



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

OTAY INTERNATIONAL CENTER 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.

P.O. Box 22370

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May 2015

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
District 6

Scott Sherman
District 7

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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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Expenses, Revenues & Reserves
- Exhibit C: Assessment Roll

Assessment Engineer's Report Otay International Center Maintenance Assessment District

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 OTAY INTERNATIONAL CENTER 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.

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



Executive Summary

Project: Otay International Center
 Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

| | FY 2015 | FY 2016 ⁽¹⁾ | Maximum ⁽²⁾ Authorized |
|------------------------------------|----------------|-------------------------------|--|
| Total Parcels Assessed: | 246 | 252 | -- |
| Total Estimated Assessment: | \$350,730 | \$350,748 | -- |
| Total Number of EBUs: | 4,031.38 | 4,031.59 | -- |
| Assessment per EBU: | \$87.00 | \$87.00 | \$95.15 ⁽³⁾ |

⁽¹⁾ 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 EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

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

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

District History: The District was established in July 1994 to provide for the maintenance of specific streetscapes and landscaped center medians. In 2000, the District was reformed to allow for an increase in the overall assessment, with additional provisions for annual cost-indexing in accordance with Proposition 218 requirements.

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.



Background

The Otay International Center Maintenance Assessment District (District) was established in July 1994. The District provides for the maintenance of streetscapes and landscaped center medians along major arterial streets and the corridors along State Route 905 from the north end of the Otay International Center project to the border station property.

In 2000, the City of San Diego (City) retained Boyle Engineering Corporation to prepare an Assessment Engineer's Report for the re-engineering of the Otay International Center Maintenance Assessment District (District). The District was re-engineered in order to allow for an increase in the overall assessment (with additional provisions for annual cost-indexing) in accordance with Proposition 218 requirements. The Assessment Engineer's Report was approved and assessments confirmed in Fiscal Year 2001.

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), 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 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.

District Boundary

The Boundary Map and Assessment Diagram for the Otay International Center Maintenance Assessment 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. A reduced copy of the Boundary Map and Assessment Diagram is depicted in **Exhibit A**.

Project Description

The project to be funded by the proposed assessments is the maintenance of specified streetscapes and landscaped medians. The District provides for the maintenance of streetscapes and landscaped center medians along major arterial streets and the corridors within the District. The improvements include parkway landscaping along Paseo Internacional (State Route 905) from the U.S. Customs Station to Airway Road, and landscaped and hardscaped medians along Siempre Viva Road from Harvest Road to Enrico Fermi Drive. The District has experienced a temporary reduction in maintenance activities due to the widening of State Route 905 (for Fiscal Years 2004 and 2005).

Maintenance activities include, but are not limited to, turf mowing, edging and aeration, irrigation, revegetation and replacement of damaged plant material, tree and bush trimming, fertilizing, weeding, ongoing inspection, and repairs.

The engineering drawings for the improvements to be maintained by the District are on file at Maps and Records in the Development Services Department and are incorporated herein by reference. The improvements and services 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/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 annual contributions from the



Gas Tax Fund for median maintenance (28.34¢ per square foot of landscaped median and 5.79¢ 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 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 15.1% 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 15.1% 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 2016 annual expenses, revenues, reserves, and assessments (provided by the City) are included as **Exhibit B** hereto. Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time.

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. 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 2001, 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 2001 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), 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%.

Method of Apportionment

Estimated Benefit of 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 and urban design features. The improvements being maintained by this District are consistent with the plans' goals for safety and pleasing aesthetics.



Apportionment Methodology

The total maintenance assessment for a given parcel is equal to the parcel's total equivalent benefit units (EBUs) multiplied by the unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Cost Per EBU}$$

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

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

Each of these factors is discussed below.

Land Use Factor

Since the improvements to be maintained by the District are primarily associated with the Transportation Element of the City's General Plan and local Community Plan, trip generation rates for various land use categories (as previously established by the City's Transportation Planning Section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates strictly address only vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

The special benefits of the improvements maintained by the District are linked to trip generation primarily by the public safety and aesthetic enhancement enjoyed by travelers through the community. Trip generation rates provide the required nexus and basis for assigning ratios of maximum potential benefit to the various land use/zoning classifications as defined by the City's Municipal Code.

Land use/zoning classifications have been grouped with average trip generation rates assigned to establish the Land Use Factors as shown in **Table 1**.



TABLE 1: Land Use Factors

| Land Use/Zoning | Code | Land Use Factor |
|-------------------------|-------------|------------------------|
| Commercial | COM | 45.0 per acre |
| Hotel | HTL | 15.0 per acre |
| Industrial | IND | 15.0 per acre |
| Open Space (designated) | OSP | 0.0 per acre |
| Street/Roadway | STR | 0.0 per acre |
| Utility Facility | UTL | 3.0 per acre |

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero. Therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

Benefit Factor

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

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of District improvements considered may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity, and recreational potential. As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements maintained.



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

TABLE 2: Benefit Factors by Land Use

| Land Use/Zoning | Public Safety (max. 0.4) | Aesthetics (max. 0.6) | Composite Benefit Factor (max. 1.0) |
|-------------------------|-----------------------------|--------------------------|--|
| Commercial | 0.4 | 0.3 | 0.7 |
| Hotel | 0.4 | 0.3 | 0.7 |
| Industrial | 0.4 | 0.3 | 0.7 |
| Open Space (designated) | 0.4 | 0.0 | 0.4 |
| Street/Roadway | 0.4 | 0.0 | 0.4 |
| Utility Facility | 0.4 | 0.0 | 0.4 |

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

Aesthetics. The degree of benefit received from the aesthetic qualities of landscaped medians and streetscapes maintained by the District varies among land use categories. Lands in the Open Space and Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as enhanced aesthetic quality of other lands in the vicinity does not affect their function, use, or value.

