anh
542 340 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Anglemyer Michael D
542 340 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Steele Martin B&Renee J
542 340 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Josue&Laura J
542 340 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nailon Fern
542 340 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Asero Erick R
542 340 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nelson Stuart&Vandeventer Jenny
542 340 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Laphen Amanda M
542 340 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Williams Derry&Cheryl L
542 340 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pierce Inter Vivos Bypass Trust

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Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
542 340 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Henry R B li
542 340 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Doucette Clarence
542 340 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tran Tien&Lu Dao
542 340 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wilkins Everyday&Jacqueline Living Trust 01-19-14
542 350 05 00	2.05	1	DRET	30.00	61.50	\$18.94	\$1,164.80	Federal Boulevard L L C
542 350 06 00	0.92	1	DRET	30.00	27.60	\$18.94	\$522.74	Federal Boulevard L L C
542 350 12 00	0.58	1	DRET	30.00	17.40	\$18.94	\$329.56	Ragsdale Hartwell W Iii
542 350 14 00	0.48	1	DRET	30.00	14.40	\$18.94	\$272.74	Demers Investments L P
542 350 15 00	0.69	1	DRET	30.00	20.70	\$18.94	\$392.06	Demers Investments L P
542 350 17 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Smith Independance G
542 350 17 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Arredondo Roberto C
542 350 17 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Gomes Mario&Norma L
542 350 17 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lichty Frances S Trust
542 350 17 07	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	San Diego Financial Services Inc
542 350 17 08	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 09	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Barron Irene
542 350 17 10	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Sekandar Salim
542 350 17 11	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 12	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Salgado Jose R S&Morillon Socorro S
542 350 17 13	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 14	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 17 15	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Lynsig Inc
542 350 18 00	0.23	1	DRET	30.00	6.90	\$18.94	\$130.68	Velasquez Greg R&Cynthia L
542 350 19 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Our Redeemer Lutheran Church
542 350 20 01	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M C Investment Partners L L C
542 350 20 02	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Boson David
542 350 20 03	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Boecher Marylin M Separate Property Trust 12-18-08
542 350 20 04	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Neto Lazaro
542 350 20 05	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M E W Properties L L C
542 350 20 06	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	E L H Investors-1 L L C
542 350 20 07	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Neto Lazaro
542 350 20 08	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Alexander Zohra Family Trust 04-30-04
542 350 20 09	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M E W I I Properties Llc
542 350 20 10	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Alatorredehijar Miguel A
542 350 20 11	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Neto Leticia
542 350 20 12	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Rusneac Ioan&Anica
542 350 20 13	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M&J Revocable Trust 07-02-98
542 350 20 14	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Siadat Soufi
542 350 20 15	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Cook Fe N G
542 350 20 16	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	E L H Investors 1 L L C
542 350 20 17	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	King Court Condominium Assn
542 350 20 18	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Mc Investment Partners L L C
542 350 20 19	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Ramos Consuelo
542 350 20 20	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	M E W Properties L L C
542 350 20 21	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Maldonado Raul&Lupe F
542 350 20 22	1.00	1	DCND	0.70	0.70	\$18.94	\$13.26	Desta Solomon
542 350 21 00	2.76	1	R1-5000	8.70	24.01	\$18.94	\$454.78	Eretz B S D Properties L L C
542 350 22 00	58.00	1	DAPT	0.70	40.60	\$18.94	\$768.96	T A C H S Reverend Glenn Allison Apartments L L C

