

COMMUNITY FACILITIES DISTRICT
MELLO-ROOS COMMUNITY FACILITIES ACT 1982

SPECIAL TAX REPORT

**COMMUNITY FACILITIES DISTRICT NO. 99-2
OTAY RANCH SPA ONE -
VILLAGE ONE WEST**

For the

City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910



Prepared by

McGill Martin Self, Inc.
310 Third Avenue, Suite B-6
Chula Vista, California 91910

September 2000

Community Facilities District No. 99-2
Open Space and Maintenance District
City of Chula Vista

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Exhibits:

Exhibit A	Recorded Boundary Map
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Exhibit C	List of Landscape Improvements
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I. INTRODUCTION

WHEREAS, the City of Chula Vista did, pursuant to the provision of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (hereinafter referred to as the "Act"), and specifically Section 53321.5 thereof, expressly order the filing of a written "Report" with the legislative body of the proposed Community Facilities District. This Community Facilities District being Community Facilities District No. 99-2 (Otay Ranch Spa One – Village One West) shall hereinafter be referred to as:

"CFD No. 99-2"; and

WHEREAS, the Resolution Ordering and Directing the Preparation of a Report for Proposed Community Facilities District No. 99-2 did direct that said Report generally contain the following:

FACILITIES: A full and complete description of the landscape elements to be maintained into perpetuity.

COST ESTIMATE: A general cost estimate setting forth costs of maintaining such landscape areas, as well as funding the administrative costs, reserves and staff time.

SPECIAL TAX: Further particulars and documentation regarding the rate and method of apportionment for the authorized special tax.

NOW, THEREFORE, I, John Lippitt P.E., the Director of Public Works of the City of Chula Vista, and the appointed responsible officer directed to prepare this Special Tax Report or cause the Report to be prepared pursuant to the provisions of the Act, do hereby submit this Report.

II. PROJECT DESCRIPTION

CFD No. 99-2 encompasses parcels located within the Otay Ranch SPA One - Village One West. Otay Project LLC owns most of the property within the proposed district boundaries (approximately 126 acres and 559 proposed units). In addition, LB/L RWR Otay 62LLC and LB/L RWR Otay 91LLC has purchased Planning Areas R51A, R51B, R52A, R51B, R53 and R49B (approximately 54.8 acres and 212 proposed units). The recording of the Maps #18396 related to Olympic Parkway and #13990 related to Paseo Ranchero modified the County Assessor's parcels for the district. These recorded maps create the legal parcels for the purpose of forming this CFD. A reduced copy of the Recorded Map is presented in Exhibit A.

Three (3) parcels (Future Annexation Parcels 1, 2 & 3) within the Village One West and are not within the proposed boundaries of CFD No. 99-2 (Exhibit B) at this time. Otay Project LLC has closed escrow on the Future Annexation Parcels 1 & 2 and will take title shortly after the City's approval of this CFD No. 99-2. However, due to the timing Otay Ranch LLC closing, the City will need to complete the formation of this CFD 99-2 first, then the Otay Ranch LLC can initiate the annexation proceedings for these future annexation parcels. At this time, the Otay Ranch LLC is in discussions with Sunbow related to this remaining Future Annexation Parcel 3 and will initiate the proceedings at a future date.

The Otay Ranch SPA One - Village One West is currently within the CFD 97-2 for Improvement Area "B" only (undeveloped land). Upon subdividing the undeveloped property within CFD 97-2, the property is then required to convert over to Improvement Area "A" and would be subject to assuming the payment of a special tax levy for the annual operation and maintenance of the Preserve Maintenance District. These annexations were a part of the proceeding for CFD No. 99-2, as well as setting up a procedure for expediting the processing of the Future Annexation Parcels (1, 2 & 3) to be brought into Improvement Area "A".

As noted above, Council has completed the public hearings and approvals for the "Annexation in the Future Proceedings" for these parcels. These Resolutions will establish the legal authorization to annex such parcels at some future date upon the consent of the owner of such property given at the time of annexation and without the necessity of a formal election. It should be noted that upon annexation of Future Parcels 1 & 2 (combined 28 units), the maximum tax rate for Developed Parcel assigned to the Residential Category and for Parcel assigned to the Vacant Land Category would be adjusted as described in the Rate and Method of Apportionment of Special Taxes for CFD 99-2.

Special taxes for CFD No. 99-2 (Otay Ranch Spa One - Village One West) shall be levied to Taxable Property to satisfy the Special Tax Requirement as follows:

- Developed Residential Property based on the square footage of the structure;
- Vacant Land, which includes all parcels for which a building permit has not been issued.

III. DESCRIPTION AND ESTIMATED COST OF PROPOSED FACILITIES

A. Description of Proposed Landscape Improvements

CFD No. 99-2 will fund the operation and maintenance of the public landscaping improvements (i.e., open space slopes, trails, proportionate share of detention basins, drainage channels, parkways and medians) within the Otay Ranch SPA One - Village One West. A complete list of facilities is presented in Exhibit C.

The taxes levied within the district will provide for the maintenance of all those common improvements (i.e., medians, parkways, drainage improvements, etc.) providing benefit to all of Otay Ranch SPA One - Village One West (regardless of ownership). In addition, the taxes levied will provide for the maintenance of open space, slopes, trails, the future trolley alignment open space area, and walls within the public open space lots. Otay Project LP will dedicate open space parcels to the City over the slopes fronting Paseo Ranchero, Telegraph Canyon Road, East Palomar Street, and Olympic Parkway, as well as the trolley alignment open space parcels. The City of Chula Vista, will dedicate the trolley alignment in the future. Currently, trolley construction is expected to commence in 5-10 years.

The developer has formed The Otay Ranch One Master Homeowners' Association (MHOA), which will complement the maintenance obligations of the district. The MHOA will maintain the entry monuments at the major entrances to the project, minor private open space lots within the subdivision, parkways along private local and collector streets, and private pedestrian parks. The CC&R for the MHOA will address maintenance, liability and insurance issues.

Following is a general description of the facilities:

1) Parkway Landscaping and Medians and Regional Trails, which includes:

- The south half of the median along Telegraph Canyon Road between the eastern boundary of Sunbow and Paseo Ranchero.
- The west half of the median along Paseo Ranchero between Telegraph Canyon Road and Olympic Parkway.
- The north half of the median along Olympic Parkway between the eastern boundary of Sunbow and Paseo Ranchero.
- The entire median along East Palomar Street between the eastern boundary of Sunbow and Paseo Ranchero.
- The future Trolley alignment.
- Regional trails along Telegraph Canyon Road, Paseo Ranchero, Olympic Parkway and the future Trolley alignment.

2) Drainage Facilities, which include:

- A pro-rata share of the detention basin and channel in the Telegraph Canyon drainage area from Paseo Ranchero to the eastern boundary of Sunbow.
- A pro-rata share of the detention basin and channel in the Poggi Canyon drainage area from east of Paseo Ranchero to the eastern boundary of Sunbow.

3) Open Space, Slopes, Trails, and Walls, which include:

- Connector trails within open space slopes along Telegraph Canyon Road and Olympic Parkway, which are within the public right-of-way or dedicated open space and located within the boundaries of the District.
- Slope areas adjacent to Telegraph Canyon Road, Paseo Ranchero, East Palomar Street and Olympic Parkway, which are within public open space areas and located within the boundaries of the District.
- Perimeter walls or fences adjacent to Telegraph Canyon Road, Paseo Ranchero, Olympic Parkway, and East Palomar Street which are within public open space areas or within the public right-of-way and located within the boundaries of the District.