Unit Assessment Rates

The unit assessment rate for maintenance (unit cost per EBU) is equal to the total maintenance cost divided by the total EBUs:

| |
|--|
| $\text{Unit Cost Per EBU} = \text{Total Maintenance Cost} / \text{Total EBUs}$ |
|--|

As described above, the total assessment assigned to each parcel has been calculated based on the preceding factors.



Sample Calculations

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

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

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

- **1/2-acre Commercial Property**
EBUs = 0.50 acres x 45.00 x 0.70 = 15.75 EBUs
- **1-acre Industrial Property**
EBUs = 1.00 acres x 15.0 x 0.70 = 10.50 EBUs
- **1-acre Hotel Property**
EBUs = 1.00 acres x 15.00 x 0.70 = 10.50 EBUs

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

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

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



Summary Results

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

An estimate of the maintenance costs associated with District improvements is shown in **Exhibit B**.

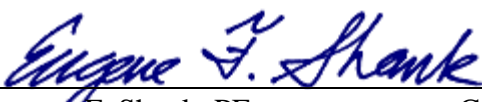
The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2016 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).

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.

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.

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

EXHIBIT A



BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2000.

PREPARED BY:
BOYLE ENGINEERING CORPORATION
 7807 Conroy Court, Suite 200, San Diego, California 92111 (658) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE OTAY INTERNATIONAL CENTER MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 2000, BY ITS RESOLUTION NO. _____.

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

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 2000. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE ____ DAY OF _____, 2000. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

LEGEND:

- District Boundary
- Improvement Locations
- Parcel Lines



**CITY OF
SAN DIEGO**

**OTAY INTERNATIONAL CENTER
MAINTENANCE ASSESSMENT DISTRICT**

W.O. DATE: MAY 2000 REVS:

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
Otay International Center Maintenance Assessment District
Fund 200058**

| | FY 2014 | FY 2015 | FY 2016 |
|--|---------------------------|----------------------|----------------------|
| | Unaudited Actuals | Estimate | Proposed |
| <u>District Costs</u> | | | |
| Contract Services | | | |
| Landscaping Services - <u>Contract Expires: 12/31/16</u> (512134A) | \$ 165,896.34 | \$ 184,319.00 | \$ 186,719.00 |
| Airway & SR 905 Project (Otay Water District) (512134F) | \$ - | \$ - | \$ 10,000.00 |
| Airway & SR 905 Project (Landscape) (512134G) | \$ - | \$ - | \$ 75,000.00 |
| Landscape Architect Services - Steve Hare (512001) | \$ 2,845.00 | \$ 9,000.00 | \$ 9,000.00 |
| Tree Trimming (512197) | \$ 16,080.00 | \$ 18,000.00 | \$ 18,000.00 |
| Supplies | | | |
| Garden Nursery Stock and Mulch (511028, 511069) | \$ (10.00) ⁽¹⁾ | \$ 3,000.00 | \$ 3,000.00 |
| Locks/Security Hardware (511087) | \$ - | \$ 85.00 | \$ 85.00 |
| .60 Full-Time Equivalent/Grounds Maintenance Manager | \$ 64,414.00 | \$ 69,459.00 | \$ 68,196.00 |
| Special Districts Administration (516024A) | \$ 24,320.00 | \$ 29,449.00 | \$ 29,449.00 |
| Vehicle Usage & Assignment (516024B) | \$ 4,390.00 | \$ 4,664.00 | \$ 4,897.00 |
| Water / Storm Drain / Electrical (514100, 514104, 514105) | \$ 49,799.32 | \$ 52,797.00 | \$ 53,561.00 |
| Total Costs | \$ 327,734.66 | \$ 370,773.00 | \$ 457,907.00 |
| TOTAL EXPENSE | \$ 327,734.66 | \$ 370,773.00 | \$ 457,907.00 |
| <u>District Revenues</u> | | | |
| Special Assessments (411005 - 412005) | \$ 337,939.74 | \$ 350,730.00 | \$ 350,747.82 |
| Interest (418001) | \$ 636.48 | \$ 600.00 | \$ 600.00 |
| City Contributions ⁽²⁾ | | | |
| Gas Tax | \$ 11,460.00 | \$ 13,652.00 | \$ 14,906.00 |
| General Benefit Offset (15.1%) | \$ - | \$ 55,986.72 | \$ 51,341.00 |
| TOTAL REVENUE | \$ 350,036.22 | \$ 420,968.72 | \$ 417,594.82 |
| <u>District Reserves</u> | | | |
| Beginning Fund Balance | \$ 150,024.55 | \$ 172,326.11 | \$ 222,521.83 |
| Change in Fund Balance | \$ 22,302.00 | \$ 50,195.72 | \$ (40,312.18) |
| Year End Operating Reserves | \$ 172,326.55 | \$ 222,521.83 | \$ 182,209.65 |

⁽¹⁾ A \$10 credit was received for mulch services.

⁽²⁾ City Contributions are subject to change each year pending City Council's approval.