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
542 370 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Schindler Shane D&Will Neiko M
542 370 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Willis Ruth B
542 370 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tom Nguay G
542 370 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Dominquez Candido
542 370 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bush Family Trust 02-08-05
542 370 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Reyna Carolina
542 370 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Morris Edna M Revocable 2001 Trust
542 370 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Joyce Joseph J Revocable Separate Property Trust 04-1
542 370 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Eisele Gail E
542 370 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rasavong Anolack J
542 370 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Addison Shirley P
542 370 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Reed Adlean A Est Of
542 370 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Head Bloneva Family Trust 03-11-98
542 370 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Taylor Glenda Revocable Trust 01-17-14
542 370 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Killips Marianne L Trust 05-14-15
542 370 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hawkins Fred L Family Trust 07-06-05
542 370 17 00	15.00	1	DCND	0.70	10.50	\$18.94	\$198.86	Idlebird Lori J Trust
542 370 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sanchez Edward Trust 10-23-14
542 370 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ray Melvin R&Josie L Revocable Trust 08-18-04
542 370 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Michelle Trinh
542 370 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Louangrath Phakham
542 370 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jackson Beverly J
542 370 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Jarrett John&Ruthora
542 370 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Leyva Family Living Trust
542 370 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Blevins Tammy
542 390 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Brown Dorothy
542 390 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Guerrero B Ricardo&Minerva
542 390 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Galan Rosemary M
542 390 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hernandez Family Trust 07-26-01
542 390 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gustave Annaluisa M
542 390 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sourinphoumy Prunier&Nang
542 390 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Kelly Sarah
542 390 10 00	2.92	1	R1-5000	8.70	25.40	\$18.94	\$481.14	Yasuda Ken
542 390 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rodriguez Fidel&Isabel V
542 390 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wallace Reynard R
542 390 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Banks Ramona
542 390 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Miller James L
542 390 18 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Siyum Wolde M&Dinku Eyerusalem
542 390 19 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Higgs Alicia M
542 390 20 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Conwright Henry E&Lorieta D
542 390 21 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gamet Steven P&Stacey L
542 390 22 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Revocable Trust 09-19-07
542 390 23 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ross Revocable Trust 09-19-07
542 390 24 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Tamayo Rafael D
542 390 25 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Harris Eddie L&Gloria J
542 390 26 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pineda Juan J&Teresa N
542 390 27 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nunez Enrique
542 401 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Chapman Leana Inter Vivos Revocable Trust
542 401 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Trinh Dang L
542 401 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Cedillo Juan&Maria

EXHIBIT C - Assessment Roll (Fiscal Year 2017)
Webster - Federal Boulevard Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2017 ⁽²⁾ Assessment	Owner Name
542 401 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Nguyen Family Trust 01-07-05
542 401 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Som Ratty C&Marilyn S
542 401 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lam Long Senh
542 401 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	1562 Altadena Llc
542 401 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	General Direct Enterprises
542 401 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Richard
542 401 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Hardy Ida M
542 401 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Arthur Onie M Trust
542 401 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Montoya Oscar A
542 401 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Deleon Nelson&Elsita
542 401 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Rowden John R&Jarvie L
542 401 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lanznaster Dante
542 401 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Johnson Benjamin N
542 401 17 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Bolden Family Trust 12-12-03
542 402 01 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Lopez Miguel A
542 402 02 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Baker William L
542 402 03 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gonder Phillip A
542 402 04 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Five Zero Five Five Lyon Street Trust 03-08-2012
542 402 05 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	R E M B L L C
542 402 06 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Escobedo Victor&Margarita
542 402 07 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Henby Sean M&Deanna M
542 402 08 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Scott Ciara L Living Trust 12-28-13
542 402 09 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Sandoval Esther
542 402 10 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Moore Elizabeth A
542 402 11 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Ayala Maria S
542 402 12 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	L B Three L L C
542 402 13 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Pham Trinh Huu&Lai Ngoc Thu Thi
542 402 14 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Diaz Jesus A&Zobeida
542 402 15 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Gatson Michal R
542 402 16 00	1.00	1	DSFD	1.00	1.00	\$18.94	\$18.94	Wylie Family Trust 01-21-05
542 403 01 00	0.86	1	DRET	30.00	25.80	\$18.94	\$488.64	Federal Boulevard L L C
542 420 07 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	Pilgrim Progressive Baptist Church
542 420 08 00	1.00	1	DREL	1.00	1.00	\$18.94	\$18.94	People'S Church San Diego

TOTAL	-	-	-	-	1,006.02	-	\$19,054	
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⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.

⁽²⁾ FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017.