B. Estimated Maintenance Cost of Proposed Landscape Improvements

The estimated annual budget for CFD No. 99-2 is approximately \$648,183.00. This budget includes a total of \$549,820.00 (includes additional 10% for reserve) for maintenance, professional services, water usage, and electrical, and \$98,363.00 for CFD administration and operations overhead for staff services (preparing reports, levying and collecting taxes, public assistance, etc.) by the Engineering Division. The City of Chula Vista's Open Space Department and Coordinator have reviewed the annual budget, cost estimates, and has verified at which level of maintenance unit costs are acceptable for this CFD.

IV. RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX

All of the property located within CFD No. 99-2, unless exempted by law, shall be taxed for the purpose of providing necessary facilities to serve CFD No. 99-2. Pursuant to Section 53325.3 of the Act, the tax imposed “is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property.” The Special Tax “may be based on benefit received by parcels of real property, the cost of making facilities or authorized services available to each parcel or other reasonable basis as determined by the legislative body,” although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

As shown in Exhibit D, the Rate and Method of Apportionment provides information sufficient to allow each property owner within CFD No. 99-2 to estimate the maximum annual Special Tax he or she will be required to pay. Sections A through C, below, provide additional summary information on the Rate and Method of Apportionment of the Special Tax for CFD No. 99-2.

A. Collection of Special Taxes

At the beginning of each fiscal year the City shall determine the amount of the Special Tax Liability (budget plus reserve). Then, the special taxes will first be levied on the Residential Developed Parcels. If the special tax levied on Residential Developed Property is not enough to meet the annual Special Tax Liability, as may be the case in the early years of development, the district will levy a tax on the Vacant Land. The buffer of having the Vacant Land covering any remaining costs will not be available once the area has been fully developed. If the annual Special Tax Liability is less than the available maximum tax from the Developed Parcels, the special taxes to be levied in that specific year will be reduced accordingly.

Following is a brief discussion of some key issues regarding the “Rate and Method of Apportionment (RMA) of the Special Taxes”: (See Exhibit D for full description of RMA)

- The maximum special taxes may be adjusted each year for inflation using a factor equal to the lesser of the annual change of the San Diego Consumer Price Index or the California Fourth Quarter Per Capita Personal Income.
- The “City of Chula Vista Community Facilities District Ordinance” requires that the developer maintain the landscaping improvements for a minimum period of one year. During this period, the City will collect the special taxes with the purpose of building up a six months operating reserve. The special tax formula provides that the annual budget for any year may include an amount deemed necessary to maintain an adequate level of reserve fund.
- The maximum tax rates are based on the best estimate by the developers of the square footage of residential development at buildout (reduced by 15% margin of error). This assumed reduction in total square footage has the net result of raising the maximum tax

that can be levied on future residential parcels to account for any loss in projected square footage and the corresponding special tax revenue.

- The special tax formula provides that any cost due to delinquent taxes on vacant land shall be apportioned to the project where the delinquent parcels are located.
- The annual budget used to calculate the tax rates are only the “best estimates” of the cost of maintenance at buildout. There is always a risk that actual expenses in future years may be higher than the total maximum collectable taxes. This may result in reduced levels of maintenance of the landscaping, unless the property owners approve an increase in the tax rates (2/3 voter’s approval is required), which is considered unlikely. Staff believes, however, that the proposed tax rates contain enough of a cushion in the reserve, the inflation adjustment, and the assumed reduction of total square footage to minimize future problems.

B. Proposed Maximum Taxes

The proposed maximum special tax rates for fiscal year 2000/01 for a typical dwelling unit within CFD 99-2 is as follows:

Unit Type with Average Square Footage	Village One West at \$.3857/SF
Single Family Detached (Largest Average Product Proposed for Village One West at 3,619 SF)	\$1,396.00
Single Family Detached (Smallest Average Product Proposed for Village One West at 2,016 SF)	\$777.00
Vacant Land	\$4,766/ Acre

After the Future Annexation Parcels (Parcels 1 & 2) are annexed into CFD 99-2, the maximum special tax rates for the subsequent years will approximately be is reduced to the following:

Unit Type with Average Square Footage	Village One West at \$.3749/SF
Single Family Detached (Largest Average Product Proposed for Village One West at 3,619 SF)	\$1,357.00
Single Family Detached (Smallest Average Product Proposed for Village One West at 2,016 SF)	\$755.00
Vacant Land	\$4,623/ Acre

It should be noted that actual amount of reduction will depend on the final number of units and square footage of these units.

C. Accuracy of Information

In order to establish the Maximum Annual Special Tax rates and the Backup Special Tax as set forth in the Rate and Method of Apportionment for CFD No. 99-2, McGill Martin Self, Inc. has relied on information including, but not limited to absorption, land-use types, building square footage, and net taxable acreage which were provided to McGill Martin Self, Inc. by others. McGill Martin Self, Inc. has not independently verified such data and disclaims responsibility for the impact of inaccurate data provided by others, if any, on the Rate and Method of Apportionment for CFD No. 99-2, including the inability to meet the financial obligations of CFD No. 99-2.

V. BOUNDARIES OF COMMUNITY FACILITIES DISTRICT

The boundaries of CFD No. 99-2 include all lands on which the Special Taxes may be levied. A map of the area included in the CFD No. 99-2 is provided as Exhibit A. The future annexation area for CFD No. 99-2 has also been prepared and is provided as Exhibit B.

VI. GENERAL TERMS AND CONDITIONS

A. Substitution Facilities

The description of the public facilities, as set forth herein, is general in their nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans may show substitutes, in lieu or modifications to the proposed work in order to accomplish the work of improvement, and any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service and are of a type substantially similar to that as set forth in this Report.

B. Appeals

Any landowner who feels that the amount of the Special Tax is in error may file a notice with CFD No. 99-2, appealing the levy of the Special Tax pursuant to the procedure specified. As appropriate a representative of CFD No. 99-2 will then review the appeal and, if necessary, meet with the applicant. If the findings of the representative verify that the amount of the Special Tax should be modified or changed, then, as appropriate, the Special Tax levy shall be corrected.

City of Chula Vista
Community Facilities District No. 99-2
(Otay Ranch SPA One – Village One West)

List of Exhibits and Attachments

- Exhibit A: Recorded Boundary for CFD No. 99-2
- Exhibit B: Recorded Boundary for Future Annexations
- Exhibit C: List of Landscape Improvements
- Exhibit D: Rate and Method of Apportionment
- Exhibit E: Estimated Annual Budget Table

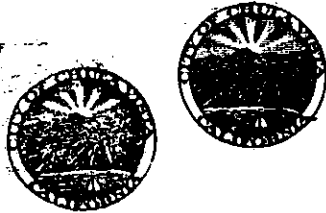
Exhibit A

BOUNDARY MAP COMMUNITY FACILITIES DISTRICT NO. 99-2 (OTAY RANCH SPA ONE-VILLAGE ONE WEST)

CITY OF CHULA VISTA, COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHULA VISTA THIS 27th DAY OF July, 2000.