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 XIII D 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 benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. 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 & Assessment Diagram 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 13, 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)
Otay International Center Maintenance Assessment District

| Parcel Number | Acres/ Units ⁽¹⁾ | Land Use ⁽²⁾ | Assessment Factors | | Total EBUs | Unit Cost (\$/Ebu) | FY 2016 ⁽⁴⁾ Assessment | Owner Name |
|---------------|-----------------------------|-------------------------|-------------------------|------------------------|------------|--------------------|-----------------------------------|---|
| | | | Land Use ⁽²⁾ | Benefit ⁽³⁾ | | | | |
| 646 141 05 00 | 4.77 | IND | 15.00 | 0.70 | 50.09 | \$87.00 | \$4,357.40 | Otay Investors Group |
| 646 141 08 00 | 1.97 | IND | 15.00 | 0.70 | 20.69 | \$87.00 | \$1,799.60 | Yu Family Trust |
| 646 141 13 00 | 0.45 | IND | 15.00 | 0.70 | 4.73 | \$87.00 | \$411.08 | Raub Enterprises L L C |
| 646 141 14 00 | 2.11 | IND | 15.00 | 0.70 | 22.16 | \$87.00 | \$1,927.48 | Harvest Road Ltd |
| 646 141 15 00 | 1.35 | IND | 15.00 | 0.70 | 14.18 | \$87.00 | \$1,233.22 | S R I Land Co L L C |
| 646 141 16 00 | 1.28 | IND | 15.00 | 0.70 | 13.44 | \$87.00 | \$1,169.28 | Otay Crossing Self Storage L L C |
| 646 141 25 00 | 1.34 | IND | 15.00 | 0.70 | 14.07 | \$87.00 | \$1,224.08 | Lozano Ernesto Living Trust 10-22-10 |
| 646 141 26 00 | 1.13 | IND | 15.00 | 0.70 | 11.87 | \$87.00 | \$1,032.26 | Salcedo Investments Inc |
| 646 141 27 00 | 1.11 | IND | 15.00 | 0.70 | 11.66 | \$87.00 | \$1,013.98 | Amistad Park Development Inc |
| 646 141 28 00 | 2.34 | IND | 15.00 | 0.70 | 24.57 | \$87.00 | \$2,137.58 | Mobile Home Acceptance Corp |
| 646 141 29 00 | 0.91 | IND | 15.00 | 0.70 | 9.56 | \$87.00 | \$831.28 | Barob Group Ltd |
| 646 141 30 00 | 2.22 | IND | 15.00 | 0.70 | 23.31 | \$87.00 | \$2,027.96 | Jimenez Martha Y |
| 646 141 31 00 | 3.05 | IND | 15.00 | 0.70 | 32.03 | \$87.00 | \$2,786.18 | Otay Center Lot Lp |
| 646 141 32 00 | 2.44 | IND | 15.00 | 0.70 | 25.62 | \$87.00 | \$2,228.94 | Otay Hospitality L L C |
| 646 141 33 00 | 2.53 | HTL | 15.00 | 0.70 | 26.57 | \$87.00 | \$2,311.16 | Harion Inc |
| 646 141 34 00 | 1.37 | IND | 15.00 | 0.70 | 14.39 | \$87.00 | \$1,251.50 | Otay Crossing Rv&Boat Storage L L C |
| 646 141 35 00 | 4.08 | IND | 15.00 | 0.70 | 42.84 | \$87.00 | \$3,727.08 | Otay Crossing Self Storage L L C |
| 646 142 09 00 | 3.52 | IND | 15.00 | 0.70 | 36.96 | \$87.00 | \$3,215.52 | Las Americas Business Park L L C |
| 646 142 10 00 | 3.89 | IND | 15.00 | 0.70 | 40.85 | \$87.00 | \$3,553.52 | Las Americas Business Park L L C |
| 646 142 11 00 | 3.88 | IND | 15.00 | 0.70 | 40.74 | \$87.00 | \$3,544.38 | Las Americas Business Park L L C |
| 646 142 12 00 | 3.84 | IND | 15.00 | 0.70 | 40.32 | \$87.00 | \$3,507.84 | Las Americas Business Park L L C |
| 646 142 15 00 | 3.51 | IND | 15.00 | 0.70 | 36.86 | \$87.00 | \$3,206.38 | Wilson/Batiz Of Ca Llc |
| 646 142 16 00 | 3.45 | IND | 15.00 | 0.70 | 36.23 | \$87.00 | \$3,151.58 | Eifler Randy&Susan Revocable Trust 08-31-01 |
| 646 142 17 00 | 7.29 | IND | 15.00 | 0.70 | 76.55 | \$87.00 | \$6,659.42 | Costco Wholesale Corp |
| 646 142 18 00 | 7.44 | IND | 15.00 | 0.70 | 78.12 | \$87.00 | \$6,796.44 | Costco Wholesale Corp |
| 646 142 19 00 | 7.66 | IND | 15.00 | 0.70 | 80.43 | \$87.00 | \$6,997.40 | Pacific Rim Industrial Park Llc |
| 646 142 20 00 | 7.74 | IND | 15.00 | 0.70 | 81.27 | \$87.00 | \$7,070.48 | Pacific Rim Industrial Park Llc |
| 646 142 21 00 | 7.46 | IND | 15.00 | 0.70 | 78.33 | \$87.00 | \$6,814.70 | Hyundai Precision America Inc |
| 646 142 26 01 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 02 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 03 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 04 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 05 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Kitchen&Cabinets Supplies Inc |
| 646 142 26 06 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 07 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 08 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 09 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 10 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 11 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 12 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 13 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 14 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 15 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 16 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Amistad Otay Llc |
| 646 142 26 17 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Alatorre Federico J |
| 646 142 26 18 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 19 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 20 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Goni Investments Llc |
| 646 142 26 21 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 22 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 23 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 24 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Osdana Llc |
| 646 142 26 25 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | B 2 Holdings L L C |
| 646 142 26 26 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Parrott Investments Llc |
| 646 142 26 27 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Tortillas De Maiz Rosenda L L C |
| 646 142 26 28 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Union 5 L L C |