BY: Susan Bigelow
CITY CLERK
CITY OF CHULA VISTA
STATE OF CALIFORNIA

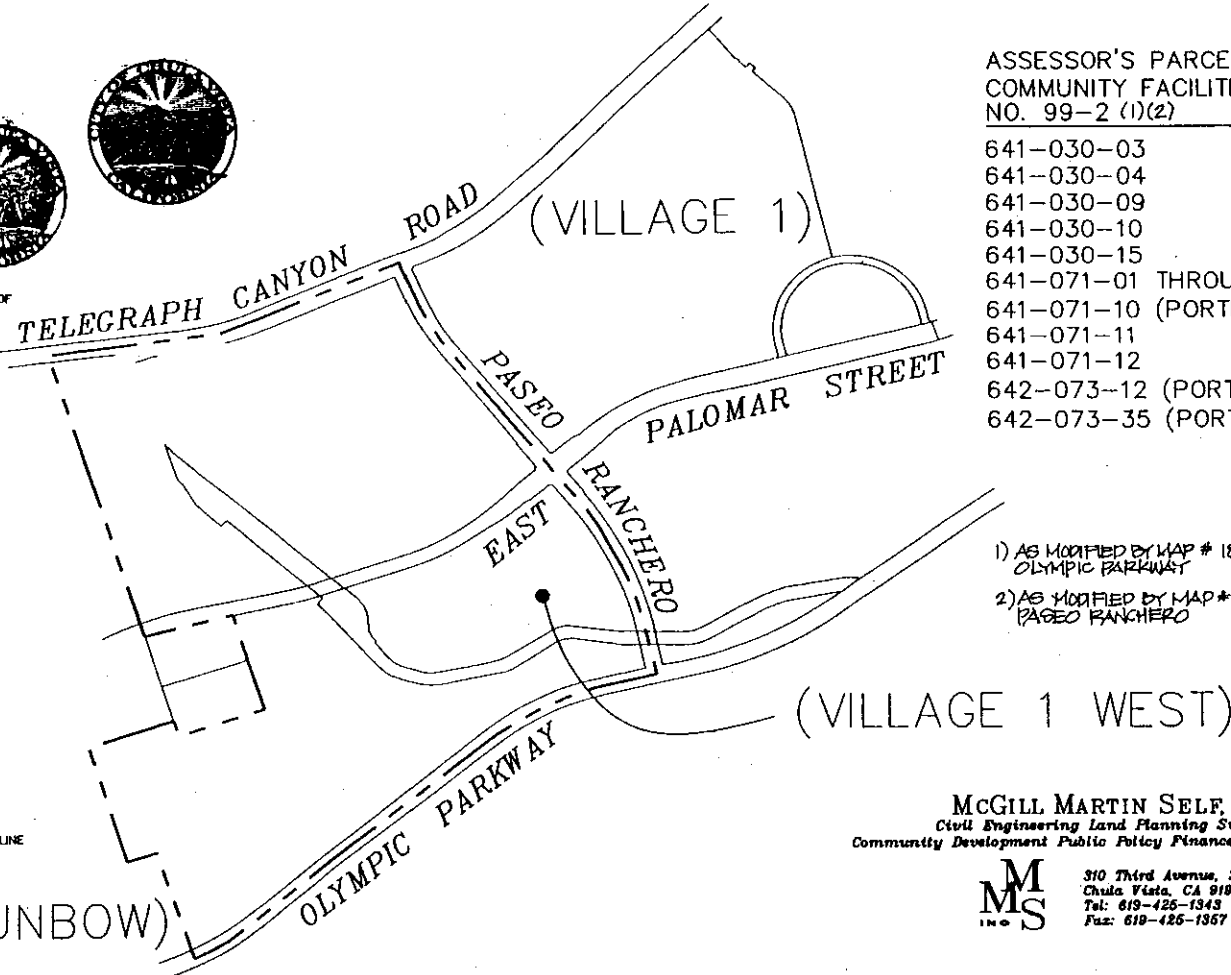


I HEREBY CERTIFY THAT THE PROPERTY LOCATED WITHIN THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 99-2, THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREOF, HELD ON THE 20th DAY OF June, 2000, BY ITS RESOLUTION NO. 2000-198.

BY: Susan Bigelow
CITY CLERK
CITY OF CHULA VISTA
STATE OF CALIFORNIA

FILED THIS 10th DAY OF July, 2000, AT THE HOUR OF 4:00 O'CLOCK P.M. IN BOOK 211, PAGE 38 OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

BY: Gregory W. Smith
GREGORY W. SMITH
COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



ASSESSOR'S PARCEL NUMBERS FOR
COMMUNITY FACILITIES DISTRICT
NO. 99-2 (1)(2)

- 641-030-03
- 641-030-04
- 641-030-09
- 641-030-10
- 641-030-15
- 641-071-01 THROUGH 641-071-09
- 641-071-10 (PORTION)
- 641-071-11
- 641-071-12
- 642-073-12 (PORTION)
- 642-073-35 (PORTION)

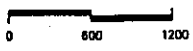
- 1) AS MODIFIED BY MAP # 18296 FOR OLYMPIC PARKWAY
- 2) AS MODIFIED BY MAP # 13990 FOR PASO RANCHERO

LEGEND

- DISTRICT BOUNDARY
- PARCEL/RESIDENTIAL AREA LINE

N.A.P.

NOT A PART



SCALE: 1"=800'

MC GILL MARTIN SELF INC.
Civil Engineering Land Planning Surveying
Community Development Public Policy Finance Growth Management



310 Third Avenue, Suite B-6
Chula Vista, CA 91910
Tel: 619-426-1343
Fax: 619-426-1357

JUNE 2000

SHEET 1 OF 1

BOUNDARY MAP COMMUNITY FACILITIES DISTRICT NO. 99-2 (OTAY RANCH SPA ONE-VILLAGE ONE WEST)

FUTURE ANNEXATION AREAS CITY OF CHULA VISTA, COUNTY OF SAN DIEGO STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHULA VISTA THIS 20 DAY OF July, 2000.