EXHIBIT C - Assessment Roll (Fiscal Year 2016)
Otay International Center Maintenance Assessment District

| Parcel Number | Acres/ Units ⁽¹⁾ | Land Use ⁽²⁾ | Assessment Factors | | Total EBUs | Unit Cost (\$/Ebu) | FY 2016 ⁽⁴⁾ Assessment | Owner Name |
|---------------|-----------------------------|-------------------------|-------------------------|------------------------|------------|--------------------|-----------------------------------|--------------------------------------|
| | | | Land Use ⁽²⁾ | Benefit ⁽³⁾ | | | | |
| 646 142 26 29 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Valles Jose J&Maria |
| 646 142 26 30 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Mosqueira Andres |
| 646 142 26 31 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Raub Enterprises L L C |
| 646 142 26 32 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Raub Enterprises L L C |
| 646 142 26 33 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Hubbard Carlos |
| 646 142 26 34 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Cruz Albert&Dessens Olivia M |
| 646 142 26 35 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Cruz Albert&Dessens Olivia M |
| 646 142 26 36 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Parrott Investments Llc |
| 646 142 26 37 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Hamol Biosolutions L L C |
| 646 142 26 38 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Padilla Family Trust 02-22-06 |
| 646 142 26 39 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Kimyae Moshen |
| 646 142 26 40 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | 10145 Via Amistad 16 L L C |
| 646 142 26 41 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Raub Enterprises L L C |
| 646 142 26 42 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Raub Enterprises L L C |
| 646 142 26 43 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Cruz Albert D |
| 646 142 26 44 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Cruz Albert&Dessens Olivia M |
| 646 142 26 45 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Cruz Albert&Dessens Olivia M |
| 646 142 26 46 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | B 2 Holdings L L C |
| 646 142 26 47 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Coast Commercial Brokerage |
| 646 142 26 48 | 0.12 | IND | 15.00 | 0.70 | 1.26 | \$87.00 | \$109.62 | Ctf5-Amistad Llc |
| 646 142 31 01 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | Val-Vic Enterprises Llc |
| 646 142 31 02 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 03 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 04 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 05 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 06 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 07 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 08 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 09 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | 9931 Via Delaamistad Llc |
| 646 142 31 10 | 0.27 | IND | 15.00 | 0.70 | 2.84 | \$87.00 | \$246.64 | Crown Xpress Transport |
| 646 142 32 00 | 2.00 | IND | 15.00 | 0.70 | 21.00 | \$87.00 | \$1,827.00 | Pann Family L L C |
| 646 142 38 00 | 2.86 | STR | 0.00 | 0.40 | 0.00 | \$87.00 | \$0.00 | United States Of America |
| 646 142 39 00 | 8.19 | IND | 15.00 | 0.70 | 86.00 | \$87.00 | \$7,481.56 | Otay Commercial Partners L P |
| 646 142 40 00 | 3.36 | IND | 15.00 | 0.70 | 35.28 | \$87.00 | \$3,069.36 | Otay Commercial Partners L P |
| 646 142 41 00 | 2.90 | IND | 15.00 | 0.70 | 30.45 | \$87.00 | \$2,649.14 | Homan Ii L L C |
| 646 142 42 00 | 3.55 | STR | 0.00 | 0.40 | 0.00 | \$87.00 | \$0.00 | United States Of America |
| 646 142 43 00 | 3.20 | STR | 0.00 | 0.40 | 0.00 | \$87.00 | \$0.00 | United States Of America |
| 646 142 44 00 | 3.16 | STR | 0.00 | 0.40 | 0.00 | \$87.00 | \$0.00 | United States Of America |
| 646 143 01 00 | 2.09 | IND | 15.00 | 0.70 | 21.95 | \$87.00 | \$1,909.22 | Plaza Siempre L L C |
| 646 143 02 00 | 2.27 | IND | 15.00 | 0.70 | 23.84 | \$87.00 | \$2,073.64 | Plaza Siempre L L C |
| 646 143 03 00 | 1.01 | COM | 45.00 | 0.70 | 31.82 | \$87.00 | \$2,767.90 | Otay Center Drive Inc |
| 646 143 04 00 | 0.96 | COM | 45.00 | 0.70 | 30.24 | \$87.00 | \$2,630.88 | Otay Border Partnership Lp |
| 646 143 05 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Otay Center Complex L L C |
| 646 143 06 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Otay Center Complex L L C |
| 646 143 07 00 | 0.41 | IND | 15.00 | 0.70 | 4.31 | \$87.00 | \$374.54 | Raub Enterprises L L C |
| 646 143 22 00 | 9.23 | IND | 15.00 | 0.70 | 96.92 | \$87.00 | \$8,431.60 | L I T Industrial Ltd Ptnshp |
| 646 143 23 00 | 5.88 | IND | 15.00 | 0.70 | 61.74 | \$87.00 | \$5,371.38 | Realty Associates Fund Vii L P |
| 646 143 27 00 | 2.48 | IND | 15.00 | 0.70 | 26.04 | \$87.00 | \$2,265.48 | L I T Industrial Limited Partnership |
| 646 143 28 00 | 2.61 | IND | 15.00 | 0.70 | 27.41 | \$87.00 | \$2,384.24 | L I T Industrial Limited Partnership |
| 646 143 29 00 | 2.53 | IND | 15.00 | 0.70 | 26.57 | \$87.00 | \$2,311.16 | L I T Industrial Limited Partnership |
| 646 143 30 00 | 14.68 | IND | 15.00 | 0.70 | 154.14 | \$87.00 | \$13,410.18 | L I T Industrial Limited Partnership |
| 646 143 31 00 | 3.04 | IND | 15.00 | 0.70 | 31.92 | \$87.00 | \$2,777.04 | L I T Industrial Ltd Ptnshp |
| 646 143 32 00 | 1.90 | IND | 15.00 | 0.70 | 19.95 | \$87.00 | \$1,735.64 | L I T Industrial Ltd Ptnshp |
| 646 143 33 00 | 1.69 | IND | 15.00 | 0.70 | 17.75 | \$87.00 | \$1,543.82 | L I T Industrial Ltd Ptnshp |
| 646 143 34 00 | 4.44 | IND | 15.00 | 0.70 | 46.62 | \$87.00 | \$4,055.94 | Customhouse Investors Llc |
| 646 144 01 00 | 0.72 | COM | 45.00 | 0.70 | 22.68 | \$87.00 | \$1,973.16 | P I Properties No 23 L L C |