BY: Susan Bigelow
CITY CLERK
CITY OF CHULA VISTA
STATE OF CALIFORNIA



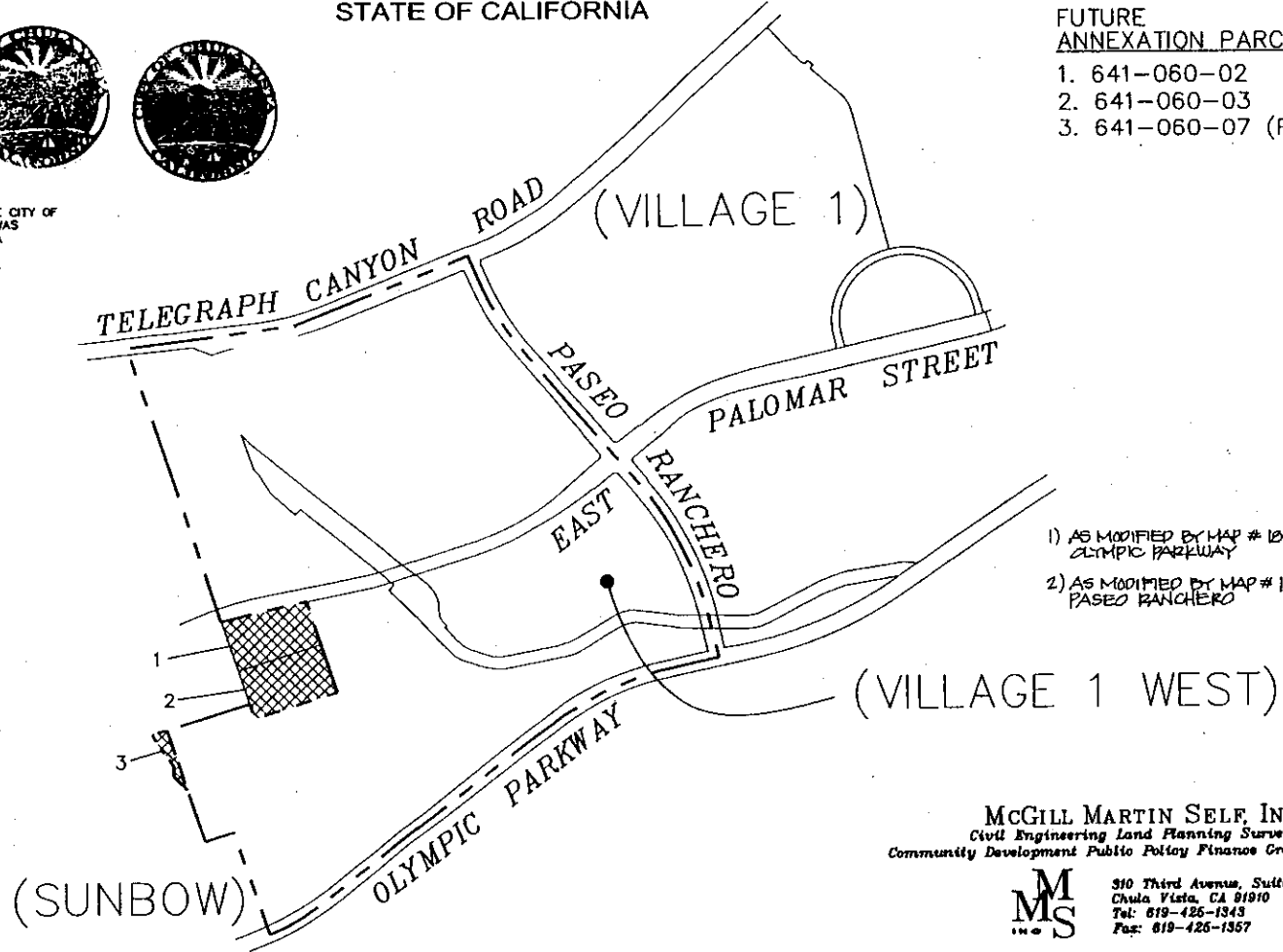
I HEREBY CERTIFY THAT THE PROPERTY LOCATED WITHIN THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 99-2, THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREOF, HELD ON THE 20 DAY OF June, 2000, BY ITS RESOLUTION NO. 2000-201.

BY: Susan Bigelow
CITY CLERK
CITY OF CHULA VISTA
STATE OF CALIFORNIA

FILED THIS 20 DAY OF July, 2000, AT THE HOUR OF 4:00 O'CLOCK P.M., IN BOOK 34, PAGE 39 OF MAPS OF ASSESSMENT AND COMMUNITIES FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

BY: Gregory J. Smith
COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

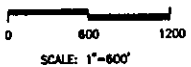
- FUTURE ANNEXATION PARCELS (1)(2)
1. 641-060-02
 2. 641-060-03
 3. 641-060-07 (PORTION)



- 1) AS MODIFIED BY MAP # 12376 FOR OLYMPIC PARKWAY
- 2) AS MODIFIED BY MAP # 12990 FOR PASEO RANCHEIRO

LEGEND

- FUTURE ANNEXATION AREAS
- DISTRICT BOUNDARY
- PARCEL LINE
- N.A.P. NOT A PART



McGILL MARTIN SELF, INC.
Civil Engineering Land Planning Surveying
Community Development Public Policy Finance Growth Management



310 Third Avenue, Suite B-6
Chula Vista, CA 91910
Tel: 619-425-1343
Fax: 619-425-1357

JUNE 2000

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2000-357311

**Community Facilities District No. 99-2
(Otay Ranch SPA One – Village One West)**

List of Public Facilities

The proposed services include all direct, administrative, and incidental annual costs regarding the CFD operations and expenses related to providing for the maintenance and servicing of public facilities including irrigation, cultivation, and replacement of plant material, tree trimming and necessary supplies; personnel, utility, and equipment costs; contract services where applicable; maintenance and servicing of parks, parkway landscaping and medians, drainage facilities, and open space slopes, trails and walls serving the property within the CFD 99-2 District, will include, but not limited to:

Parkway Landscaping and Medians and Regional Trails, which includes:

- a) The south half of the median along Telegraph Canyon Road between the eastern boundary of Sunbow and Paseo Ranchero.
- b) The west half of the median along Paseo Ranchero between Telegraph Canyon Road and Olympic Parkway.
- c) The north half of the median along Olympic Parkway between the eastern boundary of Sunbow and Paseo Ranchero.
- d) The entire median along East Palomar Street between the eastern boundary of Sunbow and Paseo Ranchero.
- e) Regional trails along Olympic Parkway.

Drainage Facilities, which include:

- a) A pro-rata share of the detention basin and channel in the Telegraph Canyon drainage area from Paseo Ranchero to the eastern boundary of Sunbow.
- b) A pro-rata share of the detention basin and channel in the Poggi Canyon drainage area from Paseo Ranchero to the eastern boundary of Sunbow.

Open Space, Slopes, Trails, and Walls, which include:

- a) Connector trails within open space slopes along Telegraph Canyon Road and Olympic Parkway, which are within the public right-of-way or dedicated open space and located within the boundaries of the District.
- b) Slope areas adjacent to Telegraph Canyon Road, Paseo Ranchero, East Palomar Street and Olympic Parkway, which are within public open space areas and located within the boundaries of the District.
- c) Perimeter walls or fences adjacent to Telegraph Canyon Road, Paseo Ranchero, Olympic Parkway, and East Palomar Street which are within public open space areas or within the public right-of-way and located within the boundaries of the District.
- d) The future Trolley alignment.

Maintenance shall include the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of any improvement or appurtenant facilities, including but not limited to the repair, removal, or replacement of all or any part of the improvement or appurtenant facilities, providing for the life, growth, health and beauty of the landscaping. These services also includes but are not limited to the cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste. Maintenance also means the furnishing of water for the irrigation of the landscaping, the installation of replacement planting or landscaping, or the installation or construction of supplemental facilities including any facilities, which are necessary or convenient for the maintenance of eligible facilities.

The forgoing services shall be provided by the City, either with its own maintenance staff or by contract with third party landscape firms, or any combination thereof, as determined by the City.

RATE AND METHOD OF APPORTIONMENT FOR
CITY OF CHULA VISTA
COMMUNITY FACILITIES DISTRICT NO. 99-2
(VILLAGE ONE WEST)

ANNUAL SPECIAL TAX

A Special Tax shall be levied annually on land within Community Facilities District No. 99-2 (Open Space Maintenance District) of the City of Chula Vista (the "District"), and collected according to the Special Tax Liability determined by the City of Chula Vista (the "City") through the application of the following procedures. All of the property within the District, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

All Special Taxes applicable to Parcels shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, and the Special Taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the area of a Parcel as shown on the latest maps of the Assessor of the County of San Diego, or, if the area of such Parcel is not shown on such Assessor's maps, the area as shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Parcel. If the preceding maps are not available, the City Engineer shall determine the area.

"Administrative Expenses" means the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the Special Taxes) including the fees and expenses of its counsel. Any fees of the County related to the District or the collection of Special Taxes, an allocable share of the salaries of City staff directly related thereto, any amounts paid by the City from its general fund with respect to the District, and expenses incurred by the City in undertaking actions to foreclose on properties for which the payment of Special Taxes is delinquent, and all other costs and expenses of the City related to the District.

"Building Square Foot or Square Footage" means the square footage as shown on the Parcel's building permit(s), excluding garages or other structures not used as living space.

"City" means the City of Chula Vista.

"Developed Parcel" means Taxable Property for which a foundation building permit or other form of building permit has been issued as of March 1 of the preceding Fiscal Year.

"District" means the Open Space Maintenance District-SPA One (Village One West) of the Community Facilities District No. 99-2 of the City of Chula Vista. (Exhibit A)

"Facilities" means those improvements defined in Part II of the Special Tax Report dated June 6, 2000 for Community Facilities District No. 99-2 of the City of Chula Vista.

"Fiscal Year" means the period starting on July 1 and ending the following June 30.

"Future Annexation" means all of the specific Parcels that are subject to a one-time annexation into CFD No.99-2 as depicted in Exhibit B and identified as Parcels 1,2 & 3. In the event such Future Annexation occurs, any such Parcels that are annexed will be subject to the Maximum Special Tax as described in this Rate and Method of Apportionment of Special Tax. The Future Annexation Parcels may be annexed separately over time.

"Maximum Special Tax" means the maximum special tax that can be levied within CFD No. 99-2 by the City Council in any Fiscal Year for each Parcel of Taxable Property.

"Operating Fund" means a fund that shall be maintained by the District for any Fiscal Year to pay for the actual costs of maintenance, repair, and replacement of the Facilities, and the Administrative Expenses.

"Operating Fund Balance" means the amount of funds in the Operating Fund at the end of the preceding Fiscal Year.

"Operating Fund Requirement" means for any Fiscal Year an amount equal to the budgeted costs of the maintenance, repair and replacement of the Facilities which have been accepted and maintained by the District or are reasonably expected to be accepted and maintained by the District during the current Fiscal Year plus the budgeted Administrative Expenses of the District for the current Fiscal Year in which Special Taxes are levied.

"Parcel" means any San Diego County Assessor's Parcel or portion thereof that is within the boundaries of the District designated on a map of the San Diego County Assessor and which has been assigned a discrete identifying number on the equalized tax rolls of the County.

"Reserve Fund" means a fund that shall be maintained to provide necessary cash flow for operations and maintenance for the first six months of each Fiscal Year, working capital to cover maintenance and repair cost overruns and delinquencies that may arise in connection with the collection of Special Taxes and a reasonable buffer against large variations in annual Special Tax amounts.

"Reserve Fund Balance" means the amount of funds in the Reserve Fund at the end of the preceding Fiscal Year.

"Reserve Fund Requirement" means the required balance in the Reserve Fund equal to up to 100% of the Operating Fund Requirement.

"Residential Uses" shall include those residential uses as permitted in the City zoning ordinance.

"Special Tax" means the special tax or special taxes actually levied within CFD No. 99-2.

"Special Tax Liability" for any Fiscal Year is an amount determined sufficient to pay the costs of the District, including: (i) the amount required to be deposited into the Operating Fund to meet the Operating Fund Requirement, less the Operating Fund Balance, and (ii) the total amount required to be deposited into the Reserve Fund if any, to meet the Reserve Fund Requirement, less the Reserve Fund Balance.

"Taxable Property" is all real property or Parcels within the boundaries of the District which are not exempt from the Special Tax pursuant to law, or which are not classified or assigned to the Exempt Category as defined herein.

B. CATEGORIES OF SPECIAL TAXES

Residential Category:

The residential category includes each Developed Parcel within the District, which is zoned for Residential Uses by the City ("Residential Category").

- The Maximum Special Tax that may be levied for Fiscal Year 2000/2001 on each Developed Parcel assigned to the Residential Category shall be \$.3857 per Building Square Foot, if the annexation of Future Annexation (Parcels 1 & 2) has not occurred or \$.3749 per Building Square Foot if the annexation of Future Annexation (Parcels 1 & 2) has occurred, as provided for in the "Assignment to Categories of Special Taxes".

Said Maximum Special Tax rates shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the annual percentage change in the January to January San Diego Metropolitan Area All Urban Consumer Price Index

(All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

Exempt Category

The exempt category includes each property owned by, conveyed or irrevocably offered for dedication to a public agency, land which is in the public right-of-way, unmanned utility easements which make utilization for other than the purpose set forth in the easement impractical, common areas, private streets and parks, and open space lots ("Exempt Category").

Vacant Land Category

The vacant land category includes each Parcel of Taxable Property assigned to the District not subject to a Special Tax under any other category described above ("Vacant Land Category").

The Maximum Special Tax which may be levied on each Parcel within the Vacant Land Category for Fiscal Year 2000/2001 shall be the rates set forth below (said amount to be levied pro rata for any portion of an Acre). Said Maximum Special Tax shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the annual percentage change in the January to January San Diego Metropolitan Area All Urban Consumer Price Index (All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

- The Maximum Special Tax that may be levied for Fiscal Year 2000/2001 on each Parcel Assigned to the Vacant Land Category shall be \$4,766.00 per Acre, if the Future Annexation (Parcels 1 & 2) has not occurred or \$4,623.00 per Acre if annexation of Future Annexation (Parcels 1 & 2) has occurred, as provided for in the "Assignment to Categories of Special Taxes".

C. ASSIGNMENT TO CATEGORIES OF SPECIAL TAXES

On or about July 1 of each year (but in any event in sufficient time to include the levy of the Special Taxes on the County's secured tax roll) the City shall assign each Parcel within the District including Parcels subject to Future Annexation if the Future Annexation has occurred by such date to the Residential Category, Exempt Category, or Vacant Land Category. Parcels subject to levy shall be determined based upon the records of the San Diego County Assessor.

D. LEVY AND APPORTIONMENT OF SPECIAL TAXES

The City shall determine the Special Tax Liability in each Fiscal Year on or about every July 1 (but in any event in sufficient time to include the levy of the Special

Taxes on the County's secured tax roll). Special Taxes shall then be levied on each Parcel assigned to the Residential Category, and Vacant Land Category in the following order of priority:

- Step 1:** Determine the maximum revenue, which could be generated by multiplying the total Building Square Footage of all Developed Parcels assigned to the Residential Category by the Maximum Special Tax per Building Square Foot.
- Step 2:** If the total Special Tax revenue as calculated in Step 1 is greater than the Special Tax Liability, reduce the Special Tax for each Parcel proportionately so that the Special Tax levy for the Fiscal Year is equal to the Special Tax Liability for the Fiscal Year.
- Step 3:** If the total Special Tax revenue as calculated in Step 1 is less than the Special Tax Liability, a Special Tax shall be levied upon each Parcel assigned to the Vacant land Category. The Special Tax for the Vacant Land Category shall be calculated as the lessor of:
- (i) The Special Tax Liability, less the total of funds generated for all Parcels under Step 1 above, divided by the total Acres for all Parcels assigned to the "Vacant Land Category".
- OR,
- (ii) the Maximum Special Tax rate for Parcels within the Vacant Land Category.

However, in the event it is determined that the Special Tax Liability includes delinquent Special Taxes from Parcels in the Vacant Land Category from the prior Fiscal Year, the City shall determine the amount of such delinquent Special Taxes that arose from such Parcels and identify the owner(s). The amount of delinquent Special Taxes, if any, that arose from each owner shall first be divided by the total Acres owned by such owner(s), and collected from the respective owner with the remaining portion of the Special Tax Liability not related to delinquent Special Taxes to be collected from Parcels in the Vacant Land Category according to the procedure set forth in the preceding paragraph.