EXHIBIT C - Assessment Roll (Fiscal Year 2016)
Otay International Center Maintenance Assessment District

| Parcel Number | Acres/ Units ⁽¹⁾ | Land Use ⁽²⁾ | Assessment Factors | | Total EBUs | Unit Cost (\$/Ebu) | FY 2016 ⁽⁴⁾ Assessment | Owner Name |
|---------------|-----------------------------|-------------------------|-------------------------|------------------------|------------|--------------------|-----------------------------------|---|
| | | | Land Use ⁽²⁾ | Benefit ⁽³⁾ | | | | |
| 646 144 02 00 | 0.69 | COM | 45.00 | 0.70 | 21.74 | \$87.00 | \$1,890.94 | P I Properties No 23 L L C |
| 646 144 05 00 | 2.50 | COM | 45.00 | 0.70 | 78.75 | \$87.00 | \$6,851.24 | P I Properties No 9 L L C |
| 646 144 07 00 | 0.76 | COM | 45.00 | 0.70 | 23.94 | \$87.00 | \$2,082.78 | Tesoro South Coast Company L L C |
| 646 144 08 00 | 0.55 | COM | 45.00 | 0.70 | 17.33 | \$87.00 | \$1,507.28 | Wells Fargo Bank |
| 646 160 01 00 | 1.02 | COM | 45.00 | 0.70 | 32.13 | \$87.00 | \$2,795.30 | Padilla Family 2006 Trust 02-22-06 |
| 646 160 02 00 | 1.01 | IND | 15.00 | 0.70 | 10.61 | \$87.00 | \$922.64 | Shermo Corp |
| 646 160 03 00 | 1.01 | IND | 15.00 | 0.70 | 10.61 | \$87.00 | \$922.64 | Nakach Family Trust 03-07-05 |
| 646 160 04 00 | 1.04 | IND | 15.00 | 0.70 | 10.92 | \$87.00 | \$950.04 | Courtney Business Center L L C |
| 646 160 07 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Guillen Juan R |
| 646 160 08 00 | 1.04 | IND | 15.00 | 0.70 | 10.92 | \$87.00 | \$950.04 | Nishiba Industries Corp |
| 646 160 09 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Cactus Road L P |
| 646 160 10 00 | 1.04 | IND | 15.00 | 0.70 | 10.92 | \$87.00 | \$950.04 | Otay Adejo Properties L L C |
| 646 160 11 00 | 1.03 | IND | 15.00 | 0.70 | 10.82 | \$87.00 | \$940.90 | T S E Marconi L L C |
| 646 160 12 00 | 1.03 | IND | 15.00 | 0.70 | 10.82 | \$87.00 | \$940.90 | T S E Marconi L L C |
| 646 160 13 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Marconi Court Partners L L C |
| 646 160 14 00 | 1.20 | IND | 15.00 | 0.70 | 12.60 | \$87.00 | \$1,096.20 | Triton Holdings L L C |
| 646 160 15 00 | 1.12 | IND | 15.00 | 0.70 | 11.76 | \$87.00 | \$1,023.12 | Kelvin Carlos Trust 10-17-12 |
| 646 160 16 00 | 0.94 | IND | 15.00 | 0.70 | 9.87 | \$87.00 | \$858.68 | L&S Americas West Two L L C |
| 646 160 17 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Bestick Inc |
| 646 160 18 00 | 1.00 | IND | 15.00 | 0.70 | 10.50 | \$87.00 | \$913.50 | Schofield Philip D Trust 04-01-67 |
| 646 160 19 00 | 1.05 | IND | 15.00 | 0.70 | 11.03 | \$87.00 | \$959.18 | Schofield Phillip Dolese Trust 4-1-1967 |
| 646 160 20 00 | 1.06 | IND | 15.00 | 0.70 | 11.13 | \$87.00 | \$968.30 | Transborder Properties L L C |
| 646 160 21 00 | 0.98 | IND | 15.00 | 0.70 | 10.29 | \$87.00 | \$895.22 | Realty Associates Fund Vii L P |
| 646 160 22 00 | 0.98 | IND | 15.00 | 0.70 | 10.29 | \$87.00 | \$895.22 | Realty Associates Fund Vii L P |
| 646 160 23 00 | 1.02 | IND | 15.00 | 0.70 | 10.71 | \$87.00 | \$931.76 | Realty Associates Fund Vii L P |