Exhibit E

Village One West - With City of Chula Vista Internal Budgeting numbers



	Quantity	Unit	Cost	Total	Estimated	Estimated	FY 2000/01	FY 2001/02	FY 2002/03	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07
					Date Completed	Date Takes Over							
5254 - Water and Service fees					5254								
<i>VIW Parkways and Medians - Water Volume Costs</i>													
Code 1 Ornamental and high maintenance landscape areas													
TCR													
parkway - s side street only	0.34	acre	\$2,490.00	\$846.60	done	now	\$846.60	\$846.60	\$846.60	\$846.60	\$846.60	\$846.60	\$846.60
median - 50% of planting areas only	0.69	acre	\$2,490.00	\$1,718.10	done	now	\$1,718.10	\$1,718.10	\$1,718.10	\$1,718.10	\$1,718.10	\$1,718.10	\$1,718.10
Ranch Entry - tree orchard - sw corner	0.46	acre	\$2,490.00	\$1,145.40	done?	now	\$1,145.40	\$1,145.40	\$1,145.40	\$1,145.40	\$1,145.40	\$1,145.40	\$1,145.40
PR													
parkway - w side street only	0.94	acre	\$2,490.00	\$2,340.60	1/2 done - 1/2	1/2 now - 1/2							
median - 50% of planting areas only	0.31	acre	\$2,490.00	\$771.90	5/1/01	5/02	\$1,170.30	\$1,544.80	\$2,340.60	\$2,340.60	\$2,340.60	\$2,340.60	\$2,340.60
Ranch Entry - tree orchard - sw and nw corner	1.40	acre	\$2,490.00	\$3,486.00	done	now	\$771.90	\$771.90	\$771.90	\$771.90	\$771.90	\$771.90	\$771.90
Ranch Entry - tree orchard - sw and nw corner	1.40	acre	\$2,490.00	\$3,486.00	05/01/2001	May-02	\$0.00	\$578.68	\$3,486.00	\$3,486.00	\$3,486.00	\$3,486.00	\$3,486.00
EP													
median	0.66	acre	\$2,490.00	\$1,643.40	03/06/2001	April-02	\$0.00	\$410.85	\$1,643.40	\$1,643.40	\$1,643.40	\$1,643.40	\$1,643.40
parkway - n side back of sidewalk	0.27	acre	\$2,490.00	\$672.30	03/06/2001	April-02	\$0.00	\$168.08	\$672.30	\$672.30	\$672.30	\$672.30	\$672.30
parkway - s side back of sidewalk	0.27	acre	\$2,490.00	\$672.30	03/06/2001	April-02	\$0.00	\$168.08	\$672.30	\$672.30	\$672.30	\$672.30	\$672.30
OP													
parkway - n side street only	1.39	acre	\$2,490.00	\$3,461.10	03/13/2001	April-02	\$0.00	\$865.28	\$3,461.10	\$3,461.10	\$3,461.10	\$3,461.10	\$3,461.10
median - 50% of planting areas only	0.43	acre	\$2,490.00	\$1,070.70	03/13/2001	April-02	\$0.00	\$267.68	\$1,070.70	\$1,070.70	\$1,070.70	\$1,070.70	\$1,070.70
	7.16	acre		\$17,828.40			\$5,652.30	\$8,485.42	\$17,828.40	\$17,828.40	\$17,828.40	\$17,828.40	\$17,828.40
Code 2 Turf areas													
EP													
Parkways - n side	0.27	acre	\$2,770.00	\$747.90	03/06/2001	April-02	\$0.00	\$186.98	\$747.90	\$747.90	\$747.90	\$747.90	\$747.90
Parkways - s side	0.27	acre	\$2,770.00	\$747.90	03/06/2001	April-02	\$0.00	\$186.98	\$747.90	\$747.90	\$747.90	\$747.90	\$747.90
Village Entry (tree orchard sw and nw)	0.14	acre	\$2,770.00	\$387.80	03/06/2001	April-02	\$0.00	\$96.95	\$387.80	\$387.80	\$387.80	\$387.80	\$387.80
	0.68			\$1,883.60			\$0.00	\$470.90	\$1,883.60	\$1,883.60	\$1,883.60	\$1,883.60	\$1,883.60
Slope Maintenance													
TCR - s side street slopes	14.88	acre	\$1,850.00	\$27,528.00	07/12/2000	August-01	\$0.00	\$25,232.16	\$27,528.00	\$27,528.00	\$27,528.00	\$27,528.00	\$27,528.00
PR - w side street slopes	10.18	acre	\$1,850.00	\$18,833.00	05/01/2001	May-02	\$0.00	\$3,126.28	\$18,833.00	\$18,833.00	\$18,833.00	\$18,833.00	\$18,833.00
EP - slopes	12.13	acre	\$1,850.00	\$22,440.50	03/06/2001	April-02	\$0.00	\$5,610.13	\$22,440.50	\$22,440.50	\$22,440.50	\$22,440.50	\$22,440.50
OP - n side street slopes	7.30	acre	\$1,850.00	\$13,505.00	03/13/2001	April-02	\$0.00	\$3,376.25	\$13,505.00	\$13,505.00	\$13,505.00	\$13,505.00	\$13,505.00
	44.49			\$82,306.50			\$0.00	\$37,344.82	\$82,306.50	\$82,306.50	\$82,306.50	\$82,306.50	\$82,306.50
Water Volume Costs Subtotal:	52.33			\$102,018.50			\$5,652.30	\$46,301.14	\$102,018.50	\$102,018.50	\$102,018.50	\$102,018.50	\$102,018.50
<i>Water Meter service fees (fixed costs)</i>													
<i>VIW parkways and medians</i>													
TCR													
parkway water meter service fee	2.00	ea	\$650.00	\$1,300.00	done	now	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
median water meter service fee	0.50	ea	\$650.00	\$325.00	done	now	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00
PR (TCR to EP)													
parkway water meter service fee	1.00	ea	\$650.00	\$650.00	done	now	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
median water meter service fee	0.50	ea	\$650.00	\$325.00	done	now	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00
PR (EP to OP)													
parkway water meter service fee	1.00	ea	\$650.00	\$650.00	05/01/2001	May-02	\$0.00	\$107.90	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
median water meter service fee	0.50	ea	\$650.00	\$325.00	05/01/2001	May-02	\$0.00	\$53.95	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00
EP													
parkway water meter service fee- n edge	1.00	ea	\$650.00	\$650.00	03/06/2001	April-02	\$0.00	\$162.50	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00