| 646 160 24 00 | 1.18 | IND | 15.00 | 0.70 | 12.39 | \$87.00 | \$1,077.92 | Realty Associates Fund Vii L P |
| 646 160 25 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Jalisco Trading Corp |
| 646 160 26 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Jalisco Trading Corp |
| 646 160 27 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Otay Properties Llc |
| 646 160 28 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Otay Properties L L C |
| 646 160 29 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Macorni Business Park L L C |
| 646 160 30 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Macorni Business Park L L C |
| 646 160 31 00 | 1.08 | IND | 15.00 | 0.70 | 11.34 | \$87.00 | \$986.58 | Sail Otay L L C |
| 646 160 32 00 | 1.09 | COM | 45.00 | 0.70 | 34.34 | \$87.00 | \$2,987.14 | Sail Otay L L C |
| 646 160 33 00 | 1.09 | IND | 15.00 | 0.70 | 11.45 | \$87.00 | \$995.72 | Plaza Las Californias |
| 646 160 34 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | C V Industrial Supply Inc |
| 646 160 35 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Provision Health Corp |
| 646 160 36 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Camacho Bypass Trust 06-25-98 |
| 646 160 37 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Deaispuro Rosa Maria L |
| 646 160 38 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Barragan Leonor F Trust 09-12-08 |
| 646 160 39 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Barob Group Ltd |
| 646 160 40 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Shrem Survivors Trust 10-10-90 |
| 646 160 41 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Jolliffe John E&Casas-Jolliffe Sylvia M Trs |
| 646 160 42 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Brambila Jaime M&Maria L F |
| 646 160 43 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | 9900 Via De La Amistad L L C |
| 646 160 44 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Tello Graciela Trust 07-14-05 |
| 646 160 45 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Crown Xpress Transport |
| 646 160 46 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Crown Xpress Transport |
| 646 160 47 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Crown Xpress Transport |
| 646 160 48 00 | 2.25 | IND | 15.00 | 0.70 | 23.63 | \$87.00 | \$2,055.38 | Simpson Robert D Jr&Flora |
| 646 161 03 00 | 0.99 | IND | 15.00 | 0.70 | 10.40 | \$87.00 | \$904.36 | Realty Associates Fund Vii L P |
| 646 161 04 00 | 0.99 | IND | 15.00 | 0.70 | 10.40 | \$87.00 | \$904.36 | Realty Associates Fund Vii L P |
| 646 161 05 00 | 1.10 | IND | 15.00 | 0.70 | 11.55 | \$87.00 | \$1,004.84 | Transborder Properties L L C |
| 646 161 06 00 | 1.09 | IND | 15.00 | 0.70 | 11.45 | \$87.00 | \$995.72 | F&R Real Estate Inc |
| 646 161 07 00 | 0.98 | IND | 15.00 | 0.70 | 10.29 | \$87.00 | \$895.22 | Marconi L L C |
| 646 161 08 00 | 1.03 | IND | 15.00 | 0.70 | 10.82 | \$87.00 | \$940.90 | Marconi L L C |

EXHIBIT C - Assessment Roll (Fiscal Year 2016)
Otay International Center Maintenance Assessment District