Village One West - With City of Chula Vista Internal Budgeting numbers



	Quantity	Unit	Cost	Total	Estimated	Estimated	FY 2000/01	FY 2001/02	FY 2002/03	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07
					Date Completed	Date Takes Over							
parkway water meter service fee -s edge	1.00	ea	\$650.00	\$650.00	03/06/2001	April-02	\$0.00	\$162.50	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
median water meter service fee	1.00	ea	\$650.00	\$650.00	03/06/2001	April-02	\$0.00	\$162.50	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
OP													
parkway water meter service fee	2.00	ea	\$650.00	\$1,300.00	03/13/2001	April-02	\$0.00	\$325.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
median water meter service fee	1.00	ea	\$650.00	\$650.00	03/13/2001	April-02	\$0.00	\$162.50	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
Slopes													
OS 26/27/28 Meter service fee	4.00	ea	\$650.00	\$2,600.00	07/12/2000	August-01	\$0.00	\$2,383.16	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00
OS 29/30/31 meter service fee	3.00	ea	\$650.00	\$1,950.00	03/06/2001	April-02	\$0.00	\$487.50	\$1,950.00	\$1,950.00	\$1,950.00	\$1,950.00	\$1,950.00
OS 32/33 meter service fee	1.00	ea	\$650.00	\$650.00	03/06/2001	April-02	\$0.00	\$162.50	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00
OS 34/35/36 meter service fee	2.00	ea	\$650.00	\$1,300.00	03/13/2001	April-02	\$0.00	\$325.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
Water Meter service fees Subtotal:	21.50	meters		\$13,975.00			\$2,600.00	\$7,095.01	\$13,975.00	\$13,975.00	\$13,975.00	\$13,975.00	\$13,975.00
Total Water Volume + Water Meters:				\$115,993.50			\$8,252.30	\$53,396.15	\$115,993.50	\$115,993.50	\$115,993.50	\$115,993.50	\$115,993.50
5251 Electricity (utilities)					5251								
<i>V1W parkways and medians</i>													
TCR													
parkway water meter service fee	2.00	ea	\$120.00	\$240.00	done	now	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00
median water meter service fee	0.50	ea	\$120.00	\$60.00	done	now	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
PR (TCR to EP)													
parkway water meter service fee	1.00	ea	\$120.00	\$120.00	done	now	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
median water meter service fee	0.50	ea	\$120.00	\$60.00	done	now	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
PR (EP to OP)													
parkway water meter service fee	1.00	ea	\$120.00	\$120.00	05/01/2001	May-02	\$0.00	\$19.92	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
median water meter service fee	0.50	ea	\$120.00	\$60.00	05/01/2001	May-02	\$0.00	\$9.96	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
EP													
parkway water meter service fee - n edge	1.00	ea	\$120.00	\$120.00	03/06/2001	April-02	\$0.00	\$30.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
parkway water meter service fee -s edge	1.00	ea	\$120.00	\$120.00	03/06/2001	April-02	\$0.00	\$30.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
median water meter service fee	1.00	ea	\$120.00	\$120.00	03/06/2001	April-02	\$0.00	\$30.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
OP													
parkway water meter service fee	2.00	ea	\$120.00	\$240.00	03/13/2001	April-02	\$0.00	\$60.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00
median water meter service fee	1.00	ea	\$120.00	\$120.00	03/13/2001	April-02	\$0.00	\$30.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
Slopes													
OS 26/27/28 Meter service fee	4.00	ea	\$120.00	\$480.00	07/12/2000	August-01	\$0.00	\$439.97	\$480.00	\$480.00	\$480.00	\$480.00	\$480.00
OS 29/30/31 meter service fee	3.00	ea	\$120.00	\$360.00	03/06/2001	April-02	\$0.00	\$90.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00
OS 32/33 meter service fee	1.00	ea	\$120.00	\$120.00	03/06/2001	April-02	\$0.00	\$30.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
OS 34/35/36 meter service fee	2.00	ea	\$120.00	\$240.00	03/13/2001	April-02	\$0.00	\$60.00	\$240.00	\$240.00	\$240.00	\$240.00	\$240.00
Electricity total:	21.50	meters		\$2,580.00			\$480.00	\$1,309.85	\$2,580.00	\$2,580.00	\$2,580.00	\$2,580.00	\$2,580.00
5362 Materials to Maintain buildings, structures and grounds (irrigation system repair)					5362								
Water volume cost subtotal x 0.12	\$102,018.50		\$0.12	\$12,242.22	depends on								
					5254 total	now	\$678.28	\$5,556.14	\$12,242.22	\$12,242.22	\$12,242.22	\$12,242.22	\$12,242.22
5262 Materials to Maintain buildings, structures and grounds					5262								
Ca Health code certification of backflow preventers based on water meter count.	21.50	ea	\$40.00	\$860.00	depends on								
					wm count	now	\$120.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00
5298 Other contractual services					5298								