| Parcel Number | Acres/ Units ⁽¹⁾ | Land Use ⁽²⁾ | Assessment Factors | | Total EBUs | Unit Cost (\$/Ebu) | FY 2016 ⁽⁴⁾ Assessment | Owner Name |
|---------------|-----------------------------|-------------------------|-------------------------|------------------------|------------|--------------------|-----------------------------------|--|
| | | | Land Use ⁽²⁾ | Benefit ⁽³⁾ | | | | |
| 646 161 09 00 | 1.05 | IND | 15.00 | 0.70 | 11.03 | \$87.00 | \$959.18 | Marconi L L C |
| 646 161 14 00 | 1.05 | IND | 15.00 | 0.70 | 11.03 | \$87.00 | \$959.18 | Aceves-Flores Silvia |
| 646 161 15 00 | 1.21 | COM | 45.00 | 0.70 | 38.12 | \$87.00 | \$3,316.00 | Bond Ranch |
| 646 161 16 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Amistad Park Development Inc |
| 646 161 17 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Acevedo Isaac |
| 646 161 18 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Acevedo Isaac |
| 646 161 19 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Horton Family Trust 02-08-85 |
| 646 161 20 01 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Mission Capital Properties Inc |
| 646 161 20 02 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | P A Logistics Services Inc |
| 646 161 20 03 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Castor Transport L L C |
| 646 161 20 04 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Real Daniel F |
| 646 161 20 05 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Productos Lacteos Ochoa S A De C V |
| 646 161 20 06 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Lizarraga Mario A M&Arana Esperanza O |
| 646 161 20 07 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Herrera Cuauhtemoc P&Margarit |
| 646 161 20 08 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Alex Nikolai&Kaiser Rosmarie |
| 646 161 21 01 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Herrera Cuauhtemoc P&Margarita |
| 646 161 21 02 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Zaman Anisuz |
| 646 161 21 03 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Izabal L L C |
| 646 161 21 04 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Macons L L C |
| 646 161 21 05 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | Torres Miguel A |
| 646 161 21 06 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | O I C Lot 21 L L C |
| 646 161 21 07 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | S D Property Fund L L C |
| 646 161 21 08 | 0.07 | IND | 15.00 | 0.70 | 0.74 | \$87.00 | \$63.94 | S D Property Fund L L C |
| 646 161 22 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Bay Investment Co L L C |
| 646 161 23 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Bustillos J Trinidad Est Of |
| 646 161 24 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Greitzer Living Trust 10-24-96 |
| 646 161 25 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Moshtaghi Abbas |
| 646 161 26 00 | 0.54 | COM | 45.00 | 0.70 | 17.01 | \$87.00 | \$1,479.86 | A M S Enterprise Llc |
| 646 161 27 00 | 0.54 | COM | 45.00 | 0.70 | 17.01 | \$87.00 | \$1,479.86 | A M S Enterprise L L C |
| 646 161 28 01 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Kchis Living Trust 10-25-04 |
| 646 161 28 02 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Camacho Enrique&Margarita |
| 646 161 28 03 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Garcia Juan&Maria D J Revocable 2010 Trust 12 |
| 646 161 28 04 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Garcia Juan&Maria D J Revocable 2010 Trust 12 |
| 646 161 28 05 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Rodriguez Rodrigo |
| 646 161 28 06 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Garcia Juan&Maria D J Revocable 2010 Trust 12 |
| 646 161 28 07 | 0.08 | IND | 15.00 | 0.70 | 0.84 | \$87.00 | \$73.08 | Kchis Living Trust 10-25-04 |
| 646 161 29 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Acevedo Isaac |
| 646 161 30 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Macorni Business Park L L C |
| 646 161 31 00 | 0.54 | IND | 15.00 | 0.70 | 5.67 | \$87.00 | \$493.28 | Macorni Business Park L L C |
| 646 161 32 00 | 1.87 | IND | 15.00 | 0.70 | 19.64 | \$87.00 | \$1,708.24 | Marconi L L C |
| 646 161 33 00 | 1.71 | IND | 15.00 | 0.70 | 17.96 | \$87.00 | \$1,562.08 | Marconi L L C |
| 646 161 34 00 | 2.00 | IND | 15.00 | 0.70 | 21.00 | \$87.00 | \$1,827.00 | Realty Associates Fund Vii L P |
| 646 161 35 00 | 1.45 | IND | 15.00 | 0.70 | 15.23 | \$87.00 | \$1,324.58 | Realty Associates Fund Vii L P |
| 646 180 02 00 | 1.54 | COM | 45.00 | 0.70 | 48.51 | \$87.00 | \$4,220.36 | Mcdonalds Corp <Dba Delaware Mcdonalds Corp |
| 646 180 03 00 | 1.70 | COM | 45.00 | 0.70 | 53.55 | \$87.00 | \$4,658.84 | Ihop Properties Inc <Lf> Wells Larry Trust 09-05-0 |
| 646 180 06 00 | 1.37 | COM | 45.00 | 0.70 | 43.16 | \$87.00 | \$3,754.48 | Border Image Corporation Inc |
| 646 180 09 00 | 1.11 | IND | 15.00 | 0.70 | 11.66 | \$87.00 | \$1,013.98 | 2495 Roll Drive L L C |
| 646 180 10 00 | 1.08 | COM | 45.00 | 0.70 | 34.02 | \$87.00 | \$2,959.74 | Plaza De Las California L L C |
| 646 180 11 00 | 1.09 | COM | 45.00 | 0.70 | 34.34 | \$87.00 | \$2,987.14 | Rainbow Otay Properties L L C |
| 646 180 12 00 | 1.11 | COM | 45.00 | 0.70 | 34.97 | \$87.00 | \$3,041.96 | Roll Drive Limited Partnership |
| 646 180 13 00 | 0.99 | COM | 45.00 | 0.70 | 31.19 | \$87.00 | \$2,713.10 | Otay 13 Investors L L C |
| 646 180 14 00 | 1.02 | COM | 45.00 | 0.70 | 32.13 | \$87.00 | \$2,795.30 | Otay Professional Associates |
| 646 180 15 00 | 1.16 | COM | 45.00 | 0.70 | 36.54 | \$87.00 | \$3,178.98 | Roll Drive Limited Partnership |
| 646 180 16 00 | 1.09 | COM | 45.00 | 0.70 | 34.34 | \$87.00 | \$2,987.14 | Rainbow Otay Properties L L C |
| 646 180 17 00 | 1.08 | COM | 45.00 | 0.70 | 34.02 | \$87.00 | \$2,959.74 | Plaza De Las California L L C |
| 646 180 18 00 | 1.13 | IND | 15.00 | 0.70 | 11.87 | \$87.00 | \$1,032.26 | 2495 Roll Drive L L C |

EXHIBIT C - Assessment Roll (Fiscal Year 2016)
Otay International Center Maintenance Assessment District

| Parcel Number | Acres/ Units ⁽¹⁾ | Land Use ⁽²⁾ | Assessment Factors | | Total EBU's | Unit Cost (\$/EBU) | FY 2016 ⁽⁴⁾ Assessment | Owner Name |
|---------------|-----------------------------|-------------------------|-------------------------|------------------------|-----------------|--------------------|-----------------------------------|---|
| | | | Land Use ⁽²⁾ | Benefit ⁽³⁾ | | | | |
| 646 180 27 00 | 0.88 | IND | 15.00 | 0.70 | 9.24 | \$87.00 | \$803.88 | R Mc&R Co Inc |
| 646 180 28 00 | 0.89 | IND | 15.00 | 0.70 | 9.35 | \$87.00 | \$813.02 | Waisbord Manuel Tr |
| 646 180 31 00 | 0.66 | COM | 45.00 | 0.70 | 20.79 | \$87.00 | \$1,808.72 | First International Bank |
| 646 180 32 00 | 0.77 | COM | 45.00 | 0.70 | 24.26 | \$87.00 | \$2,110.18 | Meuchadim Of California L P |
| 646 180 33 00 | 0.66 | COM | 45.00 | 0.70 | 20.79 | \$87.00 | \$1,808.72 | Meuchadim Of California L P |
| 646 180 34 00 | 0.52 | COM | 45.00 | 0.70 | 16.38 | \$87.00 | \$1,425.06 | Meuchadim Of California L P |
| 646 180 35 00 | 1.25 | COM | 45.00 | 0.70 | 39.38 | \$87.00 | \$3,425.62 | Tello Melinda |
| 646 180 37 00 | 1.85 | COM | 45.00 | 0.70 | 58.28 | \$87.00 | \$5,069.92 | Tello Juan&Espinoza Alicia |
| 646 180 38 00 | 1.20 | IND | 15.00 | 0.70 | 12.60 | \$87.00 | \$1,096.20 | 2587 Otay Center L L C |
| 646 180 39 00 | 0.76 | IND | 15.00 | 0.70 | 7.98 | \$87.00 | \$694.26 | Tprovectus L L C |
| 646 180 40 00 | 1.02 | IND | 15.00 | 0.70 | 10.71 | \$87.00 | \$931.76 | R Mc&R Co Inc |
| 646 180 41 00 | 0.01 | UTL | 3.00 | 0.40 | 0.01 | \$87.00 | \$1.04 | Pacific Bell Wireless <Lf> Romero&Mcnally Co In |
| 646 180 44 00 | 0.54 | COM | 45.00 | 0.70 | 17.01 | \$87.00 | \$1,479.86 | Just 4 Fun L L C <Lf> Sidekicks L L C |
| 646 180 45 00 | 1.26 | COM | 45.00 | 0.70 | 39.69 | \$87.00 | \$3,453.02 | Alborz Petroleum Inc |
| 646 180 46 00 | 1.83 | COM | 45.00 | 0.70 | 57.65 | \$87.00 | \$5,015.12 | San Diego Association Of Governments |
| 646 180 47 00 | 0.29 | COM | 45.00 | 0.70 | 9.14 | \$87.00 | \$794.74 | Jack In The Box Inc <Lf> Sidekicks L L C |
| 646 180 48 00 | 0.62 | COM | 45.00 | 0.70 | 19.53 | \$87.00 | \$1,699.10 | Sidekicks L L C |
| 646 180 49 00 | 0.77 | COM | 45.00 | 0.70 | 24.26 | \$87.00 | \$2,110.18 | Sidekicks L L C |
| 646 230 06 00 | 2.61 | IND | 15.00 | 0.70 | 27.41 | \$87.00 | \$2,384.24 | Pacific Rim Business Centre L L C |
| 646 230 09 00 | 1.87 | IND | 15.00 | 0.70 | 19.64 | \$87.00 | \$1,708.24 | West Otay L L C |
| 646 230 15 00 | 4.25 | IND | 15.00 | 0.70 | 44.63 | \$87.00 | \$3,882.38 | Pacific Rim Commerce Center L L C |
| 646 230 16 00 | 4.19 | IND | 15.00 | 0.70 | 44.00 | \$87.00 | \$3,827.56 | Pacific Rim Commerce Center L L C |
| 646 230 17 00 | 3.03 | IND | 15.00 | 0.70 | 31.82 | \$87.00 | \$2,767.90 | Pacific Rim Business Centre L L C |
| 646 230 22 00 | 2.90 | IND | 15.00 | 0.70 | 30.45 | \$87.00 | \$2,649.14 | Pacific Rim Business Centre L L C |
| 646 230 25 00 | 1.83 | HTL | 15.00 | 0.70 | 19.22 | \$87.00 | \$1,671.70 | Tristar Hotels L L C |
| 646 230 27 00 | 2.79 | IND | 15.00 | 0.70 | 29.30 | \$87.00 | \$2,548.66 | Pacific Rim Business Centre L L C |
| 646 230 28 00 | 1.64 | IND | 15.00 | 0.70 | 17.22 | \$87.00 | \$1,498.14 | Pacific Rim Pointe L L C |
| 646 230 30 00 | 6.93 | IND | 15.00 | 0.70 | 72.77 | \$87.00 | \$6,330.56 | Casas-Jolliffe Pacific Rim L L C |
| TOTAL | - | - | - | - | 4,031.59 | - | \$350,748 | |

- ⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.
⁽²⁾ Refer to Assessment Engineer's Report for descriptions of Land Use Code and Land Use Factor.
⁽³⁾ Refer to Assessment Engineer's Report for applicable Benefit Factor.
⁽⁴⁾ FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016.