Village One West - With City of Chula Vista Internal Budgeting numbers



	Quantity	Unit	Cost	Total	Estimated Date Completed	Estimated Date Takes Over	FY 2000/01	FY 2001/02	FY 2002/03	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07
Landscape maint. Costs, emergency irrigation system repairs, county probation department inmate work crews for revegetation projects, fire clearances and trail maintenance. EISR Emergency Irrigation System Repairs													
Water Volume Cost x 0.07	\$ 102,018.50		\$0.07	\$7,141.30	depends on 5362 total	now	\$395.66	\$3,241.08	\$7,141.30	\$7,141.30	\$7,141.30	\$7,141.30	\$7,141.30
VIW Parkways and Medians													
Code 1 Ornamental and high maintenance landscape areas													
TCR													
parkway - s side street only	0.34	acre	\$11,080.00	\$3,767.20	done	now	\$3,767.20	\$3,767.20	\$3,767.20	\$3,767.20	\$3,767.20	\$3,767.20	\$3,767.20
median - 50% of planting areas only	0.69	acre	\$11,080.00	\$7,645.20	done	now	\$7,645.20	\$7,645.20	\$7,645.20	\$7,645.20	\$7,645.20	\$7,645.20	\$7,645.20
Ranch Entry - tree orchard - sw corner	0.46	acre	\$11,080.00	\$5,096.80	done	now	\$5,096.80	\$5,096.80	\$5,096.80	\$5,096.80	\$5,096.80	\$5,096.80	\$5,096.80
PR			\$11,080.00										
parkway - w side street only	0.94	acre	\$11,080.00	\$10,415.20	05/01/2001	May-02	\$0.00	\$1,728.92	\$10,415.20	\$10,415.20	\$10,415.20	\$10,415.20	\$10,415.20
median - 50% of planting areas only	0.31	acre	\$11,080.00	\$3,434.80	1/2 done, 1/2 5/1/01	1/2 now - 1/2 5/02	\$1,717.40	\$2,266.97	\$3,434.80	\$3,434.80	\$3,434.80	\$3,434.80	\$3,434.80
Ranch Entry - tree orchard - sw and nw corner	1.40	acre	\$11,080.00	\$15,512.00	05/01/2001	May-02	\$0.00	\$2,574.99	\$15,512.00	\$15,512.00	\$15,512.00	\$15,512.00	\$15,512.00
EP			\$11,080.00										
median	0.66	acre	\$11,080.00	\$7,312.80	03/06/2001	April-02	\$0.00	\$1,828.20	\$7,312.80	\$7,312.80	\$7,312.80	\$7,312.80	\$7,312.80
parkway - n side back of sidewalk	0.27	acre	\$11,080.00	\$2,991.60	03/06/2001	April-02	\$0.00	\$747.90	\$2,991.60	\$2,991.60	\$2,991.60	\$2,991.60	\$2,991.60
parkway - s side back of sidewalk	0.27	acre	\$11,080.00	\$2,991.60	03/06/2001	April-02	\$0.00	\$747.90	\$2,991.60	\$2,991.60	\$2,991.60	\$2,991.60	\$2,991.60
OP			\$11,080.00										
parkway - n side street only	1.39	acres	\$11,080.00	\$15,401.20	03/13/2001	April-02	\$0.00	\$3,850.30	\$15,401.20	\$15,401.20	\$15,401.20	\$15,401.20	\$15,401.20
median - 50% of planting areas only	0.43	acre	\$11,080.00	\$4,764.40	03/13/2001	April-02	\$0.00	\$1,191.10	\$4,764.40	\$4,764.40	\$4,764.40	\$4,764.40	\$4,764.40
	7.16	acre		\$79,332.80			\$18,226.60	\$31,445.48	\$79,332.80	\$79,332.80	\$79,332.80	\$79,332.80	\$79,332.80
Code 2 Turf areas													
EP													
Parkways - n side	0.27	acre	\$10,820.00	\$2,921.40	03/06/2001	April-02	\$0.00	\$730.35	\$2,921.40	\$2,921.40	\$2,921.40	\$2,921.40	\$2,921.40
Parkways - s side	0.27	acre	\$10,820.00	\$2,921.40	03/06/2001	April-02	\$0.00	\$730.35	\$2,921.40	\$2,921.40	\$2,921.40	\$2,921.40	\$2,921.40
Village Entry (sw and nw entry)	0.14	acre	\$10,820.00	\$1,514.80	03/06/2001	April-02	\$0.00	\$378.70	\$1,514.80	\$1,514.80	\$1,514.80	\$1,514.80	\$1,514.80
	0.68			\$7,357.60			\$0.00	\$1,839.40	\$7,357.60	\$7,357.60	\$7,357.60	\$7,357.60	\$7,357.60
Parkways & Medians Subtotal Contractor Landscape Maintenance Costs:				\$93,831.70			\$18,622.26	\$36,525.96	\$93,831.70	\$93,831.70	\$93,831.70	\$93,831.70	\$93,831.70
VIW Slopes, trails and walks													
Trail Maintenance													
TCR 6' wide trail	500.00	lf	\$0.3360	\$168.00	04/19/2000	May-01	\$27.89	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00
TCR 12' wide emergency road	270.00	lf	\$0.6700	\$180.90	04/19/2000	May-01	\$30.03	\$180.90	\$180.90	\$180.90	\$180.90	\$180.90	\$180.90
OP 6' wide trail	450.00	lf	\$0.3360	\$151.20	04/19/2000	May-01	\$25.10	\$151.20	\$151.20	\$151.20	\$151.20	\$151.20	\$151.20
Trail Maintenance Subtotal Contractor maintenance costs:	1220.00			\$500.10			\$83.02	\$500.10	\$500.10	\$500.10	\$500.10	\$500.10	\$500.10
Slope Maintenance													
TCR s side street slopes	Code 3	14.88	acre	\$4,240.00	\$63,091.20	07/12/2000	August-01	\$0.00	\$57,791.54	\$63,091.20	\$63,091.20	\$63,091.20	\$63,091.20
PR w side street slopes	Code 3	10.18	acre	\$4,240.00	\$43,163.20	10/31/2000	November-01	\$0.00	\$35,954.95	\$43,163.20	\$43,163.20	\$43,163.20	\$43,163.20
EP	Code 3	12.13	acre	\$4,240.00	\$51,431.20	09/01/2000	September-01	\$0.00	\$42,842.19	\$51,431.20	\$51,431.20	\$51,431.20	\$51,431.20
OP n side street slopes	Code 3	7.30	acre	\$4,240.00	\$30,952.00	07/12/2000	August-01	\$0.00	\$28,352.03	\$30,952.00	\$30,952.00	\$30,952.00	\$30,952.00
OP n side native habitat	Code 5 Restored	19.72	acre	\$650.00	\$12,818.00	07/12/2000	August-05	\$0.00	\$0.00	\$0.00	\$0.00	\$11,741.29	\$12,818.00
Slope Maintenance Subtotal Contractor maintenance costs:	64.21			\$201,455.60			\$0.00	\$164,940.71	\$188,637.60	\$188,637.60	\$188,637.60	\$200,378.89	\$201,455.60



Estimated Date Completed	Estimated Date CFD Takes Over	FY 2000/01	FY 2001/02	FY 2002/03	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07	
June-01	June-02	\$0.00	\$1,169.68	\$14,092.55	\$14,092.55	\$14,092.55	\$14,092.55	\$14,092.55	
n/a	n/a	\$0.00	\$211.01	\$2,542.29	\$2,542.29	\$2,542.29	\$2,542.29	\$2,542.29	
n/a	n/a	\$0.00	\$365.20	\$4,400.00	\$4,400.00	\$4,400.00	\$4,400.00	\$4,400.00	
Misc LM Subtotal Contractor maintenance costs:		\$0.00	\$1,745.89	\$21,034.84	\$21,034.84	\$21,034.84	\$21,034.84	\$21,034.84	
03/13/2001	April-02	\$0.00	\$105.00	\$420.00	\$420.00	\$420.00	\$420.00	\$420.00	
1/2 done, 1/2	1/2 now - 1/2	\$832.50	\$1,098.90	\$1,665.00	\$1,665.00	\$1,665.00	\$1,665.00	\$1,665.00	
1/2 done, 1/2	1/2 now - 1/2	\$270.00	\$356.40	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00	
5/1/01	5/02	\$0.00	\$1,807.50	\$7,230.00	\$7,230.00	\$7,230.00	\$7,230.00	\$7,230.00	
03/06/2001	April-02	\$0.00	\$360.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	
03/06/2001	April-02	\$0.00	\$262.50	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	\$1,050.00	
done	now	\$1,380.00	\$1,380.00	\$1,380.00	\$1,380.00	\$1,380.00	\$1,380.00	\$1,380.00	
done	now	\$570.00	\$570.00	\$570.00	\$570.00	\$570.00	\$570.00	\$570.00	
done	now	\$1,065.00	\$1,065.00	\$1,065.00	\$1,065.00	\$1,065.00	\$1,065.00	\$1,065.00	
done	now	\$1,822.01	\$1,822.01	\$1,822.01	\$1,822.01	\$1,822.01	\$1,822.01	\$1,822.01	
done	now	\$5,418.73	\$5,418.73	\$5,418.73	\$5,418.73	\$5,418.73	\$5,418.73	\$5,418.73	
10/27/2000	November-05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
04/21/2000	May-05	\$0.00	\$0.00	\$0.00	\$0.00	\$256.90	\$1,547.61	\$1,547.61	
Misc Maintenance Subtotal Contractor maintenance costs:		\$11,358.24	\$14,246.04	\$22,600.74	\$22,600.74	\$22,857.64	\$24,908.36	\$25,289.51	
Total Contractual Services:		\$30,063.52	\$21,798.70	\$326,604.98	\$326,604.98	\$326,861.88	\$340,653.89	\$342,111.75	
5351 Landscaping Supplies									\$351
Plant material for revegetation of bare areas or enhanced supplemental plantings. Averages 3% of the landscape maintenance contract cost.		\$342,111.75	3.00%	\$10,263.35					\$10,263.35
5253 Landscape: Trash collection and disposal, 40 cy roll off dumpsters to facilitate fire clearances, trail clearances, general large scale clean up projects. Averages one dumpster/7 non-irrigated acres slope area. Code 4 + Code 5 acres/7		2.82	ea	\$300.00	\$845.14	\$845.14	\$845.14	\$845.14	\$845.14
5201 Professional Services (outside the city consultant services, historically used by the assessment engineer for the spread of assessments. The services of other experts typically outside the realm of routing landscape maintenance.		1.00	ls	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
Grand Total 5254, 5251, 5362, 5262, 5298, 5351, 5253, and 5201									\$490,895.96

